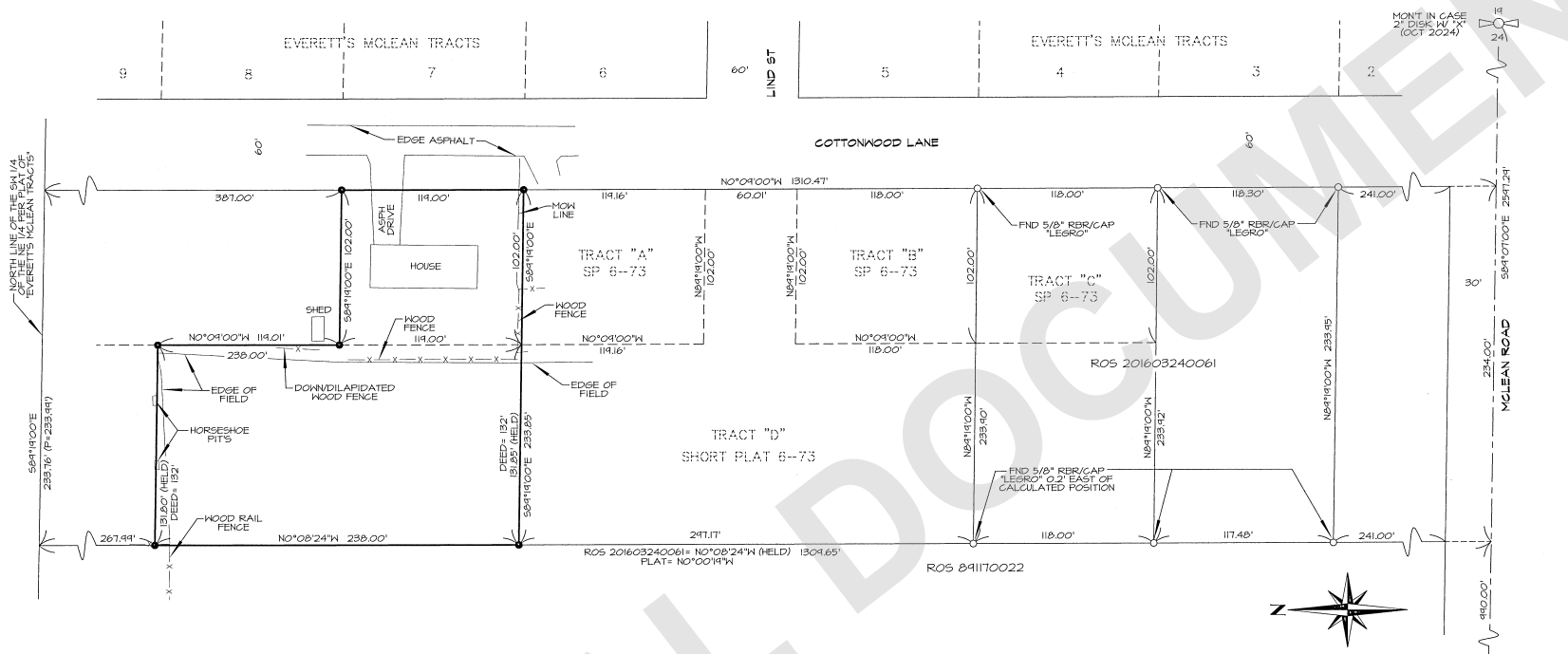


NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.
   o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202410090032.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF EVERETT'S MCLEAN TRACTS, RECORDED IN VOLUME 8 OF PLATS, PAGE 4, SHORT PLAT NO. 6-73 APPROVED APRIL 20, 1973, RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 201603240061, 201811060048, 8411170022, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

BEARING = SOUTH 89°07'00" EAST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SHEA KNECHT AND CHELSEA WOLBERT, A MARRIED COUPLE, 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 (HORSESHOE PITS, FENCE, FARMED FIELD) 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.

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF COTTONWOOD LANE AS SHOWN ON THE PLAT OF EVERETT'S MCLEAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, 387 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 84°19' WEST 102 FEET;
THENCE SOUTH 0°09' EAST 119 FEET;
THENCE SOUTH 84°10' EAST 102 FEET TO THE WEST LINE OF SAID COTTONWOOD LANE;
THENCE NORTH 0°09' WEST 119 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF TRACT "D" OF SHORT PLAT NO. 6-73, APPROVED APRIL 20, 1973, BEING ALSO A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING WEST OF COTTONWOOD LANE AS SHOWN ON THE PLAT OF EVERETT'S MCLEAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF COTTONWOOD LANE, AS SHOWN ON THE PLAT OF EVERETT'S MCLEAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON, 506 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 84°19' WEST 102 FEET TO THE NORTHWEST CORNER OF TRACT "A" OF SHORT PLAT NO. 6-73 AND ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 84°19' WEST 132 FEET TO THE WEST LINE OF SAID TRACT "D";
THENCE NORTH 0°09' WEST 238 FEET;
THENCE SOUTH 84°19' EAST 132 FEET;
THENCE SOUTH 0°09' EAST 238 FEET TO THE TRUE 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.

AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 1 DAY OF NOV 2024 AT 37 MINUTES PAST 2 O'CLOCK PM. IN VOLUME 2 OF SURVEYS ON PAGE(S) 2 UNDER AUDITOR'S FILE NO. 202411010048, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Barela
DEPUTY

SURVEYOR'S CERTIFICATE

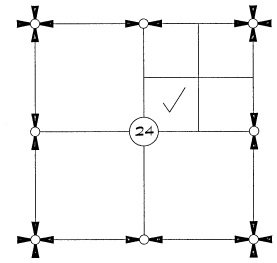
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SHEA KNECHT & CHELSEA WOLBERT, A MARRIED COUPLE, IN OCTOBER 2024.

11-1-24
DATE

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
E-MAIL KEVIN@LISSER.COM

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

11-1-24



SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 1

DATE: 11/1/24

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NE 1/4 OF
SECTION 24, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SHEA KNECHT & CHELSEA WOLBERT

FB: 543 PG: 43	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50'
MERIDIAN: ASSUMED		DWG: 24-117 ROS

202411010048
11/01/2024 02:37 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT