

SURVEY DESCRIPTION

PARCEL "A"
THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 34 NORTH,
RANGE 4 EAST, N4, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 299 FEET WEST OF THE SOUTHEAST CORNER OF
SAID GOVERNMENT LOT 2;
THENCE NORTH 326.5 FEET;
THENCE SOUTH 326.5 FEET;
THENCE EAST 402.4 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 30 FEET THEREOF;
AND EXCEPT TRACT "A" OF SHORT PLAT NO. 65-76, LOCATED IN SECTION
19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N4, APPROVED NOVEMBER 5,
1976, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 193 UNDER
AUDITOR'S FILE NO. 8495713, RECORDS OF SKAGIT COUNTY, WASHINGTON;
AND ALSO EXCEPT THAT PORTION, IF ANY, LYING NORTH OF THE SOUTH
LINE OF MOORE'S SUBURBAN TRACTS, AS PER PLAT RECORDED IN VOLUME
5 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON AND
LYING NORTH OF THE SOUTH LINE OF SAID PLAT PRODUCED WEST;
AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE WEST 660
FEET OF SAID GOVERNMENT LOT 2.
PARCEL "B"
TRACT "A" OF SKAGIT COUNTY SHORT PLAT NO. 65-76, APPROVED
NOVEMBER 5, 1976, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE
193, AS AUDITOR'S FILE NO. 8495713, RECORDS OF SKAGIT COUNTY,
WASHINGTON; AND ALSO EXCEPT THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 19,
TOWNSHIP 34 NORTH, RANGE 4 EAST, N4,
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, EASES, LEASES, COIST
CAUSES AND OTHER INSTRUMENTS OF RECORD.
ALL OF THE ABOVE SITUATE IN THE 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
RECORDS ACT, AT THE REQUEST OF JEAN M. GRUVER, AN UNMARRIED
PERSON, IN JULY 2024.

R. J. 7-25-24 DATE
KEVIN G. LISSEY, P.L.S., CERTIFICATE NO. 20123164
LISSEY & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-7442
FAX (360) 414-0591
E-MAIL KEVIN@LISSEY.COM

NOTES

1. • INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED LISSEY 202407250044
• 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
2020080400025.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE
"MOORE'S SUBURBAN TRACTS", RECORDED IN VOLUME 5 OF PLATS, PAGE
32, SKAGIT COUNTY SHORT PLAT NO. 65-76 RECORDED UNDER AUDITOR'S
FILE NO. 8495713, RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S
FILE NUMBER 201604250104, ALL IN RECORDS OF SKAGIT COUNTY
AUDITOR.
4. INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED SOUTH LINE OF NORTHEAST 1/4 OF
SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N4.
BEARING = NORTH 89°21'00" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEAN M. GRUVER,
AN UNMARRIED PERSON, FOR THE DELINEATION AND STAKING OF THE
DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP,
THIS SURVEY WAS NOT INTENDED OR REPORT TO REFLECT ALL OF THE FOLLOWING:
• EASEMENTS, COVENANTS, EASES, LEASES, COIST CAUSES, OR OTHER
INSTRUMENTS OF RECORD THAT 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 OCCUPANCIAL INDICATORS (BUILDING OVERHANGS,
FENCES, TREES, DRIVEWAYS) AS PER MAC CHAPTER 392-130. LINES OF
OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN
OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY A WRITTEN RELATIONSHIP
OF LINES OF OCCUPATION TO THE DEEDS AND INSTRUMENTS OF RECORD. NO
RESOLUTION OF OWNERSHIP IS BASED ON UNWRITTEN RIGHTS HAS BEEN MADE
OR IMPLIED BY THIS SURVEY.



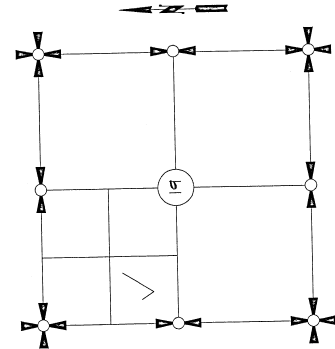
7-25-24

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC,
FILED FOR RECORD THIS 15 DAY OF July, 2024 AT
MOUNT VERNON, WASHINGTON, IN THE
RECORDS OF SKAGIT COUNTY, WASHINGTON,
FILE NO. 202407250044

Jean M. Gruver
SKAGIT COUNTY AUDITOR

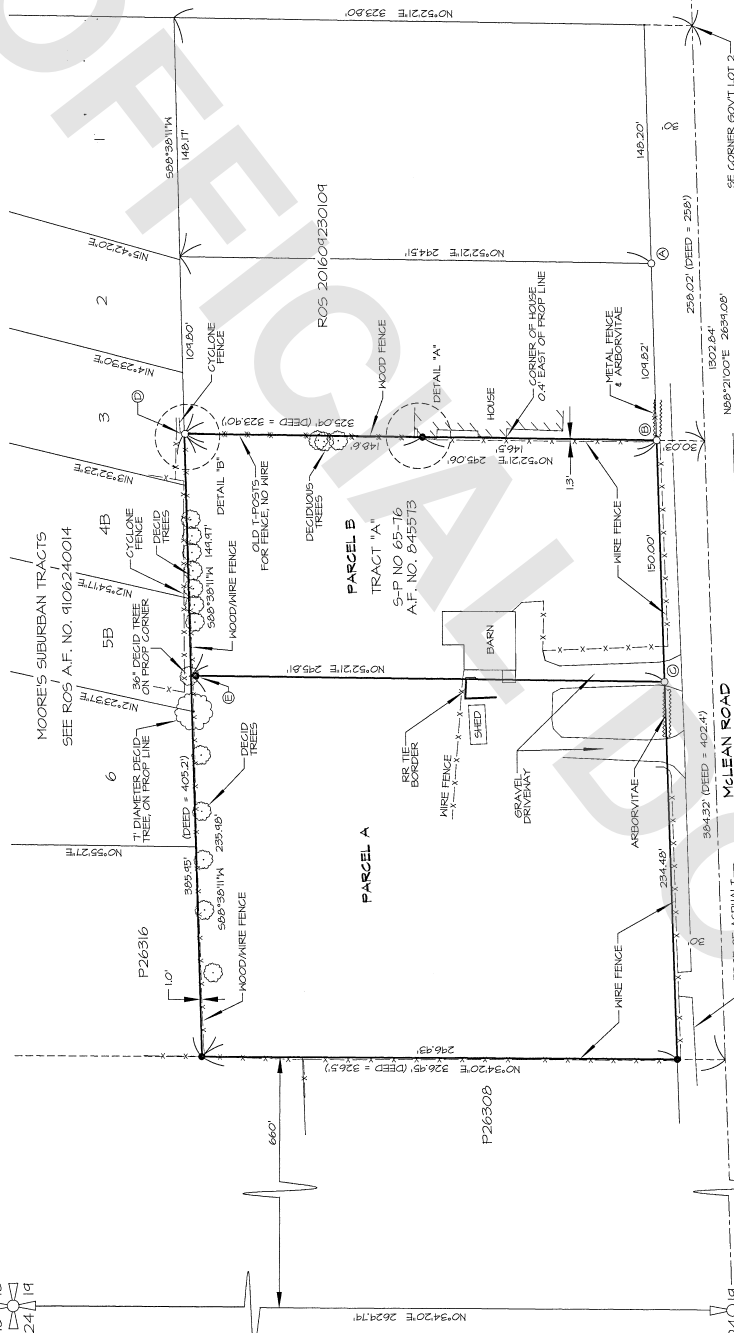
Terra Dietrich
DEPUTY



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N4.
VICINITY MAP
NTS

SHEET 1 OF 2		DATE: 7/25/24	
SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 (GOVT LOT 2) SECTION 19, T. 34 N., R. 4 E., N4. SKAGIT COUNTY, WASHINGTON FOR: JEAN GRUVER			
FB:	PS:	LISSEY & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SKAGIT COUNTY AUDITOR FILE NO. 202407250044 DATE: 7/25/24	

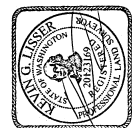
SECTION CORNER
CALC PER PREVIOUS SURVEYS
SEE NOTE 3



- FOUND CORNER INFORMATION**
- ① 1/2" RBR/CAP "LUGGER 22460"
 - ② 5/8" RBR/CAP "JUDY"
 - ③ 5/8" RBR/CAP "JUDY"
 - ④ 5/8" RBR/CAP "JUDY"
 - ⑤ 5/8" RBR/CAP "JUDY"
 - ⑥ SET 1/2" RBR/CAP "LUGGER 2012364"
- ON NORTH-SOUTH PROP LINE 3.0'
SOUTH OF PROPERTY CORNER.

MON IN CASE
RBR/CAP "JUDY"
(JULY 2024)

CENTER SECTION
SURVEYS, ORIGINATED
SEE NOTE 3



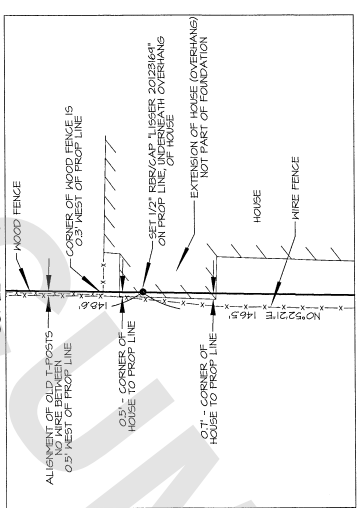
SHEET 2 OF 2

DATE: 7/25/24

**SURVEY IN A PORTION OF
THE SA 1/4 OF THE NW 1/4 (GOVT LOT 2)
SECTION 19, T. 34 N., R. 4 E., W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: JEAN GRUVER**

FB: 571 PG. 46
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED
DATE: 7-25-24
DWG: 24-071 ROS

DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'

