

SURVEY DESCRIPTION

PARCEL NO. 1
LOT 25, IDELWOOD SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED
IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY.
PARCEL NO. 2
TRACTS 3 AND 4, IDELWOOD, SKAGIT COUNTY, WASHINGTON, AS PER PLAT
RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT
CASES AND OTHER INSTRUMENTS OF RECORD.
ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

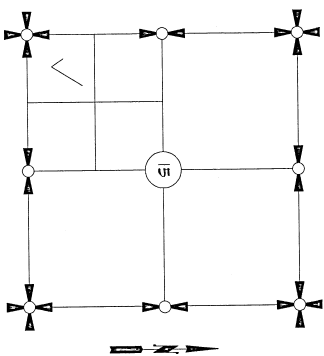
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED LUGGER 22460.
INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
INDICATES EXISTING FOUNDATION AS NOTED
- PARCEL NO. 1 DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT
CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER
20220050048, PARCEL NO. 2 DESCRIPTION FOR THIS SURVEY IS BASED
UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NUMBERS 4202010052 AND 4202010054.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT
OF IDELWOOD, SKAGIT COUNTY, WASHINGTON RECORDED IN VOLUME 8 OF
PLATS, PAGE 25, RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S
FILE NUMBERS 2016121007, 202203020064 AND 201601230044, ALL IN
RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF LAKE SIXTEEN ROAD
PER PLAT OF IDELWOOD
BEARING = SOUTH 25°30' EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF BARRY SHROYER
AND GINA SHROYER. A MONUMENTED CURB LINE DELINEATION AND
STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP,
THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING,
WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS,
BUILT-UPON, UNBUILT-UPON, UNRECORDED, UNRECORDED, UNRECORDED,
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: FENCE, WOOD
AND MONUMENTED. AS PER CHAPTER 392-130
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.
- BASED UPON CONVERSATIONS WITH THE OWNER OF THE SURVEYED
PROPERTY, SHE INDICATED THAT THE HISTORY OF THIS AREA IS THAT IT MAY HAVE BEEN
FILLED BACK IN THE 40S OR 50S. BASED UPON THE MAPPED LOCATION OF THE
SHORELINE SHOWN ON THE PLAT, WHICH WAS RECORDED 1961 IT WOULD APPEAR THAT
THE SHORELINE HAS CHANGED IN THE AREA SINCE THE PLAT WAS RECORDED.
- A REVIEW OF THE HISTORIC AERIAL PHOTOGRAPHS OF THE SITE INDICATES THAT THE
AREA HAS NOT CHANGED SINCE THE LATE 60S WHICH IS AS FAR BACK AS CAN EASILY
BE RESEARCHED FROM THE HISTORIC AERIAL PHOTOGRAPHS ON THE COUNTY WEBSITE.
- THIS SURVEY DID NOT PERFORM ANY APPORTIONMENT OF THE SHORELINE TO THE UPLAND
PROPERTIES WITHIN THIS AREA. THE SHORELINE OF THE AREA IS BEING USED AND
ENJOYED IN ACCORDANCE WITH THE OWNERS OF LOTS 3, 4 AND 5.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGGER & ASSOCIATES, PLLC,
THIS SURVEY MAP, 13 DAY OF February, 2023 AT 11
MINUTES PAST 2 O'CLOCK P.M. IN VOLUME 8 OF SURVEY'S ON
PAGE(S) UNDER AUDITOR'S FILE NO. 202302130044.
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

Justin T. Walker
DEPUTY



SECTION 15, TOWNSHIP 33 NORTH, RANGE 4 EAST, 14N.

VICINITY MAP

SHEET 1 OF 2

DATE 2/13/23

SURVEY IN A PORTION OF
THE SW 1/4 OF THE SW 1/4 (GOVT LOT 3) OF
SECTION 15, T. 33 N., R. 4 E., 14N.,
SKAGIT COUNTY, WASHINGTON
FOR BARRY AND GINA SHROYER

LUGGER & ASSOCIATES, PLLC
360-418-1442
SERVING LAND-USE CONSULTATION
SCALE: 1" = 20' (AS SHOWN)
MERIDIAN: ASSIGNED
NORTH: VERBON 14N 9273



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 BARRY SHROYER AND GINA SHROYER,
A MARRIED COUPLE, IN FEBRUARY 2023.

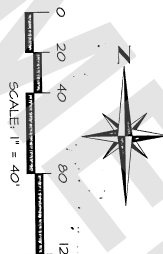
LUGGER & ASSOCIATES, PLLC
360 MILWAUKEE, 5TH BOX 1104
PORTLAND, OR 97208
PHONE (503) 418-1442
FAX (503) 418-0591
E-MAIL: BRUCE@LUGGER.COM

DATE Feb 13, 2023

- A = FOUND 1/2" REBAR @ 15"ESP. 2013/2014"
- B = FOUND 1" IRON PIPE, 0.1' BELOW GRADE
- C = FOUND 1" IRON PIPE
2.7' SOUTH AND 0.3' WEST OF CALC'D LOCATION
- D = FOUND IRON PIPE
0.2' EAST OF CALC'D LOCATION
- E = FOUND IRON PIPE
- F = FOUND 1/2" REBAR, NO CAP
0.7' WEST OF CALC'D LOCATION
- G = FOUND IRON PIPE, 0.5' BELOW GRADE
- H = FOUND 1" IRON PIPE
0.4' WEST OF CALC'D LOCATION, ON PROP. LINE

LOCATED FEB 7, 2023

SEE NOTE NO. 12



LINE TABLE		
NUM	BEARING	DISTANCE
LI	N64°30'00"E	30.00'

NM	DELTA	ARC	RADIUS
C1	20°17.50"	145.30'	410.29'
C2	26°15.00"	144.36'	392.42'
C3	4°32.50"	6.33'	360.28'
C4	10°45.00"	11.35'	360.28'
C5	7°15.00"	42.13'	333.42'
C6	7°00.00"	40.67'	333.42'
C7	6°30.00"	37.77'	332.42'

NM	DELTA	ABC	RADIUS
C4	7°30'00"	45.58°	335.42°
C10	7°30'00"	35.13°	212.42°
C11	13°30'00"	64.31°	212.42°
C12	7°15'00"	34.35°	212.42°
C13	2°45'00"	21.13°	440.25°
C14	8°00'00"	61.41°	440.25°
	4°32'30"	73.32°	440.25°



2-17-23

SHEET 2 OF 2

DATE: 2/13/23

SURVEY IN A PORTION OF
THE SW 1/4 OF THE SW 1/4 (GOV'T LOT 3) OF
SECTION 15 T 33 N R 4 E NM.

SKAGIT COUNTY, WASHINGTON
FOR: BARRY AND GINA SHROYE

FB: 506 Pg: 16	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: 1" = 40'
MERIDIAN: ASSUMED		DWG: 23-014 R05