



PARCEL "A"

THAT PORION OF LOT 33, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 21, RECORDS OF SAKAGIT COUNTY, MARYLAND, LYING NORTHEASTERLY OF A LINE 10 FEET NORTHWESTERLY OF THE HIGH WATER LINE OF LAKE CHICQUITA, AS IT EXISTED ON FEBRUARY 17, 1951, SAID LINE BEING MEASURED AT RIGHT ANGLES FROM THE HIGH WATER LINE OF SAID LAKE CHICQUITA.

EXCEPT THAT PORTION OF LOT 33 DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF SAID LOT, 164.1 FEET EASTERLY FROM THE NORTHWEST CORNER THEREOF, THENCE SOUTH 34°24' WEST, 61.1 FEET TO A POINT 10 FEET FROM THE HIGH WATER LINE OF LAKE CHILITA, THENCE FOLLOWING NORTHERLY A LINE 10 FEET FROM SAID HIGH WATER LINE TO THE NORTHERLY LINE OF SAID LOT 33, THENCE NORTH 50°26' EAST ALONG SAID LOT LINE TO THE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF LOT C, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 33 OF SAID
SUBDIVISION 200.45 FEET EASTLY TO THE SOUTHWEST CORNER
THEREOF;
THENCE NORTH 34° 15' 00" WEST 58.22 FEET TO A POINT 10 FEET FROM THE
HIGH WATER LINE OF LAKE CHARLETTA;
THENCE FOLLOWING NORTHERLY A LINE 10.0 FEET FROM SAID HIGH WATER
LINE TO THE SOUTHERLY LINE OF SAID LOT 33;
THENCE NORTH 50° 26' EAST ALONG SAID LINE TO THE POINT OF
BEGINNING.

PARCEL "C"

THAT PORTION OF LOT 32, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING TO THE EASTERLY MOST CORNER OF SAID LOT 32, THENCE SOUTH 50°26'00" WEST ALONG THE SOUTHEASTLY LINE OF SAID LOT 32, A DISTANCE OF 10.87 FEET, MORE OR LESS, TO THE RAILROAD SPAN JUAN DEL MAR, SUBDIVISION NO. 1, FOR A DISTANCE OF 24.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE NORTH 56°04'10" WEST FOR A DISTANCE OF 5.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE NORTH 30°26'00" EAST FOR A DISTANCE OF 23.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE SOUTHEASTLY TO THE RIGHT-OF-WAY MARGIN OF MARINE DRIVE, THENCE SOUTH 55°23'00" EAST ALONG SAID NORTH-EASTERLY LINE FOR A DISTANCE OF 0.64 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVED LINE TO THE SOUTHWEST, HAVING A RADIUS OF 324.93 FEET, THROUGH A CENTRAL ANGLE OF 0°40'24", AN ARC DISTANCE OF 10.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALL OF THE ABOVE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURTESIES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 HOWARD HOLTMAN AND CHEERON HOLTMAN HUSBAND AND WIFE, IN SEPTEMBER, 2023.

KEVIN G. LISSEF, P.L.S. CERTIFICATE NO. 20121316
LISSEF & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL KEVIN@LISSEF.COM

DATE 10-30-23

NOTES

1. ☐ INDICATES REBAR SET AND CRAFTED WITH YELLOW CAP
INSCRIBED LIGER 20/23164.
X INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
X INDICATES EXISTING NAIL AS NOTED
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON GUT CLAIM DEED
BOUNDARY LINE ADJACENT EXHIBIT "E", RECORDED UNDER 564617
COUNTY AUDITOR'S FILE NUMBER 2010.0250053.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1 RECORDED IN VOLUME 2050801000048, 2006082500034, 20107100073, 201403030194 AND 201600060048, ALL IN RECORDS OF SKEKENT COUNTY AUDITOR.
 4. INSTRUMENTATION: TRIMBLE 5-5 FIELD STATION
 5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
 6. MEREIDIAN: ASSIGNED
 7. BASIS OF BEARING: THE MOST WESTERLY CORNER OF LOT 5 AND THE MOST EASTERLY CORNER OF LOT 11, BEING CALCULATED AS SOUTH 53°58'00" EAST, BASED ON THE PLAT OF SAN JUAN DEL MAR SUBDIVISION NO. 1 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4603230071
 8. BEARING = 53°58'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF HOWARD HOLTMAN AND CHERON HOLTMAN, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

