

SURVEY DESCRIPTION

TRACT 69, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE H. C. PETERS ROAD NO. 263, AS CONVEYED TO SKAGIT COUNTY, BY DEED RECORDED MAY 26, 1947, UNDER AUDITOR'S FILE NO. 404928, RECORDS OF SKAGIT COUNTY, WASHINGTON.
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.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 2012364.
O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
X INDICATES EXISTING NAIL AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202006140041.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON, RECORDED IN VOLUME 4 OF PLATS, PAGE 15, SHORT PLAT NO. 94-003, RECORDED UNDER AUDITOR'S FILE NO. 4505040041, RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 8411400391 AND 8601930041, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: NONUMENTED CENTERLINE OF WEST BIG LAKE BOULEVARD AS SHOWN ON SHORT PLAT NO. 94-003 BEARING = SOUTH 44°21'55" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSE R. CISNEROS AND LORENA G. CISNEROS, A MARRIED COUPLE, 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 PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESERVATIONS, COVENANTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, WITH THE EXCEPTION OF THOSE CERTAIN DOCUMENTS REFERENCED ON CHICAGO TITLE COMPANY TITLE INSURANCE POLICY NO. 620043648 WHICH LISTS THE FOLLOWING DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBER 404928, AND IN VOLUME 4 OF PLATS, PAGE 15.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAVEL, SHED, EAVES, TRAILS, RAILROAD TIE BORDER, CONCRETE DRIVEWAY) 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 THE DESCRIBED PROPERTY TO THE DESCRIBED LINES OF OCCUPATION. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

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 JOSE R. CISNEROS AND LORENA G. CISNEROS, A MARRIED COUPLE, IN SEPTEMBER 2023.

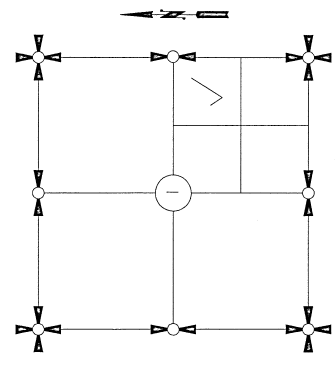
DATE 9-20-23
KEVIN G. LISSER, PLLC, CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
POINT PLEASANT, WA 98275
PHONE (509) 419-1402
FAX (509) 419-0581
E-MAIL KEVIN@LISSER.COM



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 10 DAY OF Sept. 2023 AT 59
PAGES UNDER AUDITOR'S FILE NO. 202309200059
RECORDS OF SKAGIT COUNTY, WASHINGTON.

DEPUTY
Tara Detrich
SKAGIT COUNTY AUDITOR



SECTION 1, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M.
VICINITY MAP
N.T.S.

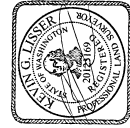
SHEET 1 OF 2
DATE: 4/20/23
SURVEY IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 (GOVT LOT 2)
SECTION 1, T. 33 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSE AND LORENA CISNEROS
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
10010 VERNON RD 10215 360-487-1442
FB: PG: SCALE:
MERIDIAN: ASSUMED

SHEET 2 OF 2

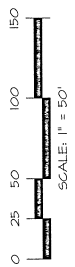
DATE: 9/20/23

SURVEY IN A PORTION OF THE
NE 1/4 OF THE SE 1/4 (GOVT LOT 2) OF
SECTION 1, T. 35 N., R. 4 E., N.M.,
SKAGIT COUNTY, WASHINGTON
FOR: JOSE AND LORENA CISNEROS

FB: 510 PG. 44
MERIDIAN: ASSIGNED
ILLISER & ASSOCIATES, PLLC
SKAGIT COUNTY, WASHINGTON
SCALE: 1" = 50'
DRAWN BY: JACOB L. LILISSER
DATE: 09/20/23
CHK: 23-105 RDS



9-20-23



EXISTING CORNER INFORMATION

- ① = FOUND 1/2" REB/CAP - ILLEGIBLE
0.1' N OF CALC'D LOCATION
- ② = FOUND 5/8" REB/CAP "JUDY"
0.4' N AND 0.3' E OF CALC'D LOCATION
- ③ = FOUND 1/2" REB/CAP - ILLEGIBLE
0.3' S AND 1.0' E OF CALC'D LOCATION
LEANING HEAVILY SOUTHEAST
- ④ = FOUND 1/2" REB/CAP "R41"
0.1' N AND 0.1' W OF CALC'D LOCATION
- ⑤ = FOUND PK/MASHER "LS 7548" IN BOULDER
0.4' N AND 0.4' E OF CALC'D LOCATION
- ⑥ = FOUND 5/8" REB/CAP "JUDY"
0.6' N AND 0.3' E OF CALC'D LOCATION
- ⑦ = FOUND 5/8" REB/CAP "JUDY"
0.2' SOUTHEASTERLY OF CALC'D PROPERTY LINE
- ⑧ = FOUND 1/2" REB/CAP "LS 8898"
0.1' N AND 0.1' E OF CALC'D LOCATION

PI - NOT FOUND
CALCD PER ROS
AT NO. 860150041

LINE	BEARING	DISTANCE
L1	S79°50'00"E	64.95'
L2	S22°12'50"W	57.30'
L3	N22°12'50"E	52.62'

CURVE	DELTA	ARC	RADIUS
C1	7°34'23"	98.24'	751.20'
C2	8°36'42"	98.30'	668.20'

