

SURVEY DESCRIPTION

ALLEN E. OLSON OWNERSHIP
LOT 1, BLOCK "C", MAP OF THE TOWN OF LA CONNER, AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
TOGETHER WITH THOSE PORTIONS OF VACATED BENTON STREET AS PER TOWN
OF LA CONNER ORDINANCE NO. 241, DATED JULY 5, 1960.
AND TOGETHER WITH THAT PORTION OF THE EASTERLY 1/2 OF THE ALLEY
WITHIN BLOCK "C", PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 41,
RECORDS OF SKAGIT COUNTY, WASHINGTON LYING ADJACENT TO SAID LOT
1.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE TOWN OF LA CONNER, COUNTY OF SKAGIT, STATE OF
WASHINGTON.
DIANE M. KELLER OWNERSHIP
LOT 12, BLOCK "C", MAP OF THE TOWN OF LA CONNER, AS PER PLAT
RECORDED IN VOLUME 2 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF BENTON STREET
EASTERLY RIGHT-OF-WAY MARGIN OF 4TH STREET AND THE
EASTERLY LINE OF THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF
LOT 12, BLOCK "C", MAP OF LA CONNER, WHATCOM COUNTY, WASH.
TERRY, 1872, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 41,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
AND TOGETHER WITH THAT PORTION OF THE WESTERLY 1/2 OF THE ALLEY
WITHIN SAID BLOCK "C", ALL LYING ADJACENT TO SAID LOT 12.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE TOWN OF LA CONNER, 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 ALLEN E. OLSON AND DIANE M.
KELLER, IN DECEMBER 2021.

2023
KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST. BOX 104
MOUNTAIN VIEW, WA 98271
PHONE (509) 418-7442
FAX (509) 418-7442
E-MAIL KEVIN@LISSER.COM

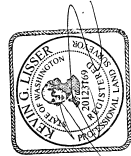
11-6-23
DATE

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW GAP
INSCRIBED LISSER 20123164.
O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2023040016
VACATION DEED RECORDED UNDER AUDITOR'S FILE NO. 20230600078,
20230600082 AND VACATION DEED RECORDED UNDER AUDITOR'S FILE NO.
202306002071.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT
OF MAP OF THE TOWN OF LA CONNER, AS PER PLAT RECORDED IN VOLUME
2 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY, WASHINGTON.
AUDITOR'S FILE NUMBERS 4303190023, 202203160125 AND 201503030076,
ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF MARPLE STREET PER
PREVIOUS RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO.
4303190023
BEARING = NORTH 24°56'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ALLEN E. OLSON,
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, RESTRICTIVE COVENANTS, SUBDIVISION
RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE
REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (CONCRETE WALLS)
AS PER MAC CHAPTER 352-150. LINES OF OCCUPATIONAL MAXIMUM
AREAS FOR PORTION OF BENTON STREET SHOWN IN BLOCKS C AND D.
THESE LINES ARE SHOWN IN 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.

SURVEYOR'S NOTE

A PORTION OF BENTON STREET WAS VACATED BY TOWN OF LA CONNER
ORDINANCE NO. 241 ON JULY 5, 1960. THE VACATION EXTENDS TO THE
WESTERLY SIDE OF THE ALLEY IN BLOCKS C AND D.
THE ORDINANCE STATES "THE SAME IS HEREBY VACATED AND TITLE TO ALL
THAT PORTION OF THE SAID STREET SHALL VEST IN AND BECOME THE
PROPERTY OF THE OWNERS AND HOLDERS OF ADJUTING PROPERTY."
THE ALLEY IN BLOCK C IS NOT VACATED SO TECHNICALLY THE PORTION OF
VACATED BENTON STREET ADJOINING THE ALLEY WOULD VEST IN THE TOWN.
I DO NOT BELIEVE THAT WAS THE INTENT OF THE VACATION OR IT WOULD
NOT HAVE BEEN DESCRIBED TO INCLUDE THAT AREA.
I AM SHOWING THE OWNERSHIP FOR THE ENTIRE NORTHERLY 1/2 OF
VACATED BENTON STREET TO ATTACH TO BLOCK C, AS SHOWN HEREON
WHICH IS CONSISTENT WITH THE COUNTY ASSESSOR'S MAPPING.

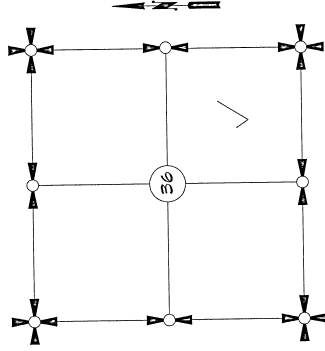


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 19 DAY OF NOV. 2023 AT 84
MOUNTAIN VIEW, WA, IN VOLUME 11, IN THE
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kevin Lissier
SKAGIT COUNTY AUDITOR

Tara Dietrich
DEPUTY



SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.M.
VICINITY MAP
N.T.S.

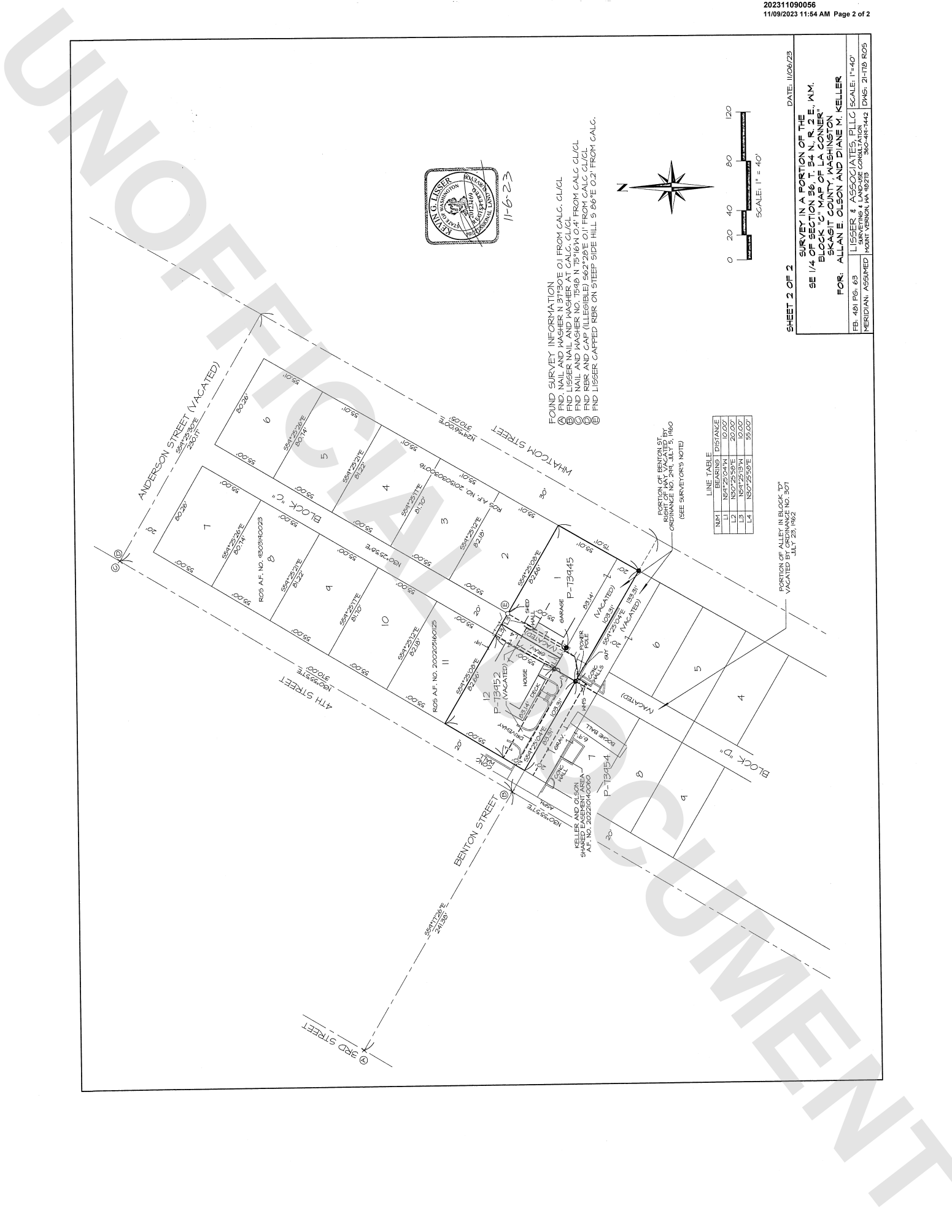
SHEET 1 OF 2

DATE: 11/06/23

SURVEY IN A PORTION OF THE
SE 1/4 OF SECTION 36, T. 34 N., R. 2 E., N.M.
BLOCK "C" MAP OF LA CONNER
SKAGIT COUNTY, WASHINGTON

FOR: ALLEN E. OLSON AND DIANE M. KELLER

LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LANDS CONSULTANTS
360-418-7442
MOUNT VERNON, WA 98278
MERIDIAN: ASSUMED

[illegible][illegible][illegible][illegible]

202311090056
11/09/2023 11:54 AM Page 2 of 2

LINE TABLE

N/M	BEARING	DISTANCE
1	N 87° 25' 50" E	20.00'
2	N 87° 25' 50" E	20.00'
3	N 87° 25' 50" E	10.00'
4	N 87° 25' 50" E	55.00'

FOUND SURVEY INFORMATION

- (1) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (2) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (3) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (4) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (5) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (6) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (7) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (8) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (9) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (10) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (11) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (12) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L

PORTION OF ALLEY IN BLOCK "D" VACATED BY ORDINANCE NO. 307 JULY 25, 1962

202311090056
11/09/2023 11:54 AM Page 2 of 2

LINE TABLE

N/M	BEARING	DISTANCE
1	N 87° 25' 50" E	20.00'
2	N 87° 25' 50" E	20.00'
3	N 87° 25' 50" E	10.00'
4	N 87° 25' 50" E	55.00'

FOUND SURVEY INFORMATION

- (1) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (2) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (3) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (4) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (5) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (6) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (7) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (8) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (9) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (10) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (11) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (12) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L

PORTION OF ALLEY IN BLOCK "D" VACATED BY ORDINANCE NO. 307 JULY 25, 1962

202311090056
11/09/2023 11:54 AM Page 2 of 2

LINE TABLE

N/M	BEARING	DISTANCE
1	N 87° 25' 50" E	20.00'
2	N 87° 25' 50" E	20.00'
3	N 87° 25' 50" E	10.00'
4	N 87° 25' 50" E	55.00'

FOUND SURVEY INFORMATION

- (1) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (2) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (3) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (4) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (5) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (6) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (7) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (8) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (9) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (10) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (11) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L
- (12) FIND NAIL AND WAGNER N 31° 30' E 0.1' FROM CALC. CL/C/L

PORTION OF ALLEY IN BLOCK "D" VACATED BY ORDINANCE NO. 307 JULY 25, 1962