

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER CERTIFIES THAT THE LOT LINE ADJUSTMENT IS MADE AS A FREE ACT AND DEED, IN WITNESS WHEREOF HAVE HEREIN SET OUR HAND AND SEAL THIS 30th DAY OF March, 2021.

TOWN OF LA CONNER
BY: [Signature]

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIDGE & TINSER HAS BEEN DULY AND PROPERLY INFORMED BEFORE ME, AND THAT HE HAS VOLUNTARILY ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner FOR THE TOWN OF LA CONNER, TO BE THE FREE AND VOLUNTARY ACT OF EACH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 3/30/2021



SIGNATURE David Evans
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/2021
RESIDING AT La Conner, WA

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 MAPLE FIELD, LLC, IN March, 2021.

BRIDGE & TINSER, PLLC, CERTIFICATE NO. 22960
LISSE & ASSOCIATES, PLLC
320 MILWAUKEE STREET BOX 104
MOUNT VERNON WA 98273
PHONE (360) 414-7442
FAX (360) 414-0591
E-MAIL: BRIDGE@LISSE.COM

DATE March 30, 2021



NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L1888 22960. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON LAND TITLE COMPANY TITLE REPORT ORDER NO. 01-184025-02 DATED 01/22/2021, PLAT NO. 182 DEED FOR BOUNDARY LINE NO. 0210101200001 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200060
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., RECORDED IN VOLUME 2 OF PLATS, PAGES 023 AND 024, SHORT PLAT NO. LC-1-182 RECORDED UNDER AUDITOR'S FILE NO. 0210100012 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 076010002, 200106250143, 200303050033, 200403180118, 2005060136 AND 200704250113, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: SPECTRA FOCUS 35 THEODOLITE DISTANCE METER TRIMBLE C-5 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASE OF BEARING: NONMENTED CENTERLINE OF MAPLE AVENUE BEARING = NORTH 24°56'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MAPLE FIELD, LLC, 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 OCCUPANCY INDICATORS (FENCE LINES) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY SUCH CLAIMS OF OCCUPATION TO THE DEEDED LOTS. SHOULD THE RELATIONSHIP OF OWNERSHIP BE BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED BY DAVID EVANS AND ASSOCIATES, FOR FULL SURVEY INFORMATION SEE INSTRUMENT MAP TITLED "BOUNDARY LINE ADJUSTMENT AND SUBDIVISION INFORMATION MAP DATED JANUARY 22, 2021 BY DAVID EVANS AND ASSOCIATES, WHICH IS AVAILABLE AT THE TOWN HALL OF THE TOWN OF LA CONNER.

AUDITOR'S CERTIFICATE

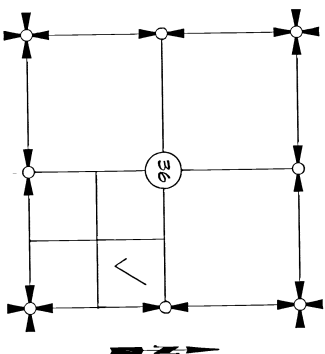
FILED FOR RECORD AT THE REQUEST OF LISSE & ASSOCIATES, PLLC, FILED FOR RECORD THIS 20th DAY OF April, 2021 AT 27 MINUTES PAST 9 O'CLOCK OF PM IN VOLUME OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NO. 202104200060 UNDER AUDITOR'S FILE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR
[Signature]

LOT LINE ADJUSTMENT APPROVAL

REVIEWED AND APPROVED BY ACCORDANCE WITH LCWC § 125.050 ON THIS 30th DAY OF March, 2021.

TOWN OF LA CONNER PLANNING DIRECTOR
[Signature]



SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1M.

VICINITY MAP

SHEET 1 OF 6

DATE: 3/23/21

TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. LV-21-141L

SURVEY IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF
SECTION 36, T. 34 N., R. 2 E., 1M.,
TOWN OF LA CONNER
SKAGIT COUNTY, WASHINGTON
FOR: MAPLE FIELD, LLC

BY: <u>[Signature]</u>	FOR: LISSE & ASSOCIATES, PLLC	SCALE: 1"=40'
BY: <u>[Signature]</u>	FOR: SKAGIT COUNTY	DATE: 3/23/21

PARCEL "B" AFTER LOT LINE ADJUSTMENT

PORTIONS OF LOTS 1 AND 2, BLOCK 24, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGMT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGMT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

LAUREL STREET,
60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET
THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET
THENCE SOUTHEASTLY BY RIGHT-OF-WAY

FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY
MARGIN OF SAID MAPLE STREET,
THENCE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY
THENCE NORTH 87°00'00" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY
THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 75.04 FEET TO THE

WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAY BE USED IN ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," AS PER PLAT

ADDITION THE FIRST PLAT OF THIS SECTION WAS RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKEGILL COUNTY WASHINGTON.
THENCE CONTINUE NORTH 29°56'00" EAST ALONG SAID SOUTHEASTERLY CORNER OF SAID SECTION TO A POINT ON SAID SECTION LINE AT A DISTANCE OF 280.00 FEET;

THESE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE TRIANGLE POINT OF BEGINNING;

THESE CONTINUE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 24, BLOCK 24, "MAP OF SYNDICATED TO THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 24, "MAP OF SYNDICATED ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT 100,000, IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY.

WASHINGTON;
THENCE SOUTH 29°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OF LOT 2

BLOCK 24 OR SOUTHEASTERLY LINE EXTENDED, FOR A DISTANCE OF 300 FEET
THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 100.00 FEET TO A
POINT BEARING SOUTH 29°56'00" WEST FROM THE TRUE POINT OF BEGINNING

THENCE NORTH 29°56'00" EAST FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

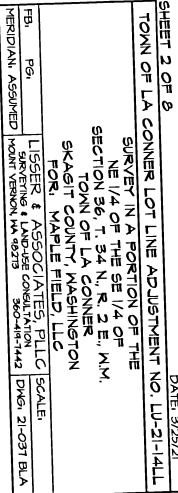
SUBJECT TO AND TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE MUTUAL BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES REFERENCED IN PARAGRAPH B¹ AND "EASEMENT C" IN THAT CERTAIN JOINT USE EASEMENTS

DOCUMENT RECORDED UNDER SHAGI COMM. REGISTRATION NO. 202/04200062

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF

WASHINGTON.
CONTAINING 5,000 SQ FT, 0.11 ACRES



PARCEL "C" AFTER LOT LINE ADJUSTMENT

PORTIONS OF LOT 1, BLOCK 24, AND RACIT III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONIER, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE MONUMENT AT THE CENTREL LINE OF MAPLE STREET AND LABEL STREET,
THENCE SOUTH 60°04'00" EAST ON THE SOUTHEASTLY CORNER OF MAPLE STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET,
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 150.04 FEET TO THE WESTLY CORNER OF LOT 24, BLOCK 25, SAID MAPLE STREET,
THENCE SOUTH 60°04'00" EAST ALONG SAID MAPLE STREET FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 24, BLOCK 25, SAID MAPLE STREET,
RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE CONTINUE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 150.04 FEET TO THE WESTLY CORNER OF LOT 24, BLOCK 25, SAID MAPLE STREET,
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE SOUTHWESTLY CORNER OF SAID LOT 24, BLOCK 25, SAID MAPLE STREET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE WESTLY CORNER OF LOT 24, BLOCK 24, SAID MAPLE STREET,
ADDITIONALLY, THE LINE OF SAID LOT 24, BLOCK 24, CONTAINS A STAKE PLACED IN THE CORNER OF SAID LOT 24, BLOCK 24, CORNER OF LOT 24, BLOCK 25, SAID MAPLE STREET, RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTLY LINE OR THE LINE OF SAID LOT 24, BLOCK 24, CORNER OF LOT 24, BLOCK 25, SAID MAPLE STREET FOR A DISTANCE OF 100.00 FEET TO THE WESTLY CORNER OF LOT 24, BLOCK 24, SAID MAPLE STREET,
THENCE NORTH 60°04'00" EAST FOR A DISTANCE OF 50.00 FEET TO A POINT BEARING NORTH 24°56'00" WEST FROM THE TRUE POINT OF BEGINNING,
THENCE NORTH 24°56'00" EAST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MINUALLY RECORDED EASEMENT FOR INTERESTS, HERESSES AND UTILITIES REFERRED ABOVE AS THE "EASEMENT," MORE FULLY SET FORTH IN A DEED OF RECORD UNDER SKEAGIT COUNTY AUDITOR'S FILE NO. 202016720000, 2ND RECORDED.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS OR CONDITIONS, LIENS, EASES, COAST CLAIMS AND OTHER INSTRUMENTS OF RECORD,

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKEAGIT, STATE OF WASHINGTON.

CONTAINING 4,000 SQ FT, 0.04 ACRES

PARCEL "D" AFTER LOT LINE ADJUSTMENT

PORTIONS OF LOT 4, BLOCK 25, AND TRACT III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE SOUTHWEST CORNER OF SAID STREET AND
 LABEL STREET,
 THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LABEL STREET
 TO THE INTERSECTION OF SAID LABEL STREET AND THE SOUTHWEST-
 EAST CORNER OF SAID MAPLE STREET,
 THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTLY RIGHT-OF-WAY
 MARGIN OF SAID MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE
 WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID OF SAID CATE
 ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT
 NO. 10,000, RECORDS OF SKAGIT COUNTY,
 THENCE CONTINUE NORTH 24°56'00" EAST ALONG SAID SOUTHWEST-
 EIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET,
 THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET,
 POINT OF BEGINNING,
 THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 400.00 FEET TO THE TRUE
 BEARING NORTH 24°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE
 POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH CERTAIN NON-EXCLUSIVE MINUALLY
 BENEFICIAL EASEMENTS FOR HERBS, BEES, AND BUTTERFLIES REFERENCED
 ABOVE, THE PARTIES HERETO HAVE AGREED TO THE FOLLOWING
 UNDER SCAKGI COUNTY AUDITORS' FILE NO. 20200130006, RECORDED
 SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTION
 COVENANTS, LIENS, ETC., CONTAINED AND OTHER INSTRUMENTS OF
 RECORD IN THE TOWN OF LA CONNER, COUNTY OF SCAKGI, STATE OF
 WASHINGTON,
 CONTAINING 3,000 SQ. FT., OR, AGREES

PARCEL "E" AFTER LOT LINE ADJUSTMENT

PORTIONS OF LOTS 3 AND 4, BLOCK 25, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE CENTR LINE OF MALE STREET AND
 LARGE STREET,
 FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY
 MARGIN OF SAID MALE STREET,
 THENCE NORTH 21°56'00" EAST FOR A DISTANCE OF 75.04 FEET TO THE
 MARGIN OF MALE STREET, FOR A DISTANCE OF 75.04 FEET TO THE
 ADDITION TO THE TOWN OF LA CONNER COUNTY, MS&H, AS PER PLAT
 RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SAGITT PLAT,
 WASHINGTON,
 THENCE CONTINUE NORTH 21°56'00" EAST ALONG SAID SOUTHEASTERLY
 RIGHT-OF-WAY MARGIN OF MALE STREET FOR A DISTANCE OF 100.00 FEET,
 THENCE SOUTH 67°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO
 THE POINT OF BEGINNING,
 TRUE POINT OF BEGINNING,
 THENCE SOUTH 67°04'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE
 ADDITION TO THE TOWN OF LA CONNER COUNTY, MS&H, AS PER PLAT
 RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SAGITT COUNTY,
 WASHINGTON,
 THENCE SOUTH 21°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR
 RIGHT-OF-WAY MARGIN OF MALE STREET FOR A DISTANCE OF 100.00 FEET TO A
 POINT BEARING SOUTH 21°56'00" WEST FROM THE TRUE POINT OF BEGINNING,
 THENCE NORTH 21°56'00" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE
 POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MINUTALLY REVENUE LEASE FOR INTERESTS, EASES AND UTILITIES SET FORTH AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2020110006,
SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON,
CONTAINING 5,000 SQ FT, 0.11 ACRES



SHEET 3 OF 8

DATE: 3/25/21

TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. LU-21-4LL

SURVEY IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF
SECTION 36, T. 34 N., R. 2 E., W. 1 M.
TOWN OF LA CONNER

ION OF LE CONNER
SKAGIT COUNTY, WASHINGTON
FOR VARIOUS REASONS

FOR: MAPLE FIELD, LLC	
FB, PG, LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 10000 RICHMOND AVE. SUITE 200 DALLAS, TX 75243	SCALE: DWG: 21-001 BL A

PARCEL DESCRIPTIONS AFTER TO LOT LINE ADJUSTMENT

PARCEL 1st AFTER LOT LINE ADJUSTMENT

PORTION OF LOT 3, BLOCK 25, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MONUMENT AT THE CENTRELINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 190.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 25, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTERLY LINE OR SOUTHEASTERLY LINE EXTENDED FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 24°56'00" WEST FOR A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS EASEMENT A AND EASEMENT B IN THAT CERTAIN JOINT DEED EASEMENTS DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 202104200060, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 4.000 SQ FT, 0.04 ACRES

PARCEL 6th AFTER LOT LINE ADJUSTMENT

PORTION OF LOT 2, BLOCK 25, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MONUMENT AT THE CENTRELINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 24, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK 25;
THENCE NORTH 60°04'00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 25 FOR A DISTANCE OF 100.00 FEET TO A POINT BEARING SOUTH 24°56'00" WEST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS EASEMENT A AND EASEMENT B IN THAT CERTAIN JOINT DEED EASEMENTS DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 202104200060, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 5.000 SQ FT, 0.11 ACRES

PARCEL 14th AFTER LOT LINE ADJUSTMENT

PORTIONS OF LOTS 1 AND 2, BLOCK 24, TRACT III AND OF LOTS 23 AND 4, BLOCK 25, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE MONUMENT AT THE CENTRELINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTION OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING, SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET;
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 100.00 FEET;
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 100.00 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 25, AT A POINT BEARING SOUTH 24°56'00" WEST FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENTS FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS EASEMENT A AND EASEMENT B IN THAT CERTAIN JOINT DEED EASEMENTS DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 202104200060, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONTAINING 28.000 SQ FT, 0.64 ACRES



SHEET 4 OF 8		DATE: 3/29/21
TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. U-21-1411		
SURVEY IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36, T. 34 N., R. 2 E., WM. TOWN OF LA CONNER SKAGIT COUNTY, WASHINGTON FOR: MAPLE FIELD, LLC		
FB:	PG:	LISBERG & ASSOCIATES, PLLC
MECHANICAL ASSIGNED	WORTHINGTON 10/25	SCALE: INCHES TO FEET 1"=20'

**NON-EXCLUSIVE MUTUALLY BENEFICIAL JOINT USE EASEMENTS
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FIL NO. 2021042000060**

EASEMENT "A"

A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS/EGRESS AND UTILITIES/OVERLINDER AND ACROSS PORTIONS OF LOTS 23 AND 4, BLOCK 24 MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTIONS OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET,
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE CONTINUE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET,
THENCE SOUTH 24°56'00" EAST FOR A DISTANCE OF 100.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" WEST FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 80.00 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY RIGHT OF WAY MARGIN OF MAPLE STREET;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 24°56'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 24°56'00" EAST FOR A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENT "B"

