

SURVEY DESCRIPTION

SHIRLEY LEE, A MARRIED WOMAN, AS HER SEPARATE PROPERTY, PARCEL AFTER BOUNDARY LINE ADJUSTMENT EXHIBIT 'D' A1, NO. 2020040601H THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND GOVERNMENT LOT 2 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12;

THENCE SOUTH N24°45' WEST ALONG THE WEST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 202.00 FEET, MORE OR LESS, TO THE THENCE SOUTH 84°40'14" EAST ALONG THE WEST LINE OF SAID SUBDIVISION ALONG SAID SOUTH MARGIN OF MOORE ROAD FOR A DISTANCE OF 517.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 4°03'51" EAST FOR A DISTANCE OF 380.00 FEET;

THENCE SOUTH 84°40'14" EAST FOR A DISTANCE OF 150.00 FEET;

THENCE NORTH 84°40'14" EAST FOR A DISTANCE OF 150.00 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY MARGIN OF MOORE ROAD, BEING MEASURED 15.0 FEET SOUTHWESTERLY FROM THE AS-CONSTRUCTED CENTERLINE OF SAID SKAGIT CITY ROAD;

THENCE NORTH 18°16'43" WEST ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 115.0 FEET TO A POINT OF CURVATURE, THENCE NORTH 84°40'14" EAST ALONG THE WESTERLY RIGHT-OF-WAY MARGIN OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 115.00°, TO SAID DISTANCE OF 225.41 FEET, MORE OR LESS, TO SAID SOUTHERLY RIGHT-OF-WAY MARGIN OF MOORE ROAD AT A POINT BEARING SOUTH 84°40'14" EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 84°40'14" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 288.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES BEAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L1589R 22480.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT 'D' STATUTORY WARRANTY (BOUNDARY LINE ADJUSTMENT) DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2020040601H.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT AT NO. 202005110080 FILE NO. 20200520015, SHORT PLAT AT NO. 45-83 RECORDED UNDER AUDITOR'S FILE NO. 8053880, AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 8053880, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE R-10 GPS
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: WASHINGTON STATE PLANE NORTH ZONE
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN, BEARING - SOUTH 84°40'14" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF S & B PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, 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 PURPORT 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 OCCUPATIONAL NO INDICATORS AS PER IAC CHAPTER 352-130. THE PROPERTY LINE WAS CREATED BY BOUNDARY LINE ADJUSTMENT AND A NEW FENCE LINE WILL BE CONSTRUCTED ON THE NEW PROPERTY LINE.

SURVEYOR'S NOTE

PURSUANT TO ADDITIONAL RESEARCH, THE WEST 1/4 CORNER AS SHOWN ON THIS BOUNDARY SURVEY WAS CORNER SHOWN ON EXHIBIT 'D' MAP RECORDED UNDER STATUTORY WARRANTY AUDITOR'S FILE NO. 2020040601H HAS BEEN COMPUTED BY SINGLE PROPORTION, THE SOLUTION FOR SAID WEST 1/4 HAS BEEN DETERMINED TO BE THIS SURVEY. THE BOUNDARY LINE ADJUSTMENT PARCEL AS DESCRIBED ON EXHIBITS 'C' AND 'D' OF SAID DEED DOES NOT CHANGE WITH THIS SURVEY.

THE SUBDIVISION SHOWN HEREON SUPERSEDES THE EXHIBITS SHOWN ON SAID DEED.

AUDITOR'S CERTIFICATE

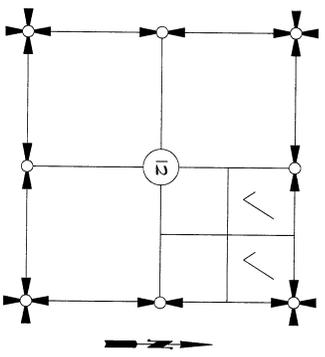
FILED FOR RECORD AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 11th DAY OF May, 2020 AT 10:10 AM IN VOLUME 10 OF SURVEYS ON PAGES 10 OF OLD RECORDS FILE NO. 202005110080 AND RECORDS OF SKAGIT COUNTY, WASHINGTON.

Skagit Auditor
 Skagit County Auditor

DEPUTY

RE-RECORDING REFERENCE NOTE

THIS IS A RE-RECORDING OF THAT CERTAIN RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2020050601H, ON SECTION CORNER REFERENCES WERE INADVERTENTLY NOT INCLUDED ON SHEET 2 OF 2.



SECTION 12, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN.
 VICINITY MAP
 N38

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDED ACT AT THE REQUEST OF S & B PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, IN MAY 2020.

