

**SURVEY DESCRIPTION**

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17 MEETS THE EAST LINE OF THE NORTH-EAST 1/4 LINE OF WINDSOR DRIVE AND WHICH IS THE EAST-NORTHWEST CORNER OF LOT 21, COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH 16°56'36" WEST ALONG THE PRODUCTION OF WINDSOR TRILE POINT OF BEGINNING A DISTANCE OF 329.94 FEET TO THE THENCE SOUTH 84°39'14" EAST PARALLEL TO THE NORTH LINE OF SAID COLLEGE HEIGHTS ADDITION, A DISTANCE OF 133.42 FEET TO THE LINE OF THAT CERTAIN ROAD RIGHT-OF-WAY CONVEYED TO THE CITY OF MOUNT VERNON, BY DEED RECORDED MARCH 23, 1961, UNDER AUDITORS' FILE NO. 2011092220075, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH 84°39'14" WEST ALONG THE NORTH LINE OF SAID ROAD RIGHT-OF-WAY A DISTANCE OF 75.00 FEET;  
 THENCE CONTINUING ALONG SAID ROAD RIGHT-OF-WAY AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.0 FEET TO A POINT THAT BEARS SOUTH 16°56'36" EAST TO THE TRUE POINT OF BEGINNING;  
 THENCE NORTH 16°56'36" WEST TO THE TRUE POINT OF BEGINNING.  
 TOGETHER WITH THE SOUTH 20 FEET OF TRACT 19 OF CITY OF MOUNT VERNON SHORT PLAT NO. 1W-1-TT1 LOCATED IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, APPROVED OCTOBER 3, 1971 AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 133, UNDER AUDITORS' FILE NO. 0666033, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

**SURVEYORS CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTORIAL CONTROL AND WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EDWARDS/PRISE FAMILY TRUST, IN JULY 2022.

KEVIN G. LISSER, P.L.L.C. CERTIFICATE NO. 20213164  
 LISSER & ASSOCIATES, PLLC  
 320 MILWAUKEE STREET, BOX 1104  
 MOUNT VERNON, WA 98273  
 PHONE (360) 414-7142  
 FAX (360) 414-0581  
 E-MAIL KEVIN@LISSER.COM

DATE 7-29-22

**NOTES**

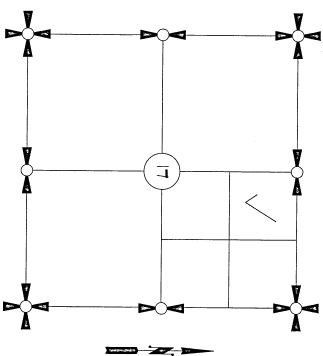
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123164  
 ○ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED  
 ○ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY MARGINAL DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 201109120075.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "COLLEGE HEIGHTS ADDITION MOUNT VERNON, WASHINGTON," RECORDED IN VOLUME 7 OF PLATS, PAGES 101 AND 102, SHORT PLAT NO. 1W-1-6-16, RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 122, CITY OF MOUNT VERNON SHORT PLAT NO. 1W-1-TT1 RECORDED IN VOLUME 2 OF SHORT PLATS, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITORS' FILE NO. 2011092220075, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTH-EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.  
 BEARING = NORTH 84° 37' 00" WEST PER PLAT OF COLLEGE HEIGHTS ADDITION.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF EDWARDS/PRISE FAMILY TRUST, 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 CONSTITUTE A GUARANTEE OF ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SITES: SETBACKS, EASEMENTS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS, FENCES, WALLS, AND GRAVEL PATH AS PER MAC CHAPTER 332.130. 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 DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS DAY OF OCT 2022 AT 10:16 AM  
 MINUTES PAGE 123164  
 SKAGIT COUNTY AUDITOR  
 NO. 202210040067 UNDER AUDITORS' FILE  
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR  
 Paula Toliver

