

SURVEY DESCRIPTION

THE EAST 20 FEET OF LOT 13 AND ALL OF LOT 14, BLOCK 105, PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, EASES, COUNTY CHARGES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-WOODLEY, 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 CAROL TORSET, IN AUGUST 2023.

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DATE 3-28-2024

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC, MINUTES PAST 2 O'CLOCK P.M. IN VOLUME 2024103580199 OF SURVEYS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kevin G. Lissey
 DEPUTY COUNTY AUDITOR



3-28-2024

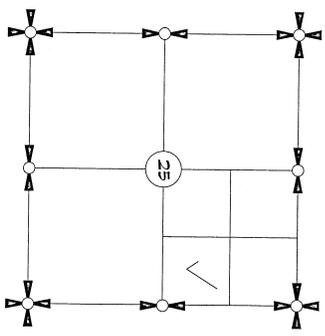
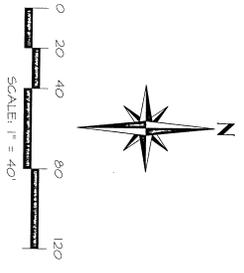
AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC, MINUTES PAST 2 O'CLOCK P.M. IN VOLUME 2024103580199 OF SURVEYS ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

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NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEY 20123164.
 0 INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202307120028.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF PLATS, VOLUME 20 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASH., FILE NUMBERS 9404150066, 200602030716, AND 20110190002. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
1. BASIS OF BEARING: EXISTING MONUMENTS ALONG JENNINGS STREET BETWEEN 7TH AND 8TH STREETS
2. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CAROL TORSET, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
3. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, EASES, COUNTY CHARGES AND OTHER INSTRUMENTS OF RECORD, OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
4. 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, RESTRICTIONS, COVENANTS, LIENS, EASES, COUNTY CHARGES AND OTHER INSTRUMENTS OF RECORD, OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
5. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
6. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, CONCRETE WALLS, AND CURBS) AND BOUNDARIES PER PAC CHAPTER 352.130. LINES OF OCCUPATION CAN BE USED TO ESTABLISH BOUNDARIES OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE BELIEVED 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.



SHEET 1 OF 1

SURVEY IN A PORTION OF THE SECTION 25 OF THE NE 1/4 OF SECTION 25, T. 35 N., R. 4 E., 1st N.M., SKAGIT COUNTY, WASHINGTON FOR CAROL TORSET

DATE 3/28/24

FB: 517 Pg: 63	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED	MOUNT VERNON, WA 98275	DATE: 03-28-2024