

SURVEY DESCRIPTION

LOT 19, LINDA VISTA ADDITION, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 19, LINDA VISTA ADDITION, SKAGIT COUNTY, WASH., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE NORTH 00°03'24" WEST ALONG THE EAST LINE OF SAID LOT 19 FOR A DISTANCE OF 14.90 FEET; THENCE SOUTH 50°21'57" WEST FOR A DISTANCE OF 14.75 FEET; THENCE SOUTH 00°37'14" EAST FOR A DISTANCE OF 32.25 FEET; MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 19 AND ALSO BEING ON THE NORTH RIGHT-OF-WAY MARGIN OF JAMES STREET AT A POINT BEARING SOUTH 40°00'00" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 40°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 19 FOR A DISTANCE OF 14.90 FEET; MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 20, LINDA VISTA ADDITION, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTH 00°03'24" WEST ALONG THE WEST LINE OF SAID LOT 20 FOR A DISTANCE OF 45.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 50°21'57" EAST FOR A DISTANCE OF 15.06 FEET; THENCE NORTH 14°44'14" EAST FOR A DISTANCE OF 15.61 FEET; THENCE NORTH 17°19'00" EAST FOR A DISTANCE OF 49.21 FEET; THENCE NORTH 82°09'02" WEST FOR A DISTANCE OF 20.21 FEET; MORE OR LESS, TO THE WEST LINE OF LOT 20 AT A POINT BEARING NORTH 00°03'24" WEST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°03'24" EAST ALONG THE WEST LINE OF LOT 20 FOR A DISTANCE OF 65.77 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

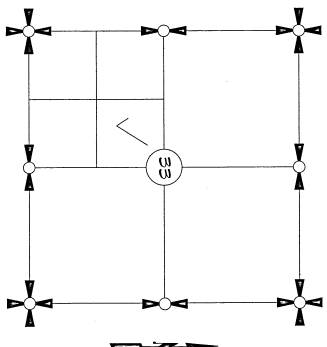
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 2023/04/10. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED. INDICATES EXISTING NAIL AS NOTED.
- DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT "E" OF THAT CERTAIN STATUTORY WARRANTY DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202509080041.

- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF LINDA VISTA ADDITION, SKAGIT COUNTY, WASHINGTON, RECORDED IN VOLUME 7 OF PLATS, PAGE 14, AND RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NUMBERS 2004000002, 2004000003, 2004000004, 2004000005, 2004000006, 2004000007, 2004000008, 2004000009, 2004000010, 2004000011, 2004000012, 2004000013, 2004000014, 2004000015, 2004000016, 2004000017, 2004000018, 2004000019, 2004000020, AND 2004000021, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION, TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: NONMENTED CENTERLINE OF ERIC STREET BEARING = NORTH 40°00'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF MONICA A. ELLIS, 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 REPRESENT REFLECTED AL 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, DRIVENAILS, SHED, TREEHOUSE) AS PER MAC 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 DEDICED LINES OF BEGINNING AND END OF INTEREST OR INTEREST BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.



SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, W4.
VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8 DAY OF September, 2025
AT THE AUDITOR'S OFFICE IN BOOK OF SKAGIT COUNTY PLATS
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

SKAGIT COUNTY AUDITOR
AUDITOR'S FILE NO. 202509080041

DEPUTY AUDITOR
[Signature]

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
THE SURVEYOR IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SKAGIT COUNTY RECORDING ACT AT THE
REQUEST OF MONICA ELLIS.

KEVIN G. LISSER, P.L.S.
CERTIFICATE NO. 2023164

DATE
9-8-25



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360-414-7442 KEVIN@LISSIER.COM

RECORD OF SURVEY

BEING A PORTION OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 33 T. 34 N. R. 4 E. SKAGIT COUNTY, WASHINGTON
FOR: MONICA ELLIS

FB, 545	FS, 16	SCALE:	DRAWN BY: KGL	DATE: 9/08/25
MERIDIAN: ASSUMED	DWG. 24-130 R05		JOB NO. 24-130	SHEET: 1 OF 2

NM	BEARING	DISTANCE
L1	N0°31'41"W	32.55'
L2	N50°21'57"E	22.61'
L3	N12°46'44"E	15.01'
L4	N1°18'00"E	48.74'
L5	N82°08'02"W	20.27'
L6	N50°21'57"E	14.75'
L7	N50°21'57"E	2.86'

LINE TABLE

DETAIL - SCALE: 1" = 20'

RECORD OF SURVEY

BEING IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF
SECTION 33, T. 34 N., R. 4 E., WM. SKAGIT COUNTY, WASHINGTON
FOR: MONICA ELLIS

FB: 545	PG: 16	SCALE: 1" = 50'	DRAWN BY: KGL	DATE: 4/08
MERIDIAN: ASSUMED	DWG: 24-130 R05	JOB NO. 24-130	SHEET: 2 OF 2	