

SURVEY DESCRIPTION

QUIT CLAIM DEED EXHIBIT "C" RECORDED UNDER AUDITOR'S FILE NO. 202201250028 SKAGIT COUNTY PARCEL NO. P-193026

THAT PORTION OF THE BELOW DESCRIBED TRACT "X", LYING NORTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE BELOW DESCRIBED TRACT "X", BEING AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LANE AND AVENUE AS SHOWN ON THE MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, FROM WHICH THE CENTERLINE OF WOODLAND AVENUE BEARS SOUTH 27°09'01" WEST TO THE INTERSECTION WITH SOUTH LAKE CAMPBELL ROAD ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 34 EAST, FOR A DISTANCE OF 241.84 FEET, THENCE NORTH 51°54'51" EAST FOR A DISTANCE OF 289.89 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE CAMPBELL AND BEING THE TERMINUS OF SAID LINE.

TRACT "X"

THE WEST 125 FEET OF LOTS 1, 2, AND 3, ALSO THE WEST 125 FEET OF THE NORTH 1/2 OF LOT 4 IN BLOCK 34, MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 1/2 OF LOT 1 AND ALL OF LOTS 12, 13, AND 14 OF BLOCK 34.

AND TOGETHER WITH VACATED ALLEY AND THAT PORTION OF VACATED WOODLAND AVENUE ADJACENT AS VACATED BY SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 91-2-00544-1.

ALSO TOGETHER WITH ALL OF LOT 1 AND THE WEST 125 FEET OF LOTS 2, 3 AND 4, BLOCK 10, MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO TOGETHER WITH VACATED ALLEY ADJACENT AND VACATED 10TH STREET ADJACENT.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

QUIT CLAIM DEED EXHIBIT "B" RECORDED UNDER AUDITOR'S FILE NO. 202201250024 SKAGIT COUNTY PARCEL NO. P-193094

THAT PORTION OF THE BELOW DESCRIBED TRACT "X", LYING SOUTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF THE BELOW DESCRIBED TRACT "X", BEING AN INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LANE AND AVENUE AS SHOWN ON THE MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, FROM WHICH THE CENTERLINE OF WOODLAND AVENUE BEARS SOUTH 27°09'01" WEST TO THE INTERSECTION WITH SOUTH LAKE CAMPBELL ROAD ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 34 EAST, FOR A DISTANCE OF 241.84 FEET, THENCE NORTH 51°54'51" EAST FOR A DISTANCE OF 289.89 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE CAMPBELL AND BEING THE TERMINUS OF SAID LINE.

TRACT "X"

THE WEST 125 FEET OF LOTS 1, 2, AND 3, ALSO THE WEST 125 FEET OF THE NORTH 1/2 OF LOT 4 IN BLOCK 34, MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 1/2 OF LOT 1 AND ALL OF LOTS 12, 13, AND 14 OF BLOCK 34.

AND TOGETHER WITH VACATED ALLEY AND THAT PORTION OF VACATED WOODLAND AVENUE ADJACENT AS VACATED BY SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 91-2-00544-1.

ALSO TOGETHER WITH ALL OF LOT 1 AND THE WEST 125 FEET OF LOTS 2, 3 AND 4, BLOCK 10, MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO TOGETHER WITH VACATED ALLEY ADJACENT AND VACATED 10TH STREET ADJACENT.

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

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP

2. DESCRIBED EXISTING PIPE OR REBAR FOUND AS NOTED

3. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

4. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 202201250028 AND 202201250024.

5. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE MAP OF FIDALGO CITY, SKAGIT CO, WASHINGTON, RECORDED IN VOLUME 2 OF PLATS PAGES 113 AND 114 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 480140037, 4801200075, 4804190074, 4812200015 AND 48022410071, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

6. INSTRUMENTATION: LEICA 1003 TORA PLUS THEODOLITE DISTANCE METER

TRIMBLE 5-5 TOTAL STATION

7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

8. MERIDIAN: ASSUMED

9. BASIS OF BEARING: FOUND REBAR ON EAST LINE OF RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 48022410071 BEARING = NORTH 27°09'01" EAST

10. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SEAN CORNETT AND BRENDA CORNETT, A MARRIED COUPLE, AND SUSAN REED, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY WAS CONDUCTED AND RECORDED IN ACCORDANCE WITH 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, NO TITLE REPORT WAS PROVIDED.

12. ALL DISTANCES SHOWN HEREON ARE IN FEET.

13. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (LAWN, TRAIL) AS PER MAP 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 BOUNDARY OF THE DESCRIBED PROPERTY. UNWRITTEN RIGHTS BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYORS NOTE

THE REBAR, PRECIPITATIONS FOR THE SUBJECT PROPERTY UTILIZE A DIMENSION OF THE WEST 125 FEET OF LOTS 2, 3 AND 4, BLOCK 10 AND 1, 2, 3 AND NORTH 1/2 OF LOT 4, BLOCK 34 AS WELL AS THE EAST 325 FEET OF THE SAME LOTS, THE SUM OF WHICH ADD UP TO 1050 FEET WHICH IS THE DIMENSION OF THE LOTS PER THE PLAT. AS CAN BE SEEN ON PREVIOUS SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 480140037 (WHICH USED THE 3935 FEET MEASUREMENT) AND NUMBER 4801200075 (WHICH USED THE 3935 FEET MEASUREMENT) THE 1050 FEET DIMENSION OF THE PROPERTY DUE TO THE PROPORTIONING REQUIRED TO RESOLVE THE ORIGINAL PLAT BOUNDARY.

THE BOUNDARY LINE ADJUSTMENTS RECORDED FOR THIS SURVEY HAVE ELIMINATED THIS ISSUE AS THE DIVIDING LINE WILL NO LONGER IMPACT PREVIOUS SURVEYS. THE LOCATION OF THE REBAR FOR EASE IN FUTURE COMPUTATIONS, PREVIOUS SURVEY SOLUTION ONLY FOR EASE IN FUTURE COMPUTATIONS.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS AND THE SURVEY PRACTICES OF THE KING COUNTY AUDITOR AND BRENDA CORNETT, A MARRIED COUPLE, AND SUSAN REED, IN JANUARY 2022.

 DATE 1-26-22

KEVIN G. LISGER, P.L.S., CERTIFICATE NO. 20123664
 LISGER & ASSOCIATES, PLLC
 320 MILWAUKEE ST/PO BOX 1104
 MOUNT VERNON, WA 98275
 PHONE (360) 418-1142
 FAX (360) 418-0581
 E-MAIL KEVIN@LISGER.COM

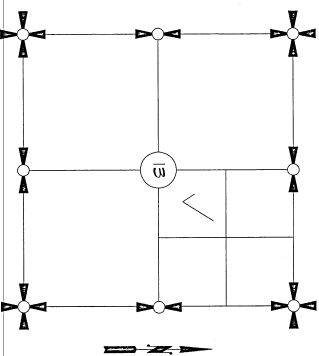
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISGER & ASSOCIATES, PLLC, I HAVE EXAMINED THE SURVEY MAP AND RECORD OF SURVEY (ON PAGES 113 AND 114) UNDER AUDITOR'S FILE NO. 202201260048 & RECORDS OF SKAGIT COUNTY, WASHINGTON.

