

**SURVEY DESCRIPTION**

PARCEL "A"  
THE WEST 6 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2 EAST,  
NM.

EXCEPT ROAD.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 35, TOWNSHIP 36  
NORTH, RANGE 2 EAST, NM, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 42 RODS AND 6 FEET (644 FEET) EAST OF THE  
NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;  
THENCE EAST 13 RODS (214.5 FEET);  
THENCE SOUTH 64 RODS (1056 FEET), MORE OR LESS, TO THE SHORE  
LINE OF PADILLA BAY;  
THENCE WEST 13 RODS, MORE OR LESS, TO A POINT DUE SOUTH OF THE  
POINT OF BEGINNING;  
THENCE NORTH TO THE POINT OF BEGINNING;

EXCEPT ROAD RIGHT-OF-WAY;

AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 3,  
42 RODS AND 6 FEET (644 FEET) EAST OF THE NORTHWEST CORNER  
THEREOF;

THENCE SOUTH 0°13'55" WEST 440.00 FEET TO THE TRUE POINT OF  
BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 89°45'00" WEST 120.0 FEET TO THE NORTH LINE OF SAID  
GOVERNMENT LOT 3, 120.0 FEET;  
THENCE SOUTH 0°13'55" WEST TO THE SOUTH LINE OF THE COUNTY  
ROAD;

THENCE EAST ALONG THE SOUTH LINE OF SAID COUNTY ROAD TO THE EAST  
LINE OF THE WEST 1/2 1350 FEET OF SAID GOVERNMENT LOT 3;  
THENCE SOUTH ALONG SAID EAST LINE TO THE MEANDER LINE OF MEAN  
HEIGHTS;  
THENCE WESTERLY ALONG SAID LINE OF MEAN HEIGHTS TO A POINT  
SOUTH 0°13'55" WEST OF THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0°13'55" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

THAT PORTION OF GOVERNMENT LOT 3 IN SECTION 35, TOWNSHIP 36  
NORTH, RANGE 2 EAST, NM, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 35 RODS AND 6 INCHES (408 FEET) EAST FROM  
THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;

THENCE SOUTH 64 RODS, MORE OR LESS, TO THE SHORE LINE OF PADILLA  
BAY;  
THENCE WEST 13 RODS,

THENCE NORTH 64 RODS TO THE POINT OF BEGINNING;

EXCEPT ROAD RIGHT OF WAY;  
AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF  
PARCEL "B" HEREIN.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,  
RESTRICTIONS, ENCUMBRANCES, LIENS, EASES, CLAIMS, RIGHTS, COVENANTS,  
CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF  
WASHINGTON.

**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 JOSEPH D. FERRARIO AND CYNTHIA M.  
FERRARIO, A MARRIED COUPLE, IN OCTOBER 2020.

BRUCE G. LIESER, P.L.S., CERTIFICATE NO. 22460  
3302 MILWAUKEE ST/PO BOX 104  
MOUNT VERNON WA 98273  
PHONE (360) 418-1442  
FAX (360) 418-0020  
E-MAIL BRUCE@LIESER.COM

DATE Oct. 30, 2020



**NOTES**

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP  
INSCRIBED LIESER 22460.  
X INDICATES EXISTING NAIL AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY  
DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER  
201903070070.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT  
PLAT NO. 35-16 RECORDED UNDER AUDITOR'S FILE NO. 841390 SHORT  
PLAT NO. 33-42 RECORDED UNDER AUDITOR'S FILE NO. 821210025  
SHORT PLAT NO. 43-85 RECORDED UNDER AUDITOR'S FILE NO.  
8606200026, SHORT PLAT NO. 15-81 RECORDED UNDER AUDITOR'S FILE  
NO. 8712400026, SHORT PLAT NO. PL-05-0050 RECORDED UNDER  
AUDITOR'S FILE NO. 202001020001, AND RECORD OF SURVEY MAPS  
NO. 1000000001, 1000000002, 1000000003, 1000000004, 1000000005,  
1000000006, 1000000007, 1000000008, 1000000009, 1000000010,  
1000000011, 1000000012, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE  
METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED

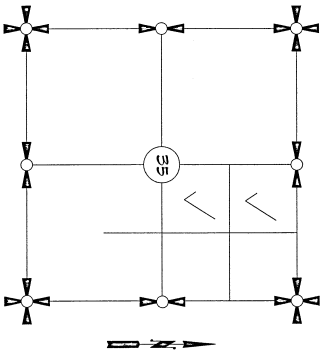
- BASIS OF BEARING, MONUMENTED EAST LINE OF THE NORTHEAST 1/4  
OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 2  
EAST NM,  
BEARING = SOUTH 0°14'28" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSEPH D.  
FERRARIO AND CYNTHIA M. FERRARIO, A MARRIED COUPLE, FOR THE  
DELINEATION 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 INDICATORS (FENCE LINES,  
ASPHALT DRIVEWAY, CONCRETE STORAGE SHED AND OLD SHED) AS PER MMC  
CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR  
POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY  
DOES NOT PURPORT TO REFLECT ANY UNWRITTEN OWNERSHIP OR  
DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON  
UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS DAY OF Oct, 2020 AT 10  
MINUTES PAST 4 O'CLOCK AM (P) IN VOLUME 1 OF  
SURVEYS ON PASTOR 4 UNDER AUDITOR'S FILE  
NO. 202010300  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR  
*Paula Velazquez*  
DEPUTY

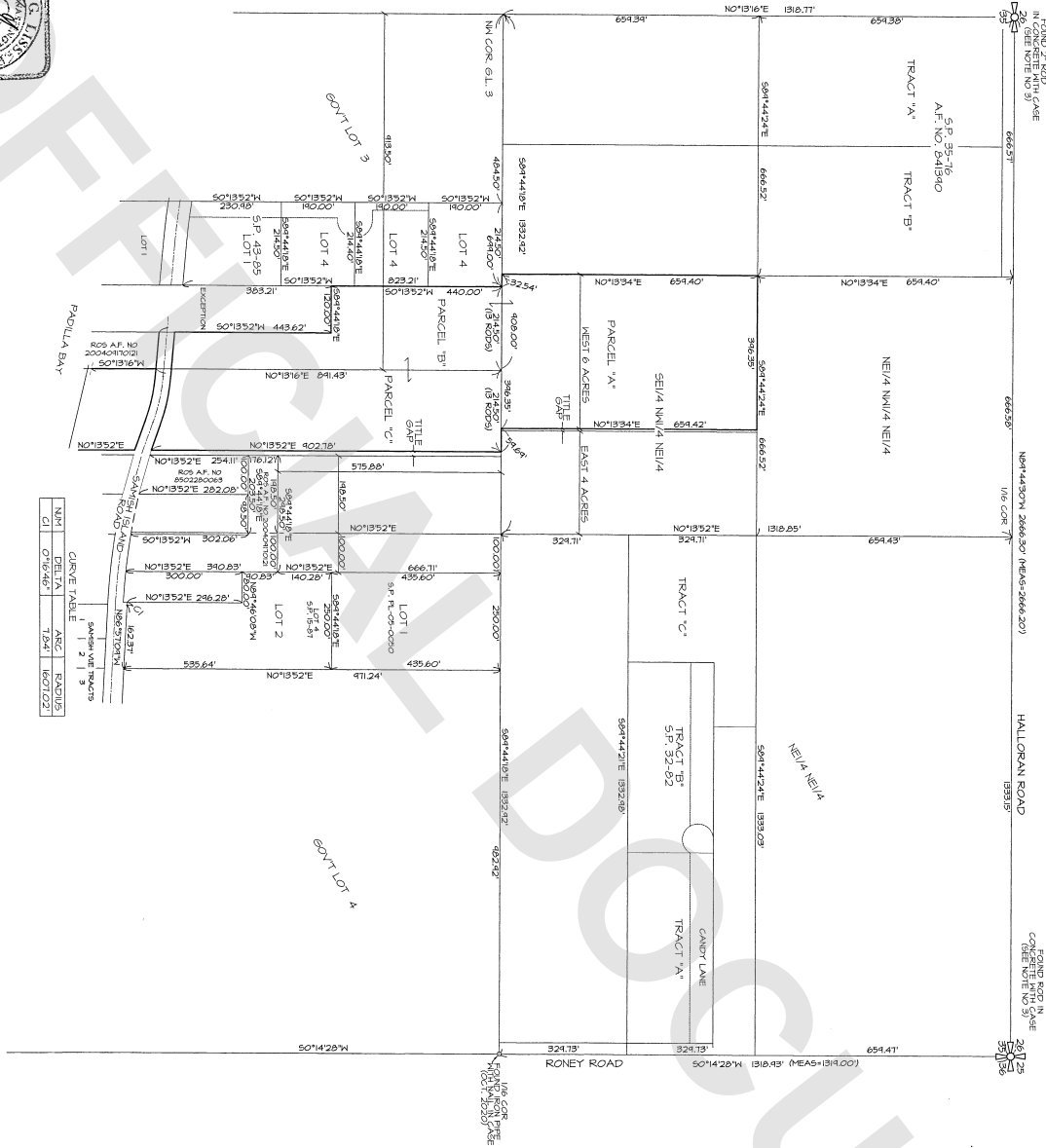
*Paula Velazquez*  
DEPUTY



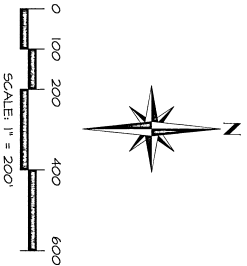
SHEET 1 OF 3

DATE: 10/30/2020

SURVEY IN A PORTION OF THE  
SE 1/4 OF THE NW 1/4 OF  
GOVERNMENT LOT 3 IN  
SECTION 35, T. 36 N., R. 2, NM,  
SKAGIT COUNTY, WASHINGTON  
FOR: JOSEPH AND CYNTHIA FERRARIO  
LIESER & ASSOCIATES, PLLC SCALE:  
SURVEYING & LAND-USE CONSULTATION  
360-418-1442 DWS: 20-130 RODS  
MERIDIAN: ASSUMED



NAME	DELTA	ARC	RADIUS
CI	0°16'40"	124'	6071.02'



**SHEET 2 OF 3**

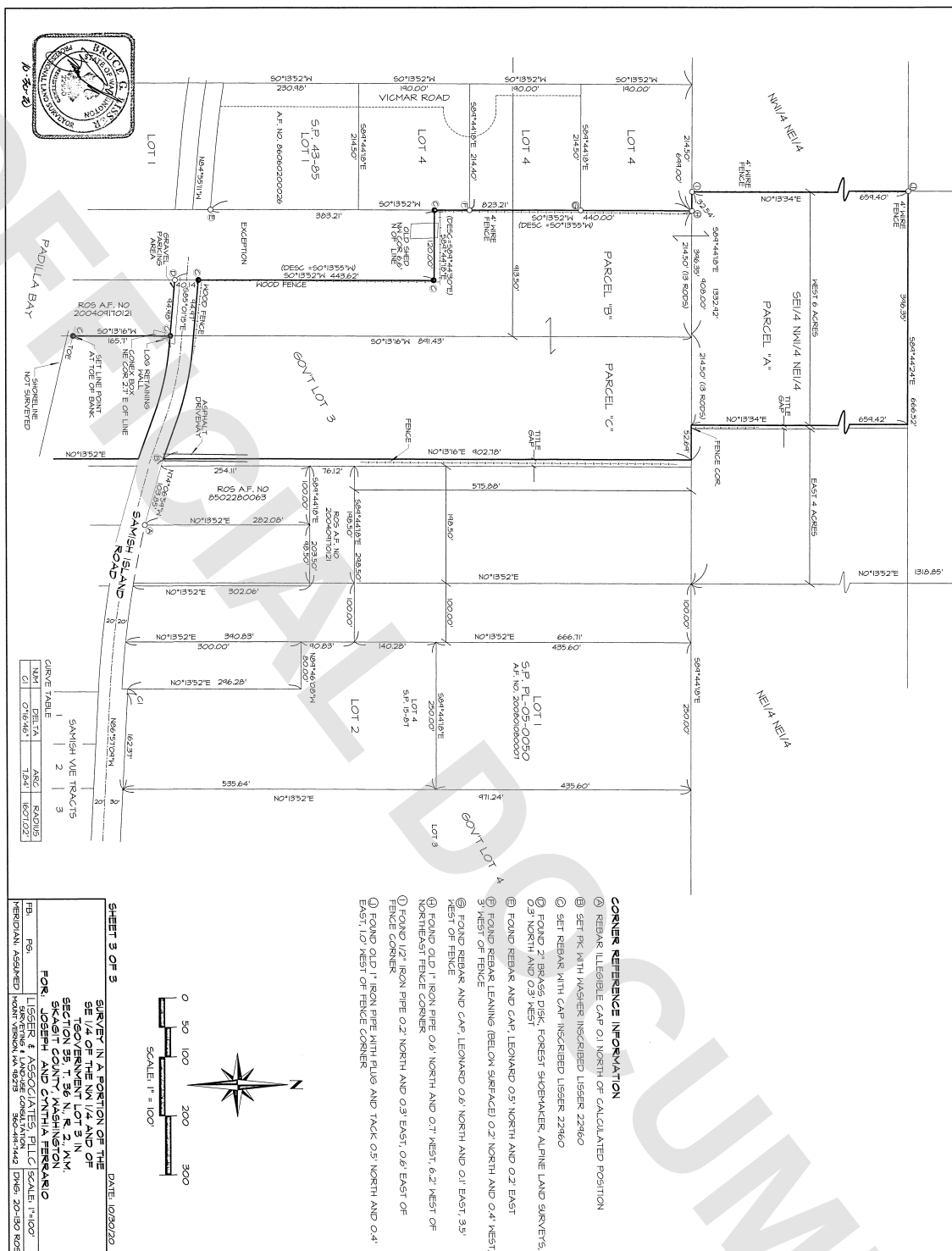
**SURVEY IN A PORTION OF THE**  
SE 1/4 OF THE NW 1/4 AND OF  
THE SW 1/4 OF THE NW 1/4 AND OF  
SECTION 35, T. 36 N. R. 2, W. 4  
SKAGIT COUNTY, WASHINGTON

