



202103290121

03/25/2021 01:25 PM Pages: 1 of 2 Fee: \$192.50  
Skagit County Auditor

**SURVEY DESCRIPTION**

PARCEL 'A'  
LOT 24, NORTHEASTOUND ESTATES NO. 1, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
PARCEL 'B'

THAT PORTION OF THE PRIVATE ROAD DESIGNATED FOR THE USE OF LOTS 24, 25 AND 26 SHOWN ON THE FACE OF THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, PRIVATE ROAD AS SHOWN ON SAID PLAT.  
BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF THE CUL-DE-SAC AT THE EAST END OF OBSTRUCTION DRIVE AS SHOWN IN SAID PLAT OF NORTHEASTOUND ESTATES NO. 1, RECORDS OF SKAGIT COUNTY, WASHINGTON AT A POINT WHICH IS AN ARC DISTANCE OF 31.07 FEET NORTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 25 AS MEASURED ALONG THE OUTER EDGE OF SAID CUL-DE-SAC AND AN ARC DISTANCE OF 36.50 FEET SOUTHWESTERLY OF THE WESTERLY CORNER OF LOT 24 OF SAID PLAT AS SHOWN THEREON; THENCE ALONG A CURVE TO THE RIGHT WHICH HAS A RADIUS OF 105 FEET THROUGH A CENTRAL ANGLE OF 13°33'20" AN ARC DISTANCE OF 134.80 FEET;  
THENCE SOUTH 20°56' WEST 319.24 FEET TO A POINT ON THE NORTH-WESTERLY BOUNDARY OF HARVEY SOUTH ROAD, NOW KNOWN AS THE AVON-ALLEN ROAD, SAID POINT BEING THE TERMINUS OF THIS DESCRIPTION.  
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.  
ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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 RICHARD BENSON AND AMY BENSON, HUSBAND AND WIFE, IN PARAGRAPH 2021.

BRUCE G. LIESER, P.L.S., CERTIFICATE NO. 22966  
11000 1/2 AVON-ALLEN ROAD  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL: BRUCE@LIESER.COM

DATE *March 23, 2021*



**NOTES**

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
  - INSCRIBED LIESER 2340000000 PIPE OR REBAR FOUND AS NOTED
  - X INDICATES SET PER MAIL AND WALKER INSCRIBED LIESER 22966
  - ⊗ INDICATES EXISTING MONUMENT AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2019060039.
  3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE NORTHEASTOUND ESTATES NO. 1, RECORDED IN VOLUME 6 OF PLATS, PAGES 6 AND 7, A.F. NO. 6166023 AND PLAT OF ROCKRIDGE ESTATES DIV. NO. 1 RECORDED UNDER A.F. NO. 6108260001, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
  4. INSTRUMENTATION: TRIBLE 5-1 THEODOLITE DISTANCE METER
  5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
  6. MERIDIAN: ASSUMED
  1. BASIS OF BEARING: MONUMENTED CENTERLINE GULL DRIVE BETWEEN GALLET DRIVE AND HILTON DRIVE BEARING = SOUTH 0°44'59" EAST
  8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICHARD BENSON AND AMY BENSON, HUSBAND AND WIFE, AND THE DESIGNATION OF PARCELS IS A PORTION OF THE DESCRIBED PROPERTY AS SHOWN HEREON.
  9. 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, PERMITTING AND REGULATIONS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
  10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
  11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (HEDGES, STORM DRAIN LINES) AS PER IAC CHAPTER 352-100. LINES OF OCCUPATION MAY BE OBSERVED AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT. THIS SURVEY DOES NOT PURPORT TO SHOW 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.

**SURVEYORS NOTE NO. 1**

PARCEL 'B' IS FOR OWNERSHIP OF A PORTION OF THE DESCRIBED PRIVATE ROAD AS SHOWN ON THE FACE OF THE PLAT. THE TERM ROAD AND OR STREET ON THE PLAT, ESPECIALLY WITHIN THE EASEMENT PROVISIONS COULD IMPLY THAT THERE MAY STILL BE UNDERLYING EASEMENT RIGHTS WITHIN THE PRIVATE ROAD. PRIOR TO ANY DEVELOPMENT TAKING PLACE WITHIN PARCEL 'B', IT SHOULD BE DETERMINED WHETHER THERE IS AN EASEMENT RIGHT IN THE ROAD. THE SURVEYOR IS ADVISED THAT THERE DO EXIST, TO HAVE THEM RELINQUISHED PRIOR TO DEVELOPMENT.

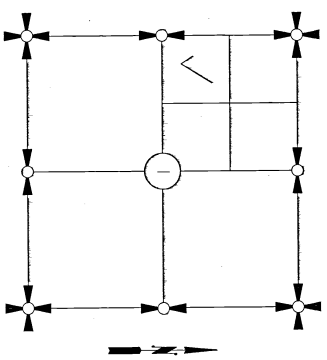
**SURVEYORS NOTE NO. 2**

THE DRAINAGE EASEMENT SHOWN ACROSS LOT 24, NORTHEASTOUND ESTATES, WAS PERFORMED AT THE REQUEST OF RICHARD BENSON AND AMY BENSON, HUSBAND AND WIFE, AND THE DESIGNATION OF PARCELS IS A PORTION OF THE DESCRIBED PROPERTY AS SHOWN HEREON. THE PLAT DOES NOT PROVIDE ANY TIES FROM THE PROPERTY CORNERS OF LOT 24. I HAVE SHOWN THE STORM DRAIN LINE CONNECTING BETWEEN A CATCH BASIN ON THE SOUTH SIDE OF OBSTRUCTION DRIVE TO A STORM DRAIN MANHOLE WITHIN LOT 24, DUE TO THE STORM DRAIN ROAD IN PARAGRAPH 2021. THE END OF THE STORM DRAIN ROAD IS INDICATED BY A CHAIN LINK EXTENDED TO THE STORM LINE EASTERLY FROM THE STORM DRAIN MANHOLE FOR AN APPROXIMATE ALIGNMENT TO AVON ALLEN ROAD. THE DRAINAGE EASEMENT ONLY SHOWS AS BEING PART OF LOT 24 (PARCEL 'A') PARCEL 'B'). IT WOULD BE BEST THAT THERE SHOULD BE AN EASEMENT THROUGH SAID PARCEL 'B'. (SEE SURVEYORS NOTE NO. 1)

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LIESER & ASSOCIATES, PLLC.  
FILED FOR RECORD THIS 23<sup>RD</sup> DAY OF MARCH 2021 AT 2:55  
MINUTES PAST 1 O'CLOCK P.M. IN VOLUME 6 OF SURVEYS ON  
PAGES 6 UNDER AUDITOR'S FILE NO. 202103290121  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR  
*Debra J. Gault*  
DEBRA GAULT

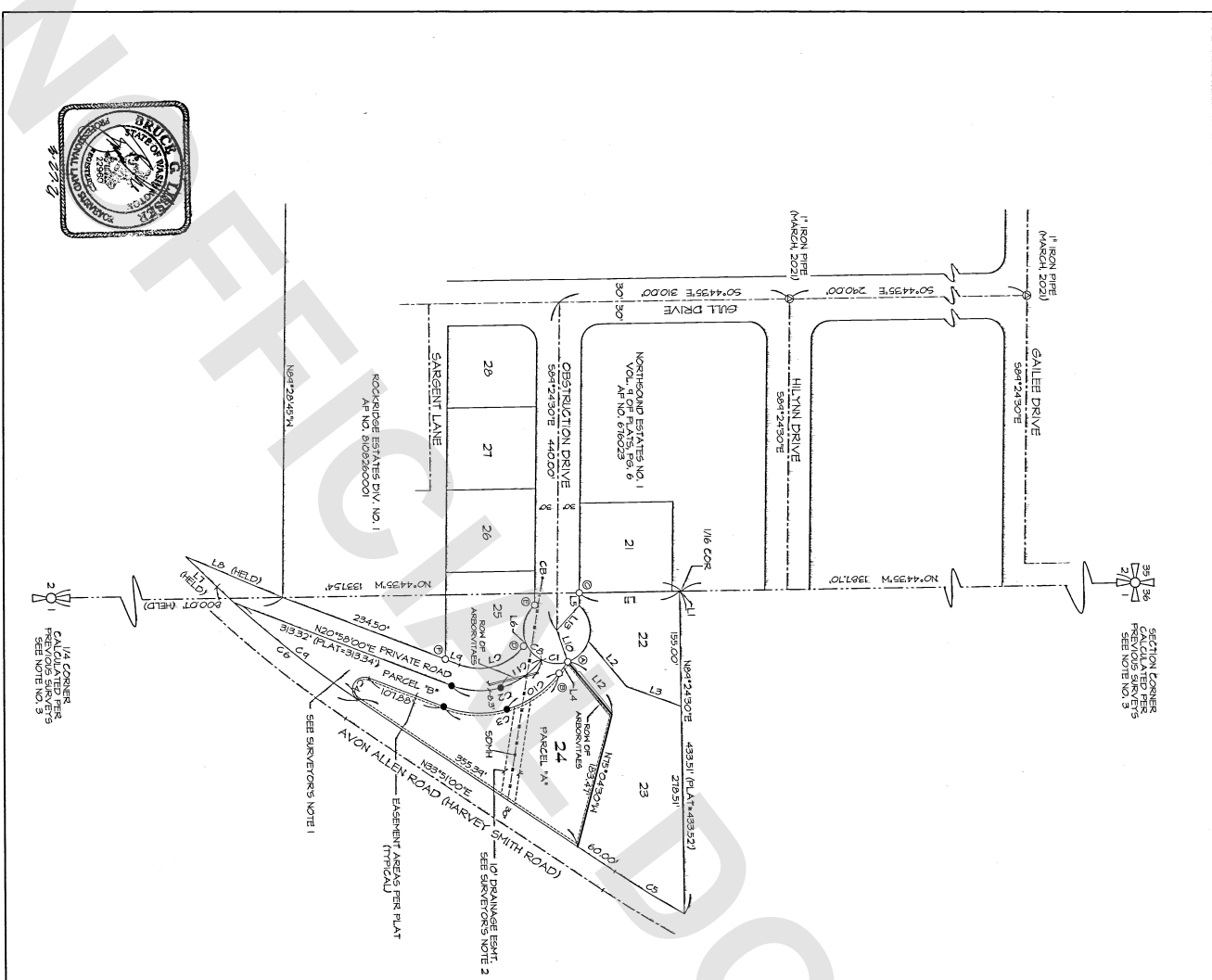


SECTION 1, TOWNSHIP 34 NORTH, RANGE 3 EAST, NW.  
VICINITY MAP

SHEET 1 OF 2

DATE: 3/27/21

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, T. 34 N., R. 3 E., 1/4M, SKAGIT COUNTY, WASHINGTON FOR: RICHARD & AMY BENSON	
FB:	LIESER & ASSOCIATES, PLLC SCALE
FG:	LIESER & ASSOCIATES, PLLC SCALE
MEASUREMENTS ASSIGNED:	MOUNT VERNON, WA 98273 360-414-7442 DWS: 21-026 R05



SECTION CORNER  
PREVIOUS SURVEYS  
SEE NOTE NO. 5

1/4 CORNER  
PREVIOUS SURVEYS  
SEE NOTE NO. 3

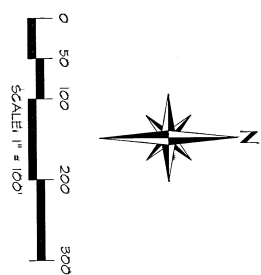
- EXISTING PROPERTY CORNERS FOUND**
- Ⓐ 1/2" IRON PIPE LEAVING S.I.
  - Ⓑ 3" D.I.P. OR CALCD POSITION
  - Ⓒ 1" IRON PIPE DOWN 10'
  - Ⓓ 1" IRON PIPE 0.4' ABOVE GROUND
  - Ⓔ 0.5' & 0.1' OF CALCD POSITION
  - Ⓕ 1/2" REBAR - ILLEGIBLE
  - Ⓖ 1/2" REBAR - ILLEGIBLE
  - Ⓗ 4"x4" CONCRETE POINT WITH BRASS DISK
  - Ⓘ 1" N & 0.1" N OF CALCD POSITION

**LINE TABLE**

NHT	BEARING	DISTANCE
L1	S50°00'00"W	74.81'
L2	S50°00'00"W	75.00'
L3	S50°00'00"W	75.00'
L4	S52°58'10"E	81.50'
L5	S54°24'30"E	111.9'
L6	S54°24'30"E	111.9'
L7	N43°41'13"E	50.33'
L8	S22°48'12"W	141.40'
L9	N20°58'00"E	203.2'
L10	N10°55'54"E	45.00'
L11	N10°55'54"E	45.00'
L12	S50°00'00"W	152.71'
L13	N47°50'53"W	45.00'

**CURVE TABLE**

NHT	DELTA	CHORD	RADIUS
C1	45°00'00"	50.00'	48.00'
C2	13°32'33"	134.71'	105.00'
C3	13°33'10"	113.31'	135.00'
C4	16°10'00"	41.90'	16.44'
C5	4°21'00"	23.15'	142.40'
C6	1°13'10"	142.40'	142.40'
C7	1°13'10"	46.25'	75.00'
C8	34°55'28"	31.04'	45.00'
C9	8°59'16"	211.42'	1402.40'
C10	30°46'25"	89.22'	135.00'
C11	30°46'10"	61.53'	105.00'



**SHEET 2 OF 2**

DATE: 3/27/21

**SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 1, T. 34 N., R. 3 E., 11th, SARGENT COUNTY, NORTH CAROLINA FOR: RICHARD & ANNE BENSON**

LISBER & ASSOCIATES, PLLC (SCALE: 1" = 100')  
 1000 W. FARM ROAD, SUITE 400, RENO, NV 89515  
 (775) 785-1142 FAX: (775) 785-1143

FBI: 464 Pg. 52 MERIDIAN ASSIGNED: DN69: 21-026 R05