

SURVEY DESCRIPTION

MARC BRECKENRIDGE, A SINGLE MAN, AS HIS SEPARATE ESTATE, PARCEL AFTER BOUNDARY LINE ADJUTMENT (SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-339466) THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M, THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 4, FOR A DISTANCE OF 160.00 FEET; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 4, FOR A DISTANCE OF 50.01 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY OF FARM TO MARKET ROAD AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 68°44'25" EAST, FOR A DISTANCE OF 49.00 FEET; THENCE NORTH 88°59'41" EAST, FOR A DISTANCE OF 160.00 FEET; THENCE NORTH 88°59'41" EAST, FOR A DISTANCE OF 235.00 FEET; THENCE SOUTH 0°00'00" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 4, FOR A DISTANCE OF 205.00 FEET; THENCE SOUTH 88°59'41" WEST, FOR A DISTANCE OF 140.00 FEET; THENCE SOUTH 88°59'41" WEST, FOR A DISTANCE OF 152.11 FEET; THENCE SOUTH 88°59'41" WEST, FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 88°59'41" EAST, FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 00°00'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY MARGIN, FOR A DISTANCE OF 80.81 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT COUNTY ROADS AND DITCH RIGHTS-OF-WAY AS APPROPRIATED BY COURT ORDER IN SKAGIT COUNTY SUPERIOR COURT CAUSE #4010 ON MAY 18, 1934.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT ORDERS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MARCH OF 2021 AND HAS BEEN IN A PRELIMINARY STATUS AWAITING THE RECORDING OF THE B/LA DOCUMENT AND THE CONSERVATION EASEMENT.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF MARC BRECKENRIDGE, A SINGLE MAN, AS HIS SEPARATE ESTATE, IN MARCH 2021.

KEVIN G. LIGGER, P.L.S., CERTIFICATE NO. 20123164  
LIGGER & ASSOCIATES, PLLC  
320 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 418-1442  
FAX (360) 418-0581  
E-MAIL KEVIN@LIGGER.COM

DATE 4-16-24

NOTES

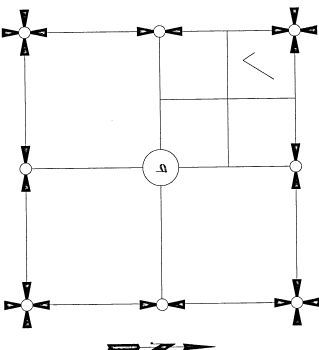
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED LIGGER 20123164.  
INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT EXHIBIT E) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2024-04100024.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY RECORDS UNDER AUDITOR'S FILE NO. 2024-04100024 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 200404210046. ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSIGNED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M, BEARING = NORTH 0°00'00" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARC BRECKENRIDGE, A SINGLE MAN, AS HIS SEPARATE ESTATE, 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (LAWN, GRAVEL DRIVE, SEPTIC DRAINFIELD) AS PER IAC 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 DEEPEST LINES OF RECORD. RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGGER & ASSOCIATES, PLLC, MINUTES PAST 9 O'CLOCK A.M. IN VOLUME 9 OF SURVEYS ON (PAGE(S)) UNDER AUDITOR'S FILE NO. 202404160008 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Skagit County Auditor

