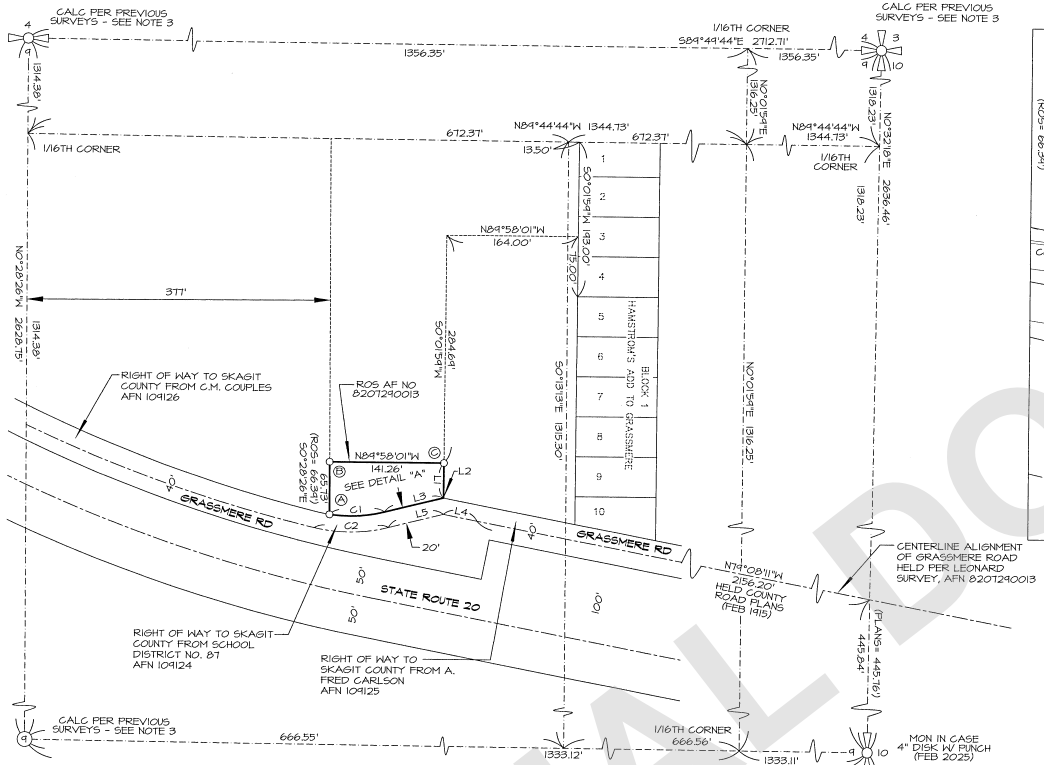

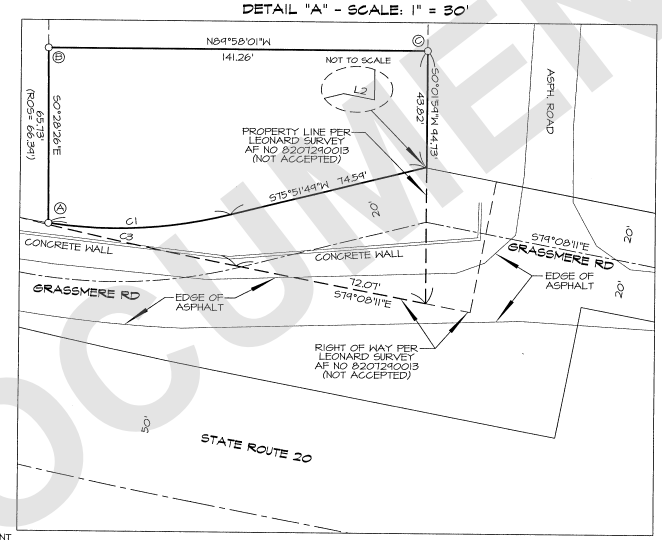

LINE TABLE

NUM	BEARING	DISTANCE
L1	S0°01'54"W	43.82'
L2	S74°08'11"E	0.61'
L3	S75°51'49"W	74.59'
L4	N74°08'11"W	42.87'
L5	S75°51'49"W	70.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	22°53'10"	68.31'	171.03'
C2	21°43'53"	92.46'	191.03'
C3	2°14'56"	71.44'	1820.08'

FOUND CORNER INFORMATION

(A) 1/2" RBR/CAP "LEONARD" 0.5' SOUTH OF CALC POSITION (0.1' NORTH OF SOLUTION PER ROS 8207290013)

(B) 1/2" RBR/CAP "LEONARD" 0.2' NORTH & 0.2' EAST OF CALC POSITION, UNDER TREE ROOTS

(C) 1/2" RBR/CAP ILLEGIBLE 0.1' NORTH & 0.3' EAST OF CALC POSITION

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING 75 FEET (NORTH) AND 164 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 1, HAMSTROM'S TO GRASSMERE;
THENCE SOUTH TO A POINT 25 FEET NORTH OF GREAT NORTHERN RAILWAY RIGHT-OF-WAY TO THE POINT OF BEGINNING;
THENCE NORTH 110 FEET;
THENCE WEST TO A POINT ON THE EAST LINE OF THE WEST 377 FEET;
THENCE SOUTH TO A POINT 25 FEET NORTH OF THE NORTH LINE OF THE RIGHT-OF-WAY;
THENCE EAST TO A 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

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

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202410290201.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF HAMSTROM'S ADDITION TO GRASSMERE RECORDED IN VOLUME 3 OF PLATS, PAGE 82, AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200910210063, 8207290013, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR. SEE ALSO GRASSMERE ROAD (NO. 267) COUNTY PLANS DATED FEBRUARY 1915, SKAGIT COUNTY SURVEYOR'S REPORT FOR GRASSMERE ROAD DATED FEBRUARY 1915.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

NOTES (CONTINUED)

6. MERIDIAN: ASSUMED PER RECORD OF SURVEY AUDITOR'S FILE NO. 8207290013

7. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9

BEARING = NORTH 00°04'21" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF TYE THOMPSON, 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 (CONCRETE WALL) 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.

SURVEYOR'S NOTE

WE WERE REQUESTED BY THE OWNER TO RETRACE ROS AF NO. 8207290013 BY LEONARD AND BOUDINOT INC. TO LOCATE THE EXISTING PROPERTY CORNERS. UPON RESEARCHING THIS PROJECT, WE FOUND ADDITIONAL RIGHT OF WAY INFORMATION FOR GRASSMERE ROAD NOT SHOWN ON THE ORGINAL SURVEY.

THE SOLUTION SHOWN HEREON REJECTS THOSE RIGHT OF WAY DEEDS NOT SHOWN ON SAID SURVEY AND THE SIGNIFICAT IMPACT THEREOF.

THE BUILDING FOUNDATION PREVIOUSLY SHOWN ON SAID ROS HAS BEEN REMOVED.

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 TYE THOMPSON, IN FEBRUARY 2025.

3-27-25
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

AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 28 DAY OF March 2025 AT 6 MINUTES PAST 11 O'CLOCK A.M. IN VOLUME 2 OF SURVEYS ON PAGE(S) 6 UNDER AUDITOR'S FILE NO. 202503280116 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY

SHEET 1 OF 1

DATE: 3/21/25

SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, T. 35 N., R. 5 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: TYE THOMPSON

FB: 544 PG: 65	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 100'
MERIDIAN: ASSUMED		DWG: 25-017 ROS

202503280116
03/28/2025 11:05 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT