

SURVEY DESCRIPTION

TRACT 2 OF SHORT PLAT NO. 14-92, APPROVED AUGUST 12, 1992 AND RECORDED AUGUST 12, 1992, UNDER AUDITOR'S FILE NO. 8209120044 IN BOOK 6 OF SHORT PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF TRACTS 2 AND 3 OF PLAT OF BAYVIEW, MCKENNA AND ELLIOTT'S 2ND ADDITION, AS PER PLAT NO. 14-92, RECORDED UNDER AUDITOR'S FILE NO. 8209120044 IN RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF THE EASTERLY 1/2 OF VACATED 7TH STREET.

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

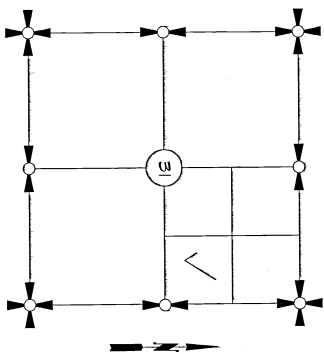
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LLSER 22460.
o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2030701049.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BAYVIEW, MCKENNA AND ELLIOTT'S 2ND ADDITION, AS PER PLAT NO. 14-92, RECORDED UNDER AUDITOR'S FILE NO. 8209120044 IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE C-3 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N, BEARING = NORTH 00°16'40" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF DALE S. O'BRIEN AND LISA A. O'BRIEN HUSBAND AND WIFE, 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 SET OUT 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 (GRAVEL DRIVEWAY) AS PER WAC CHAPTER 332-180. 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LLSER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 29 DAY OF MARCH 2021 AT 25 O'CLOCK PM IN THE OFFICE OF THE COUNTY CLERK OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 202103290122, RECORDS OF SKAGIT COUNTY, WASHINGTON.

David J. Liser
SKAGIT COUNTY AUDITOR

Danley J. Liser
DEPUTY



SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N.

VICINITY MAP

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 DALE S. O'BRIEN AND LISA A. O'BRIEN, HUSBAND AND WIFE, IN MARCH 2021.

David J. Liser
BRUCE G. LLSER, PLLC, CERTIFICATE NO. 22460
LLSER & ASSOCIATES, PLLC
320 WILMAKEE ST/PO BOX 104
MOUNT VERNON WA 98273
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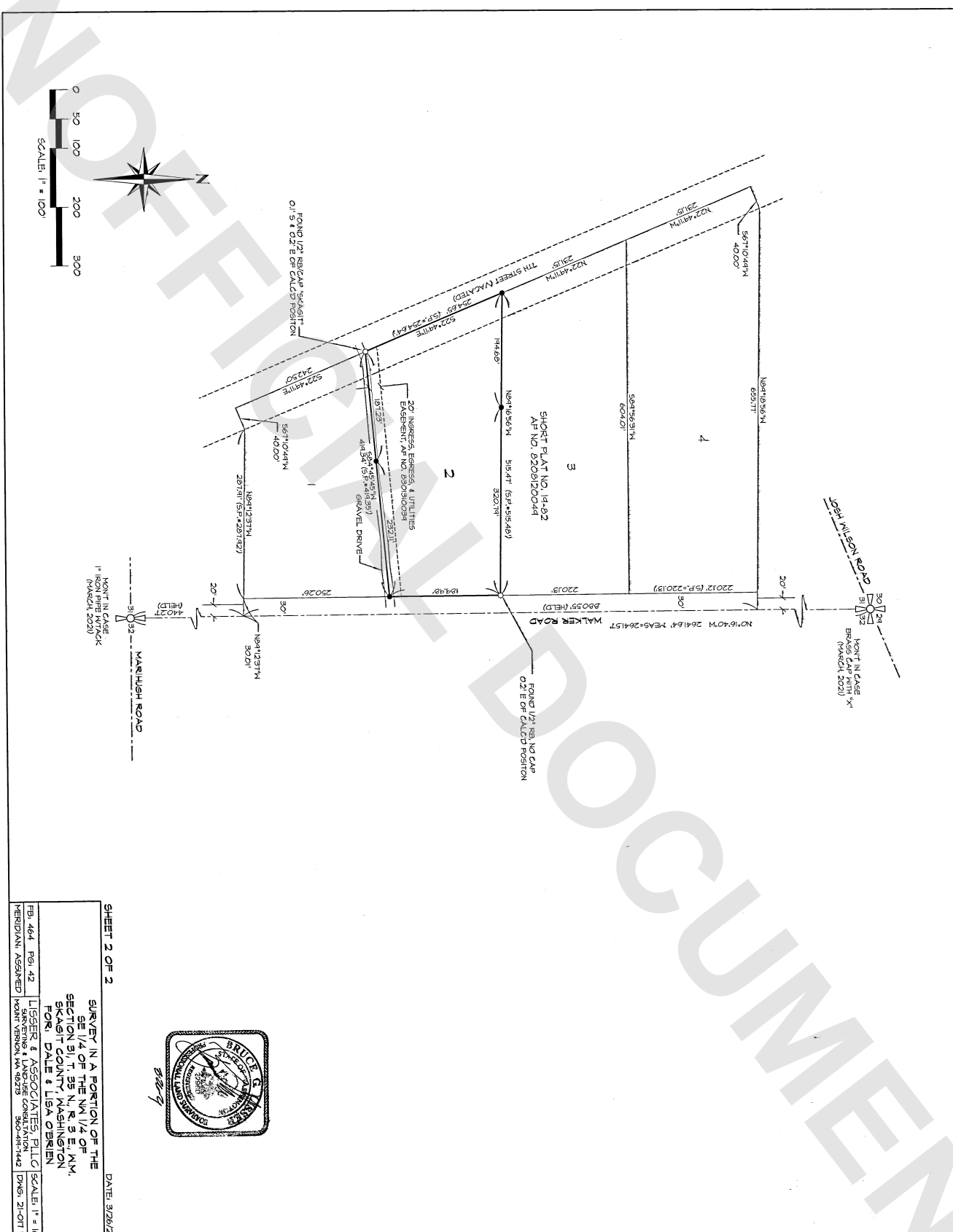
DATE: *March 24, 2021*



SHEET 1 OF 2

DATE: 3/29/21

SURVEY IN A PORTION OF THE	
SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N.	
SKAGIT COUNTY, WASHINGTON	
FOR: DALE S. O'BRIEN AND LISA A. O'BRIEN	
FB:	LLSER & ASSOCIATES, PLLC
FS:	320 WILMAKEE ST/PO BOX 104
MD:	MOUNT VERNON WA 98273
MR:	PHONE (360) 446-7442
ME:	FAX (360) 446-0281
MA:	EMAIL: BRUCE@LLSER.COM
MD:	DATE: 3/29/21
MR:	SCALE: 1" = 100'
ME:	DWG: 21-017 R05



SHEET 2 OF 2		DATE: 3/26/21	
SURVEY IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, T. 35 N., R. 3 E., 10M, SKAGIT COUNTY, WASHINGTON FOR: DALE & LISA O'BRIEN		LIGGERS & ASSOCIATES, PLLC	
FB, 464, FOL 42		SURVEYING & LAND USE CONSULTATION	
MERIDIAN: ASSUMED		360-419-1442	
		DWG: 21-011 R05	



UNOFFICIAL DOCUMENT