DEPUTY  
 Gary Swartz



SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.  
 VICINITY MAP  
 N2S

SHEET 1 OF 2

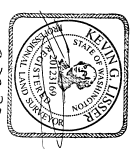
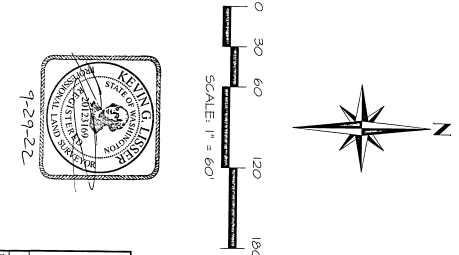
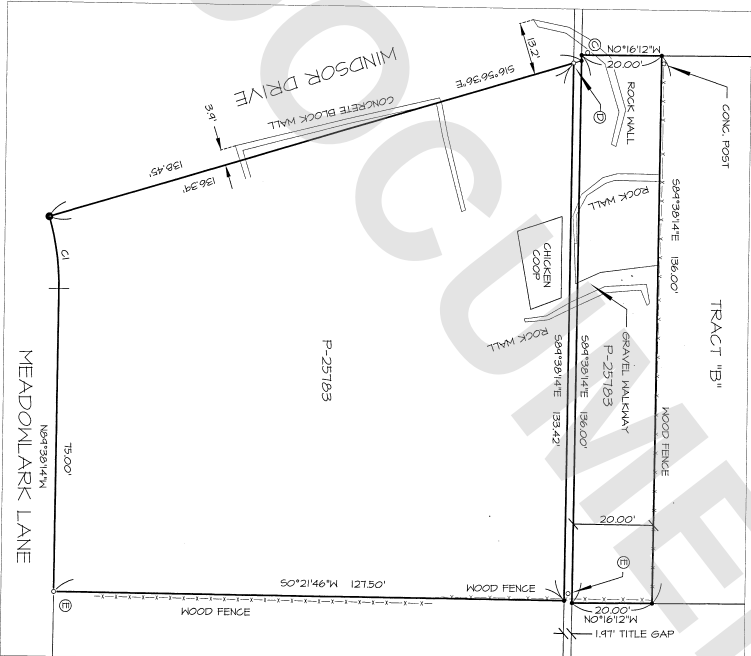
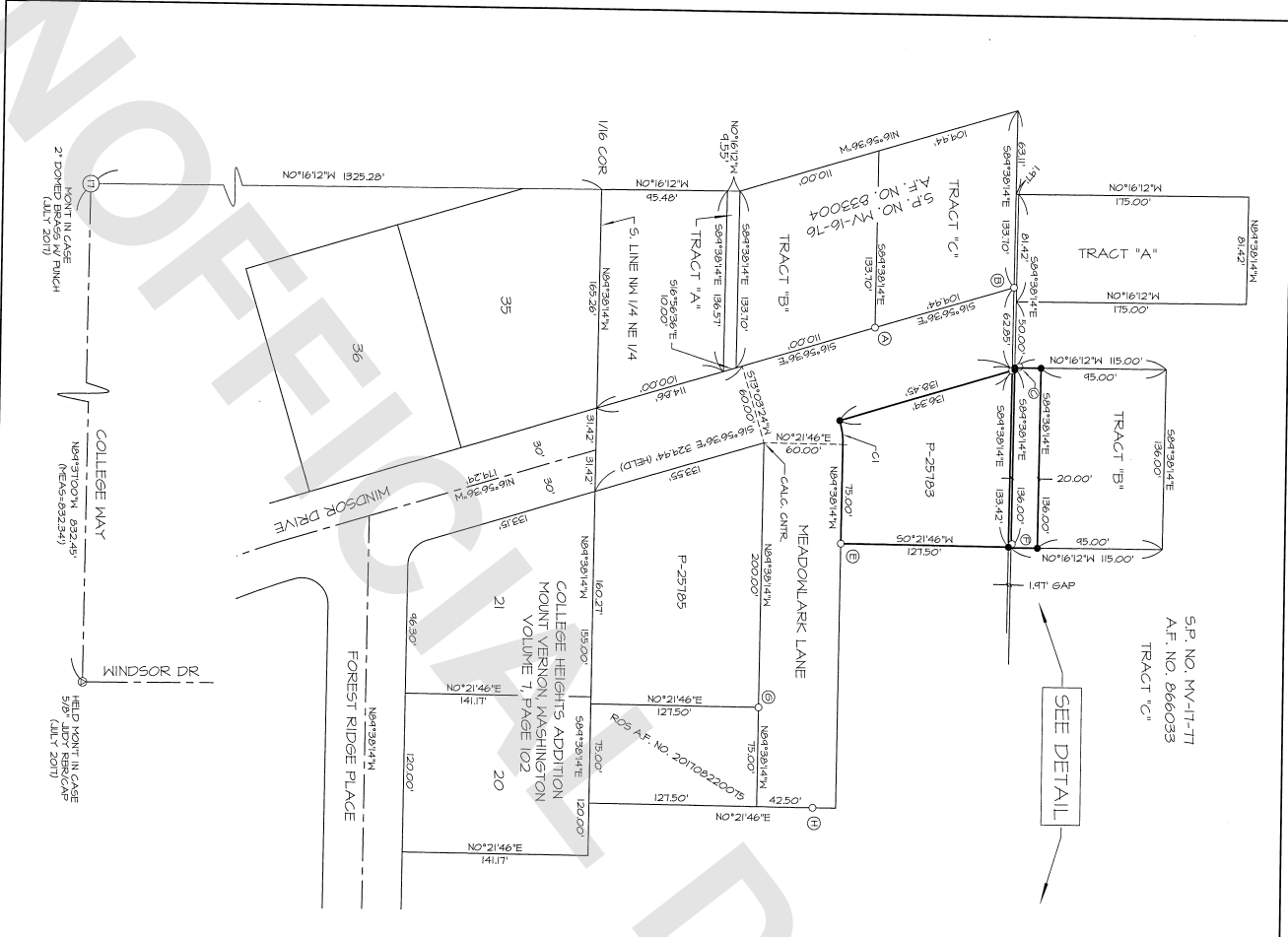
DATE: 01/29/22

