

SURVEY DESCRIPTION

PARCEL "A"
 LOTS 11, 18, 19 AND 20, BLOCK 3, "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 EXCEPT THE EAST 20 FEET OF SAID LOT 20,
 TOGETHER WITH THAT PORTION OF VACATED CALIFORNIA STREET, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
 THE WEST 1/2 OF VACATED CALIFORNIA STREET, ACCORDING TO THE PLAT OF THE TOWNSHIP OF GIBRALTER, AS RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ADJACENT TO LOT 50, BLOCK 2,
 EXCEPT FOR THE FOLLOWING PROPERTY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 50, BLOCK 2, THAT OF THE TOWNSHIP OF GIBRALTER, AS RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON;
 THENCE SOUTH 84°33'10" EAST ON THE PROJECTION OF THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 6.942 FEET TO THE SOUTHERLY PROJECTION OF THE TOP OF A CUT BANK;
 THENCE NORTH 6°51'44" EAST ALONG THE TOP AND SAID PROJECTION OF 150.25 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE VACATED PORTION OF CALIFORNIA STREET THAT WOULD ATTACH TO SAID LOT 30 BY DUE PROCESS OF LAW;
 THENCE NORTH 84°34'24" WEST ALONG SAID NORTH LINE 24.22 FEET TO THE PROJECTION OF THE EAST LINE OF SAID LOT 30,
 A DISTANCE OF 141.30 FEET TO THE TRUE POINT OF BEGINNING,
 SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 HEATHER HARDIE-HILL AND NICHOLAS MOLL, WIFE AND HUSBAND, IN OCTOBER 2022.

KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123164
 LISSER & ASSOCIATES, PLLC
 1101 N. MOUNT VERNON WA 98273
 PHONE (360) 414-1142
 FAX (360) 414-0261
 E-MAIL KEVINLISSER.COM

DATE 1-17-23

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INScribed LISSER 20123164,
 ○ INDICATES EXISTING MONUMENT AS NOTED
 ○ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY SUPERIOR COURT CASE NO. 2022051200714 FOR PARCEL "A," AND SKAGIT COUNTY SUPERIOR COURT CASE NO. 40-2-020205-6, STIPULATION, JUDGMENT AND DECREE FILED APRIL 6, 1945 FOR PARCEL "B".
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "PLAT OF THE TOWNSHIP OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.", RECORDED IN VOLUME 1 OF PLATS, PAGES 19 AND 20, PLAT OF GIBRALTER HEIGHTS, RECORDED IN VOLUME 10 OF PLATS, PAGES 52-53, RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 9101070015, 4410140003, 2020503030107 AND 9101400037, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11th PER RECORD OF SURVEY BEARING = NORTH 84°31'45" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF HEATHER HARDIE-HILL AND NICHOLAS MOLL, WIFE AND HUSBAND, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS MAP IS NOT INTENDED NOR SHOULD IT BE INTERPRETED AS CONVEYING OR REPRESENTING ANY INTEREST TO BELIEVE ALL OF 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 U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, RAILROAD TIE BORDER, ROCK WALL) 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 EXISTING LINES OF OCCUPATION OF THE DESCRIBED PROPERTY AND DOES NOT REPRESENT OR IMPLY ANY WRITTEN RIGHTS HAS BEEN MADE OR FILED BY THIS SURVEY.

SURVEYORS NOTE

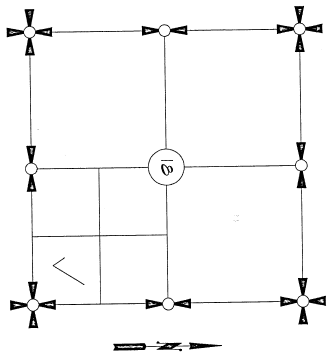
PARCEL "A" AS DESCRIBED ABOVE WAS CONVERTED TO THOMAS A. WALSH AND JOAN N. WALSH BY MARRIAGE DEED AND SUBSEQUENTLY CONVERTED TO HEATHER HARDIE-HILL AND NICHOLAS MOLL BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2022051200714.
 PARCEL "B" AS DESCRIBED ABOVE WAS ORDERED, ADJUDGED AND DECREED TO BE THE FEE SIMPLE OWNERSHIP OF HEATHER HARDIE-HILL AND NICHOLAS MOLL BY STIPULATION, JUDGMENT AND DECREE DATED APRIL 6, 1945 AND FILED APRIL 6, 1945. IT IS MY OPINION THAT THIS PARCEL IS STILL TITLED VESTED IN THOMAS A. WALSH AND JOAN N. WALSH AND TO CLEAR TITLE, IT SHOULD BE INCLUDED IN EITHER A CORRECTED DEED OR A NEW DEED RECORDED WITH THE COUNTY AUDITOR WHICH CONVERTS THE PROPERTY TO HEATHER HARDIE-HILL AND NICHOLAS MOLL.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF January 2023 AT 4:00 MINUTES PAST 8 O'CLOCK A.M. IN VOLUME 8 OF SURVEYS ON PAGES 1 UNDER AUDITOR'S FILE NO. 202301170030 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

David Pelletier
 David Pelletier
 COUNTY AUDITOR



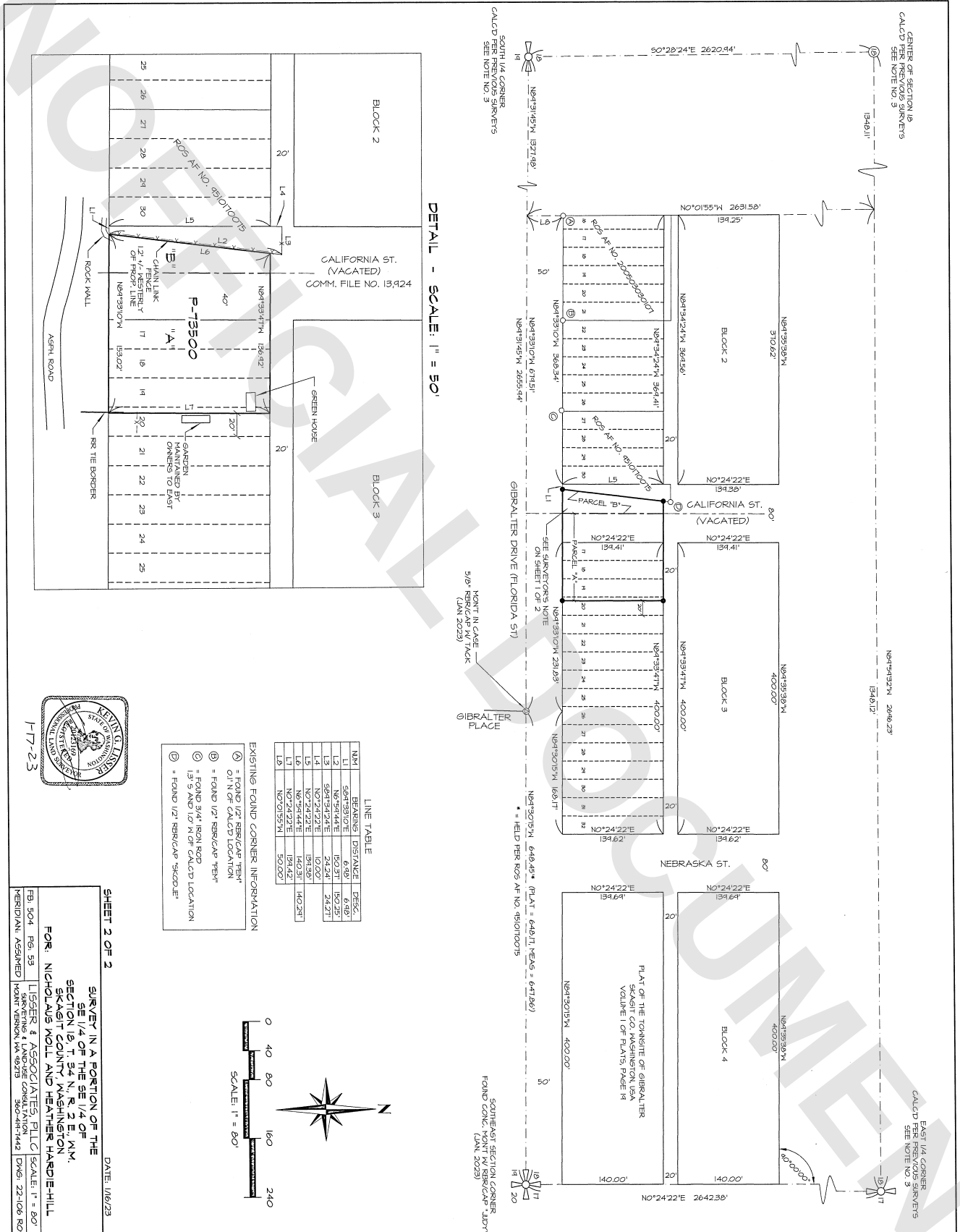
SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11th MERIDIAN, WASH.

SHEET 1 OF 2

DATE 1/16/23

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18, T. 34 N., R. 2 E., 11th MERIDIAN, SKAGIT COUNTY, WASHINGTON FOR: NICHOLAS MOLL AND HEATHER HARDIE-HILL

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 1101 N. MOUNT VERNON WA 98273
 PHONE: 360-414-1142
 FAX: 360-414-0261



DETAIL - SCALE: 1" = 50'

LINE TABLE

NH	BEARING	DISTANCE	DESK
L1	N8°13'31.41" W	136.02'	150.25'
L2	N8°13'31.41" E	150.25'	150.25'
L3	S89°34'24"E	24.24'	24.27'
L4	N0°24'22"E	10.00'	
L5	N0°24'22"E	181.95'	180.28'
L6	N0°24'22"E	184.42'	180.28'
L7	N0°15'51" W	50.00'	

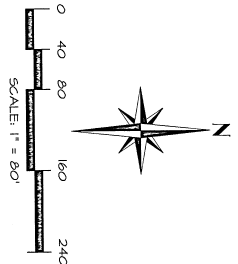
- EXISTING FOUND CORNER INFORMATION
- ⊙ = FOUND 1/2" REB/CAP THEN ON N OF CALCD LOCATION
 - ⊙ = FOUND 1/2" REB/CAP THEN
 - ⊙ = FOUND 3/4" IRON ROD 13" S AND 10" N OF CALCD LOCATION
 - ⊙ = FOUND 1/2" REB/CAP "SKOD" E



SHEET 2 OF 2 DATE: 1/6/23

SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 18, T 34 N, R 2 E, N.M., SKAGIT COUNTY, WASHINGTON FOR: NICHOLAS MOLL AND HEATHER HARDIE-HILL

LINGER & ASSOCIATES, PLLC SCALE: 1" = 80'
SURVEYING & LAND-USE CONSULTATION 360-481-1442 DWG: 22-108-ROS
FBI: 504 FBI: 53 MERIDIAN: ASSUMED MOUNT: VERSION: VA-9273



SOUTHEAST SECTION CORNER FOUND CORNER (JAN. 2023)

EAST 1/4 CORNER CALCD PER PREVIOUS SURVEYS SEE NOTE NO. 3