

SURVEY DESCRIPTION

LOT 13 AND 14, BLOCK 2, MARTIN AND BAILEY'S ADDITION TO WEST MOUNT VERNON COUNTY, WASH. AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES 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, 11M, UTILIZING THE SOLUTION SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201506220055. 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 EXTERIOR BOUNDARY OF THE BLOCKS ARE BASED UPON MEASUREMENTS FROM THE SUBDIVISION BOUNDARY. I FOUND THAT USING THE DIMENSIONS OR A PROPORTIONED RELATIONSHIP DID NOT WATCH THE OCCUPATION LINES.

WE LOCATED SEVERAL FENCES AND BUILDINGS THROUGHOUT THE PLAT TO DETERMINE THE EXISTING OCCUPATION LINES. I FOUND THAT SHIFTING THE PLAT WEST 0.5 FEET FROM THE EAST SUBDIVISION LINE AS SHOWN FIT THE OCCUPATION LINES FAIRLY WELL. IF I MOVED IT MORE THAN 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.

SURVEYOR'S 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.

BRUCE G. LISSEB, P.L.S., CERTIFICATE NO. 22960
LISSEB & ASSOCIATES, PLLC
3520 MILWAUKEE STREET BOX 1104
BELLINGHAM, WASHINGTON 98225
PHONE (360) 414-7442
FAX (360) 414-0591
E-MAIL: BRUCE@LISSEB.COM

DATE

July 3, 2019



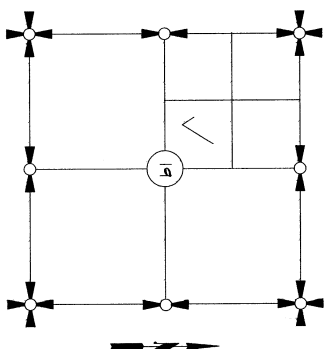
NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED LUSSEB 22960.
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - INDICATES 2" X 2" HUB SET ON LINE
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201506220055.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF MARTIN AND BAILEY'S ADDITION TO WEST MOUNT VERNON RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORD OF SURVEY HAS RECORDED UNDER AUDITOR'S FILE NUMBER 201506220055 AND 201401070105, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TCR PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, BEARING = NORTH 86°21'00" EAST
- 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.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT INTEND TO REFLECT 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATION 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC, FILED FOR RECORD THIS 3RD DAY OF JULY, 2019 AT 2:14 PM IN THE OFFICE OF THE CLERK OF THE COUNTY OF SKAGIT, WASHINGTON. I HAVE SET OUT AND LOCATED THE CORNERS OF THE SURVEY IN PLATS 48, RECORD OF SURVEY HAS RECORDED UNDER AUDITOR'S FILE NO. 201506220055 AND 201401070105, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

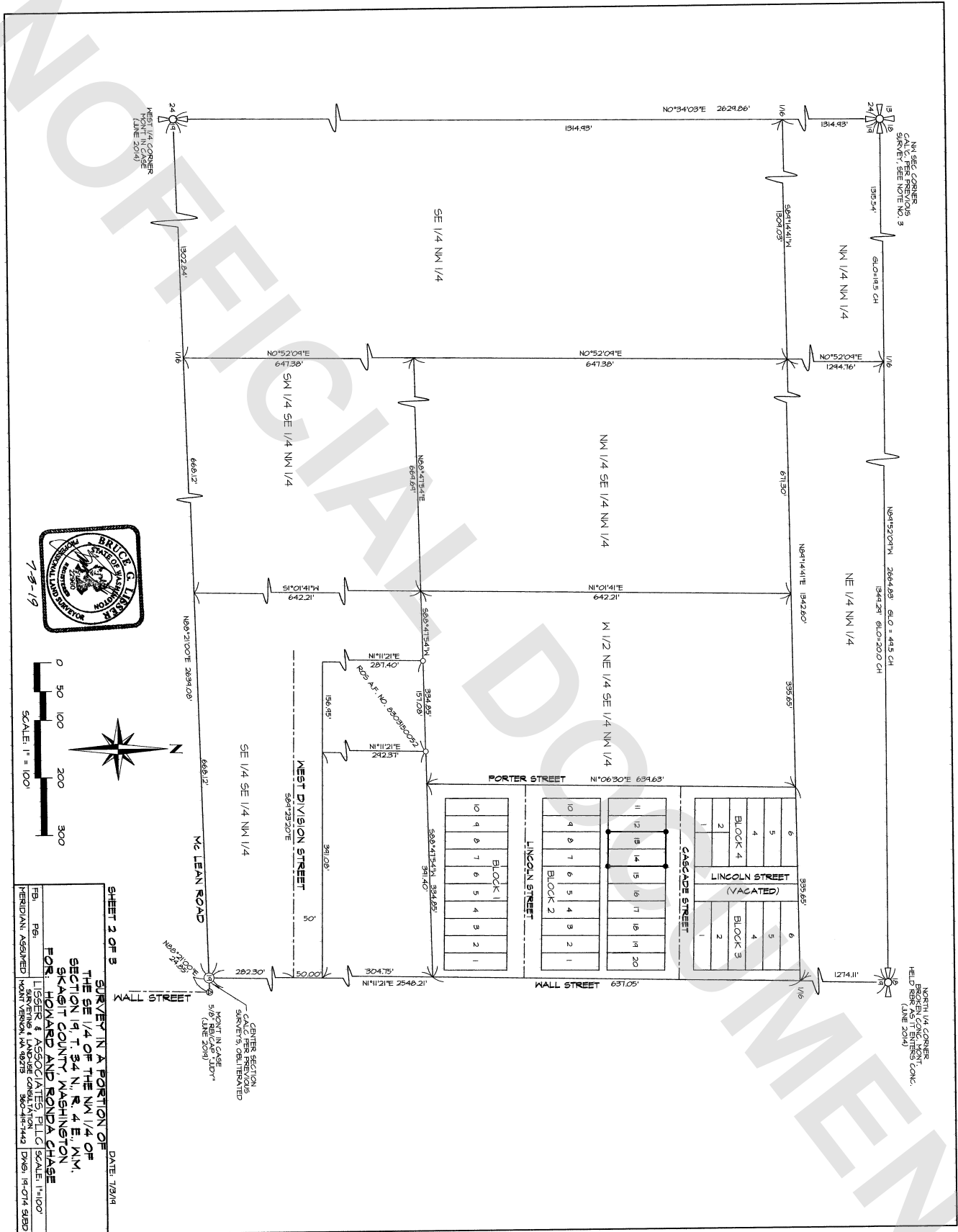
SKAGIT COUNTY AUDITOR
Jenna Nelson
DEPUTY



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

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., 11M.		SKAGIT COUNTY, WASHINGTON	
FOR: HOWARD AND RHONDA CHASE		LISSEB & ASSOCIATES, PLLC	
SURVEYING & LAND-USE CONSULTING		SCALE:	
MERIDIAN: ASSIGNED		DRAWN: 14-074 ROS	



DATE 7/3/91

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.

SKEET COUNTY, WASHINGTON

FOR: **HOMARD AND RONDA CHASE**

LISSER & ASSOCIATES, PLLC (SCALE: 1"=100'

SHOWN IN LAND USE CONSULTATION

WFOOT VERSION W- 92275 300-447-4402

DATE 10-07-14 51820

FB. PG.

INTERDIAL ASSIGNED