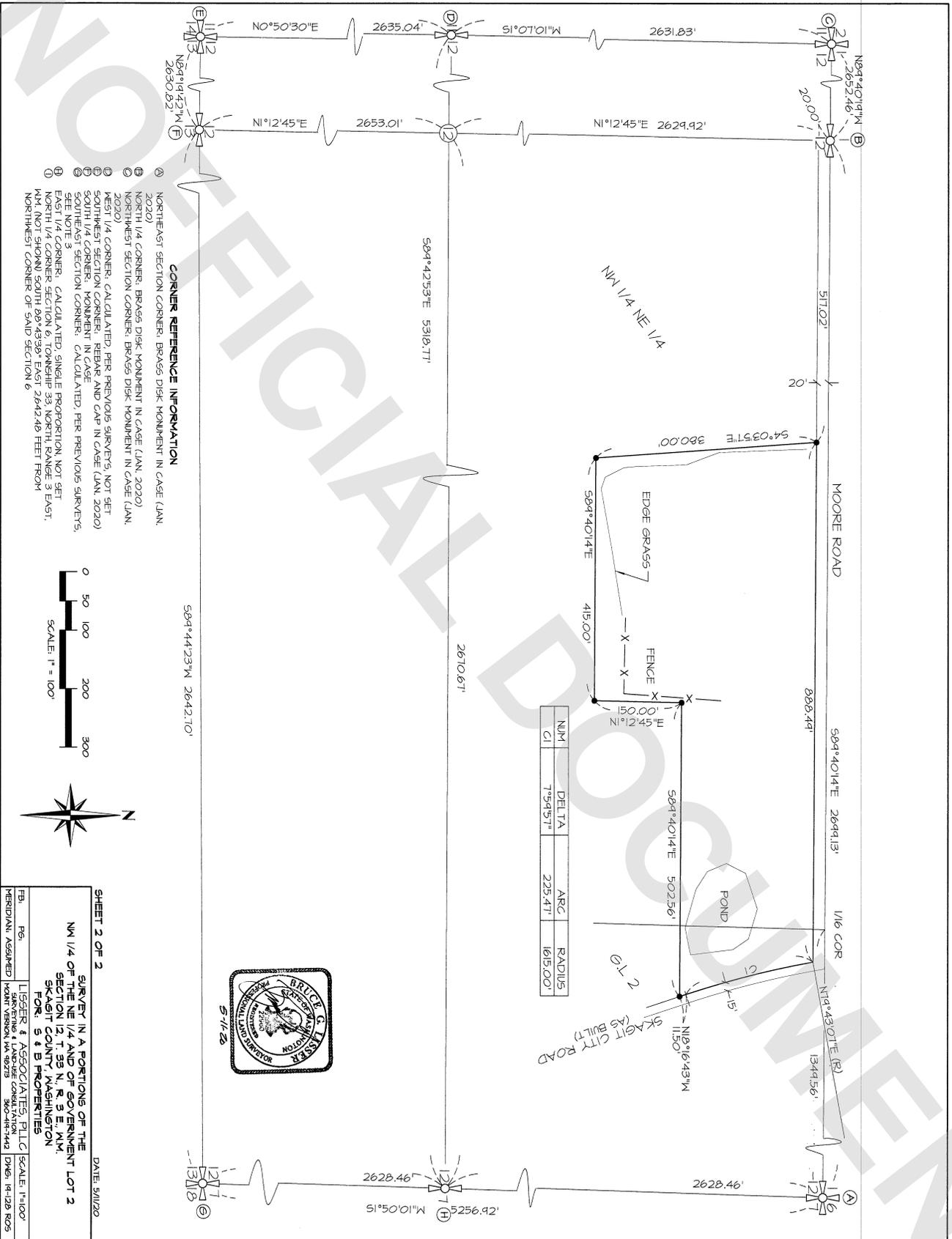
Mr. J. Lee

DATE: 5/11/20

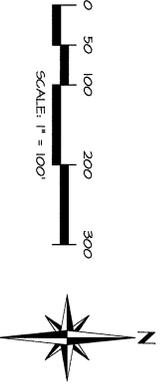
LISSEER & ASSOCIATES, PLLC
 5200 MILWAUKEE ST. #200 BOX 1009
 WASHINGTON, WA 98273
 PHONE (360) 414-7442
 FAX (360) 414-0581
 E-MAIL BRUCE@LISSEER.COM



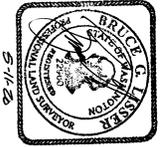
SHEET 1 OF 2		DATE: 5/11/20	
SURVEY IN A PORTION OF THE NW 1/4 OF THE NE 1/4 AND OF SECTION 12, T 33 N, R 3 E, S 1 B PROPERTIES, LLC, SKAGIT COUNTY, WASHINGTON.			
FOR: S & B PROPERTIES			
RS:	RS:	LISSEER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSIGNED	HOIST: VERSION 1A, 98273	PHONE: 360-414-7442	DWG: 19-128 805



- CORNER REFERENCE INFORMATION**
- Ⓐ NORTHWEST CORNER: BRASS DISK MONUMENT IN CASE (JAN. 2020)
 - Ⓑ NORTH 1/4 CORNER: BRASS DISK MONUMENT IN CASE (JAN. 2020)
 - Ⓒ NORTHWEST SECTION CORNER: BRASS DISK MONUMENT IN CASE (JAN. 2020)
 - Ⓓ WEST 1/4 CORNER: CALCULATED; PER PREVIOUS SURVEYS; NOT SET
 - Ⓔ SOUTHWEST SECTION CORNER: REBAR AND CAP IN CASE (JAN. 2020)
 - Ⓕ SOUTH 1/4 CORNER: MONUMENT IN CASE
 - Ⓖ SOUTH 1/4 SECTION CORNER: CALCULATED; PER PREVIOUS SURVEYS; SEE NOTE 3
 - Ⓗ EAST 1/4 CORNER: CALCULATED; SINGLE PROPORTION NOT SET
 - Ⓘ NORTH 1/4 CORNER SECTION 6, TOWNSHIP 33, NORTH, RANGE 3 EAST, 1/4 (NOT SHOWN) SOUTH 89°43'36\"/>



NUM	DELTA	ARC	RADIUS
CI	7°54'57\"/>		



SHEET 2 OF 2

DATE: 5/11/20

SURVEY IN A PORTION OF THE NW 1/4 OF THE NE 1/4 AND OF GOVERNMENT LOT 2 SECTION 12, T. 33 N., R. 3 E., 1/4M, SKAGIT COUNTY, WASHINGTON FOR: S & B PROPERTIES

LISSEY & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 360-441-1432
 SCALE: 1\"/>