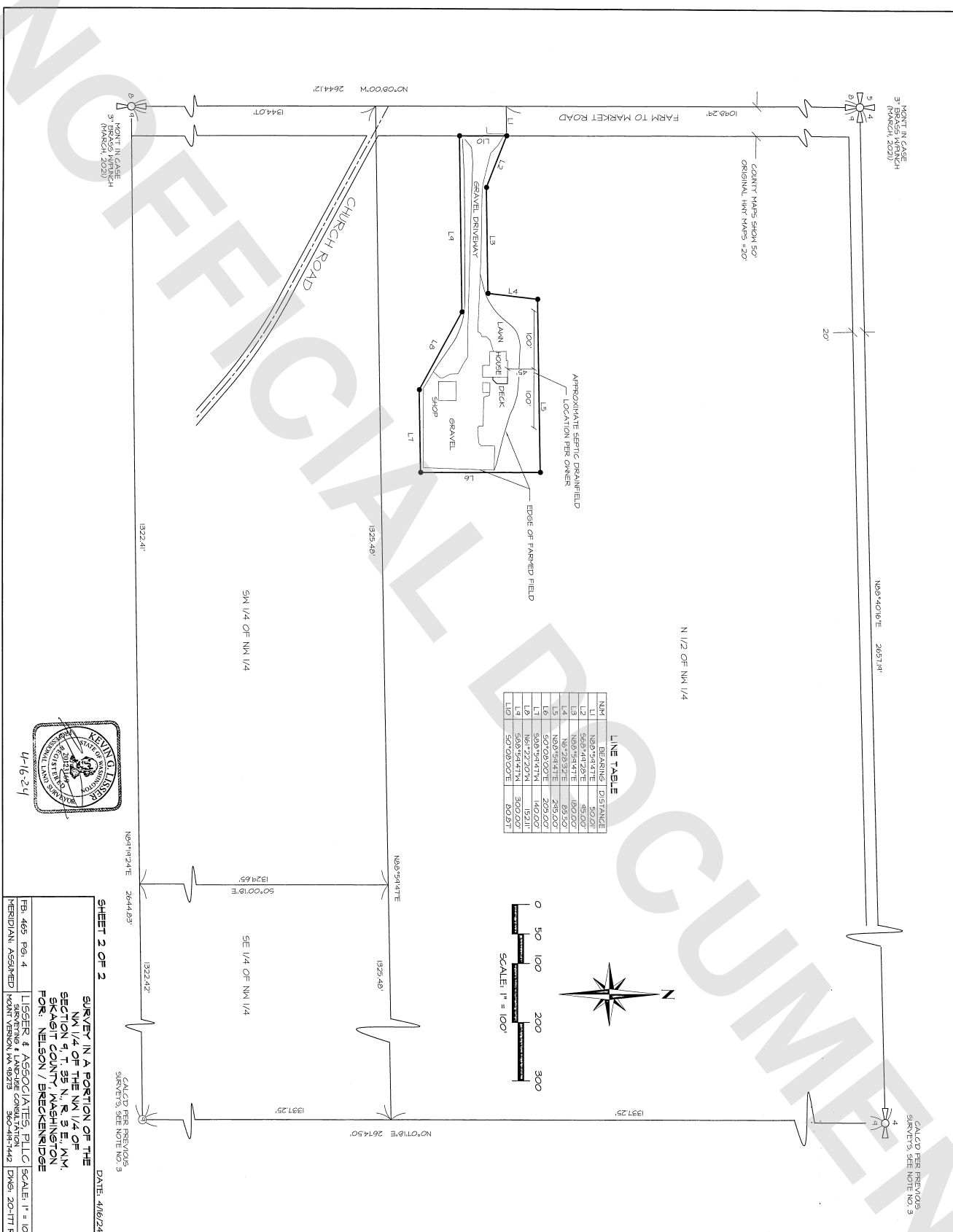
Debra J. Anderson



SHEET 1 OF 2

DATE: 4/16/24

SURVEY IN A PORTION OF THE			
NM 1/4 OF THE NM 1/4 OF			
SECTION 4, T. 35 N., R. 3 E., 1M,			
SKAGIT COUNTY, WASHINGTON			
FOR: NELSON / BRECKENRIDGE			
FB:	RS:	LIGGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSIGNED	NO. 20123164	360-418-1442	DWG: 20-111 R05



NOM	BEARING	DISTANCE
L1	N85°54.47'E	50.01'
L2	S66°44.28'E	45.00'
L3	N65°54.47'E	180.00'
L4	N6°29.32'E	85.50'
L5	N85°54.47'E	245.00'
L6	S0°08.00'E	205.00'
L7	N66°54.47'W	140.00'
L8	S61°22.20'W	152.11'
L9	S85°54.47'W	300.00'
L10	S0°08.00'E	80.87'



4-16-24

**SHEET 2 OF 2**

DATE: 4/16/24

SURVEY IN A PORTION OF THE  
NW 1/4 OF THE NW 1/4 OF  
SECTION 9, T. 35 N., R. 3 E., W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: NELSON / BRECKENRIDGE

FBI: 465 Pg: 4	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DWG: 20-177 R09
	MOUNT VERNON, WA 98273	
	360-414-7442	