 Skagit County Auditor



1-26-22



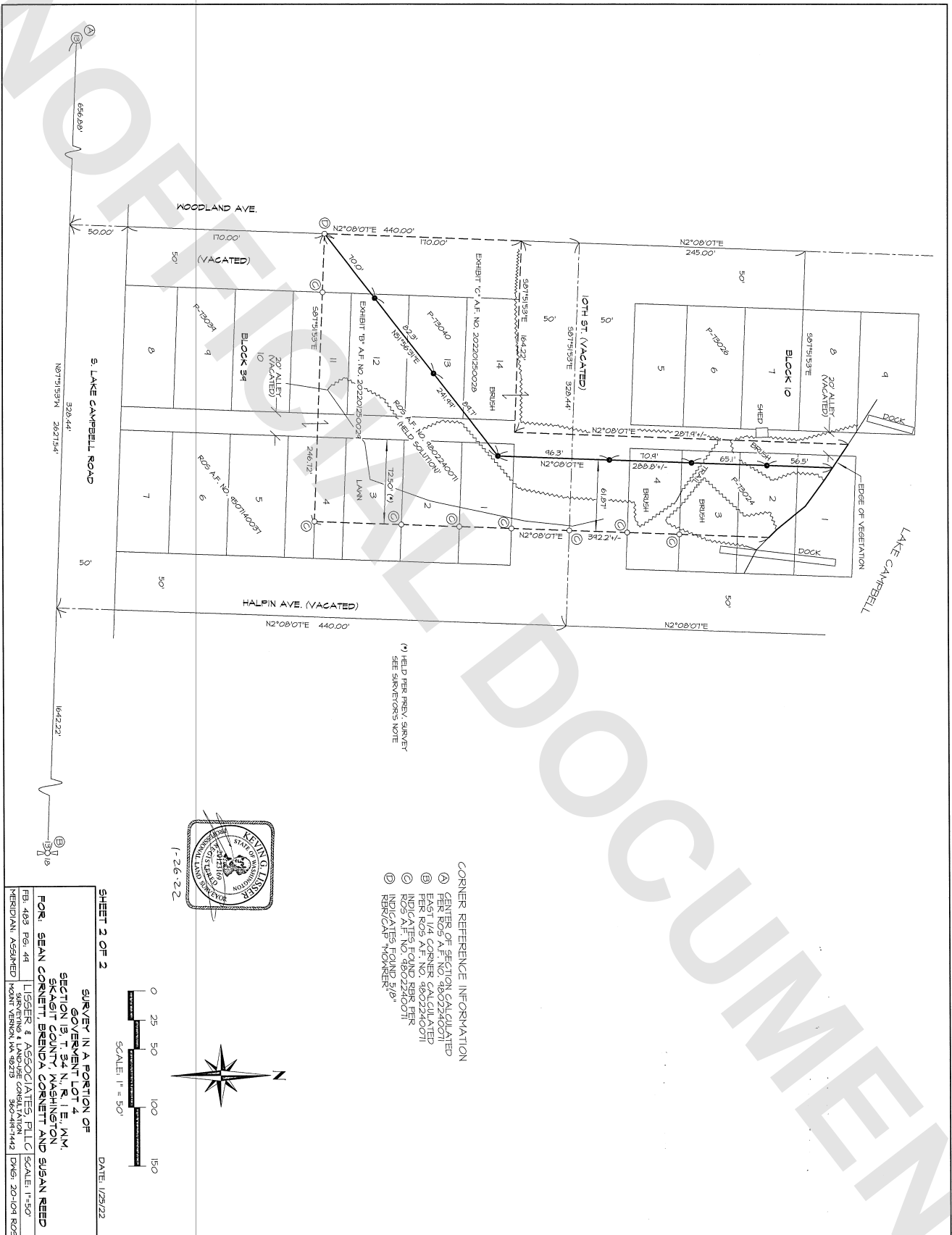
SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST, W1X.

VICINITY MAP

SHEET 1 OF 2

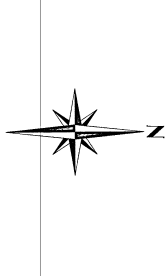
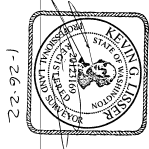
DATE: 1/25/22

SURVEY IN A PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST, W1X.	
FOR: SEAN CORNETT, BRENDA CORNETT AND SUSAN REED	
FB, FS, MERIDIAN ASSIGNED	LISGER & ASSOCIATES, PLLC SCALE: 1"=100' DATE: 20-10-2025



(*) HELD PER PREV. SURVEY
SEE SURVEYOR'S NOTE

- CORNER REFERENCE INFORMATION
- Ⓐ CENTER OF SECTION CALCULATED PER ROS A.F. NO. 9802240071
 - Ⓑ EAST 1/4 CORNER CALCULATED PER ROS A.F. NO. 9802240071
 - Ⓒ ROS A.F. NO. 9802240071
 - Ⓓ INDICATES FOUND 3/8"
 - Ⓔ REBAR/CAP MARKER



SHEET 2 OF 2

DATE: 1/25/22

SURVEY IN A PORTION OF SECTION 01, T15N, R10E, 14M, SEASIDE COUNTY, VIRGINIA, FOR: SEAN CORNETT, BRENDA CORNETT AND SUSAN REED

LISTER & ASSOCIATES, PLLC
1515 W. MAIN ST., SUITE 100
MOUNT VERNON, VA 22121
540-448-1442
SCALE: 1"=50'

FB: 403 PLS. 44
MOUNT VERNON, VA 22121
SCALE: 1"=50'