

**SURVEY DESCRIPTION**

**PARCEL A**  
 SKAGIT COUNTY AUDITOR'S FILE NO. 20090140001  
 THE NORTH 825 FEET OF THE SOUTH 490 FEET OF THE NORTHEAST 1/4 OF  
 THE SOUTH EAST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST,  
 MN,  
 EXCEPT THE SOUTH 350 FEET OF SAID NORTH 825 FEET.

AND ALSO EXCEPT THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE  
 VALENTINE ROAD ALONG THE WEST LINE OF SAID SUBDIVISION.

**PARCEL B**

SKAGIT COUNTY AUDITOR'S FILE NO. 20090140002  
 THE SOUTH 165 FEET OF THE WEST 360 FEET OF THE SOUTH 490 FEET OF  
 THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION  
 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN, LYING EAST OF THE  
 VALENTINE ROAD ALONG THE WEST LINE OF SAID SUBDIVISION,  
 TOGETHER WITH THE SOUTH 350 FEET OF THE NORTH 825 FEET OF THE  
 SOUTH 490 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID  
 SECTION 5.

EXCEPT THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE VALENTINE ROAD  
 ALONG THE WEST LINE OF SAID SUBDIVISION.

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

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

**NOTES**

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED  
 LISSEBERRY INDICATES EXISTING REBAR OR IRON PIPE FOUND.
2. SURVEY DESCRIPTION IS FROM QUIT CLAIM DEED DATED DECEMBER 8,  
 2009 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO.  
 20090140001 AND QUIT CLAIM DEED DATED DECEMBER 8, 2009 AND  
 RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20090140001.
3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF  
 SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 2003050056 AND  
 SKAGIT COUNTY SHORT PLAT NO. 98-092 RECORDED UNDER AUDITOR'S  
 FILE NO. 141080073, SHORT PLAT NO. 98-092 RECORDED UNDER AUDITOR'S  
 FILE NO. 141080073, SHORT PLAT NO. 98-092 RECORDED UNDER  
 AUDITOR'S FILE NO. 20090140001, ALL IN RECORDS OF SKAGIT COUNTY,  
 WASHINGTON.
4. BASIS OF BEARING, MONUMENTED EAST LINE OF THE SOUTHEAST 1/4  
 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN,  
 BEARING = NORTH 0°55'10" EAST
5. MERIDIAN: ASSUMED
6. INSTRUMENTATION: LEICA TORRESA THEODOLITE DISTANCE METER
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CAROLYN  
 VANDERVEGT AND DONALD ROBINSON FOR THE DELINEATION AND STAKING OF  
 THE DESCRIBED PROPERTY, AS SHOWN HEREON.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP  
 THIS SURVEY IS SUBJECT TO ALL INSTRUMENTS OF RECORD, WHICH  
 MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE, EASEMENTS, BUILDING  
 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS,  
 ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT  
 TITLE SEARCH MAY DISCLOSE.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS, BUILDINGS, FENCE  
 LINES AND GRAVEL DRIVE PER M.A.C. CHAPTER 33230. LINES OF  
 OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN  
 OWNERSHIP. THIS 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.
11. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET.

**SURVEYOR'S NOTE**

THIS SURVEY IS A RE-RECORDING OF THAT CERTAIN SURVEY RECORDED UNDER  
 SKAGIT COUNTY AUDITOR'S FILE NUMBER 20090130193 WHICH INCORRECTLY  
 COMPUTED THE BOUNDARY OF PARCEL B.

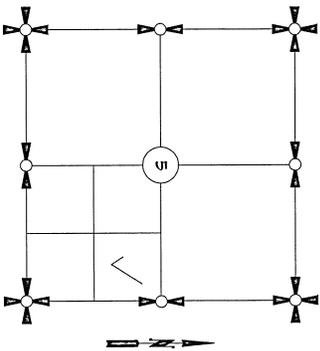
THE PREVIOUS SURVEY COMPUTED THE BOUNDARY OF PARCEL B FROM THE  
 SUBDIVISION LINE (CENTRALINE OF VALENTINE ROAD) INSTAD OF THE EASTERN  
 MARGIN OF VALENTINE ROAD. THE RESULT IS A 20 FOOT SHIFT TO THE EAST.  
 THE ERROR WAS FOUND DURING RESEARCH FOR ANOTHER SURVEY IN THE AREA.  
 THE OCCUPATION LINES ARE VERY OLD AND PREDATE THE PREVIOUS SURVEY.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LISSEBERRY & ASSOCIATES, PLLC,  
 I, CLERK OF COUNTY, DO HEREBY CERTIFY THAT THIS SURVEY WAS  
 FILED FOR RECORD THIS 9 DAY OF JANUARY 2023 AT 5:24  
 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 202301090043  
 PAGES 1 UNDER AUDITOR'S FILE NO. 202301090043  
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Shirley Robinson*  
 SKAGIT COUNTY AUDITOR

*Shirley Robinson*  
 DEPUTY



SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, MN,  
 VICINITY MAP

N  
 S

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

**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 CAROLYN VANDERVEGT AND DONALD  
 ROBINSON, IN JULY 2004 AND CORRECTED IN DECEMBER 2023.

*Shirley Robinson*  
 SURVEYOR  
 BRUCE & LISSEBERRY, PLLC, CERTIFICATE NO. 229160  
 320 MILLMAURET STREET  
 P.O. BOX 1104  
 MOUNT VERNON, WA 98273  
 PHONE (360) 419-7442  
 FAX (360) 419-0581  
 E-MAIL BRUCE@LISSEBERRY.COM

DATE Jan 9, 2023



SHEET 1 OF 2

DATE: 1/09/23

BOUNDARY SURVEY  
 IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF  
 SECTION 5, T. 33 N., R. 3 E., MN,  
 SKAGIT COUNTY, WASHINGTON  
 FOR CAROLYN VANDERVEGT & DONALD ROBINSON  
 FB 301 PG 70  
 LISSEBERRY & ASSOCIATES, PLLC SCALE: N/A  
 SURVEYING & LAND-USE CONSULTATION 360-419-7442  
 MERIDIAN ASSIGNED: MOUNT VERNON, WA 98273 DWS: 04-032805

