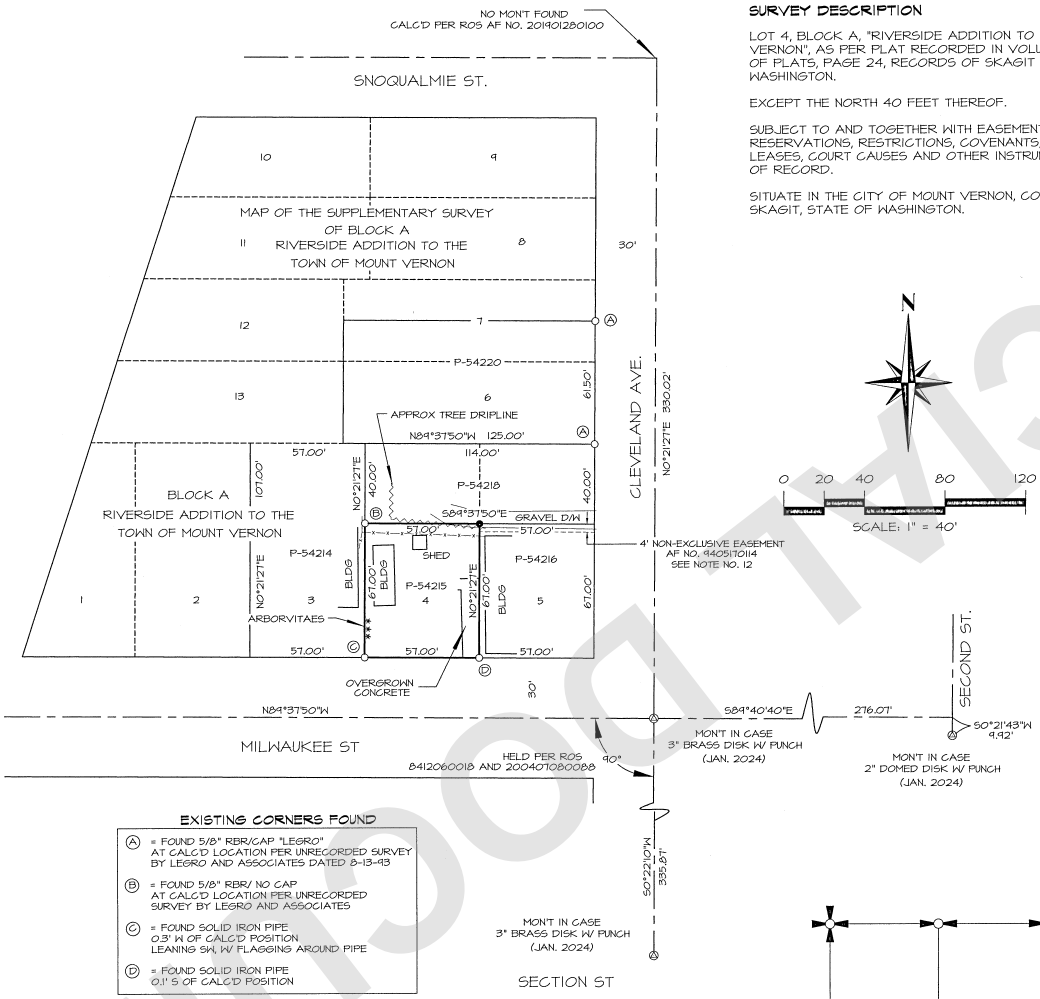


SURVEY DESCRIPTION

LOT 4, BLOCK A, "RIVERSIDE ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 40 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 10 DAY OF January 2024 AT 11 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 2 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202401100027 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Tera Diedrich
DEPUTY

NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.
   O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
   Ⓐ INDICATES EXISTING MONUMENT AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202203210080.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF "RIVERSIDE ADDITION TO MOUNT VERNON" RECORDED IN VOLUME 3 OF PLATS, PAGE 24, MAP OF THE SUPPLEMENTARY SURVEY OF BLOCK A IN RIVERSIDE ADDITION TO MOUNT VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 46, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200503230071, 201901280100, 8412060018, 200407080088 AND UNRECORDED SURVEY BY LEGRO AND ASSOCIATES, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED CENTERLINE OF CLEVELAND AVENUE BETWEEN MILWAUKEE STREET AND SECTION STREET

BEARING = SOUTH 0°22'10" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHELSEA TYDEAN JEWELL AND SCOTT ERNEST JEWELL, JR., A MARRIED COUPLE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

9. 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.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, CONCRETE PAD, TREES, GRAVEL 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 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.

12. ACCESS EASEMENT RECORDED UNDER AF NO. 9405170114 ONLY MENTIONS LOT 5, BLOCK A, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON. NO ADDITIONAL RESEARCH WAS PERFORMED WITH RESPECT TO ADJOINERS. SEE ABOVE NOTE NO. 9

EXISTING CORNERS FOUND

- Ⓐ = FOUND 5/8" RBR/CAP "LEGRO" AT CALC'D LOCATION PER UNRECORDED SURVEY BY LEGRO AND ASSOCIATES DATED 8-13-93
- Ⓑ = FOUND 5/8" RBR/ NO CAP AT CALC'D LOCATION PER UNRECORDED SURVEY BY LEGRO AND ASSOCIATES
- Ⓒ = FOUND SOLID IRON PIPE 0.3' W OF CALC'D POSITION LEANING SW, W/ FLAGGING AROUND PIPE
- Ⓓ = FOUND SOLID IRON PIPE 0.1' S OF CALC'D POSITION

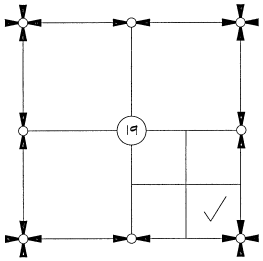
SURVEYOR'S CERTIFICATE

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 CHELSEA TYDEAN JEWELL AND SCOTT ERNEST JEWELL, JR., A MARRIED COUPLE, IN JANUARY 2024.

1-10-24
DATE

KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123169
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1109
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL KEVIN@LISSER.COM

KEVIN G. LISSER
STATE OF WASHINGTON
20123169
REGISTERED
PROFESSIONAL LAND SURVEYOR
1-10-24



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 1 DATE: 1/09/24

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 19, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SCOTT AND CHELSEA JEWELL

FB: 526 PG: 34	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 40'
MERIDIAN: ASSUMED		DWG: 23-151 ROS

202401100027
01/10/2024 11:21 AM
Skagit County Auditor
Pages: 1 of 1 Fees: $423.50

UNOFFICIAL DOCUMENT