

SURVEY DESCRIPTION

LOT 18 AND 14, BLOCK 2, MARTIN AND BAILEY'S ADDITION TO WEST MOUNT VERNON COUNTY, WASHINGTON AS PER PLAT RECORDED IN VOLUME I OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

THIS SURVEY IS BASED UPON A SECTION SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., UTILIZING THE SOLUTION SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2019062200055. THE SUBDIVISION MATCHES SEVERAL OTHER SURVEY'S VERY WELL. THE PLAT OF MARTIN AND BAILEY'S ADDITION TO WEST MOUNT VERNON OCCUPIES THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AND THE SOLUTION SHOWN ON THE RECORDED PLAT FITS QUITE WELL WITH THE SOLUTION USED FOR THIS SURVEY. THE EXTREME BOUNDARY OF THE BLOCKS ARE BASED UPON MEASUREMENTS FROM THE SUBDIVISION BOUNDARY. I FOUND THAT USING THE DIMENSIONS OR A PROPORTIONED RELATIONSHIP DID NOT MATCH THE OCCUPATION LINES. RECORDED SEVERAL FENCES AND BUILDINGS THROUGHOUT THE PLAT TO ME LOCATED SEVERAL FEET FROM THE INSTRUMENT SHOWN. THE INSTRUMENT 0.5 FEET FROM THE EAST SUBDIVISION LINE AS SHOWN FIT THE OCCUPATION LINES FAIRLY WELL. IF I MOVED IT MORE THAN THE 0.5 FEET THERE WOULD HAVE BEEN A NEGATIVE IMPACT ON SEVERAL OF THE OWNERSHIPS ESPECIALLY TO THE NORTH IN BLOCK 4. TO ASSIST FUTURE SURVEYORS WITH RESPECT TO MY THOUGHT PROCESS, I HAVE SHOWN THE COMPLETE SOLUTION OF ALL THE BLOCKS AND MOST OF THE LOTS IN THE PLAT.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HOWARD H. CHASE AND RHONDA K. CHASE, HUSBAND AND WIFE, IN JUNE 2019.

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DATE July 3, 2019



NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED LISSEY 22960.
 - o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - o INDICATES 2" X 2" HUB SET ON LINE
2. DESCRIPTION FOR THIS SURVEY IS AUDITOR'S FILE NUMBER 2019062200055, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2019062200055.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF MARTIN AND BAILEY'S ADDITION TO WEST MOUNT VERNON RECORDED IN VOLUME I OF PLATS, PAGE 48, RECORD OF SURVEY HAS RECORDED UNDER AUDITOR'S FILE NUMBER 2019062200055 AND 201907050014. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED

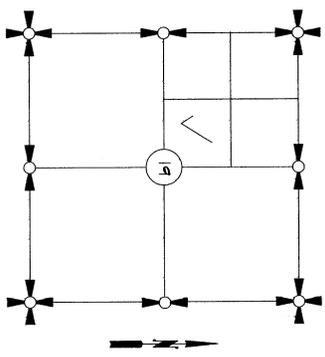
7. BASIS OF BEARING, MENTIONED SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., BEARING = NORTH 88°21'00" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF HOWARD H. CHASE AND RHONDA K. CHASE, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY IS SUBJECT TO ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS, (FENCES, SHRUBS, TREES) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

NOTE: A PORTION OF THE FENCE ALONG THE SOUTH PROPERTY LINE WAS REMOVED WITHIN HOURS OF COMPLETING THE FIELD WORK, AND A NEW FENCE WAS GOING TO BE BUILT ALONG THE STAKED PROPERTY LINE.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC. FILED FOR RECORD THIS 5th DAY OF July 2019 AT 2:14 PM IN THE OFFICE OF CLAUDIA J. WILSON, COUNTY CLERK OF SKAGIT COUNTY, WASHINGTON. UNDER AUDITOR'S FILE NO. 201907050014. RECORDS OF SKAGIT COUNTY, WASHINGTON.

Claudia Wilson
 CLAUDIA WILSON
 SKAGIT COUNTY AUDITOR



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
 VICINITY MAP
 N.T.S.

SHEET 1 OF 3 DATE: 7/3/19

SURVEY IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 19, T. 34 N., R. 4 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: HOWARD AND RHONDA CHASE

BRUCE G. LISSEY, P.L.S. & ASSOCIATES, PLLC SCALE: AS SHOWN

PREPARED BY: BRUCE G. LISSEY, P.L.S. DATE: 7/3/19

REVISIONS: NONE

APPROVED BY: BRUCE G. LISSEY, P.L.S. DATE: 7/3/19

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