



ALL THAT PART OF GOVERNMENT LOT 1 IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.M., BEING DESCRIBED AS FOLLOWS:

SECTION 30N, 81°43'24" WEST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 10,615 FEET TO A MEANDER CORNER AS SHOWN ON THE RECORD OF SURVEY PREPARED BY JOHN VADAI AND RECORDED IN BOOK 1 OF SURVEYS, PAGE 81 RECORDS OF SCAKIT COUNTY, WASHINGTON; 35.51' EAST, ALONG THE MEANDER LINE, A DISTANCE OF 10.51' FEET;

THENCE NORTH 12°08'16" EAST, A DISTANCE OF 13,026 FEET;

THENCE SOUTH 15°16'54" EAST, A DISTANCE OF 22,295 FEET;

THENCE SOUTH 25°15'52" EAST, A DISTANCE OF 15,743 FEET;

THENCE NORTH 81°40'33" WEST, A DISTANCE OF 17.51 FEET;

THENCE SOUTH 20°36'10" EAST, A DISTANCE OF 11,000 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 20°36'10" EAST, A DISTANCE OF 50,235 FEET;

THENCE NORTH 81°35'04" WEST, A DISTANCE OF 14,240 FEET;

THENCE NORTH 81°40'33" WEST, A DISTANCE OF 15,743 FEET;

THENCE NORTHWESTERLY, ALONG SAID MEAN HIGH TIDE LINE, TO A POINT THAT IS NORTH 81°40'06" WEST OF THE POINT OF BEGINNING;

THENCE SOUTH 81°04'06" EAST, TO THE POINT OF BEGINNING.

BEING APPROXIMATELY AS ILLUSTRATED ON EXHIBIT "1," ATTACHED HERETO.

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

SITuate IN THE COUNTY OF SCAKIT, STATE OF WASHINGTON.

EXHIBIT 1 IS A REFERENCE TO SCAKIT COUNTY SUPERIOR COURT CASE NO. 47-2-00642-1 IN IT APPEARS THAT THE DESCRIPTION WAS COPIED FROM (SHEET NUMBER)



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 DOUGLAS AND JANET JOHNSON, IN AUGUST 2002.

BRUCE C. LISSER, P.L.S., CERTIFICATE NO. 2296C
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DATE Apr 26, 2022

1. ☐ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON AUNT CLAIN DEED RECORDED UNDER 964611 COUNTY AUDITOR'S FILE NUMBER 2010207060035.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE TWIN BRIDGES MARSHAL BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200903030004 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 400210014, 071014008, 20010710046, AND 20102100074. ALL IN RECORDS OF 964611 COUNTY AUDITOR AND STATE OF WASHINGTON HIGHWAY MAP, SECONDARY HIGHWAY PROJECT NO. 4 (6R 20) DATED JULY 1995 AND STATE OF WASHINGTON HIGHWAY MAP, 9R 20 MARCH POINT ROAD TO REDNOA DATED APRIL 3, 1994.
4. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MENDIAN: ASSIGNED
7. BASIS OF BEARING: SOUTHWESTERLY, LINE OF LOT 2 TWIN BRIDGES MARSHAL BINDING SITE PLAN, FILE NO. 200903030004, BEARING: SOUTH 13°35'32" EAST (CALLED NORTH 23°35'04" WEST ON SAND BINDING SITE PLAN)
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DOUGLAS AND JANET JOHNSON FOR THE DELINEATION OF THE DESCRIBED PROPERTY IN RELATIONSHIP TO ROAD RIGHTS-OF-WAY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT INTEND 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 DRIVE), 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 DEEDED LINES OF RECORD, NO REGULATION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYOR'S NOTE

THIS SURVEY WAS INITIALLY REQUESTED FOR A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-45415 (JOHNSON) AND WHAT THE SKAGIT COUNTY ASSESSOR'S OFFICE HAD MAPPED AS CONTIGUOUS PROPERTY TO THE SOUTH P-20201 (NEINART). STAFF AT THE COUNTY PLANNING DEPARTMENT HAD GIVEN A VERBAL OKAY TO PROCEED.

I QUESTIONED THE ABILITY FOR A BOUNDARY LINE ADJUSTMENT AS I THOUGHT THE ASSESSORS MAPPING DID NOT SEEM CORRECT AS THERE WERE HISTORIC ROADS IN THE AREA.

BASED UPON RESEARCH AND FIELD WORK IT WAS DETERMINED THAT IN FACT THERE ARE TWO COUNTY ROAD RIGHTS-OF-WAY T.B. FISH ROAD AND OLD MEMORIAL HIGHWAY THAT HAVE NEVER BEEN VACATED IN THE AREA. THE OWNER TO THE SOUTH (WEINART) AGREED WITH HOW HE HAD MAPPED HER OWNERSHIP LINE AS BEING ON THE SOUTH RIGHT-OF-WAY MARGIN FOR OLD MEMORIAL HIGHWAY WHICH SUPPORTED OUR ANALYSIS.

ONCE IT WAS DETERMINED THAT A BOUNDARY LINE ADJUSTMENT WAS NOT POSSIBLE, I MET WITH COUNTY STAFF TO SEE IF WE COULD VACATE A PORTION OF THE RIGHTS-OF-WAY, BUT SINCE BOTH RIGHTS-OF-WAY HAVE DIRECT ACCESS TO SPANISH CHANNEL, ANY VACATION WOULD HAVE TO WORK WITHIN THE CONSTRAINTS OF RCN 36.07.130.

THE PROPOSAL WAS TO PROVIDE AN ACCESS STRIP THROUGH THE SOUTHEASTLY CORNER OF THE TRACT TO THE OLD MEMORIAL HIGHWAY RIGHT-OF-WAY 15 FEET, MORE OR LESS, OF THE OLD MEMORIAL HIGHWAY RIGHT-OF-WAY AS WELL AS A 20-FOOT, MORE OR LESS STRIP EASTERLY OF THE LINE OF ORDINARY HIGH WATER, THIS MAINTAINING PUBLIC ACCESS TO THE AREA AND THEN EVACUATE THE REMAINING 15 FEET OF THE TRACT TO THE ADJACENT TRACT. THE BOARD OF SUPERVISORS INITIAL THOUGHT TO BE A REASONABLE REQUEST, BUT ULTIMATELY REJECTED BY THE COUNTY STAFF AND FELT IT BEST TO LEAVE EVERYTHING AS-IS AND SIMPLY CORRECT THEIR MAPPING TO PROPERLY REFLECT THE OWNERSHIP LINES.

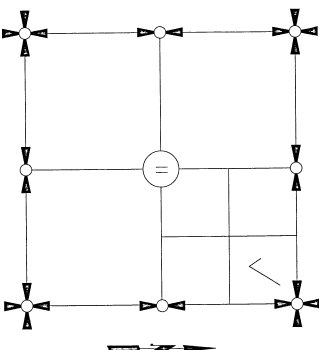
THIS SURVEY IS BEING RECORDED TO REFLECT THE LIMITS OF THE JOHNSON PROPERTY AS WELL AS TO HELP THE COUNTY STAFF MAP THE EXISTING ROAD RIGHTS-OF-WAY, NO PROPERTY CORNERS WERE SET.

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC

FILED FOR RECORD THIS 20 DAY OF NOVEMBER 2022 AT 41 MINUTES PAST 9 O'CLOCK A.M. IN VOLUME - OF SURVEYS ON PAGE(S) - UNDER AUDITOR'S FILE NO. 202208240133, RECORDS OF SKAGIT COUNTY, WASHINGTON.

David T. Lewis
SKAGIT COUNTY AUDITOR

DEPT



SECTION 11, TOWNSHIP 34 NORTH, RANGE 2 EAST, M1M

VICINITY MAP
NTS

SHEET 1 OF 2

DATE: 8/25/22

NE 1/4 OF THE NE 1/4 OF (GOV'T LOT 1,
SECTION 11, T. 34 N., R. 2 E., W.M.

FOR: DOUGLAS B. JOHNSON AND JANET S. JOHNSON

FB:	PG:	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: DWG: 22-076 R09
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