



**SURVEY DESCRIPTION**

PARCEL 1A'  
 LOT 2, SKAGIT COUNTY SHORT PLAT NO. 46-045, APPROVED JULY 11, 1940, IN VOLUME 12 OF SKAGIT COUNTY RECORDS, PAGES 128 AND 129, UNDER AUDITOR'S FILE NO. 460219021, SKAGIT COUNTY SHORT PLAT NO. 90-44, APPROVED NOVEMBER 1, 1940, AND RECORDED NOVEMBER 6, 1940, IN VOLUME 9 OF SHORT PLATS, PAGE 293, UNDER AUDITOR'S FILE NO. 901060004, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N.

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 339.25 FEET WEST OF THE SOUTHEAST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT COVERED TO RICHARD M. PURICH AND ELLEN PURICH, HUSBAND AND WIFE, BY INSTRUMENT RECORDED OCTOBER 31, 1964 UNDER AUDITOR'S FILE NO. 902240046, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;  
 THENCE WEST 180 FEET;  
 THENCE SOUTH 304.71 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT 16 OF ASSESSOR'S PLAT OF JESS KUTZEN'S TRACT, AS PER PLAN AS RECORDED IN VOLUME 8 OF PLANS, PAGE 85, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
 THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 16 TO THE NORTHEAST CORNER THEREOF;  
 THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 16 TO THE NORTH LINE OF THE COUNTY ROAD;  
 THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.  
 ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CLAIMS AND OTHER INSTRUMENTS OF RECORD.  
 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

KEVIN G. LISSEY, P.L.S., CERTIFICATE NO. 20123164 DATE 7-30-24  
 LISSEY & ASSOCIATES, PLLC  
 5100 W. VANESSA STREET, BOX 1109  
 MOUNTAIN VIEW, WA 98278  
 PHONE (360) 414-7442  
 FAX (360) 414-0581  
 E-MAIL KEVIN@LISSEY.COM

**SURVEYORS 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 KUTZEN PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN JULY 2024.



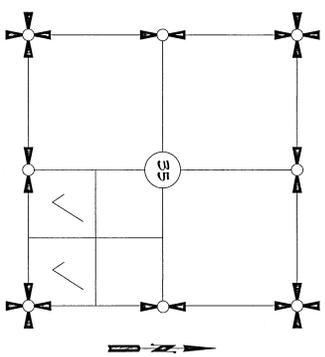
**NOTES**

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEY 20123164.
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED ON THIS SURVEY.
- INDICATES EXISTING MONUMENT AS NOTED ON THIS SURVEY.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON GUT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201801030041 AND CORRECTED STATUTORY MARRIAGE DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 194911.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE ASSESSOR'S PLAT OF JESS KUTZEN TRACTS, RECORDED IN VOLUME 8 OF PLANS, PAGE 85, COUNTY SHORT PLAT NO. 46-045, RECORDED UNDER AUDITOR'S FILE NO. 460219021, SKAGIT COUNTY SHORT PLAT NO. 90-44, RECORDED UNDER AUDITOR'S FILE NO. 901060004, RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200209240194 AND 909240046, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF SOUTHEAST 1/4, SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N.  
BEARING = NORTH 84°30'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF KUTZEN PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF A PORTION OF THE DESCRIBED PROPERTY, AS SHOWN.
- THIS SURVEY WAS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP TO BE SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CLAIMS AND OTHER INSTRUMENTS OF RECORD 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.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE, TREES, RETAINING WALL, DRIVEWAYS, STAIRS, LANDSCAPING, LANDSCAPE BORDER, FLAGPOLE) AS PER IAC CHAPTER 332-190. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY DOES NOT SHOW THE RELATIONSHIP OF LINES OF OCCUPATION TO THE BOUNDARY LINES OF THE PROPERTY OR OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

**AUDITOR'S CERTIFICATE**

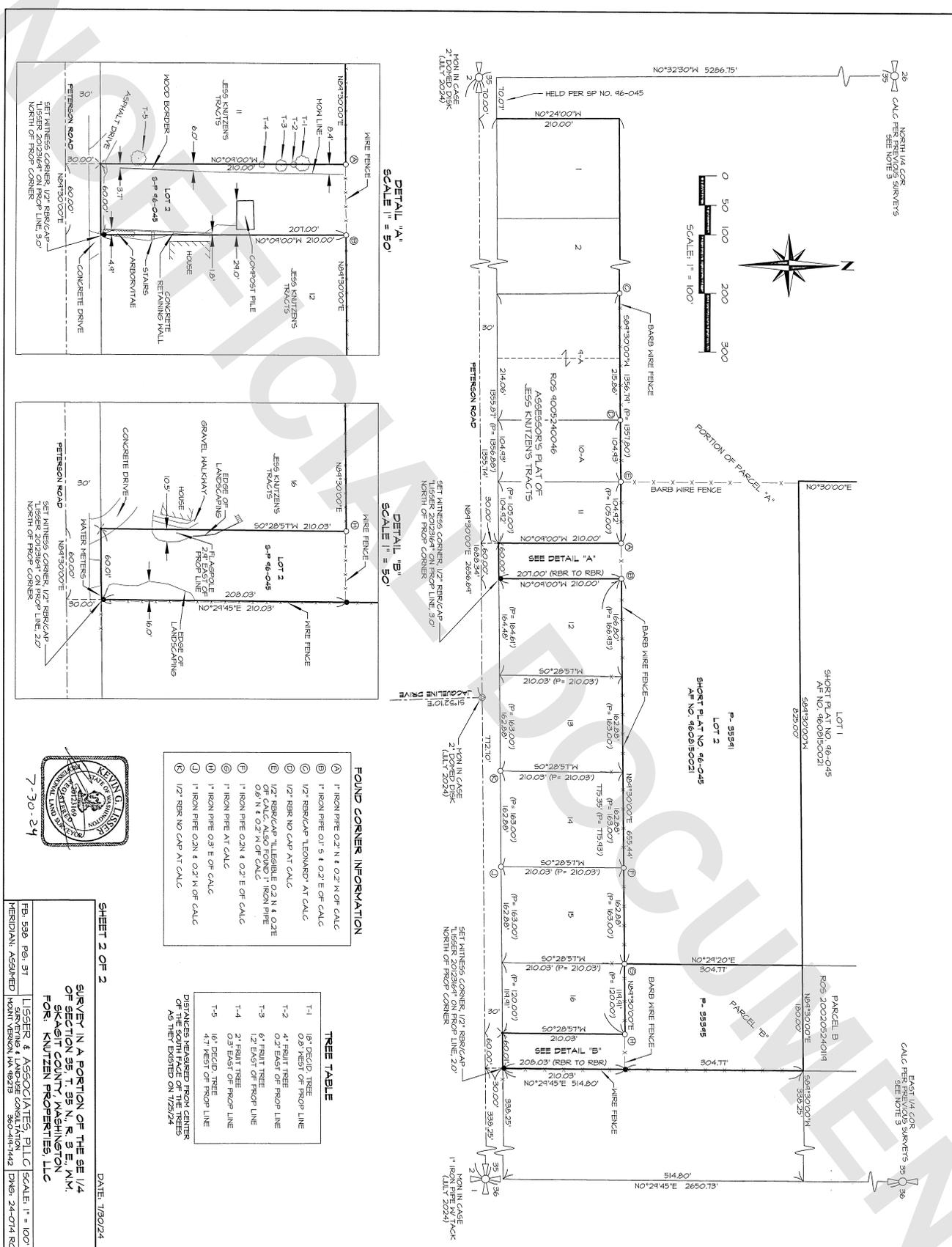
FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC, MINUTES PAST 11 O'CLOCK DAY OF JULY 2024 AT 4:13 P.M. UNDER AUDITOR'S FILE NO. 202407300173 ON RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Shirley A. Adams*  
 DEPUTY AUDITOR  
*Justin J. Saville*  
 DEPUTY AUDITOR



SECTION 35, TOWNSHIP 35 NORTH, RANGE 3 EAST, 14N.  
 V-CENTURY MAP  
 N.T.S.

SHEET 1 OF 2		DATE: 7/30/24
SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 35, T. 35 N., R. 3 E., 14N. FOR: KUTZEN PROPERTIES, LLC		
FILED	BY:	LISSEY & ASSOCIATES, PLLC SCALE
MERIDIAN: ASSUMED	SURVEYING & LAND USE CONSULTATION	5800 14th DWG: 24-074 805



DETAIL "A"  
SCALE: 1" = 50'

DETAIL "B"  
SCALE: 1" = 50'

**FOUND CORNER INFORMATION**

- Ⓐ 1" IRON PIPE 0.2" N & 0.2" W OF CALC
- Ⓑ 1" IRON PIPE 0.1' S & 0.2' E OF CALC
- Ⓒ 1/2" BERICAP "LEONARD" AT CALC
- Ⓓ 1/2" BBR NO CAP AT CALC
- Ⓔ 1/2" BERICAP TILLEGIBLE 0.2' N & 0.2' E 0.6' N & 0.2' W OF CALC
- Ⓕ 1" IRON PIPE 0.2N & 0.2 E OF CALC
- Ⓖ 1" IRON PIPE AT CALC
- Ⓗ 1" IRON PIPE 0.3' E OF CALC
- Ⓘ 1" IRON PIPE 0.2N & 0.2' W OF CALC
- Ⓚ 1/2" BBR NO CAP AT CALC

**TREE TABLE**

- T-1 16" DECID TREE 0.2' WEST OF PROP LINE
  - T-2 4" FRUIT TREE 0.2' EAST OF PROP LINE
  - T-3 12" FRUIT TREE 1.2' EAST OF PROP LINE
  - T-4 2" FRUIT TREE 0.3' EAST OF PROP LINE
  - T-5 4.7' YEST OF PROP LINE
- DISTANCES MEASURED FROM CENTER OF THE SOUTH FACE OF THE TREES AS THEY EXISTED ON 7/29/24



**SHEET 2 OF 2** DATE: 7/30/24

CONDUCTED BY: LUISER & ASSOCIATES, PLLC  
 11500 1<sup>ST</sup> AVENUE, SUITE 200  
 SEASIDE, WA 98138  
 PHONE: (206) 411-1143  
 FAX: (206) 411-1144

PROJECT: SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 35, T. 35 N. R. 31 E. NW. FOR: KUTZTEN PROPERTIES, LLC

FB: 530 Pg. 31 LUISER & ASSOCIATES, PLLC SCALE: 1" = 100'  
 SURVEYING & LAND USE CONSULTATION  
 MERIDIAN: ASSIGNED NORTH MERIDIAN, NAD 83