



202001290080

8/12/2020 12:45 PM Pages: 1 of 5 Fee: \$207.50  
Skagit County Auditor

#### NOTES

- INDICATES REBAR SET AND CAPED WITH YELLOW CAP INSCRIBED LIGER 22460.
  - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED FOR BOUNDARY AND JOINTLY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2001201040
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 20012010094 IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TCRN PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARINGS: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM, PER RECORD OF SURVEY REFERRED IN NOTE 3.  
BEARING = SOUTH 84°50'00" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARILYN KNUTZEN FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY IS TO BE CONSIDERED TO REFLECT ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332-130.

#### 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 MARILYN KNUTZEN, IN DECEMBER 2019.

BRUCE G. LISGER, P.L.S., CERTIFICATE NO. 22460

DATE

Dec 29, 2020

LIGER & ASSOCIATES, PLLC  
2001 MARLIN DRIVE BOX 1104  
MOUNT VERNON, WA 98275  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LIGER.COM



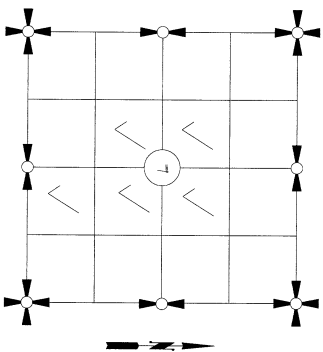
#### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGER & ASSOCIATES, PLLC,  
FILED FOR RECORD THIS 29<sup>th</sup> DAY OF DECEMBER, 2020 AT 4:55  
MINUTES PAST 12 O'CLOCK PM IN VOLUME 12 OF SURVEY'S ON  
PAGES 1-2 UNDER AUDITOR'S FILE NO. 2001201040  
RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY AUDITOR

*Barbara DeVries*

*Debra J. Paula*  
DEPT



SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM.

VICINITY MAP  
N.B.

SHEET 1 OF 5

DATE 1/29/20

SURVEY IN A PORTION OF THE SECTION 7, T. 35 N., R. 3 E., WM, SKAGIT COUNTY, WASHINGTON FOR: MARILYN KNUTZEN	
FB,	PG.
LIGER & ASSOCIATES, PLLC SCALE	
LIGER & ASSOCIATES, PLLC 2001 MARLIN DRIVE BOX 1104 MOUNT VERNON, WA 98275 360-419-7442 360-419-0581	
MERIDIAN: ASSIGNED	
DATE 1/29/20	
DWG. 15-106 B.L.A.	

## SURVEY DESCRIPTION (KNUTZEN,

EXEMPTED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201912301040  
KNUTZEN OWNERSHIP AFTER BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33889 AND PORTION  
OF P-33886)

NORTH, RANGE 3 EAST, N.M.

EXCEPT ANY PORTION THEREOF LYING WITH THE FOLLOWING DESCRIBED PARCEL,

NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTH, RANGE 3 EAST, TOWNSHIP 35 NORTH, DESCRIBED AS FOLLOWS:

NORTHEAST 1/4 OF THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID SOUTHERLY 1/4 FOR A DISTANCE OF 20.03 FEET, MORE OR LESS, TO THE WESTEY RIGHT-OF-WAY MARGIN OF EDISON ROAD;

THENCE SOUTH 100°09" EAST ALONG SAID WESTEY RIGHT-OF-WAY MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 80.54 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 28°25'15" EAST FOR A DISTANCE OF 525.01 FEET;  
THENCE NORTH 88°25'02" WEST FOR A DISTANCE OF 1536.66 FEET;  
TO THE CENTER OF AN EXISTING DRAINAGE DITCH  
THENCE SOUTH 07°01'44" WEST ALONG THE CENTER OF SAID DITCH OR  
CENTRAL LINE EXTENDED FOR A DISTANCE OF 1433.33 FEET, MORE OR  
LESS, TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE  
45.22 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4;  
THENCE NORTH 87°33'00" EAST ALONG SAID SOUTH LINE OF THE  
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1304.56  
FEET, MORE OR LESS, TO THE WESTLY RIGHT-OF-WAY MARGIN OF SAID  
THUNDERBOLT ROAD;  
THENCE ALONG SAID WESTLY RIGHT-OF-WAY MARGIN FOR A  
DISTANCE OF 1264.14 FEET TO AN ANGLE POINT IN SAID WESTLY  
RIGHT-OF-WAY MARGIN AT A POINT BEARING SOUTH 17°00'47" EAST FROM  
THE TRUE POINT OF BEGINNING;  
THENCE NORTH 1°00'04" WEST ALONG SAID WESTLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 540.71 FEET, MORE OR LESS, TO THE TRUE  
POINT OF BEGINNING.