A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS/EGRESS AND UTILITIES/OVERLINDER AND ACROSS PORTIONS OF LOTS 1 AND 2, BLOCK 24 MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTIONS OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET,
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE CONTINUE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET,
THENCE SOUTH 24°56'00" EAST FOR A DISTANCE OF 100.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" WEST FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 80.00 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY RIGHT OF WAY MARGIN OF MAPLE STREET;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 24°56'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 24°56'00" EAST FOR A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENT "C"

A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS/EGRESS AND UTILITIES/OVERLINDER AND ACROSS PORTIONS OF LOTS 23 AND 4, BLOCK 24 MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

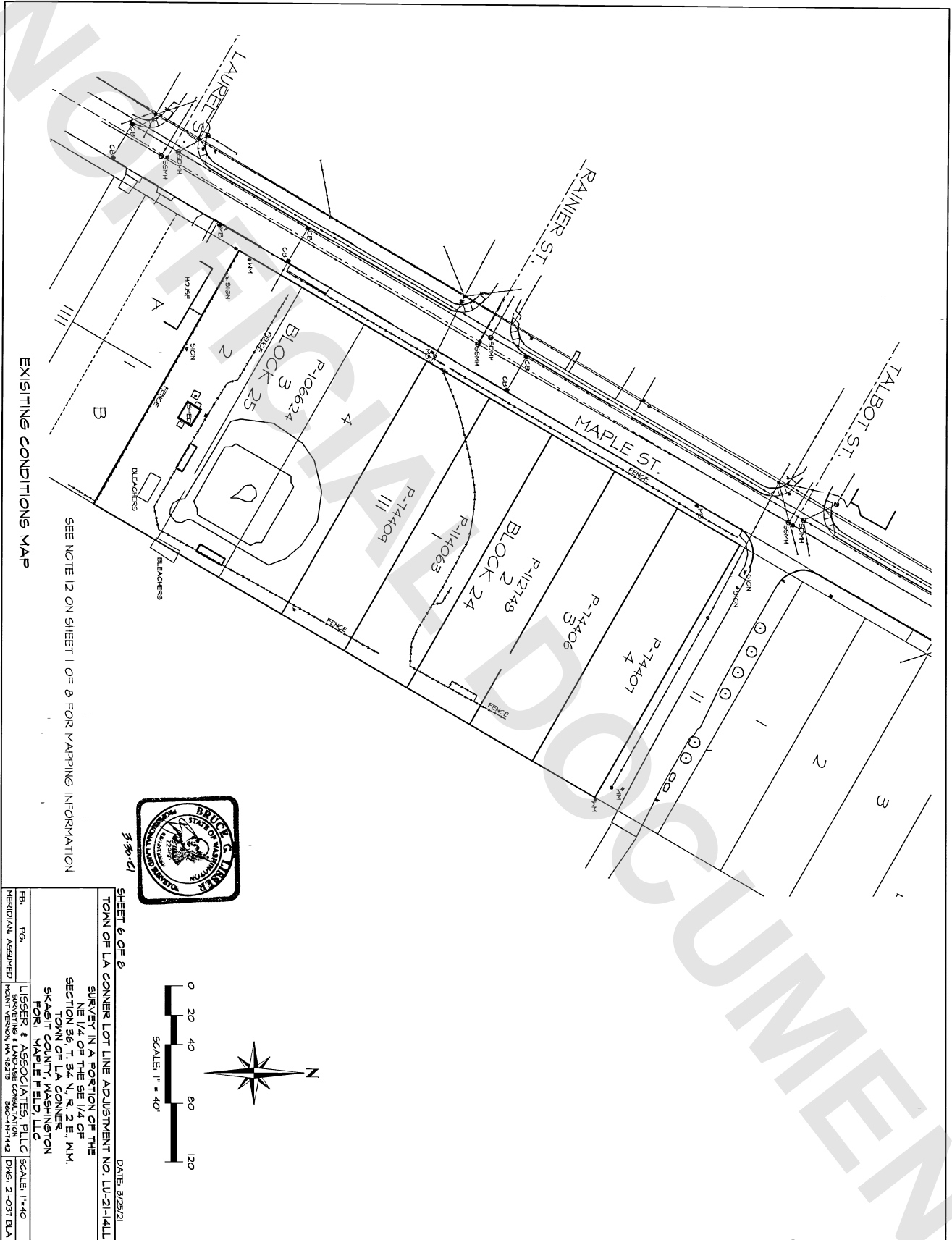
BEGINNING AT THE MONUMENT AT THE CENTERLINE OF MAPLE STREET AND LAUREL STREET,
THENCE SOUTH 60°04'00" EAST ON THE PROJECTIONS OF SAID LAUREL STREET FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID MAPLE STREET,
