

SURVEY DESCRIPTION

STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 19991020037

LOT 1, BLOCK 2, 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON' AS PER PLAT RECORDED IN VOLUME 8 OF SURVEYS, AT PAGE 18 AND 19, UNDER AUDITOR'S FILE NO. 8910210059, BEING A PORTION OF TRACT 'A' AS SHOWN ON A RECORD OF SURVEY IN VOLUME 8 OF SURVEYS, PAGES 18 AND 19, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8910210059.

TOGETHER WITH AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITIES ALONG THE WEST 20 FEET OF LOT 2, BLOCK 2, 'BINGHAM ACREAGE'.

STATUTORY WARRANTY DEED AUDITOR'S FILE NO. 201005210041

THAT PORTION OF TRACT 'A' AS SHOWN ON A RECORD OF SURVEY, IN VOLUME 8 OF SURVEYS, AT PAGE 18 AND 19, UNDER AUDITOR'S FILE NO. 8910210059, AND LEGALLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2, BLOCK 2, AND A PORTION OF THE ADJACENT VACATED STREET ON THE WEST SIDE OF BLOCK 2, OF THE PLAT OF 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON', RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED STREET AND THE WEST PROLONGATION OF THE NORTH LINE OF SAID LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 TO ITS INTERSECTION WITH THE SOUTH PROLONGATION OF THE EAST LINE OF LOT 1; THENCE SOUTH ALONG SAID PROLONGATION TO THE SOUTH LINE OF TRACT 'A' AS SHOWN ON SURVEY FILED IN VOLUME 8 OF SURVEYS AT PAGES 18 AND 19;

THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT 'A';

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 'A' TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THAT PORTION OF LOT 1, BLOCK 2, OF THE PLAT OF 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON', RECORDED IN VOLUME 4 OF PLATS AT PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 1 AND THE CENTERLINE OF A 'VACATED STREET' ON THE WESTERLY SIDE OF LOT 1 AS APPEARS ON A SURVEY FILED IN VOLUME 8 OF SURVEYS AT PAGE 18 AND 19, RECORDS OF SKAGIT COUNTY;

THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 1 TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTH/SOUTH LINE BETWEEN LOTS 1 AND 2, BLOCK 2;

THENCE SOUTH ALONG SAID PROLONGATION A DISTANCE OF 169.27 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST ALONG THE CENTERLINE OF THE VACATED STREET TO THE CENTERLINE OF SAID VACATED STREET;

THENCE NORTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER, AND THROUGH THE SURVEYED TRACT, THE WEST 20 FEET OF THE SOUTH LINE OF LOT 1, BLOCK 2, OF SAID PLAT OF 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON'.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

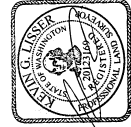
- INDICATES REBAR SET AND CAPPED WITH 'YELLOW CAP' INSCRIBED 'LISSEER 2010041'.
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 19991020037 AND 201005210041 AND QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201005210042.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE 'BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON', RECORDED IN VOLUME 4 OF PLATS, PAGE 24, SHORT PLAT NO. PL23-0345, RECORDED UNDER AUDITOR'S FILE NO. 201005210041, RECORDS OF SKAGIT COUNTY.
- INSTRUMENTATION: TRIMBLE C-3 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARINGS: MONUMENTED NORTH LINE OF THE NE 1/4 OF SECTION II, TOWNSHIP 34, RANGE 4 EAST, 4N, 11E, BEARING = NORTH 84° 33'41" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARTY E. JOHNSON AND RHONDA M. JOHNSON, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, 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, SUNDRIED INSTRUMENTS OF RECORD, 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 LINES, GRAVEL DRIVEWAY) AS PER MAC CHART 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 SURVEYED RECORDING ACT AND THE REQUIREMENTS OF THE SURVEYED E. JOHNSON, HUSBAND AND WIFE, IN AUGUST 2024.

KEVIN G. LISSEER, PLSS, CERTIFICATE NO. 2023164 DATE 9-12-24

LISSEER & ASSOCIATES, PLLC
320 MILLWAUKEE ST/PO BOX 1101
MOUNT VERNON WA 98273
PHONE (360) 414-1442
FAX (360) 414-0591
E-MAIL KEVIN@LISSEER.COM

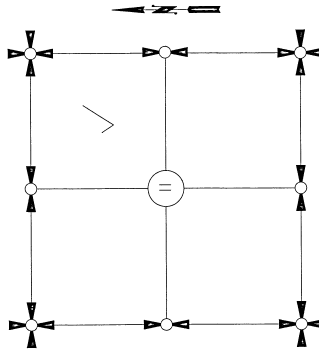


9-12-24

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEER & ASSOCIATES, PLLC, MINUTES PAST 3 O'CLOCK P.M. IN VOLUME 8 OF SURVEYS ON PAGE(S) 18 AND 19 UNDER AUDITOR'S FILE NO. 8910210059, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Debra A. Lisseer
Auditor
Tara D. Lisseer
Deputy Auditor
SKAGIT COUNTY AUDITOR



SECTION II, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4N, 11E
VICINITY MAP
N.T.S.

SHEET 1 OF 2 DATE 9/10/24

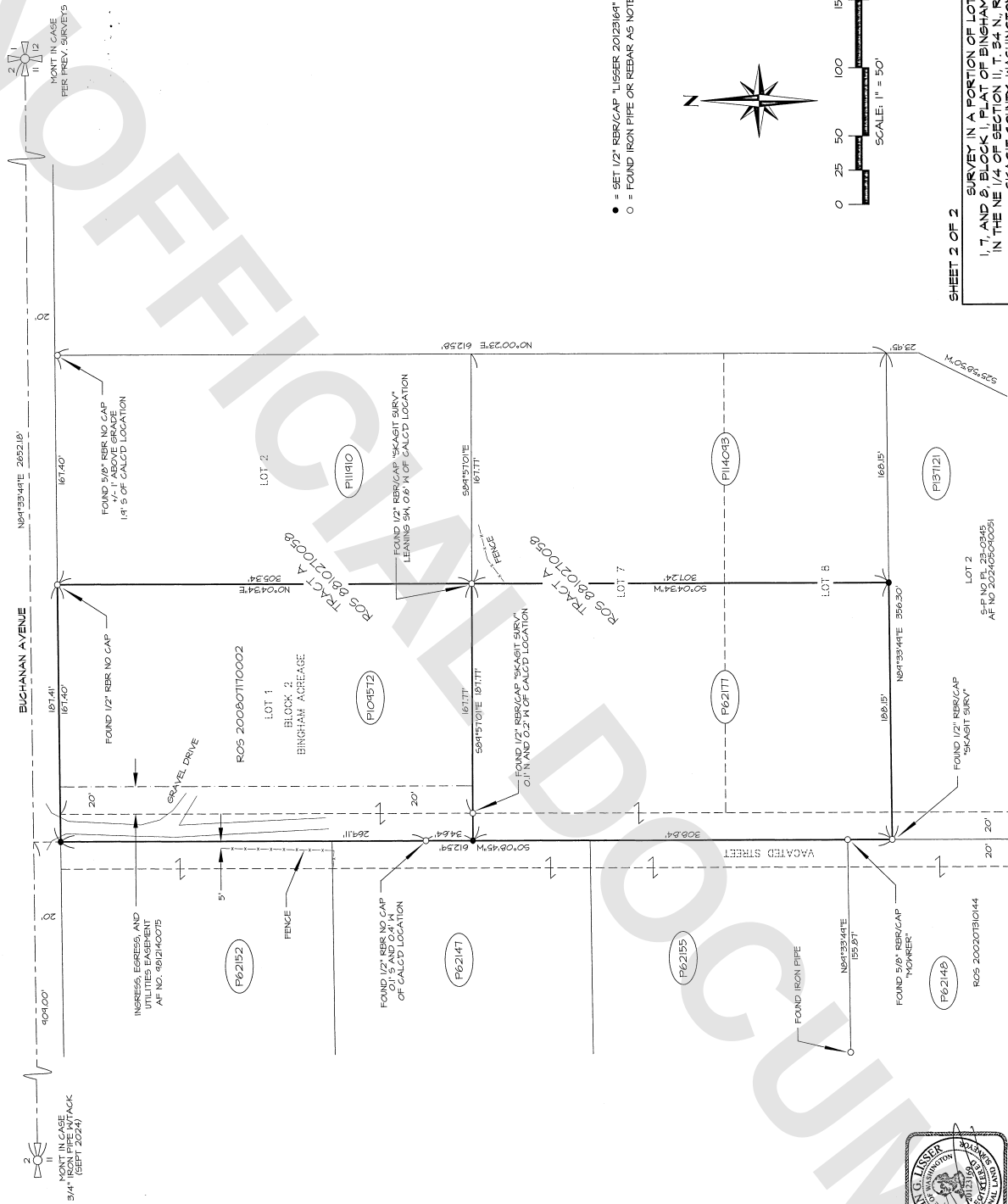
SURVEY IN A PORTION OF LOTS 1, 7, AND 8, BLOCK 1, PLAT OF BINGHAM ACREAGE IN THE NE 1/4 OF SECTION II, T. 34 N., R. 4 E., 11E, SKAGIT COUNTY, WASHINGTON
FOR: MARTY AND RHONDA JOHNSON

FB: 5971 PG: 61 LISSEER & ASSOCIATES, PLLC SCALE: SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED MOUNT VERNON WA 98273 360-WA-1442 DWG: 24-044 ROD

DATE: 9/10/24

SKAGIT COUNTY, WASHINGTON
FOR: MARTY AND RHONDA JOHNSON

FB: 537	PG: 61	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50'
MERIDIAN: ASSUMED			DWG: 24-094 F



9-12-24