

**NOTES**

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP  
 INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED  
 INDICATES EXISTING MONUMENT AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 202203160093 AND 202203170024.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF FIRST ADDITION TO THE TOWN OF SEDRO, RECORDED IN VOLUME 3 OF PLATS, PAGE 24, PLAT OF STATE STREET ADDITION TO SEDRO, RECORDED IN VOLUME 3 OF PLATS, PAGE 61, SHORT PLAT NO. 54-03-44, RECORDED UNDER AUDITOR'S FILE NO. 2018030025 AND RECORDS OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 2018030025, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: TRIPBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSAIGNED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF STATE STREET AS SHOWN  
 BEARING = SOUTH 89°54'54" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPERTY OWNERS, JULIE AND TIMOTHY MARQUEZ, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT INTEND TO AFFECT THE BOUNDARIES, 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.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) AS PER MAC CHAPTER 392-130. 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 BOUNDARIES OF THE SECTION OF SECTION 19 BASED ON THE EVIDENT RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
12. THE CITY OF SEDRO-MOOLLET REQUIRES THAT THE GARAGE THAT CROSSES THE ORIGINAL LOTS 13 AND 14 BE RAZED AND THE COVERED PORCH ALONG THE WEST SIDE OF THE HOUSE ALSO BE REMOVED.

**SURVEYORS 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 JULIE AND TIMOTHY MARQUEZ, IN APRIL 2022.

KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123164  
 LISSER & ASSOCIATES, PLLC  
 5100 WASHINGTON AVENUE, SUITE 1104  
 MOUNT VERNON, WA 98278  
 PHONE (360) 414-7442  
 FAX (360) 414-0581  
 E-MAIL: KEVIN@LISSER.COM

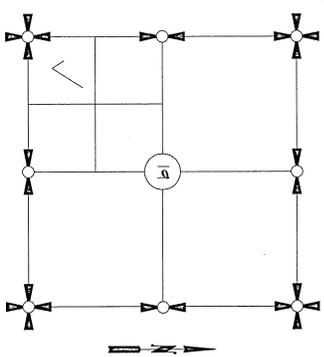
DATE 5-19-22



**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC,  
 MINUTES PAST 3 O'CLOCK P.M. IN VOLUME 2022 AT 26  
 PAGES UNDER AUDITOR'S FILE NO. 202205190109,  
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Dorothy DeLuca*  
 SKAGIT COUNTY AUDITOR  
 DEPUTY  
 Nancy Luavress S



SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, 14TH MERIDIAN, WASH.

SHEET 1 OF 2

DATE: 5/14/2022

SURVEY IN A PORTION OF THE 5/14 OF THE 5/14 OF SECTION 19, T. 35 N., R. 5 E., 14M. SEDRO-MOOLLET, SKAGIT COUNTY, WASHINGTON FOR: JULIE AND TIMOTHY MARQUEZ	
FS:	LISSER & ASSOCIATES, PLLC SCALE
FS:	SURVEYING & LAND USE CONSULTATION SKAGIT COUNTY, WASHINGTON
FS:	HERIDIAN: ASSAIGNED
FS:	DWG: 21-174 B/A

**SURVEY DESCRIPTION**

PARCEL NO. 1 EXHIBIT "I" AUDITOR'S FILE NO. 20222091600024  
 LOT 11, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL NO. 2 EXHIBIT "H" AUDITOR'S FILE NO. 2022209170024  
 LOT 12, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 84°54'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 3443 FEET, THENCE SOUTH 84°54'28" WEST FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 12 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE POINT OF BEGINNING, LINE OF SAID LOT 12 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 13, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE NORTH 0°00'21" WEST ALONG THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 84°54'28" WEST FOR A DISTANCE OF 210 FEET, THENCE SOUTH 0°00'21" WEST PARALLEL WITH SAID EAST LINE OF LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, THENCE SOUTH 84°54'40" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE TRUE POINT OF BEGINNING.

PARCEL NO. 3 EXHIBIT "I" AUDITOR'S FILE NO. 2022209170024  
 PORTION OF LOT 12, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, THENCE NORTH 84°54'15" EAST ALONG THE SOUTH LINE OF SAID LOT 12 FOR A DISTANCE OF 140 FEET, THENCE NORTH 0°00'21" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 3443 FEET, THENCE SOUTH 84°54'28" WEST FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 12 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°00'21" EAST ALONG THE WEST LINE OF SAID LOT 12 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND LOT 13, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, THENCE NORTH 0°00'21" WEST ALONG THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 84°54'28" WEST FOR A DISTANCE OF 140 FEET, THENCE SOUTH 0°00'21" WEST PARALLEL WITH SAID EAST LINE OF LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, THENCE NORTH 84°54'40" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 0°00'21" WEST FROM THE POINT OF BEGINNING, LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, THENCE NORTH 0°00'21" WEST ALONG THE EAST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 84°54'28" WEST FOR A DISTANCE OF 210 FEET, THENCE SOUTH 0°00'21" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, THENCE SOUTH 84°54'40" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 140 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 0°00'21" EAST ALONG THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO A PORTION OF LOT 14, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE SOUTH 84°54'15" WEST ALONG THE SOUTH LINE OF SAID LOT 14 FOR A DISTANCE OF 210 FEET, THENCE NORTH 0°00'21" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 3444 FEET, THENCE NORTH 84°54'28" EAST FOR A DISTANCE OF 210 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 14 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°00'21" EAST ALONG THE EAST LINE OF SAID LOT 14 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL NO. 4 EXHIBIT "J" AUDITOR'S FILE NO. 2022209170024  
 PORTION OF LOT 13, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, THENCE NORTH 0°00'21" WEST ALONG THE SOUTH LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 84°54'28" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, THENCE SOUTH 84°54'40" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 210 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 13 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE TRUE POINT OF BEGINNING, LINE OF SAID LOT 13 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH LOT 14, BLOCK 34, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, THENCE SOUTH 84°54'15" WEST ALONG THE SOUTH LINE OF SAID LOT 14 FOR A DISTANCE OF 210 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 14 FOR A DISTANCE OF 3444 FEET, THENCE NORTH 0°00'21" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 14 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 14 AT A POINT BEARING NORTH 0°00'21" WEST FROM THE POINT OF BEGINNING, LINE OF SAID LOT 14 FOR A DISTANCE OF 3444 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE PARCELS 123 AND 4 BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICCTIONS, COVENANTS, LEASES, LIENS, EJECTA, CONTRACTS AND OTHER INSTRUMENTS OF RECORD.

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



SHEET 2 OF 3

DATE: 5/19/2022

SURVEY IN A PORTION OF THE 5/4 OF THE 5/4 OF SECTION 19, T. 35 N., R. 3 E., 1/4 M. SEDRO-MOOLLEY, SKAGIT COUNTY, WASHINGTON FOR: JILLIE AND TIMOTHY MARQUEZ	
Fb. No.	LISSEY & ASSOCIATES, PLLC SCALE
HERSHELD, ASSIGNED	SKAGIT COUNTY LAND USE CONSULTATION KARIN VERBORN, WA 98251 509-411-1442
	DWG. 21174 B/LA

