



03/07/2024 03:33 PM Pages: 1 of 2 Fee: \$420.50

202403070057

SURVEY DESCRIPTION

LOTS 11, 12 AND 14, "ALVERSON'S CAMPING TRACTS LOCATED ON GUEVES ISLAND," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL LAND IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST, 11 AND MEAN HIGH TIDE.

ALSO TOGETHER WITH AN UNDIVIDED 1/22 INTEREST IN TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATED IN PORT JACOB, TOWNSHIP 36 NORTH, RANGE 1 EAST, 11.

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 LIGSER 20123164.
 - INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202008310194.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "ALVERSON'S CAMPING TRACTS LOCATED ON GUEVES ISLAND" RECORDED IN VOLUME 4 OF PLATS, PAGE 22, RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 20090403012 AND 201907120030, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF GUEVES ISLAND ROAD. BEARING = NORTH 51°53'00" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF KURT WOOLNER AND MONICA WOOLNER, TRUSTEES OF THE WOOLNER FAMILY TRUST DATED SEPTEMBER 24, 2015, 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 REPORTS, EASEMENTS, 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 (LANDSCAPING) AS PER MONUMENTED SETBACK LINES ON THE SHOWN AREAS FOR PORTAL EASEMENTS OF UNBUILT OVERSHEP. 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.

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 KURT WOOLNER AND MONICA WOOLNER, TRUSTEES OF THE WOOLNER FAMILY TRUST, DATED SEPTEMBER 24, 2015, IN MARCH 2024.

3-6-2024

DATE

KEVIN G. LIGSER, PLLC, CERTIFICATE NO. 20123164
LIGSER & ASSOCIATES, PLLC
3004 4TH AVENUE S.W. BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL KEVIN@LIGSER.COM



3-6-2024

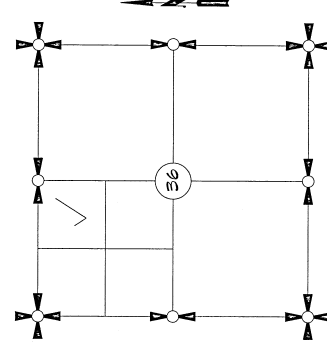
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGSER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 7 DAY OF March, 2024 AT 3:35 PM IN THE CLERK'S OFFICE OF SKAGIT COUNTY, WASHINGTON.

James A. Lister

Tom Dierich

SKAGIT COUNTY AUDITOR



SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST, 11. VICINITY MAP

SHEET 1 OF 2

DATE: 3/6/24

SURVEY IN A PORTION OF GOVERNMENT LOT 1, SECTION 36, T. 36 N., R. 1 E., 11. SKAGIT COUNTY, WASHINGTON FOR: KURT & MONICA WOOLNER

FB: 524 PG: 8 LIGSER & ASSOCIATES, PLLC SCALE: SURVEYING & LAND-USE CONSULTATION 300-419-1442 DWS: 24-005 ROS MERIDIAN: ASSUMED

FOUND CORNER INFORMATION	
(A)	FND 1/2" RBR/CAP "LEONARD"
(B)	FND 2" IRON PIPE 0.3" SOUTH OF CALC POSITION
(C)	FND 1/2" RBR/CAP "PEM" ON PROP. LINE EXTENDED PER R05 2008010102
(D)	FND 1/2" RBR/CAP "PEM"
(E)	FND 1/2" RBR/CAP "R & L"
(F)	FND 1/2" RBR/CAP "PEM" 0.2" EAST OF CALC POSITION
(G)	FND 1" IRON PIPE 0.6" SOUTH & 0.5" EAST OF CALC POSITION
(H)	FND 1/2" RBR/CAP "PEM"

LINE TABLE		
NUM	BEARING	DISTANCE
LI	N39°07'00"E	20.00'



3-6-2024

SHEET 2 OF 2

DATE: 3/6/24

SURVEY IN A PORTION OF
GOVERNMENT LOT 1
SECTION 36, T. 36 N., R. 1 E., W.
SKASIT COUNTY, WASHINGTON
FOR: KURT & MONICA WOOLN
LISSER & ASSOCIATES, PLLC

FB: 529 PG: 8	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 360 ALBANY, ALBANY, NY 12208 518-486-1111	SCALE: 1" = 30'
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