**FOR: JOSEPH AND CRISTIA FERRARIO**

**LISTER & ASSOCIATES PLLC**  
SURVEYING & LAND-USE CONSULTATION  
10010 1ST AVE. NW  
BOZEMAN, MT 59717  
(406) 592-1142

**DATE: 10/30/20**

**FB: PG: LISTER & ASSOCIATES PLLC**  
PERMANENT ASSIGNED: 10/30/20  
SCALE: 1"=200'



# CORNER REFERENCE INFORMATION

- ① REBAR, LITTLE CAP 0.1' NORTH OF CALCULATED POSITION
- ② SET PK WITH WASHIE INScribed LISSER 22660
- ③ SET REBAR WITH CAP INSCRIBED LISSER 22660
- ④ FOUND 2" BRASS DISK, FOREST SHOEMAKER, ALPINE LAND SURVEYS, 0.3' NORTH AND 0.3' WEST
- ⑤ FOUND REBAR AND CAP, LEONARD 0.5' NORTH AND 0.2' EAST
- ⑥ FOUND REBAR LEANING (BELOW SURFACE) 0.2' NORTH AND 0.4' WEST, 3' WEST OF FENCE
- ⑦ FOUND REBAR AND CAP, LEONARD 0.6' NORTH AND 0.1' EAST, 3.5' WEST OF FENCE
- ⑧ FOUND OLD 1" IRON PIPE 0.6' NORTH AND 0.1' WEST, 6.2' WEST OF NORTHEAST FENCE CORNER
- ⑨ FOUND 1/2" IRON PIPE 0.2' NORTH AND 0.3' EAST, 0.6' EAST OF FENCE CORNER
- ⑩ FOUND OLD 1" IRON PIPE WITH PILE AND TACK 0.5' NORTH AND 0.4' EAST, 1.0' WEST OF FENCE CORNER

## SHEET 3 OF 3

SE 1/4 IN A PORTION OF THE  
SE 1/4 OF THE NW 1/4 AND OF  
SECTION 35, T. 36 N. R. 2, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR JOSEPH AND CYNTHIA FERRARIO  
LISSEN & ASSOCIATES, PLLC (SCALE: 1"=100')  
PROJECT NO. 20-250-005  
DATE: 10/30/20