

SURVEY DESCRIPTION

PARCEL "A"
LOT 1, "CHASE ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE WESTERLY ALONG THE SOUTH SIDE OF THE COUNTY ROAD A DISTANCE OF 260.00 FEET;
THENCE SOUTH A DISTANCE OF 200.00 FEET;
THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID LOT 1;
THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING.
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 84°52'24" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 260.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BILLY D. RAY AND PAULINE HONCOOP RAY BY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 135452, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 00°55'45" EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 184.53 FEET, WHICH POINT IS IN AN EXISTING FENCE LINE AND IS THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 00°55'45" EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 104.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE SOUTH 84°52'24" EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 208.01 FEET;
THENCE NORTH 00°37'19" EAST A DISTANCE OF 9.25 FEET, WHICH POINT IS IN AN EXISTING FENCE LINE, TO THE SAID FENCE LINE A DISTANCE OF 208.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
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.

PARCEL "B"
A PORTION OF LOT 4 OF CHASE ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, 6TH WM.
THENCE NORTH 1°49'24" WEST A DISTANCE OF 645.11 FEET ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT LYING NORTH 84°52'24" WEST FROM THE NORTHEAST CORNER OF LOT 4 OF SAID CHASE ACREAGE;
THENCE SOUTH 00°55'45" EAST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 84°52'24" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 445.12 FEET TO THE EAST LINE OF SAID LOT 4, BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°49'46" EAST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 341.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;
THENCE NORTH 84°52'24" WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 394.61 FEET TO AN EXISTING FENCE LINE AS IT EXISTED ON JANUARY 2, 1992;
THENCE NORTH 0°44'40" WEST ALONG SAID FENCE LINE A DISTANCE OF 243.18 FEET TO THE NORTH LINE OF SAID LOT 4;
THENCE SOUTH 1°34'52" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 344.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BEING THE TRUE POINT OF BEGINNING.

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 JOSEPHINE A. GABLE, AS HER SEPARATE PROPERTY, IN JUNE 2024.

KEVIN G. LISSER, PLLC, CERTIFICATE NO. 201231614
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98275
PHONE (360) 418-0282
FAX (360) 418-0281
E-MAIL KEVIN@LISSER.COM

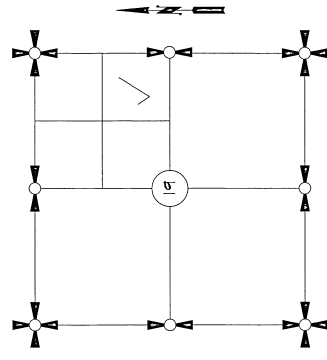


DESCRIPTION CONTINUED

PARCEL "C"
THAT PORTION OF LOT 1, "CHASE ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 84°52'24" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 260.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BILLY D. RAY AND PAULINE HONCOOP RAY BY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 135452, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH 00°55'45" EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 184.53 FEET, WHICH POINT IS IN AN EXISTING FENCE LINE AND IS THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING SOUTH 00°55'45" EAST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 104.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE SOUTH 84°52'24" EAST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 208.01 FEET;
THENCE NORTH 00°37'19" EAST A DISTANCE OF 9.25 FEET, WHICH POINT IS IN AN EXISTING FENCE LINE, TO THE SAID FENCE LINE A DISTANCE OF 208.24 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
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 "LISSER & ASSOCIATES, PLLC"
- INDICATES EXISTING PIPE OR REBAR SHOWN AS NOTED
- ⊗ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON LAND TITLE AND ESQOM COMPANY AMENDED SUBDIVISION GUARANTEE, ORDER NO. 21280-LT DATED MAY 10, 2024.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CHASE ACREAGE RECORDED IN VOLUME 3 OF PLATS, PAGE 64, SHORT PLAT OF JENNY ACRES RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 76, SHORT PLAT NO. 14-84 RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 441 AND RECORDED UNDER AUDITOR'S FILE NO. 135452, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED "LISSER & ASSOCIATES, PLLC" IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19 PER PREVIOUS SURVEYS
BEARING = SOUTH 84°52'24" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSEPHINE A. GABLE, AS HER SEPARATE PROPERTY, 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, SUBDIVISION RESTRICTIONS, ZONING 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 (FENCES, HOUSE, CHICKEN COOP, ARBORVITAE) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY MAP IS NOT A GUARANTEE OF TITLE OR RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.



SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, 6TH 1/4.
VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 18 DAY OF MAY 2025 AT 8:17 AM IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.
MINUTES PAST 1 O'CLOCK P.M. IN THE PRESENCE OF TWO AUDITORS.
PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202505280267
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kevin G. Lissier
SKAGIT COUNTY AUDITOR

Tina Walsh
DEPUTY

SURVEYOR'S NOTE

THERE ARE INCONSISTENCIES BETWEEN THE DIMENSIONS SHOWN ON SHORT PLAT NO. PPT-43-002 AND THOSE CALLED ON THAT PORTION OF THE MAP REFERENCED TO CORRECTION NO. 92052900066.
THE FOUND REBAR SET PER SAID SHORT PLAT NO. PPT-43-002 ALONG THE EAST LINES OF LOTS 2 AND 3 COMPARE FAVORABLY WITH THE DISTANCES ON SAID DEED. IT WOULD APPEAR THIS WAS A SCRIVENER'S ERROR ON SAID SHORT PLAT.
ADDITIONALLY, IT WOULD APPEAR NO RESOLUTION WAS MADE AT THAT TIME TO REMEDY THE ISSUE OF THE SAME FENCE LINE CONTINUING TO THE SOUTH AS SHOWN ON SAID SHORT PLAT NO. PPT-43-002.
THE OWNER OWNER WAS MADE AWARE OF THE ENVOYACHMENT ISSUES AS SHOWN HEREON AND LOOKED INTO THE POSSIBILITIES OF A BOUNDARY LINE ADJUSTMENT AND CHOSE TO NOT PROCEED WITH ANY FURTHER ACTIONS AT THIS TIME.

SURVEY IN A PORTION OF THE SE 1/4 OF THE N 1/4 OF SECTION 19, T. 35 N. R. 5 E. 6TH 1/4, SKAGIT COUNTY, WASHINGTON FOR: JOSEPHINE GABLE	
FB.	LISSER & ASSOCIATES, PLLC SCALE: 1"=40'
PS.	SKAGIT COUNTY, WASHINGTON
MD.	ASSUMED
DATE:	5/28/25
FILED:	24-036 R05

