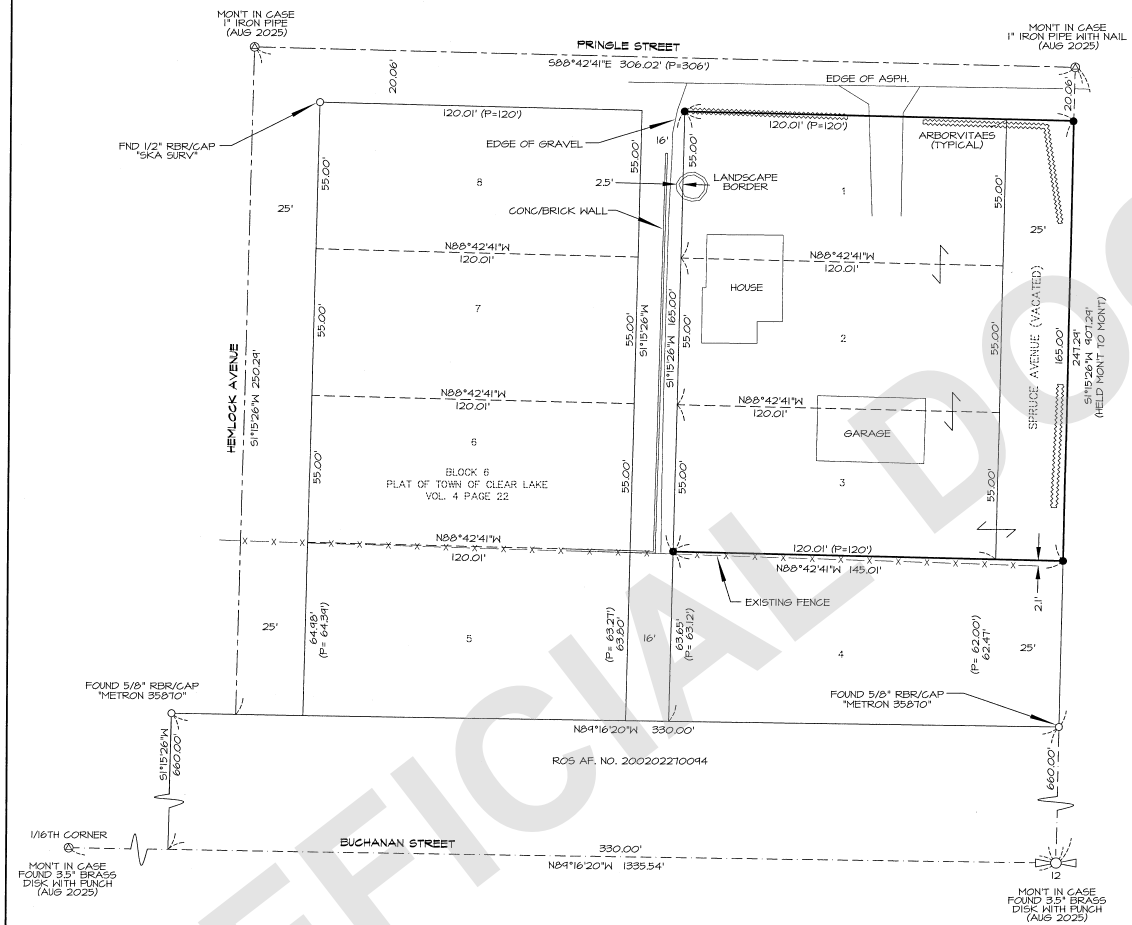


SURVEY DESCRIPTION

LOTS 1 THROUGH 3, BLOCK 6, PLAT OF THE TOWN OF CLEAR LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF VACATED SPRUCE STREET ADJACENT THERETO WHICH WOULD ATTACH BY OPERATION OF LAW.

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.
   O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
   ◎ INDICATES EXISTING MONUMENT AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202106290145.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THE TOWN OF CLEAR LAKE, RECORDED IN VOLUME 4 OF PLATS, PAGE 22,AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200803030001, 200202210094, AND 202204250131, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED PER PREVIOUS SURVEYS

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

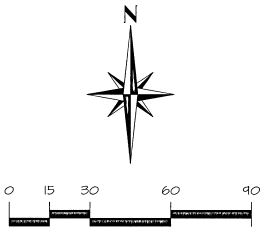
BEARING = NORTH 89°16'20" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF LUIS CARLOS VENEGAS AND MARISELA VENEGAS, A MARRIED COUPLE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

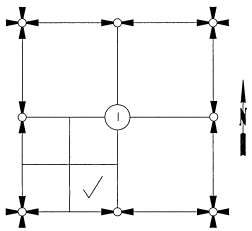
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE, WALL, LANDSCAPING, EDGE OF GRAVEL, HEDGES) 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.



SCALE: 1" = 30'



SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF August, 2025
AT 11:09 AM/PM, IN BOOK — OF SURVEYS ON PAGE —
AT THE REQUEST OF LISSER AND ASSOICATES, PLLC.

Sandra Perkins — Judy Kawala
SKAGIT COUNTY AUDITOR — DEPUTY AUDITOR

AUDITOR'S FILE NO. 202508140037

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 LUIS CARLOS VENEGAS AND MARISELA VENEGAS, A MARRIED COUPLE, IN AUGUST 2025.

KEVIN G. LISSER, PLS — 8-14-25
CERTIFICATE NO. 20123169 — DATE

KEVIN G. LISSER — STATE OF WASHINGTON — 20123169 — REGISTERED PROFESSIONAL LAND SURVEYOR
8-14-25

LISSER & ASSOCIATES
PO BOX 1109 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSER.COM

RECORD OF SURVEY

BEING IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1, T. 34 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: MARISELA AND LUIS CARLOS VENEGAS

FB: 559 PG: 20	SCALE: 1" = 30'	DRAWN BY: KWR	DATE: 8/14/25
MERIDIAN: ASSUMED	DWG: 25-086 ROS	JOB NO. 25-086	SHEET: 1 OF 1

202508140037
08/14/2025 11:09 AM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT