

SURVEY DESCRIPTION

EXHIBIT "E" AUDITOR'S FILE NUMBER 20210220146
(SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-11041, P-11046 AND P-11144)

LOTS 1, 7 AND 8, BLOCK 55, "ADDITION TO BAY VIEW WASH.
(SEIGREDED)", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE
II, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PART OF BLOCK 55, "PLAT OF BAY VIEW, MCKENNA
AND ELLIOTT'S SECOND ADDITION", AS PER PLAT RECORDED IN VOLUME 3
OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 55 SAID ADDITION;
THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 55, AND THE
EXTENSION THEREOF, A DISTANCE OF 100 FEET TO THE EAST LINE OF
THE NORTHWESTERLY PARALLEL TO THE EAST LINE OF BLOCK 55, A
DISTANCE OF 60 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF BLOCK 55, A DISTANCE
OF 100 FEET TO THE EAST LINE THEREOF;
THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK 55, A DISTANCE
OF 60 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH VACATED WEST STREET ADJACENT, AS PER SKAGIT COUNTY
CASE NO. 40-2-00525-1.

EXCEPT FROM THE ABOVE DESCRIBED TRACT, THE EASTERLY 2 FEET
THEREOF.

AND TOGETHER WITH THE SOUTHERLY 1/2 OF THE SOUTHWESTERLY
EXTENSION OF "E" STREET LYING SOUTHWESTERLY OF THE SOUTHWESTERLY
RIGHT-OF-WAY MARGIN OF FIRST STREET AS SHOWN ON THE PLAT
"ADDITION TO BAY VIEW WASH. (SEIGREDED)", AS PER PLAT RECORDED
IN VOLUME 1 OF PLATS, PAGE II, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

AND ALSO TOGETHER WITH THE SOUTHERLY 1/2 OF THE NORTHERLY 1/2 OF
THE SOUTHWESTERLY EXTENSION OF "E" STREET LYING SOUTHWESTERLY OF
THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF FIRST STREET AS SHOWN ON
THE PLAT "ADDITION TO BAY VIEW WASH. (SEIGREDED)", AS PER PLAT RECORDED
IN VOLUME 1 OF PLATS, PAGE II, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

AND ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER
THE EASTERLY 2 FEET OF THE NORTHERLY 60 FEET OF BLOCK 55, "PLAT
OF BAY VIEW, MCKENNA AND ELLIOTT'S SECOND ADDITION".

AND ALSO TOGETHER WITH TIDE LANDS OF THE SECOND CLASS, IF ANY,
LYING WEST OF GOVERNMENT LOTS 1 AND 2 OF SECTION 31, TOWNSHIP 35
NORTH, RANGE 3 EAST, 1/4M, AND EAST OF THE BUSH ACT OYSTER LAND
TRACT CONVERTED BY STATE OF WASHINGTON UNDER DEED RECORDED APRIL
22, 1901 IN VOLUME 10 OF DEEDS, PAGE 404, UNDER AUDITOR'S FILE
NO. 61901 AND SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 55, "PLAT OF BAY
VIEW, MCKENNA AND ELLIOTT'S SECOND ADDITION";
THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 55 AND THE
EXTENSION THEREOF TO THE EASTERLY LINE OF BUSH ACT OYSTER LAND
TRACT REFERRED TO ABOVE.

AND ALSO TOGETHER WITH TIDE LANDS OF THE SECOND CLASS, IF ANY,
LYING WEST OF THE MEANDER LINE OF GOVERNMENT LOTS 1 AND 2 OF
SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M, AND EAST OF
THE BUSH ACT OYSTER LAND TRACT CONVERTED BY STATE OF WASHINGTON
UNDER DEED RECORDED APRIL 22, 1901 IN VOLUME 10 OF DEEDS, PAGE
404, UNDER AUDITOR'S FILE NO. 61901 AND LYING NORTH OF THE
FOLLOWING DESCRIBED LINE "A" AND LYING SOUTH OF THE FOLLOWING
DESCRIBED LINE "B".

"A", BEGINNING AT THE NORTHEAST CORNER OF BLOCK 55, "PLAT OF BAY
VIEW, MCKENNA AND ELLIOTT'S SECOND ADDITION";
THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 55 AND THE
EXTENSION THEREOF TO THE EASTERLY LINE OF THE BUSH ACT OYSTER
LAND TRACT REFERRED TO ABOVE.

