

SURVEY DESCRIPTION

QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT)
EXHIBIT "E" PARCELS "C" AND "D"
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2021030094
PARCEL "C"

THAT PORTION OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. 49-016,
RECORDED UNDER AUDITOR'S FILE NO. 49150008, LYING SOUTHERLY OF
THE NORTHERLY LINE OF WILD FERN LANE, AS SHOWN ON THE FACE OF
SAID SHORT PLAT BEING A PORTION OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST,
1M.

PARCEL "D"

THAT PORTION OF LOT 3, SKAGIT COUNTY SHORT PLAT NO. 49-016,
RECORDED UNDER AUDITOR'S FILE NO. 49150008, LYING SOUTHERLY OF
VOLUME 11 OF SHORT PLAT NO. 49-016, RECORDED UNDER AUDITOR'S
FILE NO. 49150008, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION
OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP
35 NORTH, RANGE 4 EAST, 1M, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 SKAGIT COUNTY
SHORT PLAT NO. 49-016;
THENCE SOUTH 5°46'42" WEST ALONG THE WESTERLY LINE OF SAID LOT
3 FOR A DISTANCE OF 319.18 FEET THE NORTHERLY MARGIN OF WILD FERN
LANE, A PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT SHOWN ON
THE FACE OF SAID SKAGIT COUNTY SHORT PLAT NO. 49-016 AND BEING
THE LINE OF SAID LOT 3;
THENCE SOUTH 89°36'35" WEST ALONG SAID SOUTH LINE OF LOT 3 FOR
OR LESS, TO THE SOUTH LINE OF SAID LOT 3,
THENCE SOUTH 89°36'35" WEST ALONG SAID SOUTH LINE OF LOT 3 FOR
A DISTANCE OF 124.83 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER
OF SAID LOT 3,
THENCE SOUTH 17°02'34" WEST ALONG THE WESTERLY LINE OF SAID LOT
3 FOR A DISTANCE OF 34.00 FEET TO AN ANGLE POINT IN SAID WESTERLY
LINE AT A POINT BEARING SOUTH 5°46'42" WEST FROM THE TRUE POINT
OF BEGINNING;
THENCE NORTH 5°46'42" EAST ALONG SAID WESTERLY LINE OF LOT 3
FOR A DISTANCE OF 76.47 FEET TO THE TRUE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH EASEMENT FOR WILD FERN LANE, A
PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT AND THAT CERTAIN
20-FOOT WIDE EASEMENT TO LOT 4.

AND ALSO 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

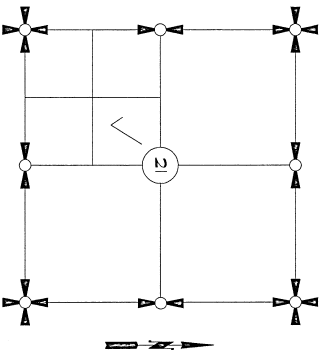
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED LLSER 20123164.
0 INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED
RECORDED UNDER AUDITOR'S FILE NO. 2021030094 AND QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) EXHIBIT "E"
PARCELS "C" AND "D" RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE
NO. 2021030094.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT
COUNTY SHORT PLAT NO. 49-016 RECORDED UNDER AUDITOR'S FILE NO.
49150008, IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: INVERSE BETWEEN EXISTING FOUND REBAR ON
THE SOUTHERLY MARGIN OF WILD FERN LANE, PER SHORT PLAT NO. 49-016
BEARING = SOUTH 69°40'25" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF STEPHEN L
MURRAY AND NICOLA G MURRAY AS MEMBERS OF THE SNAK VIEW WOODS
LLC, 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 GUARANTEE OF THE ACCURACY OF
THE DATA OR THE RESULTS THEREOF. THE SURVEYOR'S LIABILITY IS LIMITED
TO THE EXTENT OF THE INSTRUMENTS OF RECORD. THE SURVEYOR'S
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 () AS
PER MAC CHAPTER 332-180. 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 DEEPEST LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON
UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF OCT 13, 2023 AT 15
MINUTES PAST 2 O'CLOCK AM '23 IN VOLUME 202310130060
NO. 202310130060
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Jessica Delaney
SKAGIT COUNTY AUDITOR

Jeffrey G. Gualda
CLERK



SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M.

VICINITY MAP
N23

SHEET 1 OF 2

DATE: 10/04/23

KEVIN G. LISSEY, P.L.S., CERTIFICATE NO. 20123164
LISSEY & ASSOCIATES, PLLC
3320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 488-7442
FAX (360) 488-0281
EMAIL: KEVIN@LISSEY.COM

10-10-23
DATE



10-10-23

SURVEY IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, T. 35 N., R. 4 E., 1M., SKAGIT COUNTY, WASHINGTON FOR: SNAK VIEW WOODS, LLC			DATE: 10/04/23
FB:	RS:	LISSEY & ASSOCIATES, PLLC	SCALE:
MERIDIAN ASSIGNED	POINT VERNON WA 98273	360-488-7442	DWG: 21-03 B/LA