THENCE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF MAPLE STREET FOR A DISTANCE OF 75.04 FEET TO THE WESTERLY MOST CORNER OF LOT 2, BLOCK 25 SAID MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE CONTINUE NORTH 24°56'00" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 280.00 FEET,
THENCE SOUTH 24°56'00" EAST FOR A DISTANCE OF 100.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 60°04'00" WEST FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE NORTH 60°04'00" WEST FOR A DISTANCE OF 80.00 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY RIGHT OF WAY MARGIN OF MAPLE STREET;
THENCE SOUTH 24°56'00" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN FOR A DISTANCE OF 20.00 FEET,
THENCE SOUTH 24°56'00" WEST FOR A DISTANCE OF 21.00 FEET,
THENCE SOUTH 60°04'00" EAST FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 24°56'00" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 24°56'00" EAST FOR A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 5 OF 6		DATE: 3/25/21
TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. LU-21-ALL		
SURVEY IN A PORTION OF THE		
NE 1/4 OF THE SE 1/4 OF		
SECTION 36, T. 34 N., R. 2 E., M.M.		
TOWN OF LA CONNER		
SKAGIT COUNTY, WASHINGTON		
FOR: MAPLE FIELD, LOT		
FBI, 135000 (L) 135000 (L) 135000 (L)		
FB:	ISSUED: 135000 (L) 135000 (L) 135000 (L)	SCALE:
FB:	ISSUED: 135000 (L) 135000 (L) 135000 (L)	DATE: 21-031 BLA
MERIDIAN ASSIGNED: NAD 83		
PROJ. VERSION: 14-0273		
360-418-1442		

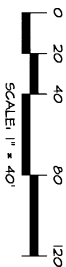


EXISTING CONDITIONS MAP

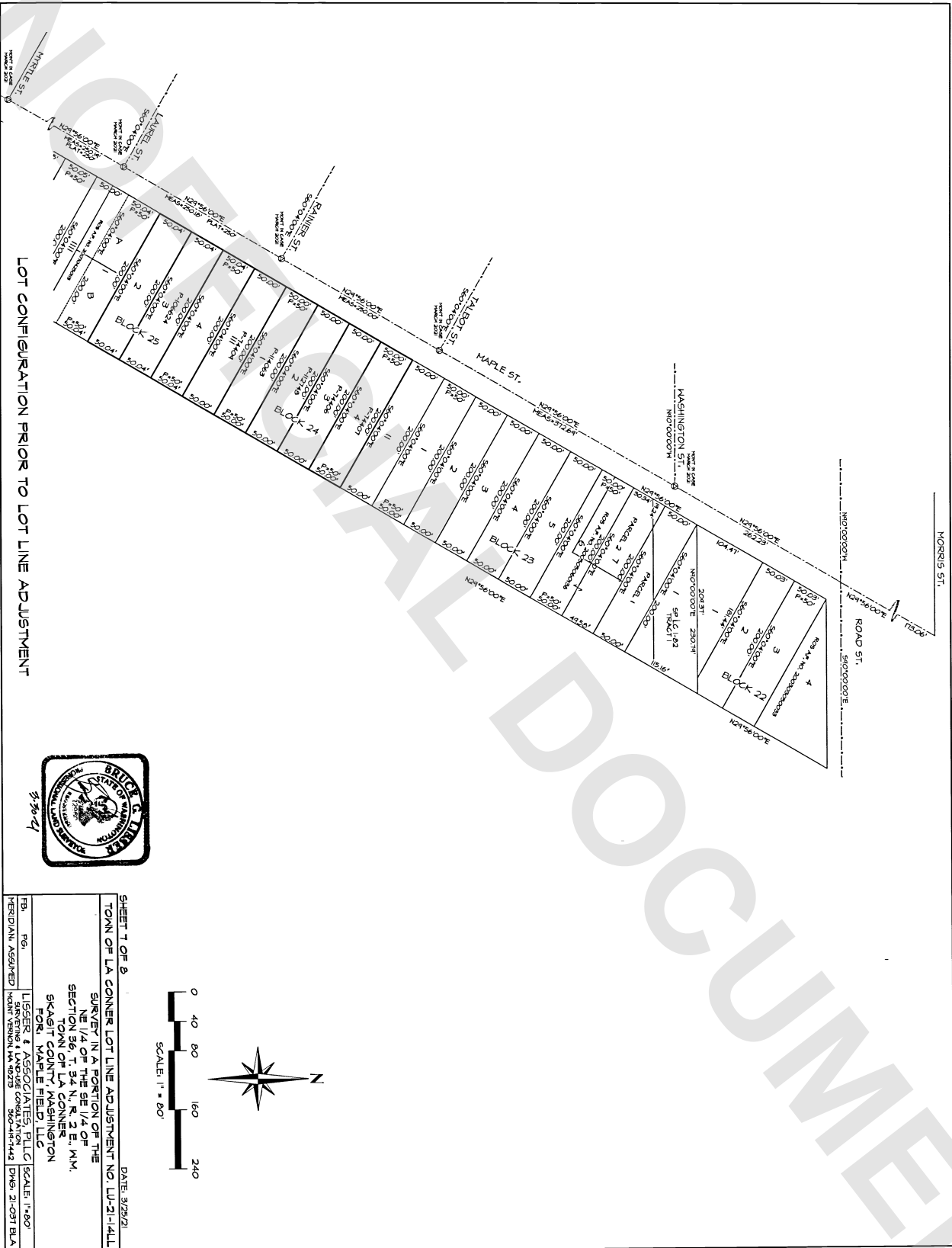
SEE NOTE 12 ON SHEET 1 OF 8 FOR MAPPING INFORMATION



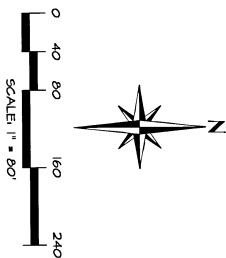
3/30/21



SHEET 6 OF 8		DATE: 3/23/21
TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. LU-21-14-L		
SURVEY IN A PORTION OF THE		
NE 1/4 OF THE SE 1/4 OF		
SECTION 36, T. 34 N. R. 2 E., W. 4 M.		
TOWN OF LA CONNER		
SKAGIT COUNTY, WASHINGTON		
FOR: MAPLE FIELD, LLC		
FB:	PG:	SCALE: 1"=40'
PERMANENT ASSIGNED	WARRANTY & LAND-USE CONSULTATION	DATE: 21-03-21 BLA



LOT CONFIGURATION PRIOR TO LOT LINE ADJUSTMENT



SHEET 1 OF 2
TOWN OF LA CONNER LOT LINE ADJUSTMENT NO. LU-21-141L

DATE: 3/25/21

SWAYER IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 OF
SECTION 36, T. 34 N., R. 2 E., N.M.
TOWN OF LA CONNER
SAGHAI COUNTY, WASHINGTON

TO: KIMBLE FIELD, LLC

FROM: F66

RECORDING AGENT

USDA FOREST SERVICE
360-441-7442

SCALE: 1"=60'

DATE: 21-031 BUA

360-441-7442

