

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISEER 2012/3/64
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES MONUMENT FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2020/2220216 AND AS RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION (ADDING PARCEL F) UNDER AUDITOR'S FILE NO. 2020/20100094.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF PARAGON SOUTH CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO. 2010/0025, AND SHORT PLAT NO. 30-16 UNDER AUDITOR'S FILE NO. 834705, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE C-3 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, N41.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SEDONA APARTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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 IMPLY OR REPRESENT THE FOLLOWING: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DESCRIBED RECORD, NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYOR'S NOTE

THE BOUNDARY FOR PARCEL "E" USED FOR THIS SURVEY IS FROM THE DESCRIPTION SHOWN ON PARAGON SOUTH CONDOMINIUM RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 7101010025, TRACT "D" SHORT PLAT 30-16.

FOR CONSIGNENCY, THE BOUNDARY FOR PARCEL "B" ACCEPTED THE BOUNDARY AS DESCRIBED ON QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200303010345.

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 SEDONA APARTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY IN JANUARY 2022.

KEVIN G. LISEER, P.L.S., CERTIFICATE NO. 2012/3/64
LISEER & ASSOCIATES, PLLC
320 WILLAMETTE STREET BOX 104
MOUNT VERNON WA 98273
PHONE (360) 418-0581
FAX (360) 418-0581
E-MAIL KEVIN@LISEER.COM

2-11-22

DATE



2-11-22

SURVEY DESCRIPTION

PARCEL "B"

THAT CERTAIN STRIP OF LAND ADJOINING THE PLAT OF "PARAGON SOUTH CONDOMINIUM", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE(S) 83 AND 84, ON THE EAST AND LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES THEREOF AND WESTERLY OF THE EXISTING FENCE AND OCCUPATION LINE, AS SHOWN ON PLAT 30-16, RECORDED UNDER AUDITOR'S FILE NO. 834705, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, N41, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C"

TRACT C OF SHORT PLAT NO. 30-16, APPROVED JULY 22, 1976, AND RECORDED JULY 26, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 151, UNDER AUDITOR'S FILE NO. 834705, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, N41.

EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE EAST LINE OF GREENSTREET'S ADDITION TO SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID EAST LINE IS SHOWN ON SAID SHORT PLAT NO. 30-16.

PARCEL "D"

TRACT B OF SHORT PLAT NO. 30-16, APPROVED JULY 22, 1976, AND RECORDED JULY 26, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 151, UNDER AUDITOR'S FILE NO. 834705, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, N41.

EXCEPT THAT PORTION, IF ANY, LYING WEST OF THE EAST LINE OF GREENSTREET'S ADDITION TO SEDRO WOOLLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID EAST LINE IS SHOWN ON SAID SHORT PLAT NO. 30-16.

PARCEL "E"

APARTMENT NOS. 114, INCLUSIVE OF "PARAGON SOUTH CONDOMINIUM" ACCORDING TO THE SURVEY MAP AND PLANS RECORDED IN VOLUME 12 OF CONDOMINIUMS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER RECORDING NUMBER 7101010025 AND ACCORDING TO CONDOMINIUM DECLARATION RECORDED ON NOVEMBER 1, 1974 UNDER RECORDING NUMBER 7101010024, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "F"

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF TRACT B AND OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, N41, RECORDED JULY 26, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 151, UNDER AUDITOR'S FILE NO. 834705, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THAT PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE N41, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE NORTH 84°58'30" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1510.45 FEET TO THE NORTHEAST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THENCE NORTH 84°58'30" EAST ALONG SAID NORTH LINE A DISTANCE OF 346.2 FEET, THENCE SOUTH 01°50'13" EAST ALONG AN EXISTING FENCE LINE A DISTANCE OF 668.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION, THENCE NORTH 84°34'24" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1510.45 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE NORTH 03°01'09" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 668.40 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF.

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

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

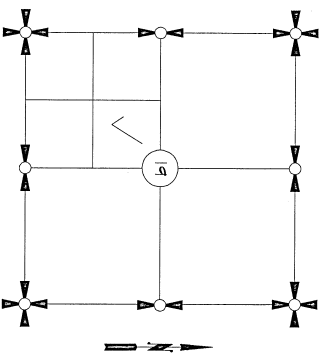
AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISEER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 11 DAY OF February 2022 AT 10 MINUTES PAST 12 O'CLOCK P.M. IN VOLUME 1 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202202110062 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Seagit County Auditor

Nancy Linnes S.



SHEET 1 OF 2

DATE 2/10/22

SURVEY IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T. 35 N., R. 5 E., N41, SKAGIT COUNTY, WASHINGTON FOR: SEDONA APARTMENTS, LLC

FB:	PLS:	LISEER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED	MON VERNON WA 98273	360/410/1142	DWG: 21-T13

