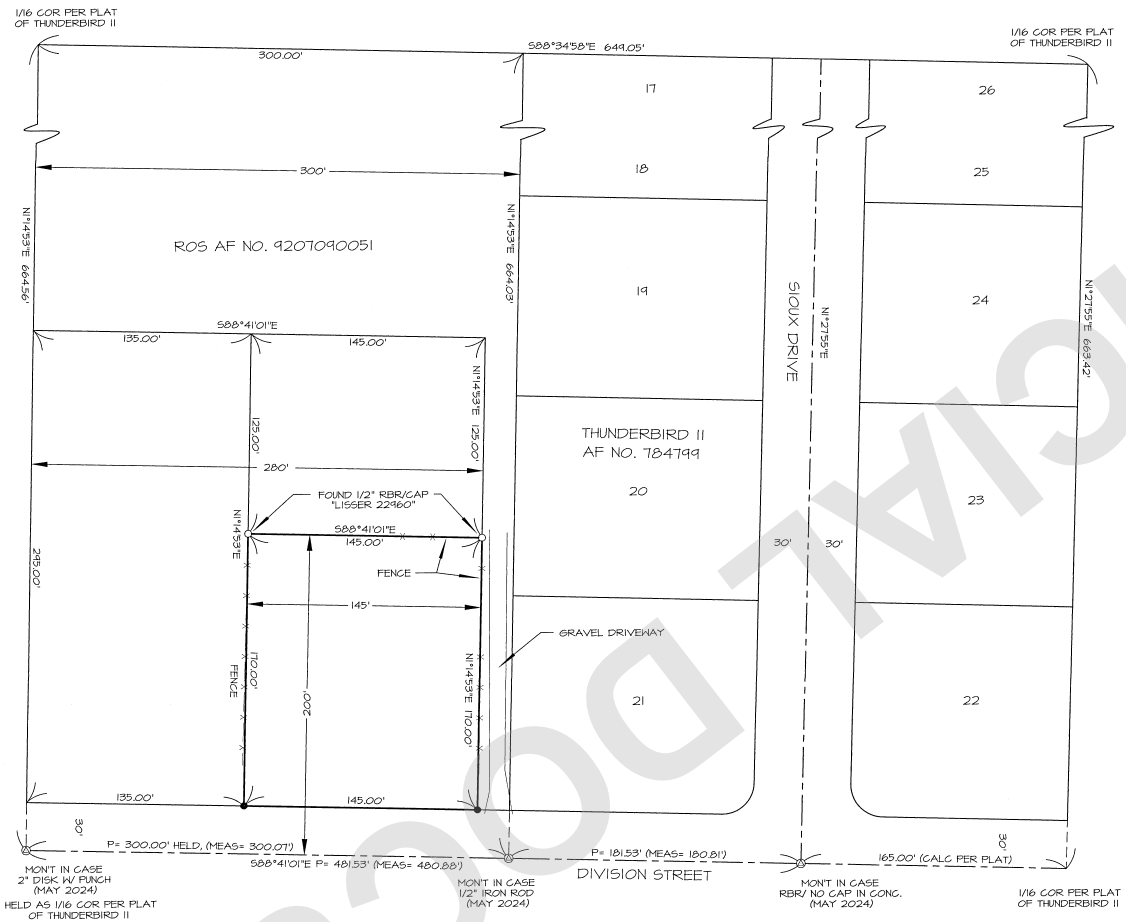


AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 14 DAY OF May, 2024 AT 20 MINUTES PAST 1 O'CLOCK P M. IN VOLUME 1 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202405290248, 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 202401110004.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THUNDERBIRD II, RECORDED IN VOLUME 10 OF PLATS, PAGE 39 AND 40, AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 9207090051, 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 DIVISION STREET PER PLAT OF THUNDERBIRD II

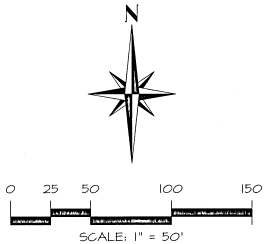
BEARING = SOUTH 88°41'01" EAST

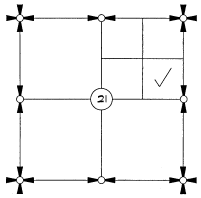
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT HABITAT FOR HUMANITY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

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, 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.





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 SKAGIT HABITAT FOR HUMANITY, IN MAY 2024.

5-29-24
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

5-29-24

SURVEY DESCRIPTION

THE EAST 145 FEET OF THE WEST 280 FEET OF THE SOUTH 200 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,

EXCEPT COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF.

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.

SHEET 1 OF 1 — DATE: 5/29/24

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 21, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SKAGIT HABITAT FOR HUMANITY

FB: 534 PG: 56	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50'
MERIDIAN: ASSUMED		DWG: 24-043 ROS

202405290248
05/29/2024 01:20 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT