

SURVEY DESCRIPTION

PARCEL "A"

LOT 5, "COUNTRY CLUB ADDITION NO. 4," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THAT PORTION OF LOT 6, "COUNTRY CLUB ADDITION NO. 4," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

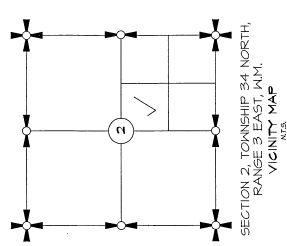
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 20 FEET;
THENCE NORTHEASTERLY TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 6;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

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.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
○ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20106300153.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE "COUNTRY CLUB ADDITION NO. 4," RECORDED IN VOLUME 8 OF PLATS, PAGES 83 AND 84, RECORDS OF SKAGIT COUNTY, WASHINGTON, FILE NO. 20106300153. RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200507010004 AND 200505240185, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: TWO FOUND IRON PIPES FOUND ALONG COUNTRY CLUB PLACE CALLED DE-5AC PER SKAGIT COUNTY SHORT PLAT NO. 8-84 BEARING = SOUTH 00°03'10" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF TURNER S. STIERS AND JOY E. STIERS, A MARRIED COUPLE FOR THE DELINEATION AND STAKING OF THE SOUTH PROPERTY LINE ONLY, 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 RECORDS, EASEMENTS, 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) AS PER MAP CHAPTER 352-001 REBAR SET FOR OCCUPATIONAL INDICATORS FOR PERMANENT LINES OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS NOT 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.



SHEET 1 OF 1

DATE: 8/8/24

SURVEY IN A PORTION OF THE
N 1/4 OF THE SE 1/4 OF
SECTION 2, T. 34 N., R. 3 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOY & TURNER STIERS

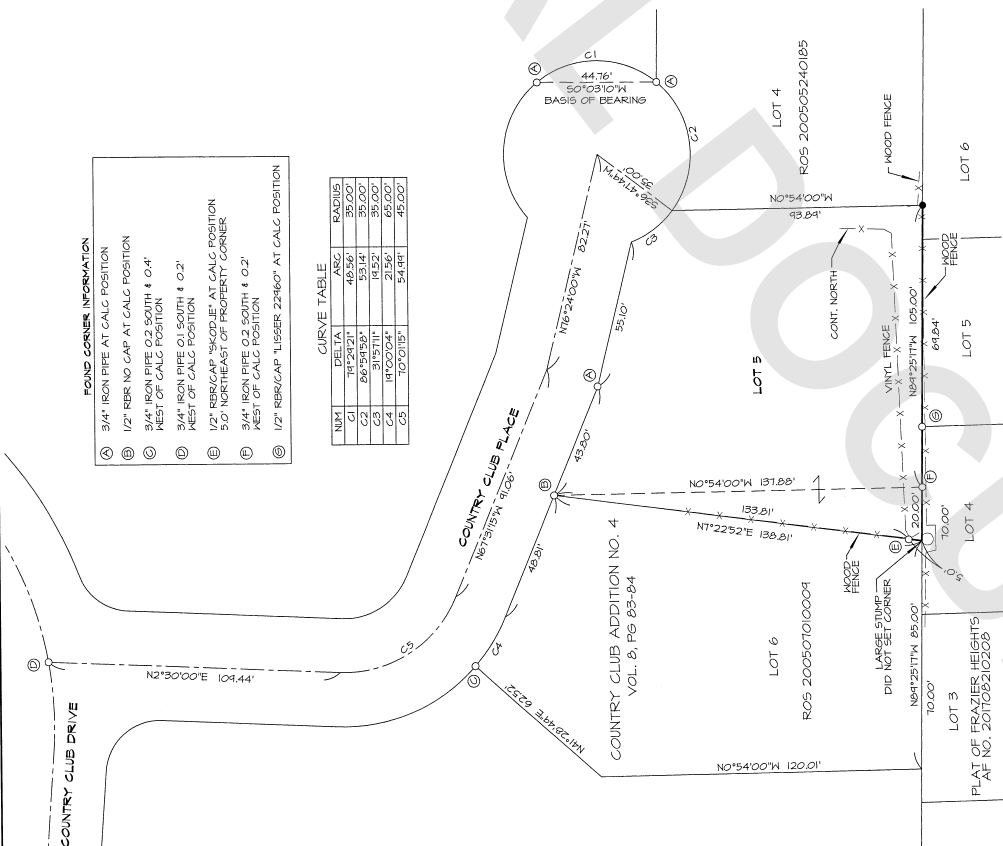
FB: 528 Pg: 73
LISSEY & ASSOCIATES, PLLC SCALE: 1" = 30'
4141 1ST AVE. SUITE 100
MOUNT VERNON, WA 98275
PHONE: 360-414-1442
FAX: 360-414-1442
DNG: 24-084 ROS

FOUND CORNER INFORMATION

- 3/4" IRON PIPE AT CALC POSITION
- 1/2" REBAR NO CAP AT CALC POSITION
- 3/4" IRON PIPE 0.2 SOUTH & 0.4' WEST OF CALC POSITION
- 3/4" IRON PIPE 0.1 SOUTH & 0.2' WEST OF CALC POSITION
- 1/2" REBAR CAP "SADDLE" AT CALC POSITION 5.0' NORTHEAST OF PROPERTY CORNER
- 3/4" IRON PIPE 0.2 SOUTH & 0.2' WEST OF CALC POSITION
- 1/2" REBAR CAP LIESSEY 22'46" AT CALC POSITION

CURVE TABLE

NAME	DELTA	ARC	RADIUS
C1	17°53'11"	148.00'	48.00'
C2	86°54'50"	151.14'	39.00'
C3	31°13'11"	14.52'	39.00'
C4	14°02'04"	21.56'	69.00'
C5	10°02'15"	54.41'	49.00'



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REQUEST OF TURNER S. STIERS AND JOY E. STIERS, A MARRIED COUPLE IN AUGUST 2024.

8-8-24

DATE

CERTIFICATE NO. 2023164

KEVIN G. LISSEY, PLLC
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AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC.
MINUTES PAST 11 O'CLOCK A.M. IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.
PAGE(S) 73 UNDER AUDITOR'S FILE NO. 20106300153

8-8-24

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