SECTION 1, AND TOGETHER WITH A 50.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 50.00 FEET 1/4 OF THE NORTHWEST 1/4 OF THE NORTH LINE) OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST, 11TH.

AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL 20.00 FOOT WIDE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS A STRIP OF LAND BEING MEASURED 10.0 FEET WESTERLY AND 10.0 FEET EASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

SECTION 14, THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, M.M.;

[illegible]

THE CENTER OF AN EXISTING DRAINAGE DITCH AND BEING THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTH 01°04'44" WEST, ALONG THE CENTER OF SAID DITCH OR CENTERLINE, EXTENDED FOR A DISTANCE OF 1833.33 FEET, MORE OR LESS, TO A POINT BEING THE TRUE POINT OF BEGINNING OF SAID CENTERLINE, 1/4 OF A POINT BEING NORTH 81°53'01" EAST AND A DISTANCE OF 9.52 FEET FROM THE SOUTHWEST CORNER OF SAID CENTERLINE; 1/4 OF THE SOUTHEAST 1/4 AND BEING THE TERMINUS OF SAID CENTERLINE;

SAID STORM DRAINAGE EASEMENT IS FOR THE BENEFIT OF THE GRANTORS PROPERTY TO THE NORTH AND WEST (SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33886 AND P-33894, P-33940) AND GRANTEES PROPERTY TO THE NORTH AND SOUTH (SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33945 AND P-33846). MAINTENANCE AND COST TO BE SHARED EQUALLY OR AS OTHERWISE AGREE.

[illegible]

THESE CONTINUE SOUTH 1000' EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 1501 FEET;

THESE NORTH 86°25'52". WEST FOR A DISTANCE OF 20976 FEET;  
THESE NORTH 10°149'. EAST FOR A DISTANCE OF 35.01 FEET;  
THESE SOUTH 68°25'52". EAST FOR A DISTANCE OF 50.02 FEET;  
THESE SOUTH 0°0194'. WEST FOR A DISTANCE OF 50.01 FEET;  
THESE SOUTH 68°25'52". EAST FOR A DISTANCE OF 19434 FEET, MORE  
OR LESS, TO A POINT BEARING SOUTH 86°39'24". WEST FROM THE TRUE  
POINT OF BEGINNING;  
THESE NORTH 86°39'24". EAST FOR A DISTANCE OF 48352 FEET, MORE  
OR LESS, TO THE TRUE POINT OF BEGINNING;

MAINTENANCE AND COST TO BE SHARED EQUITABLY OR AS OTHERWISE AGREED.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

SUBDIVIDE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



**SHEET 2 OF 5**

DATE: 1/29/20

SURVEY IN A PORTION OF THE  
SECTION 7, T. 35 N., R. 3 E., W.  
SKAGIT COUNTY, WASHINGTON  
FOR: MARILYN KNUTZEN

FB:	PG:	LISER & ASSOCIATES, PLLC	SCALE
MERIDIAN ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		POINT VERSION, WA 98273	
		360-414-7442	DWG: I

KNITZEN OWNERSHIP AFTER BOUNDARY LINE ADJUSTMENT  
SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33890 AND PORTION  
OF P-33895)

NORTH, RANGE 3 EAST, TOWNSHIP 35

7, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.

PARCEL:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

NORTHEAST 1/4; THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW  
MEDISON ROAD;

THE SOUTHERLY RIGHT-OF-WAY  
MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 FOR A DISTANCE OF 805.54 FEET TO THE TRUE POINT OF  
BEGINNING;  
THENCE SOUTH 87°24'02" WEST FOR A DISTANCE OF 525.01 FEET;  
THENCE NORTH 2°50'15" EAST OR A DISTANCE OF 55.86 FEET;  
THENCE NORTH 89°25'52" WEST FOR A DISTANCE OF 55.86 FEET;

THE CENTER OF AN EXISTING DRAINAGE DITCH.  
DISTANCE SOUTH 0°01'44" WEST ALONG THE CENTER OF SAID DITCH OF  
CENTERLINE EXTENDED FOR A DISTANCE OF 1933.33 FEET, MORE OR  
LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST  
1/4 AT A POINT BEARING NORTH 87°33'10" EAST AND A DISTANCE OF  
152.2 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF  
THE

NORTHWEST 1/4 OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 33N, RANGE 9E, DISTRICT OF COLUMBIA, D.C.

THE NORTH 87°33'0" EAST ALONG SAID SOUTH LINE OF THE  
SECTION 10, A DISTANCE OF 130.64 FEET, MORE OR LESS,  
TO THE WESTERLY RIGHT-OF-WAY MARSH OF SAID  
HAYDEN-EDISON ROAD,

THENCE NORTH 82°53'1" WEST ALONG SAID WESTERLY MARGIN FOR A  
DISTANCE OF 126.41 FEET TO AN ANGLED POINT IN SAID WESTERLY  
RIGHT-OF-WAY MARSH BEARING SOUTH 110°00'0" EAST FROM  
THE TRUE POINT OF BEGINNING,

THENCE NORTH "00°04" WEST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 540.71 FEET, MORE OR LESS, TO THE TRUE  
POINT OF BEGINNING;

TOGETHER WITH A 50.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE SOUTH 50.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALITY-BENEFICIAL STORM DRAINAGE EASEMENT OVER UNDER AND ACROSS THE SOUTH 20.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR THE MUTUAL BENEFIT OF THE GRANATORS PROPERTY TO THE WEST (KAGBIT COUNTY A55550505 PARCEL NO. P-33490) AND THE GRANITE PROPERTY TO THE SOUTH (KAGBIT COUNTY A55550505 PARCEL NO. P-33490). MAINTENANCE AND REPAIRS TO BE SHARED EQUITABLY OR AS OTHERWISE AGREED.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL 20.00 FOOT WIDE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS A STRIP OF LAND BEING MEASURED 100 FEET WESTERLY AND 100 FEET EASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST,

ENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
WESTWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW-  
NISON ROAD;

ENCE SOUTH 0009° EAST ALONG SAID WESTERLY RIGHT-OF-WAY  
RGIN, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
RTH EAST 1/4 FOR A DISTANCE OF 805.54 FEET;  
ICE SOUTH 81°24'02" WEST FOR A DISTANCE OF 220.00 FEET;  
AND

ENCE NORTH 2°50'15" EAST FOR A DISTANCE OF 525.01 FEET;  
ENCE NORTH 80°25'52" WEST FOR A DISTANCE OF 161.96 FEET TO  
CENTER OF AN EXISTING DRAINAGE DITCH AND BEING THE TRUE POINT  
BEGINNING OF SAID CENTRAL LINE;  
ANCE SOUTH 0°01'44" WEST FOR A DISTANCE OF 161.96 FEET TO  
THE CENTER OF SAID DRAINAGE DITCH.

INTERLINE, EXTENDED FROM THE CENTER OF SAID DITCH OR CENTERLINE, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND BEING THE TERMINUS OF SAID CENTERLINE;

SAID STORAGE/DRAINAGE EASEMENT IS FOR THE BENEFIT OF THE GRANTORS PROPERTY TO THE NORTH AND WEST (GK6G1T COUNTY ASSESSOR'S PARCEL NOS. P-33086 AND P-33084, P-33040) AND GRANTEE'S PROPERTY TO THE NORTH AND SOUTH (GK6G1T COUNTY ASSESSOR'S PARCEL NOS. P-33045 AND P-33046). MAINTENANCE AND COST TO BE SHARED EQUITABLY OR AS OTHERWISE AGREE.

AND ALSO SUBJECT TO AND TOGETHER WITH, NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE OF THE MUTUAL BENEFIT OF THE GRANOVIS PROPERTY TO THE NORTH AND WEST GRADY COUNTRY ASSESSOR'S PARCEL NOS. P-33686 AND P-33684. PART OF THE GRANOVIS PROPERTY TO THE SOUTH (GRADY COUNTRY ASSESSOR'S PARCELS NOS. P-33685 AND P-33684), OVER INTER AND ACROSS A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14A OF 54D AND SECTION 7, TOWNSHIP 35 NORTH, RANGE 3 EAST, 10N1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4;  
THENCE SOUTH 85°44'16" WEST ALONG THE WEST LINE OF SAID

SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW DRISDON ROAD.

THE SOUTHERN 1°00'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE

THESE CONTINUE SOUTH 1°00'04" EAST ALONG SAID WESTERN Y MARGIN FOR THE EAST 1/4 FOR A DISTANCE OF 734.18 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 86°54'24" WEST FOR A DISTANCE OF 483.60 FEET;  
THENCE NORTH 88°25'52" WEST FOR A DISTANCE OF 809.76 FEET;  
FOR A DISTANCE OF 15.01 FEET;

THENCE NORTH 1°01'44" EAST FOR A DISTANCE OF 35.01 FEET;  
THENCE SOUTH 88°25'52" EAST FOR A DISTANCE OF 50.02 FEET;  
THENCE SOUTH 0°01'44" WEST FOR A DISTANCE OF 30.01 FEET;

THENCE SOUTH 88°25'52" EAST FOR A DISTANCE OF 754.54 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 86°54'24" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 86°59'24" EAST FOR A DISTANCE OF 483.52 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

MAINTENANCE AND COST TO BE SHARED EQUITABLY OR AS OTHERWISE AGREED.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS, COVENANTS, COVENANTS,

ALL SITUATE IN THE COUNTY OF SACK BUT STATE OF ILLINOIS  
INSTRUMENTS OF RECORD.

IN THE COURT OF APPEALS, STATE OF WASHINGTON,

DATE: 1/29/20	
SHEET 3 OF 5	
SURVEY IN A PORTION OF THE SECTION T 35 N, R 3 E, J4M, SKAGI COUNTY, WASHINGTON FOR MARLIN KNUZEN	
FB.	P6.
MERIDIAN ASSIGNED	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTANTS 1800 PIERCEMAN BLVD. PORT VERNON, WA 98773 360-497-7424
SCALE:	DYES: 15'-106 BUA

**SURVEY DESCRIPTION (NORM NELSON, INC.)**

EXHIBIT "B" PER SKAGIT COUNTY AUDITORS' FILE NO. 2019230400  
NORTH NELSON, INC. OWNERSHIP AFTER BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33946 AND PORTIONS OF  
P-33945 AND P-33946)

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35  
NORTH, RANGE 3 EAST, 1M.

EXCEPT ROAD RIGHTS-OF-WAY;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST  
1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1,  
TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M., DESCRIBED AS FOLLOWS:

THE BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4;

THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW-  
EDISON ROAD; THENCE SOUTH 1°00'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 FOR A DISTANCE OF 803.54 FEET TO THE TRUE POINT OF  
BEGINNING;

THENCE SOUTH 87°24'02" WEST FOR A DISTANCE OF 525.01 FEET;  
THENCE NORTH 2°30'15" EAST FOR A DISTANCE OF 35.26 FEET;  
THENCE NORTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 16.16 FEET TO  
THE CENTER OF AN EXISTING DRAINAGE DITCH;

THENCE SOUTH 0°01'44" WEST ALONG THE CENTER OF SAID DITCH OF  
CENTERLINE EXTENDED FOR A DISTANCE OF 1933.33 FEET, MORE OR  
LESS, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 AT A POINT BEARING NORTH 87°35'10" EAST AND A DISTANCE OF  
525.01 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE NORTH 67°33'10" EAST ALONG SAID SOUTH LINE OF THE  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1204.56  
FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID  
BAYVIEW-EDISON ROAD;

THENCE NORTH 0°01'44" WEST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 16.16 FEET TO AN ANGLE POINT IN SAID WESTERLY  
RIGHT-OF-WAY MARGIN AT A POINT BEARING SOUTH 1°00'04" EAST FROM  
THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°00'04" WEST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 540.11 FEET, MORE OR LESS, TO THE TRUE  
POINT OF BEGINNING;

SUBJECT TO A 50.00 FOOT EASEMENT FOR INTERESS, EGRESS AND  
UTILITIES OVER, UNDER AND ACROSS THE SOUTH 50.00 FEET (AS  
MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE NORTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SAID SECTION 1, TOWNSHIP 35 NORTH, RANGE 3  
EAST, 1M.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY  
BENEFICIAL STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE  
SOUTH 20.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR THE MUTUAL BENEFIT OF  
THE GRANTORS' PROPERTY TO THE WEST (SKAGIT COUNTY ASSESSOR'S  
PARCEL NO. P-33940) AND THE GRANTEE'S PROPERTY TO THE SOUTH  
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-33946), MAINTENANCE AND  
COST TO BE SHARED EQUITABLY OR AS OTHERWISE AGREED.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY  
BENEFICIAL 20.00 FOOT WIDE STORM DRAINAGE EASEMENT OVER, UNDER  
AND ACROSS A STRIP OF LAND BEING MEASURED 100 FEET WESTERLY AND  
10.0 FEET EASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

THE BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST,  
1M.;

THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW-  
EDISON ROAD;

THENCE SOUTH 1°00'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 FOR A DISTANCE OF 803.54 FEET;

THENCE SOUTH 87°24'02" WEST FOR A DISTANCE OF 525.01 FEET;  
THENCE NORTH 2°30'15" EAST FOR A DISTANCE OF 35.26 FEET;  
THENCE NORTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 16.16 FEET TO  
THE CENTER OF AN EXISTING DRAINAGE DITCH AND BEING THE TRUE POINT  
OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTH 0°01'44" WEST ALONG THE CENTER OF SAID DITCH OR  
CENTERLINE EXTENDED FOR A DISTANCE OF 1933.33 FEET, MORE OR  
LESS, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 AT A POINT BEARING NORTH 87°35'10" EAST AND A DISTANCE OF  
525.01 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND BEING THE TERMINUS OF SAID CENTERLINE.

SAID STORM DRAINAGE EASEMENT IS FOR THE BENEFIT OF THE GRANTEE'S  
PROPERTY TO THE NORTH AND WEST (SKAGIT COUNTY ASSESSOR'S PARCEL  
NOS. P-33946 AND P-33940, P-33940) AND GRANTEE'S PROPERTY TO THE  
NORTH AND SOUTH (SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33945 AND  
P-33946), MAINTENANCE AND COST TO BE SHARED EQUITABLY OR AS  
OTHERWISE AGREED.

AND ALSO SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY  
BENEFICIAL EASEMENT FOR ACCESS, DRAINAGE AND UTILITIES FOR THE  
MUTUAL BENEFIT OF THE GRANTORS' PROPERTY TO THE NORTH AND WEST  
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-33946 AND P-33940, P-  
33940) AND GRANTEE'S PROPERTY TO THE SOUTH (SKAGIT COUNTY  
ASSESSOR'S PARCEL NOS. P-33945 AND P-33946), OVER, UNDER AND  
ACROSS A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M., DESCRIBED  
AS FOLLOWS:

THE BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4;

THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW-  
EDISON ROAD;

THENCE SOUTH 1°00'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 FOR A DISTANCE OF 1941.6 FEET TO THE TRUE POINT OF  
BEGINNING;

THENCE SOUTH 87°24'02" WEST FOR A DISTANCE OF 483.60 FEET;  
THENCE NORTH 2°30'15" EAST FOR A DISTANCE OF 35.01 FEET;  
THENCE NORTH 85°44'16" WEST FOR A DISTANCE OF 16.16 FEET TO  
THE CENTER OF AN EXISTING DRAINAGE DITCH;

THENCE SOUTH 0°01'44" WEST ALONG THE CENTER OF SAID DITCH OF  
CENTERLINE EXTENDED FOR A DISTANCE OF 1933.33 FEET, MORE OR  
LESS, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 AT A POINT BEARING NORTH 87°35'10" EAST AND A DISTANCE OF  
525.01 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4;

THENCE NORTH 67°33'10" EAST ALONG SAID SOUTH LINE OF THE  
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR A DISTANCE OF 1204.56  
FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF SAID  
BAYVIEW-EDISON ROAD;

THENCE NORTH 0°01'44" WEST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 16.16 FEET TO AN ANGLE POINT IN SAID WESTERLY  
RIGHT-OF-WAY MARGIN AT A POINT BEARING SOUTH 1°00'04" EAST FROM  
THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°00'04" WEST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN FOR A DISTANCE OF 540.11 FEET, MORE OR LESS, TO THE TRUE  
POINT OF BEGINNING;

SUBJECT TO A 50.00 FOOT EASEMENT FOR INTERESS, EGRESS AND  
UTILITIES OVER, UNDER AND ACROSS THE SOUTH 50.00 FEET (AS  
MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THE NORTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SAID SECTION 1, TOWNSHIP 35 NORTH, RANGE 3  
EAST, 1M.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY  
BENEFICIAL STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS THE  
SOUTH 20.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 FOR THE MUTUAL BENEFIT OF  
THE GRANTORS' PROPERTY TO THE WEST (SKAGIT COUNTY ASSESSOR'S  
PARCEL NO. P-33940) AND THE GRANTEE'S PROPERTY TO THE SOUTH  
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-33946), MAINTENANCE AND  
COST TO BE SHARED EQUITABLY OR AS OTHERWISE AGREED.

AND SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY  
BENEFICIAL 20.00 FOOT WIDE STORM DRAINAGE EASEMENT OVER, UNDER  
AND ACROSS A STRIP OF LAND BEING MEASURED 100 FEET WESTERLY AND  
10.0 FEET EASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

THE BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST,  
1M.;

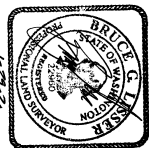
THENCE SOUTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 20.03 FEET,  
MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF BAYVIEW-  
EDISON ROAD;

THENCE SOUTH 1°00'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY  
MARGIN PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE  
NORTHEAST 1/4 FOR A DISTANCE OF 803.54 FEET;

THENCE SOUTH 87°24'02" WEST FOR A DISTANCE OF 525.01 FEET;  
THENCE NORTH 2°30'15" EAST FOR A DISTANCE OF 35.26 FEET;  
THENCE NORTH 85°44'16" WEST ALONG THE NORTH LINE OF SAID  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 16.16 FEET TO  
THE CENTER OF AN EXISTING DRAINAGE DITCH AND BEING THE TRUE POINT  
OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTH 0°01'44" WEST ALONG THE CENTER OF SAID DITCH OR  
CENTERLINE EXTENDED FOR A DISTANCE OF 1933.33 FEET, MORE OR  
LESS, TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST  
1/4 AT A POINT BEARING NORTH 87°35'10" EAST AND A DISTANCE OF  
525.01 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND BEING THE TERMINUS OF SAID CENTERLINE.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 4 OF 5

DATE: 1/24/20

SURVEY IN A PORTION OF THE  
SECTION 1, T. 35 N., R. 3 E., 1M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: MARILYN KUTZEN

FB:	FB:	LISSENER & ASSOCIATES, PLLC	SCALE:
REVISIONS ASSIGNED	REVISIONS ASSIGNED	SURVEYING & LAND-USE CONSULTATION	DWG: 15-106 B/LA
MOIST VERNON WA 90275	360-483-7442		

SURVEY IN A PORTION OF THE SECTION 1, T. 35 N., R. 3 E., M.1; SKAGIT COUNTY, WASHINGTON FOR: MARILYN KUTZEN	
FB.	P6
LISSEER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTING 19001 WILSON AVE. #2075 PORT ANGELES, WA 98273 206-494-4442	
SCALE: 1"=400'	
DWG# 15-106 B.L.A.	

