



SURVEY DESCRIPTION

LOTS 2, 4 AND 6 IN BLOCK 4, WEST MOUNT VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE WEST 10 FEET OF SAID LOT 6; AND EXCEPT THE SOUTH 30 FEET THEREOF. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

THE PLAT OF BEIRBERG & MOODY'S ADDITION TO WEST MT. VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON, APPEARS TO HAVE BEEN LAID OUT BASED UPON THE PREVIOUSLY RECORDED PLAT OF WEST MT. VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 61. THE LOTS ALONG THE EAST SIDE OF BLOCKS 3, 6 AND 7 SHOWN A DIMENSION OF 40120 FEET ON SAID PLAT OF WEST MT. VERNON AND HAS BEEN HONORED WITH THIS SURVEY. THE SHERMAN PLAT, RECORDED IN VOLUME 2 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON, SHOWS A DIMENSION OF 40 FEET ALONG THE EASTERN LOTS OF BLOCK 3, I DO NOT BELIEVE THAT THE INTENT IS TO CREATE AN ANGLE POINT IN EITHER BALL OR WALL STREETS OF 0.12 FEET. I HELD THE FOUND MONUMENTS IN THE CENTER OF BAKER AND COMPUTED THE BLOCKS EASTERLY FROM SAID CENTERLINE HOLDING THE PLAT DIMENSIONS SHOWN ON SAID PLAT OF WEST MT. VERNON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123164.
- INDICATES REBAR PIPE OR REBAR FOUND AS NOTED
- × INDICATES EXISTING NAIL AS NOTED
- INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202202170034.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION PLAT OF WEST MT. VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 61, PLAT OF BEIRBERG & MOODY'S ADDITION TO WEST MT. VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 101; AND RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 2011020300263, 200402270042 AND 2011020300263, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF NORTH BAKER STREET BETWEEN WEST DIVISION STREET AND LINCOLN STREET BEARING = NORTH 0°35'48" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JUAN PEREZ-FLORES AND ANAYELI MADERA, HUSBAND AND WIFE, 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 REVELATION OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJEC REAL ESTATE INTERESTS, 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, EAVE, LAWN, ARBOR) AS PER WAC 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 CHANGES BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWANNEY RECORDING ACT AT THE REQUEST OF JUAN PEREZ-FLORES AND ANAYELI MADERA, HUSBAND AND WIFE, IN SEPTEMBER 2023.

KEVIN G. LISSER, PLLC, CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
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MOUNT VERNON WA 98273
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FAX (360) 414-0591
E-MAIL KEVIN@LISSER.COM

9-20-23
DATE



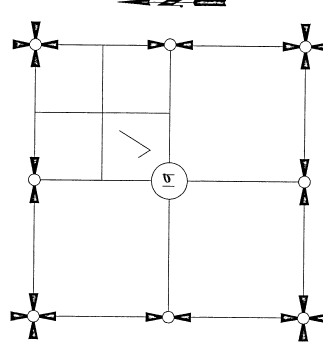
9-20-23

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF Sept., 2023 AT 09 MINUTES PAST 1 O'CLOCK A.M. IN VOLUME 2 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Juanita Helms
SKAGIT COUNTY AUDITOR

Terre Dabovich
DEPUTY



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
VICINITY MAP
N.T.S.

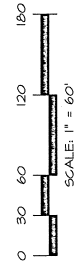
SHEET 1 OF 3

DATE: 4/20/23

SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4 (GOVT LOT 11) OF
SECTION 19, T. 34 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON

FOR: JUAN PEREZ FLORES AND ANAYELI MADERA
FB: PLISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON WA 98273 360-414-1442 DWS: 21-081 ROS

END 5/6" RBR/CAP
"ILLEGIBLE" (HELD)
(JUNE 2023)



SHEET 2 OF 3

DATE: 4/20/23

SURVEY IN A PORTION OF THE
SW 1/4 OF NE 1/4 (GOVT LOT 11) OF
SECTION 14, T. 34 N., R. 4 E., 11M.
SKAGIT COUNTY, WASHINGTON
FOR: JUAN PEREZ FLORES AND ANAYEL MADRERA
FB: PG: LUISER & ASSOCIATES, PLLC SCALE: 1"=60'
SURVEYING & LAND-USE CONSULTATION
PORT VERNON, WA 98275 360-417-1442 DWS: 23-115 RDS

N/T	BEARING	DISTANCE
L1	N0°36'03"E	64.67'
L2	S84°10'47"E	74.40'
L3	N0°36'03"E	74.40'
L4	N0°35'44"E	30.00'
L5	N0°35'44"E	64.50'
L6	S84°14'13"E	74.91'
L7	S84°10'47"E	76.40'

FOUND CORNER INFORMATION
(A) = FOUND 1/2" RBR/CAP "LISSEER 2012/3164"
(B) = FOUND PK/MASHER "LISSEER 2012/3164"

SEE SHEET 3 OF 3 FOR A DETAIL OF
THE SUBJECT PROPERTY

9-20-23

