

SURVEY DESCRIPTION

TYLER PARCEL

TRACT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-055, APPROVED JULY 20, 1944, AND RECORDED JULY 28, 1944, IN BOOK 11 OF SHORT PLATS, PAGE 41, UNDER AUDITOR'S FILE NO. 9407280033, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, AND BEING A PORTION OF SHORT PLAT NO. 12-80.

TOGETHER WITH A 6-FOOT WIDE NON-EXCLUSIVE EASEMENT FOR WATERLINE PURPOSES ONLY CENTERED ON AN EXISTING WATERLINE RUNNING FROM THE WELL SITE DELINEATED ON THE FACE OF SHORT PLAT NO. 91-055 TO THE 40 FOOT WIDE WATERLINE AND UTILITY EASEMENT ALSO DELINEATED ON SAID SHORT PLAT. BEING A PORTION OF NON OVER UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 91-055, APPROVED JULY 20, 1944, AND RECORDED JULY 28, 1944, IN BOOK 11 OF SHORT PLATS, PAGE 41, UNDER AUDITOR'S FILE NO. 9407280033, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, AND BEING A PORTION OF SHORT PLAT NO. 12-80.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR WATERLINE AND UTILITIES OVER, ACROSS AND UNDER THE EAST 40 FEET OF LOTS 2 AND 3, OF SAID SHORT PLAT AS DELINEATED THEREOF.

ALSO TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE WELL SET FORTH ON THE FACE OF SAID SHORT PLAT.

FISHER PARCEL

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 91-54, APPROVED JULY 16, 1944, AND RECORDED JULY 28, 1944, IN BOOK 11 OF SHORT PLATS, PAGE 41, UNDER AUDITOR'S FILE NO. 9407280033, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COOKIES, CABLES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGGER 22960.
2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
3. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200003300025 AND 20061280021.
4. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 12-80 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9407280033, SKAGIT COUNTY SHORT PLAT NO. 91-54 RECORDED UNDER AUDITOR'S FILE NO. 9407280097, IN RECORDS OF SKAGIT COUNTY AUDITOR.
5. INSTRUMENTATION: TRIMBLE C-3 THEODOLITE DISTANCE METER
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: NORTH LINE OF LOT 1, SKAGIT COUNTY SHORT PLAT NO. 91-54 RECORDED UNDER AUDITOR'S FILE NO. 9407280033 BEARING: NORTH 79°11'41" WEST
9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF GALEN TYLER AND SHERILL TYLER, HUSBAND AND WIFE AND CHRISTOPHER LAWRENCE FISHER AND CHRISTINE P. FISHER, HUSBAND AND WIFE, 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, EASEMENTS, RESERVATIONS, COVENANTS, LEASES, EASES, COOKIES, CABLES AND OTHER INSTRUMENTS OF RECORD, NO TITLE REPORTS WERE PROVIDED.
11. ALL DISTANCES SHOWN HEREON ARE IN FEET.

12. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAIN PILES, DOCK CONCRETE BLOCK WALLS, TREE TRIMMED LANDSCAPES AND PATHWAYS) 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.

SURVEYOR'S NOTE

THE ORIGINAL SHORT PLAT NO. 12-80 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9407280033 USED THE MEANDER LINE AS THE METESBELY OWNERSHIP BOUNDARY OF THE LOTS. ALL SUBSEQUENT RE-SHORT PLATS AND SURVEYS USED THE DESCRIBED LOT FROM THE ORIGINAL BOUNDARY, WHICH HAS THE SAME METESBELY LIMIT. MOST SUBSEQUENT SURVEYS DID NOT PERFORM ANY FIELDWORK WEST OF THE TOP OF THE BANK DUE TO THE SEVERE STEEPNESS OF THE BANK. THE SURVEYOR REQUESTED THAT THE SURVEY STOP DOWN TO THE SHORELINE AREA.

THE LIMITS OF A GOVERNMENT LOT GENERALLY EXTEND TO THE LINE OF ORDINARY HIGH WATER AND IN SOME CASES OWNERSHIP CAN EXTEND OUT TO THE MEANDER LINE IF IT IS FURTHER OUT AND ONE UPLANDS THESE OBTAINED PRIOR TO STATEHOOD. THIS SURVEY WAS CONDUCTED IN AN AREA WHERE THE MEANDER LINE IS INCLUDED WITHIN THE BOUNDARIES OF THE SINKHOLE INDIAN RESERVATIONS.

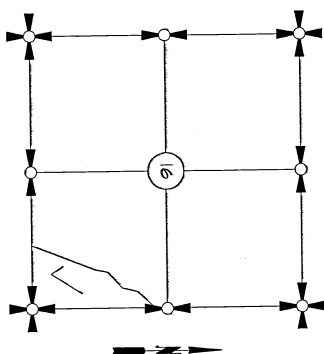
BASED UPON RECORDED SURVEY PERFORMED FOR THE SINKHOLE INDIAN COMMUNITY, AUDITOR'S FILE NO. 2020332020, IT WOULD APPEAR THAT THE TRIBAL BOUNDARY RUNS ALONG THE LINE OF MEAN HIGH TIDE. NO DETERMINATION OF THE LINE OF MEAN HIGH TIDE WAS MADE AND THE ACTUAL BOUNDARY MAY NOT COINCIDE WITH THE MEANDER LINE BOUNDARY AS SHOWN ON THE ORIGINAL SHORT PLAT NO. 12-80.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGGER & ASSOCIATES, PLLC, THIS SURVEY FOR RECORD THIS 27th DAY OF May, 2021 AT 4:11 PM, IN VOLUME 202105270162 OF SURVEYS ON PAGES 1-2 UNDER AUDITOR'S FILE NO. 202105270162 IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

Shirley Bell
SKAGIT COUNTY AUDITOR

David J. Carls
DEPUTY SKAGIT COUNTY AUDITOR



SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, V. C. MAP

V. C. MAP

SHEET 1 OF 2

DATE: 5/26/21

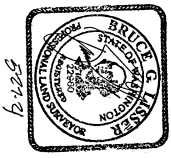
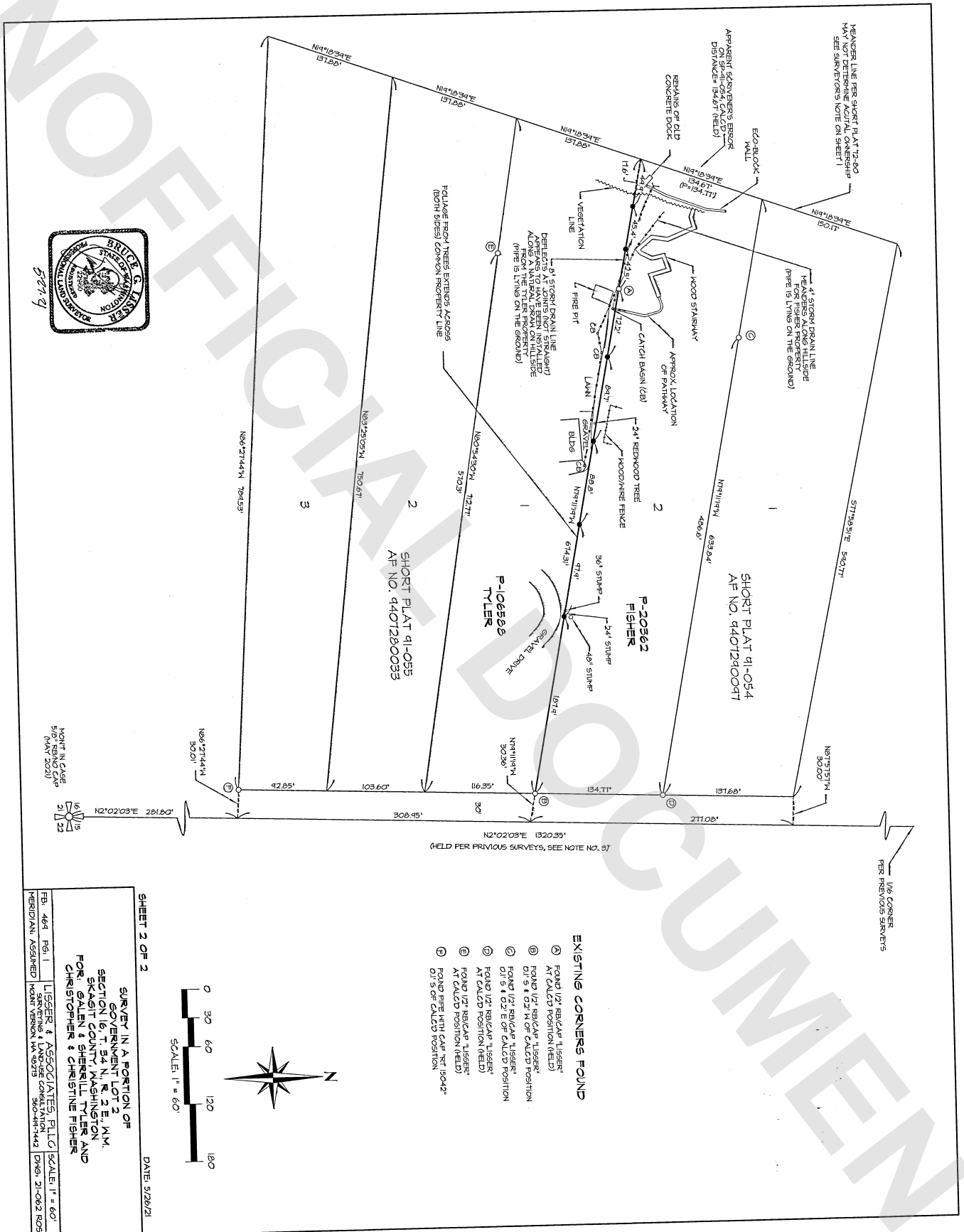
SURVEY IN A PORTION OF
GOVERNMENT LOT 2
SECTION 16, T. 34 N., R. 2 E., 1/4, V. C. MAP
FOR GALEN TYLER AND
CHRISTOPHER & CHRISTINE FISHER

BY: 464 TBS-1	LUGGER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED	SKAGIT COUNTY AUDITOR	DATE: 21-05-2021
	360-447-4442	2021-05-27



DATE: May 23, 2021

BRUCE & LUGGER, PLLC, CERTIFICATE NO. 22460
LUGGER & ASSOCIATES, PLLC
320 MILWAUKEE STREET BOX 1104
MOUNT VERNON, WA 98273
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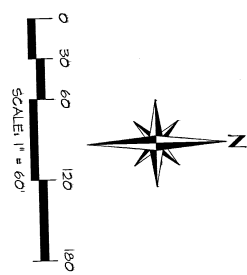


POINT IN CASE
OF LOSS
NAD 83
NAD 2011

SHEET 2 OF 2

SURVEY IN A PORTION OF
GOVERNMENT LOT 2
SECTION 16, T. 34 N., R. 2 E., 11M.
SKAGIT COUNTY, WASHINGTON
FOR: GALEN & SHERILL TYLER AND
CHRISTOPHER & CHRISTINE FISHER

FB: 469 Pg. 1 LUISER & ASSOCIATES, PLLC SCALE: 1" = 60'
SURVEYING & LAND USE CONSULTING 500 WEST 44th
BREMEN, WA 98512 206-841-4443 DWS, 21-062-805



- EXISTING CORNERS FOUND**
- ① FOUND 1/2" BRICK "TISER" AT CALC'D POSITION (FIELD)
 - ② FOUND 1/2" BRICK "TISER" DI 5 & 0.2' N OF CALC'D POSITION
 - ③ FOUND 1/2" BRICK "TISER" DI 5 & 0.2' E OF CALC'D POSITION
 - ④ FOUND 1/2" BRICK "TISER" AT CALC'D POSITION (FIELD)
 - ⑤ FOUND 1/2" BRICK "TISER" AT CALC'D POSITION (FIELD)
 - ⑥ FOUND BRICK WITH CAP RT 15042" DI 5 OF CALC'D POSITION