SURVEY IN A PORTION OF THE  
 NW 1/4 OF THE NE 1/4 OF  
 SECTION 17, T. 34 N., R. 4 E. 1M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: EDWARDS/PRISE FAMILY TRUST

FB: 444 Pg. 7 LISSER & ASSOCIATES, PLLC SCALE:  
 SURVEYING & LAND USE CONSULTATION  
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-414-7142 Dwg: 22-075 R05



7-29-22



**EXISTING CORNERS FOUND**

- ⊕ FOUND 5/8" REBAR "TIPS"
- ⊖ 0.6" N AND 0.5" E OF CALCD POSITION
- ⊕ FOUND 5/8" REBAR "TIPS"
- ⊖ 0.6" N AND 0.6" E OF CALCD POSITION
- ⊕ FOUND 1/2" REBAR "WALL"
- ⊖ 1.0" N AND 0.1" M OF CALCD POSITION
- ⊕ FOUND 1/2" REBAR PIPE - LEANS WEST
- ⊖ 0.1" N AND 0.2" M OF CALCD POSITION
- ⊕ FOUND 1/2" REBAR PIPE - CALCD POSITION
- ⊖ 0.2" N AND 0.1" M OF CALCD POSITION
- ⊕ FOUND 1/2" REBAR PIPE
- ⊖ 0.1" N AND 1.0" M OF CALCD POSITION
- ⊕ FOUND 5/8" REBAR "TIP"
- ⊖ 0.1" S AND 0.1" E OF CALCD POSITION
- ⊕ FOUND IRON PIPE
- ⊖ 0.2" S AND 0.1" E OF CALCD POSITION

**CURVE TABLE**

NO.	BEARING	ANGLE	EXCISE
1	N04°39'14"E	90.00°	0.0000
2	S04°39'14"E	90.00°	0.0000

**SHEET 2 OF 2**

DATE: 9/28/22

**SURVEY IN A PORTION OF THE**  
**SECTION 14 OF THE NE 1/4 OF**  
**SECTION 12, T12N, R4E, A.M.,**  
**SUBDIVISION OF MOUNT VERNON,**  
**WASHINGTON**  
**FOR: EDWARDS/FAISE FAMILY TRUST**

FB: 444 Pgs: 7 LESGER & ASSOCIATES PLLC SCALE: 1" = 60'  
MERIDIAN: ASSUMED SURVEYING & LAND USE CONSULTATION  
MOUNT VERNON, VA 22073 360-414-1442 DWG#: 22-075 ROS