



202101210077

01/21/2021 11:11 AM Pages: 1 of 2 Fees: \$192.50
Skagit County Auditor

SURVEY DESCRIPTION

PARCEL "A"
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 221.00 FEET WEST AND 40.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 00°15'54" EAST, A DISTANCE OF 50.94 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°15'54" EAST, A DISTANCE OF 94.06 FEET;
THENCE SOUTH 89°44'44" WEST, A DISTANCE OF 66.90 FEET;
THENCE NORTH 00°15'54" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 89°44'44" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°15'54" WEST, A DISTANCE OF 50.94 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

TOGETHER WITH A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER UNDER AND ACROSS THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF BATES STREET WHICH IS 17.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°44'44" EAST, A DISTANCE OF 50.94 FEET;
THENCE NORTH 89°44'44" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°44'44" EAST, A DISTANCE OF 50.94 FEET TO THE EAST LINE OF BATES STREET;
THENCE SOUTH 00°15'54" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, CONTRACTS AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

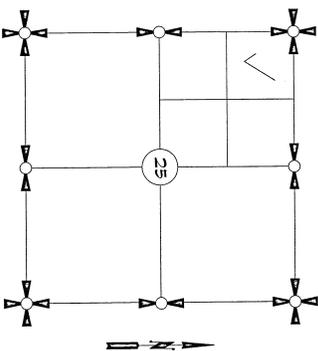
NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED (SEER 22960)
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MAIL SET WITH WASHER LISSER 22960
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20200209004.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 2006041300063 AND 201610290159, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASES OF BEARING: EAST LINE OF RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 2006041300063 AND 201610290159
- BEARING = SOUTH 0°15'54" EAST
- THIS SURVEY HAS BEEN PERFORMED AT THE REQUEST OF SKAGIT HABITAT FOR HUMANITY, A WASHINGTON NON-PROFIT CORPORATION, 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 REPRESENT THE FIELD OR 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, CONCRETE) AS PER PARAGRAPH 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.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 21ST DAY OF JAN, 2021 AT 11:11 AM IN VOLUME 202101210077 OF SKAGIT COUNTY RECORDS UNDER AUDITOR'S FILE NO. 202101210077
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Stevie Reisinger
SKAGIT COUNTY AUDITOR
DEPUTY



SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1N1.

VICINITY MAP

N.T.S.

DATE: 1/20/21

SHEET 1 OF 2

DATE: 1/20/21

BRUCE F. LISSER, P.L.S., CERTIFICATE NO. 22960
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E-MAIL: BRUCE@LISSER.COM

Bruce F. Lissier
DATE



SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 25, T. 35 N., R. 4 E., 1N1,
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT HABITAT FOR HUMANITY
LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
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