"B", BEGINNING AT THE SOUTHEASTERN CORNER OF LOT 3, BLOCK 54,
"PLAT OF BAY VIEW, MCKENNA AND ELLIOTT'S SECOND ADDITION";
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE
EXTENSION THEREOF TO THE EASTERLY LINE OF THE BUSH ACT OYSTER
LAND TRACT REFERRED TO ABOVE.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, EJECTAS, COURT
CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED L15ER 20123164.
O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
X INDICATES EXISTING NAIL AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NUMBER 20210220146.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE
"ADDITION TO BAY VIEW WASH. (SEIGREDED)" INFORMATION IN VOLUME 1
OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON, FILE
NO. 4201060015, 4501250084, 20210220143 AND 202106020154,
ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION, TRIMBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE, STANDARD FIELD TRAVERSE
6. MERIDIAN, ASSUMED
7. BASIS OF BEARING, MOUNTED CENTRELINE OF FIRST STREET
BEARING = NORTH 20°45'54" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSHUA H. TOP
AND REBECCA A. TOP, HUSBAND AND WIFE, FOR THE DELINEATION AND
STAKING OF THE NORTHERLY LINE OF THE DESCRIBED PROPERTY, AS
SHOWN.
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, RESTRICTIVE COVENANTS, SUBDIVISION
RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAVEL, DRIVEWAY,
AS PER IAC CHAPTER 332-130. LINES OF OCCUPATION MAY
INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN EASEMENTS.
BOUNDARY SURVEY HAS ONLY SHOWN OCCUPATIONAL INDICATORS OF
OCCUPATION TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO RESOLUTION OF
DISPUTE BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY
THIS SURVEY.

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 JOSHUA H. TOP AND REBECCA A. TOP,
HUSBAND AND WIFE, IN AUGUST 2021.

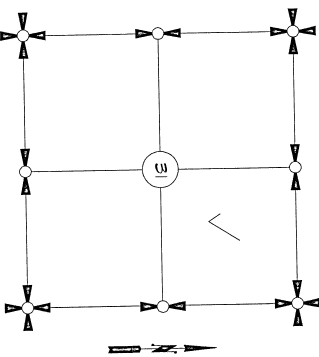
KEVIN G. LIEBER, P.L.S., CERTIFICATE NO. 20123164
LIEBER & ASSOCIATES, PLLC
500 UNIVERSITY AVENUE, SUITE 100
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL: KEVIN@LIEBER.COM

11-4-21

DATE



11-4-21



SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4M.

VICINITY MAP

SHEET 1 OF 2

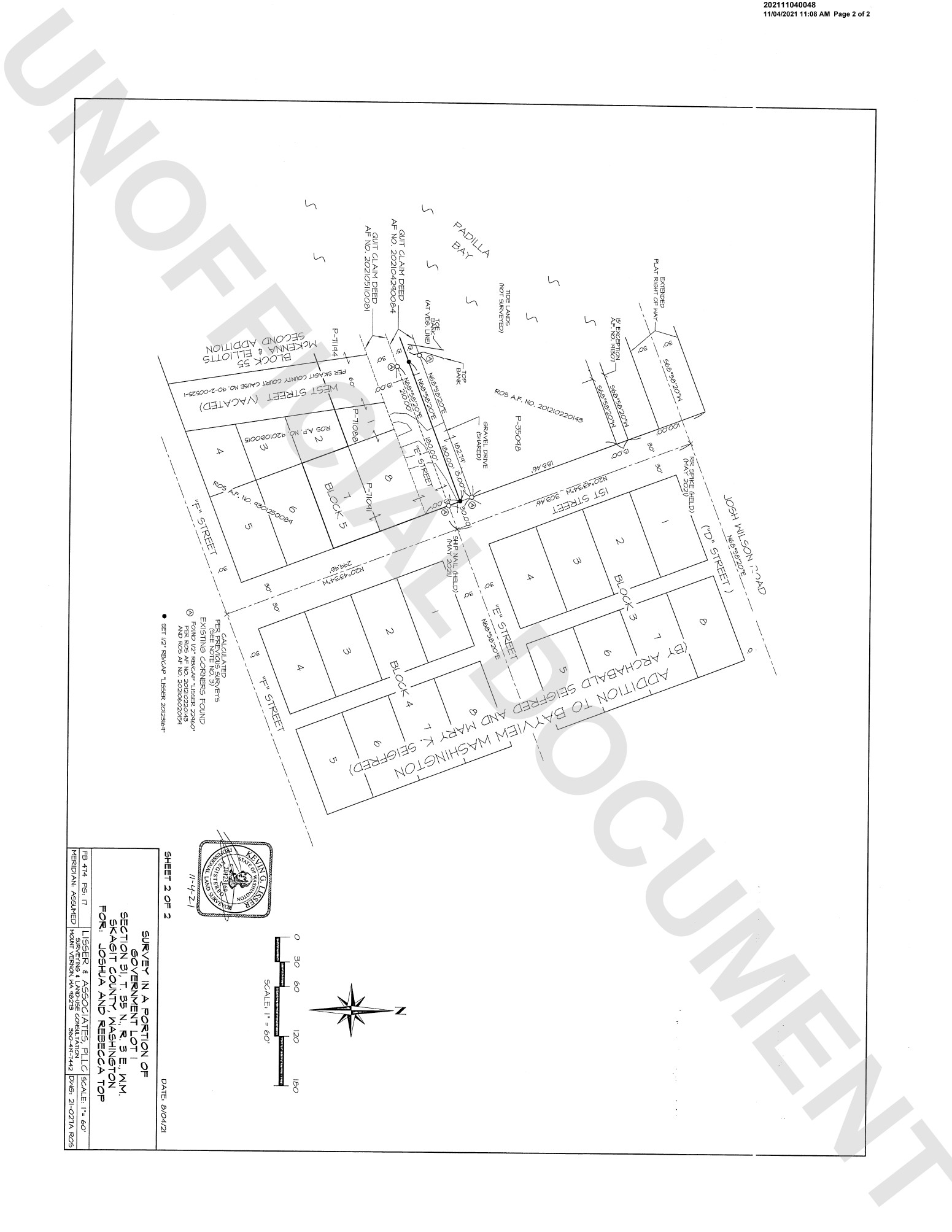
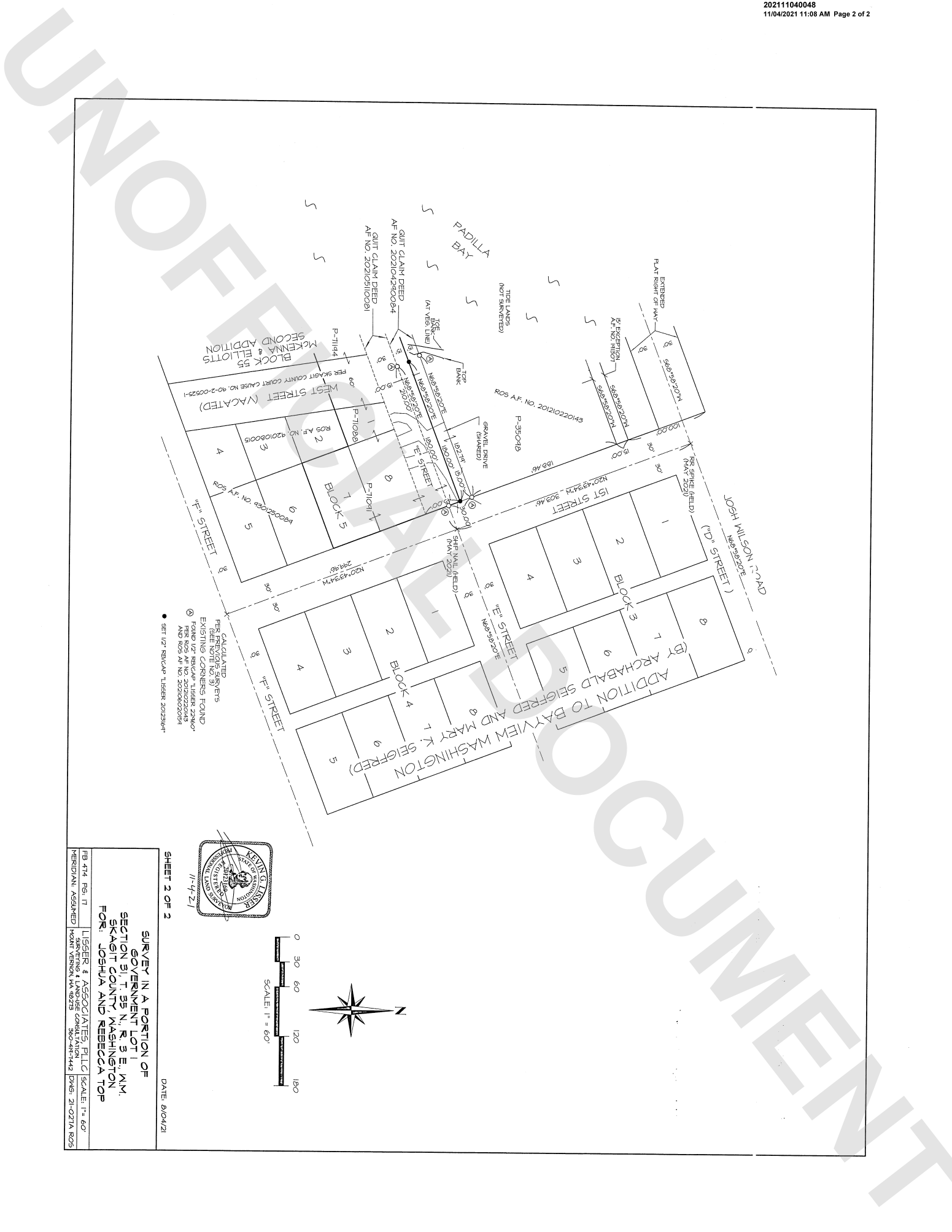
DATE: 11/02/21

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF November 2021 AT 8
O'CLOCK (P.M.) IN VOLUME 1 OF
SURVEYS ON PAGES 11 UNDER AUDITOR'S FILE
NO. 20211040048
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR
Nancy Linneas Salgado
DEPUTY

SURVEY IN A PORTION OF GOVERNMENT LOT 1 SECTION 31, T. 35 N., R. 3 E., 1/4M. SKAGIT COUNTY, WASHINGTON FOR: JOSHUA AND REBECCA TOP	
LIEBER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360-419-1442	SCALE: N/A DWS: 21-021A R025



FB 474 Pg: 17	LISER & ASSOCIATES, PLLC	SCALE: 1" = 60'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 21-027A.F
	MOUNT VERNON, WA 98273	360-419-17442