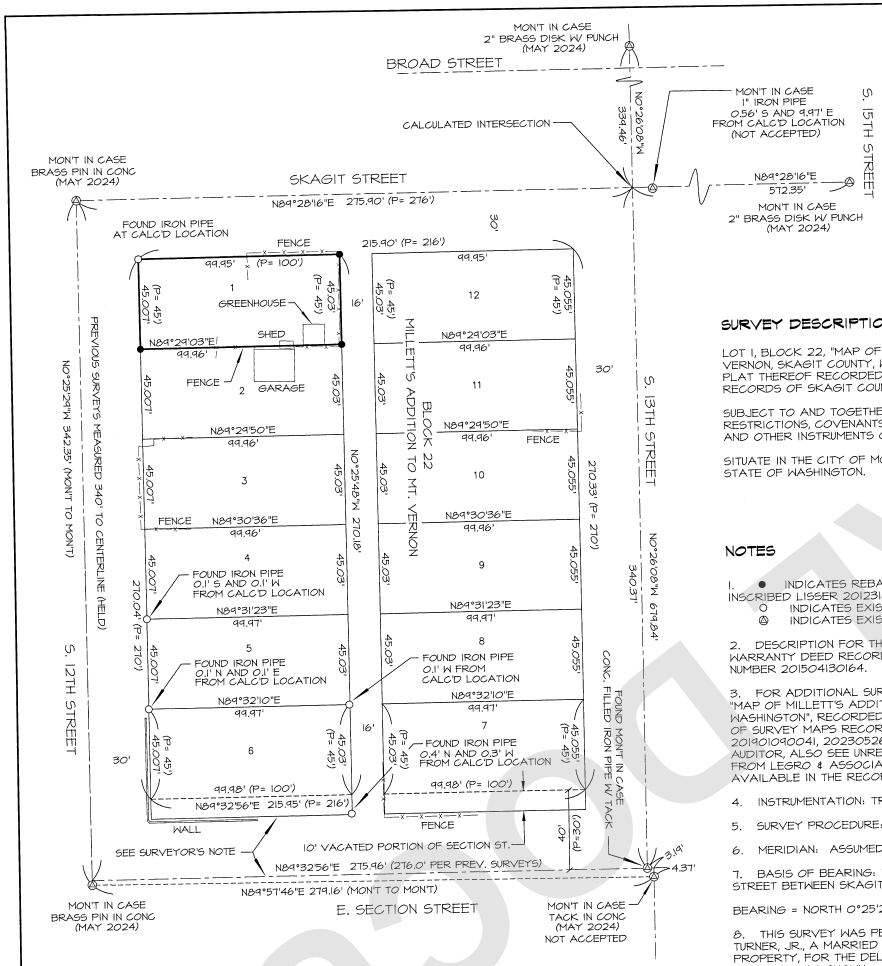


SURVEY DESCRIPTION

LOT 1, BLOCK 22, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

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 SPECIAL LIMITED WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201504130164.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 201901090041, 202305260060, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR, ALSO SEE UNRECORDED SURVEYS IN THE AREA OBTAINED FROM LEGRO & ASSOCIATES DATED 1958 - 1972, WHICH ARE ALSO AVAILABLE IN THE RECORDS OF LISSER & ASSOCIATES, PLLC.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED CENTERLINE OF SOUTH 12TH STREET BETWEEN SKAGIT STREET AND E. SECTION STREET

BEARING = NORTH 0°25'29" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF GENE PAUL TURNER, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, 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, SHED, GREENHOUSE, LANDSCAPING BORDERS) 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.

AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 11 DAY OF June, 2024 AT 47 MINUTES PAST 1 O'CLOCK P.M. IN VOLUME ✓ OF SURVEYS ON PAGE(S) ✓ UNDER AUDITOR'S FILE NO. 202406110049, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Tera Diedrich
DEPUTY

SURVEYOR'S NOTE

THE RIGHT OF WAY FOR THE NORTH HALF OF E. SECTION STREET IS SHOWN AS BEING 30' WIDE ON THE PLAT OF MILLETT'S ADDITION. THE MONUMENTED CENTERLINE OF 12TH STREET BETWEEN SKAGIT STREET AND E. SECTION STREET MEASURES 342.35', PLAT DIMENSION IS 330'. PREVIOUS SURVEY INFORMATION OBTAINED FROM LEGRO & ASSOCIATES HELD 340' BETWEEN THE INTERSECTION OF SAID 12TH STREET AND SKAGIT STREET TO THE INTERSECTION OF 12TH STREET AND E. SECTION STREET.

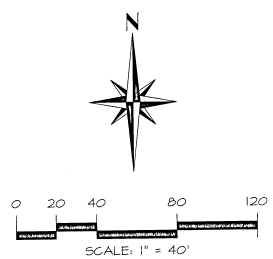
WE HAVE HONORED THIS SOLUTION AND HELD PLAT DIMENSIONS OF 45' FOR THE NORTH TO SOUTH LOT MEASUREMENTS FROM SKAGIT STREET SOUTH, WHICH RESULTED IN A 40' RIGHT OF WAY FOR THE NORTHERLY HALF OF E. SECTION STREET. THIS SOLUTION LEAVES A GAP BETWEEN THE CALCULATED CENTERLINE AND THE SECTION SUBDIVISION LINE, WHICH IS CONSISTENT WITH SAID LEGRO RECORDS.

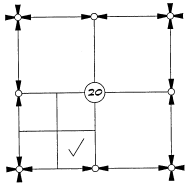
THE CENTERLINE OF S. 13TH STREET WAS DETERMINED FROM THE EXISTING MONUMENT AT THE INTERSECTION OF S. 13TH STREET AND E. SECTION STREET (NORTHWESTERLY OF THE TWO FOUND MONUMENTS) AND THE MONUMENT LOCATED NORTH OF THE INTERSECTION OF BROAD STREET AND S. 13TH STREET. THIS SOLUTION COMPARES FAVORABLY TO THOSE SHOWN ON SAID UNRECORDED SURVEY BY LEGRO & ASSOCIATES

BY HONORING THIS SOLUTION, THE OCCUPATION LINES COMPARE FAVORABLY AND IS CONSISTENT WITH THE PREVIOUS SURVEY SOLUTIONS AS SHOWN ON THOSE CERTAIN SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 201105020049 AND 202305260060. EACH OF WHICH HAD DESCRIPTIONS THAT COMMENCED AT POINTS ON THE NORTH RIGHT OF WAY MARGIN OF E. SECTION STREET. NEITHER OF THOSE SURVEYS WOULD HAVE MATCHED THE EXISTING LINES OF OCCUPATION IF A 30' RIGHT OF WAY WAS UTILIZED FOR THE NORTH HALF OF E. SECTION STREET.

IT IS ALSO INTERESTING TO NOTE THAT THERE HAVE BEEN VACATIONS OF THE NORTH 10' OF E. SECTION STREET CONTIGUOUS TO LOTS 6 AND 7, BLOCK 22, MILLETT'S ADDITION, AS SHOWN HEREON, WHICH FURTHER SUPPORTS THIS SOLUTION.

IT IS MY PROFESSIONAL OPINION THAT BY UTILIZING THIS HISTORIC SURVEY INFORMATION, THE SOLUTION AGAIN MATCHES LINES OF OCCUPATION AND MAINTAINS HARMONY IN THE AREA.





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 GENE PAUL TURNER, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IN JUNE 2024.

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

6-10-24
DATE

KEVIN G. LISSER
STATE OF WASHINGTON
20123169
REGISTERED
PROFESSIONAL LAND SURVEYOR

6-10-24

SHEET 1 OF 1

DATE: 6/10/24

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF
SECTION 20, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: GENE TURNER JR.

FB: 535 PG: 16	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 40'
MERIDIAN: ASSUMED		24-041 ROS

202406110049
06/11/2024 02:47 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT