

SURVEY DESCRIPTION

THAT PORTION OF LOT 7, BLOCK 2, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE SOUTH ALONG THE INTERSECTION OF THE EAST LINE OF SAID BLOCK 2 TO THE SOUTH LINE OF SAID LOT 7; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF TRACT "A" AS SHOWN ON SURVEY FILED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79;

THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID LOT 7; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THAT PORTION OF LOT 8, BLOCK 2, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 8 AND THE EAST LINE OF TRACT "A" AS SHOWN ON SURVEY FILED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79;

THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 114.55 FEET; THENCE SOUTH 84°33'44" WEST TO THE SOUTHERLY PROLONGATION OF THE NORTH/SOUTH LINE SEPARATING LOTS 1 AND 2 OF SAID BLOCK 2;

THENCE NORTH ALONG SAID PROLONGATION TO THE INTERSECTION WITH THE NORTH LINE OF LOT 8;

THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 8 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND TOGETHER WITH THOSE PORTIONS OF LOTS 1 AND 8, BLOCK 2, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO BEING A PORTION OF TRACT "A" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 2; THENCE SOUTH 0°04'34" WEST, ALONG THE PROLONGATION OF THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 307.24 FEET; MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 8, BLOCK 2, ALSO BEING THE SOUTH LINE OF TRACT "A" AS SHOWN ON SAID SURVEY FILED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, APPROVED MAY 11, 2024 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2024050900051; THENCE SOUTH 84°33'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, ALSO BEING THE SOUTH LINE OF SAID TRACT "A", FOR A DISTANCE OF 51.00 FEET; MORE OR LESS, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE NORTH 81°28'12" EAST, FOR A DISTANCE OF 311.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND THROUGH THE EAST 20 FEET OF TRACT "A" AS SHOWN ON SAID SURVEY FILED IN VOLUME 8 OF SURVEYS, PAGES 78 AND 79.

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 INSCRIBED LIGSER 2023164.
- ◻ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- ◻ INDICATES LATH SET ON PROPERTY LINE

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT "E" OF GUT CLAY DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20230710002.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON, RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON, RECORDED UNDER AUDITOR'S FILE NO. 2024050900051, RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 202404120042, 8910270098, 20020731044, AND 20080710002, 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 BEARINGS: MONUMENTED NORTH LINE OF THE NE 1/4 OF SECTION II, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

BEARING = NORTH 84° 33'44" EAST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN T. LIGSER & ASSOCIATES, PLLC, 320 MILLWAUKEE ST/PO BOX 1104, MOUNT VERNON WA 98273, 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 INTERESTS, CLAIMS, RIGHTS, EASEMENTS, 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 (FENCES, EDGE OF MOWED LAWN, GRAVEL DRIVEWAYS, SEPTIC DRAINFIELD) AS PER MAC CHAPTER 332-150. 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 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 DISCRETION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN T. ECHLIN AND CHARLA M. ECHLIN, HUSBAND AND WIFE, IN NOVEMBER 2024.

2-6-25

DATE

CERTIFICATE NO. 2023164

KEVIN G. LIGSER, PLLC, ASSOCIATES, PLLC
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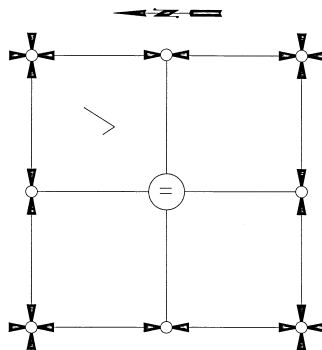
2-6-25

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LIGSER & ASSOCIATES, PLLC, INSCRIBED LIGSER 2023164, FILED FOR RECORD THIS 06 DAY OF Feb, 2025 AT 12 MINUTES PAST 3 O'CLOCK P.M. IN VOLUME 8 OF SURVEYS ON PAGES 78 UNDER AUDITOR'S FILE NO. 20230710002, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Spencer Belcher
SKAGIT COUNTY AUDITOR

Terri Dabrah
DEPUTY



SECTION II, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP
NTS

SHEET 1 OF 2

DATE: 2/06/25

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

FB: 546 PG: 23 LIGSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON WA 98273 360-414-1442 DWG: 24-B2 RGS

