

SURVEY DESCRIPTION

LOT 4, BLOCK 202, AND THE NORTH 36.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF LOTS 1-4, INCLUSIVE, BLOCK 203, ALL IN NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, 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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED LISSER 22940.
 - a. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - b. INDICATES EXISTING MONUMENT FOUND AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON SETTLEMENT AGREEMENT PURSUANT TO SKAGIT COUNTY SUPERIOR COURT CASE NO. 20-2-00283-24 AND DIRECTION BY THE DEFENDANT AND PLAINTIFF OF SAID SETTLEMENT AGREEMENT (SEE SURVEYORS NOTE RECORDED UNDER AUDITOR'S FILE NO. 20200300208, PORTION OF OWNERSHIP TO NESTLE).
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF NORTHERN PACIFIC ADDITION TO ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGE 4 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS DI0031, PH0200003, PH0200010, PH0200011, PH0200012, PH0200013, PH0200014, PH0200015, PH0200016, PH0200017 AND 20100300024 ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA 103 TCRA PLUS THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSIGNED
7. BASIS OF BEARING: NONMENTED CENTERLINE OF OAKES AVENUE PER THEODOLITE SURVEY
8. BEARING: S 01°43'05" WEST
9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF NATE SCOTT FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
10. 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.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (SHEDS AND FENCE LINES) AS PER IAC CHAPTER 332-330. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNLITENED OWNERSHIP. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY SUCH CLAIMS OR OWNERSHIP. THE SURVEY IS BASED UPON THE SETTLEMENT AGREEMENT AND DIRECTION OF THE DEFENDANT AND PLAINTIFF OF SAID SETTLEMENT AGREEMENT (SEE SURVEYORS NOTE RECORDED UNDER AUDITOR'S FILE NO. 20200300208, PORTION OF OWNERSHIP TO NESTLE).
12. THIS SURVEY WAS PERFORMED AT THE REQUEST OF NATE SCOTT PURSUANT TO THE SETTLEMENT AGREEMENT OF SKAGIT COUNTY SUPERIOR COURT CASE NO. 20-2-00283-24.

SURVEYORS NOTE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NATE SCOTT PURSUANT TO THE SETTLEMENT AGREEMENT OF SKAGIT COUNTY SUPERIOR COURT CASE NO. 20-2-00283-24.

THE PORTION OF LOTS 1-4, BLOCK 203, NORTHERN PACIFIC ADDITION TO ANACORTES, WAS DETERMINED IN THE FIELD ON JUNE 16, 2020 WHERE BOTH THE PLAINTIFF, JUDY NESTLE, AND THE DEFENDANT, NATE SCOTT (A MEMBER OF CROWNMOBILE, LLC) MET WITH THE SURVEYOR, DEBRA AND AGREED TO THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN ON THIS SURVEY MAP. THE DISTANCE OF 36.00 FEET SOUTHERLY OF SAID LINE WAS AGREED TO BE THE NEW PROPERTY LINE.



BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22940
LISSNER & ASSOCIATES, PLLC
3700 MILLIKEN DRIVE BOX 104
BOUNT VERNON WA 98243
PHONE (360) 414-0581
FAX (360) 414-0581
E-MAIL BRUCE@LISSNER.COM

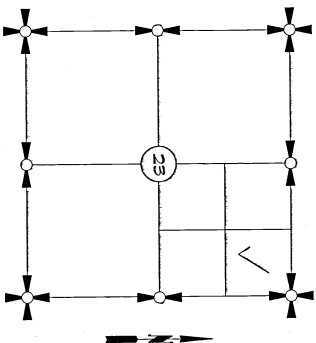
DATE March 23, 2021

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 24 DAY OF MARCH 2021 AT 4:17 MINUTES PAST 11 O'CLOCK AM PM, IN VOLUME 2 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202103240093 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Shirley Delaney
SKAGIT COUNTY AUDITOR

Debra G. Lissner
DEBRA G. LISSNER

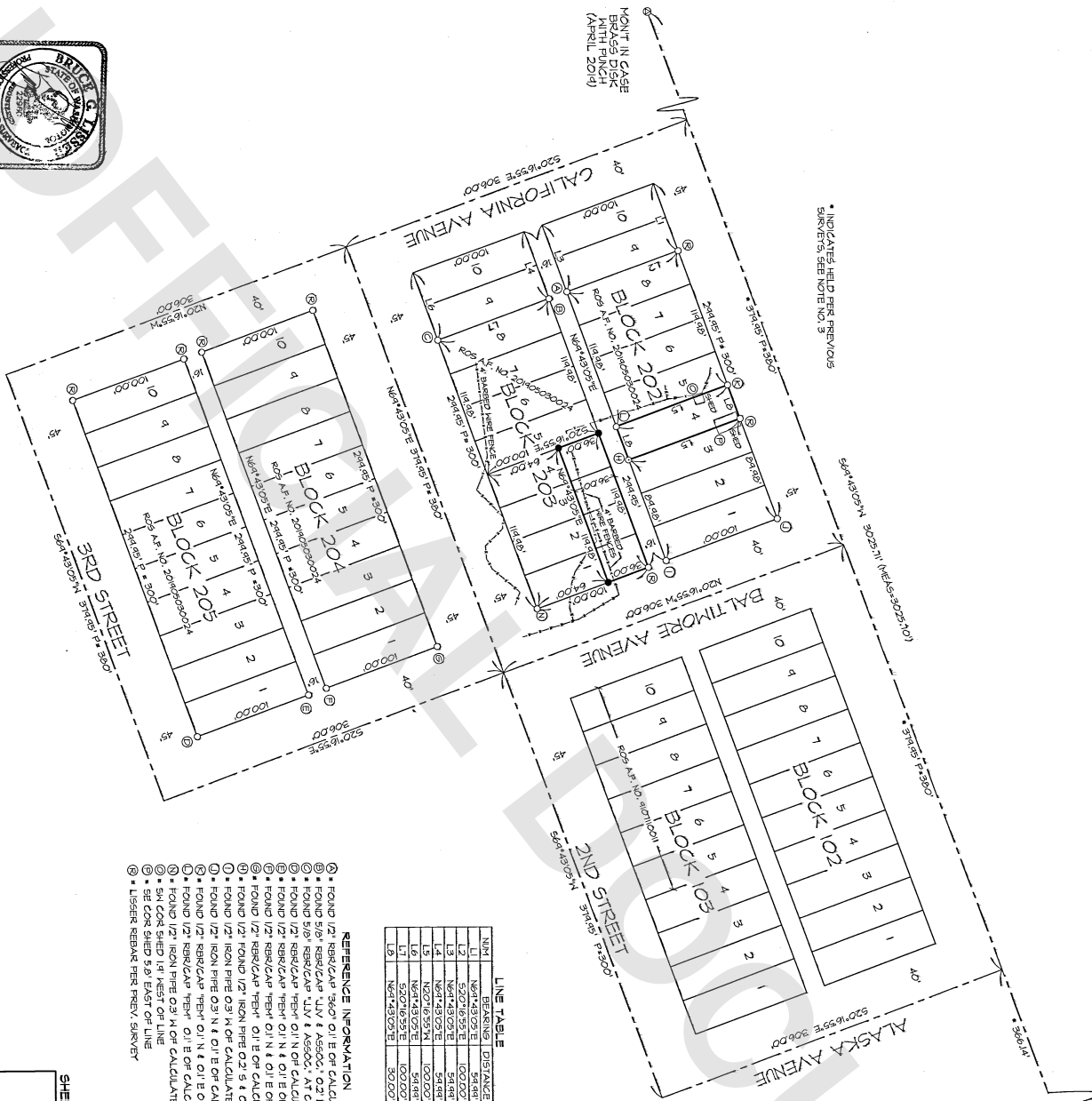


SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, N.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 3/23/21

| SURVEY IN A PORTION OF | | | |
|-------------------------------------|-----------------------|----------------------------|------------------|
| GOVERNMENT LOT 1 | | | |
| SECTION 23, T. 35 N., R. 1 E., N.M. | | | |
| SKAGIT COUNTY, WASHINGTON | | | |
| FOR: NATE SCOTT | | | |
| TR-435 | PG-42 | LISSNER & ASSOCIATES, PLLC | SCALE: N/A |
| MERIDIAN: ASSIGNED | POINT VERNON WA 98243 | 360-414-0581 | DWG# 16-0404 R05 |

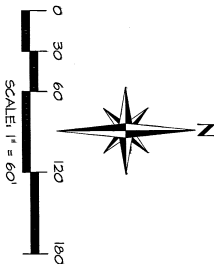


INDICATES FIELD PER PREVIOUS SURVEYS, SEE NOTE NO. 3

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N64°43'05"E | 54.481 |
| L2 | S20°16'55"E | 100.000 |
| L3 | N64°43'05"E | 54.481 |
| L4 | N64°43'05"E | 54.481 |
| L5 | N20°16'55"E | 100.000 |
| L6 | S20°16'55"E | 100.000 |
| L7 | S20°16'55"E | 100.000 |
| L8 | N64°43'05"E | 30.000 |

REFERENCE INFORMATION

- ① • FOUND 1/2" REBAR 3/4" O.D. E OF CALCULATED
- ② • FOUND 5/8" REBAR 1/2" x 1/2" ASSOC. AT CORNER
- ③ • FOUND 1/2" REBAR 1/2" x 1/2" ASSOC. AT CORNER
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SHEET 2 OF 2

DATE: 3/23/21

| | |
|-----------------------|---------------------------------|
| FB-435 PG-42 | SURVEY IN A PORTION OF |
| MERIDIAN ASSIGNED | SECTION 25 T. 35 N. R. 1 E. NM. |
| MONT VERNON, WA 98713 | SKAGIT COUNTY, WASHINGTON |
| 360-418-1443 | FOR: NATE SCOTT |
| DWG19-040A R05 | SCALE: 1"=60' |