SURVEYOR'S NOTE

THIS SURVEY FIELD THE CALCULATED LOCATION FOR THE CENTRILINE OF MARINE DRIVE AS SHOWN ON THE RECORDED PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1, THE PLAT CONTROL WAS BASED ON THE FOUND PIPE AT THE EASTERLY CORNER OF LOT II AND THE FOUND PIPE AT THE WESTERLY CORNER OF LOT 5. THIS IS CONSISTENT WITH THE SOLUTION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 450324004.

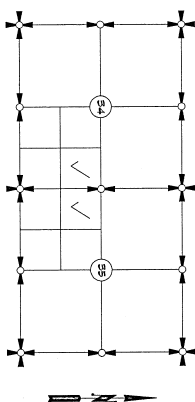
AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC

FILED FOR RECORD THIS 21 DAY OF Oct, 2023 AT 39 MINUTES.
PAST 10 O'CLOCK AM IN VOLUME 7 OF SURVEYS ON PAGE(S) 1.
UNDER AUDITOR'S FILE NO. 20230310025, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Jandra Ferkus
SKAGIT COUNTY AUDITOR

Deputy Judy Zarella



SECTIONS 34 AND 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, 11TH RANGE
VICINITY MAP

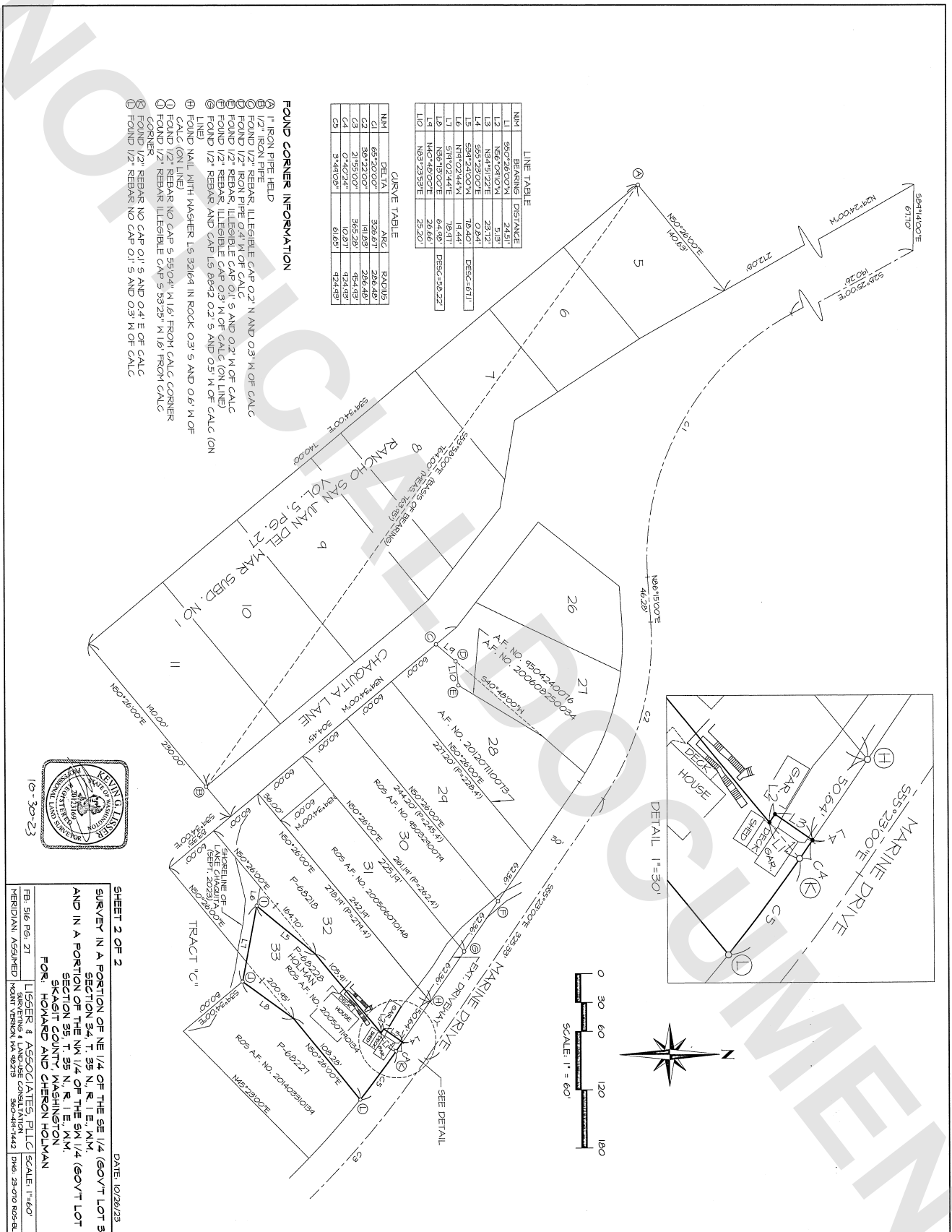
SHEET 1 OF 2

DATE: 10/26/23

SECTION 34, T. 35 N., R. 1 E., W. 1 M.
AND IN A PORTION OF THE NW 1/4 OF THE SW 1/4 (GOVT LOT 1,
SECTION 35, T. 35 N., R. 1 E., W. 1 M.

FOR: HOWARD AND CHERON HOLMAN

FB:	P6:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98213	DWG: 23-070 R05



LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°28'00"E	24.91'
L2	N6°04'10"W	5.13'
L3	N84°51'22"E	23.12'
L4	S59°23'00"E	0.84'
L5	S59°23'00"E	18.44'
L6	N10°02'44"W	18.44'
L7	S71°02'44"E	18.44'
L8	N56°13'00"E	64.45'
L9	N40°48'00"E	28.66'
L10	N83°29'33"E	28.20'

CURVE TABLE

NAME	DELTA	ARC	RADIUS
C1	68°20'00"	328.67'	286.48'
C2	21°51'00"	345.22'	954.43'
C3	0°40'24"	10.81'	924.43'
C5	3°44'03"	6.65'	924.43'

FOUND CORNER INFORMATION

- 1" IRON PIPE FIELD
- FOUND 1/2" REBAR, ILLEGIBLE CAP 0.2' N AND 0.3' W OF CALC
- FOUND 1/2" IRON PIPE 0.4' N OF CALC
- FOUND 1/2" REBAR, ILLEGIBLE CAP 0.1' S AND 0.2' W OF CALC
- FOUND 1/2" REBAR, ILLEGIBLE CAP 0.3' W OF CALC (ON LINE)
- FOUND 1/2" REBAR AND CAP LS 8642 0.2' S AND 0.5' W OF CALC (ON LINE)
- FOUND NAIL WITH WASHER LS 32164 IN ROCK 0.3' S AND 0.6' W OF CALC (ON LINE)
- FOUND 1/2" REBAR NO CAP S 5504' N 1.6' FROM CALC CORNER
- FOUND 1/2" REBAR ILLEGIBLE CAP S 5325' N 1.6' FROM CALC CORNER
- FOUND 1/2" REBAR NO CAP 0.1' S AND 0.4' E OF CALC
- FOUND 1/2" REBAR NO CAP 0.1' S AND 0.3' W OF CALC



SHEET 2 OF 2
DATE: 10/26/23
SURVEY IN A PORTION OF NE 1/4 OF THE SE 1/4 (60YT LOT 3)
SECTION 34, T. 35 N., R. 1 E., N.M.
AND IN A PORTION OF THE NW 1/4 OF THE SW 1/4 (60YT LOT 1)
SECTION 35, T. 35 N., R. 1 E., N.M.
SKAGIT COUNTY WASHINGTON
FOR: HOWARD AND CHERON HOLMAN
LIGER & ASSOCIATES, PLLC
SCALE: 1"=60'
SECTION 4 LAND USE CONSULTATION
MERIDIAN ASSIGNED: NAD 83
360-481-1442
DWS: 23-070 R05-BLA