



202509080041

09/08/2025 12:07 PM Pages: 1 of 2 Fees: \$428.50
Skagit County Auditor

SURVEY DESCRIPTION

LOT 19 LINDA VISTA ADDITION SKAGIT COUNTY WASH AS PER PLAT
RECORDED IN VOLUME 7 OF PLATS, PAGE 74, 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 0°00'00" WEST ALONG THE EAST LINE OF SAID LOT 19
FOR A DISTANCE OF 45.14 FEET;

THENCE SOUTH 0°21'57" EAST FOR A DISTANCE OF 19.75 FEET,
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 0°00'00" WEST FROM THE POINT OF BEGINNING
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 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE NORTH 0°00'24" WEST ALONG THE WEST LINE OF SAID LOT 20
FOR A DISTANCE OF 45.14 FEET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 50°21'57" EAST FOR A DISTANCE OF 2.86 FEET;

THENCE NORTH 12°46'44" EAST FOR A DISTANCE OF 15.01 FEET;

THENCE NORTH 07°14'00" EAST FOR A DISTANCE OF 48.74 FEET;

OR, LESS, TO THE WEST LINE OF LOT 20 AT A POINT BEARING NORTH
00°00'24" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°00'00" WEST ALONG THE WEST LINE OF LOT 20 FOR A
DISTANCE OF 65.77 FEET, MORE OR LESS, TO THE TRUE POINT
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
BEING 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 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE NORTH 0°00'24" WEST ALONG THE WEST LINE OF SAID LOT 20
FOR A DISTANCE OF 45.14 FEET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 50°21'57" EAST FOR A DISTANCE OF 2.86 FEET;

THENCE NORTH 12°46'44" EAST FOR A DISTANCE OF 15.01 FEET;

THENCE NORTH 07°14'00" EAST FOR A DISTANCE OF 48.74 FEET;

OR, LESS, TO THE WEST LINE OF LOT 20 AT A POINT BEARING NORTH
00°00'24" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 0°00'00" WEST ALONG THE WEST LINE OF LOT 20 FOR A
DISTANCE OF 65.77 FEET, MORE OR LESS, TO THE TRUE POINT
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.

NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED LISSER 2023164
X INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
○ INDICATES EXISTING NAIL AS NOTED

2. 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, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT
OF "LINDA VISTA ADDITION" SKAGIT COUNTY, WASHINGTON, RECORDED IN
VOLUME 7 OF PLATS, PAGE 74, RECORDS OF SURVEY MAPS RECORDED
UNDER AUDITOR'S FILE NUMBER 2001035144,
202509080041, 2000000000, 2000000000, 2000000000, AND
2000000000, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S5 TOTAL STATION

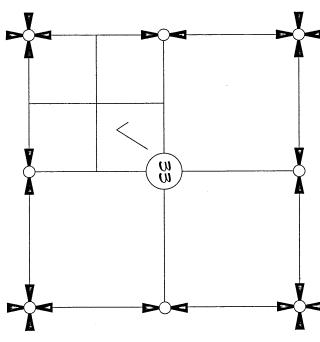
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
O
6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED CENTERLINE OF ERIC STREET
BEARING = NORTH 80°00'00" EAST

8. 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.

9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP,
THIS SURVEY DOES NOT REPORT TO DEEDER, ALL THE FOLLOWING
WHICH MAY BE APPLICABLE, THE BOUNDARY LINE, ETC., THE FOLLOWING
BUILDING SET, THE LINER, RECREATION COVENANTS, SUBDIVISION
REPORTS, ZONING, OR OTHER LAND-USE REGULATIONS, NO TITLE
REPORT WAS PROVIDED.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
II. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES,
DRIVeways, SHED, TREHOUSES) AS PER NAG 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.



SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
VICINITY MAP

FILED FOR RECORD THIS 8 DAY OF September 2025
AT 10:57 AM IN BOOK 5 OF SURVEYS ON PAGE 74
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.
RECORDED BY KEVIN A. LISSER
SKAGIT COUNTY AUDITOR
AUDITOR'S FILE NO. 202509080041

KEVIN A. LISSER
SKAGIT COUNTY AUDITOR
AUDITOR'S FILE NO. 202509080041



RECORD OF SURVEY

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 MONICA ELLIS.

KEVIN A. LISSER, P.S.
DATE: 9-8-25

CERTIFICATE NO. 2023164

PO BOX 1024, MILWAUKEE STREET
360-447-1442, KEVINALISSE@SKAGITCOUNTY.WASHINGTON.US

RECORDED BY KEVIN A. LISSER

DATE: 9-8-25

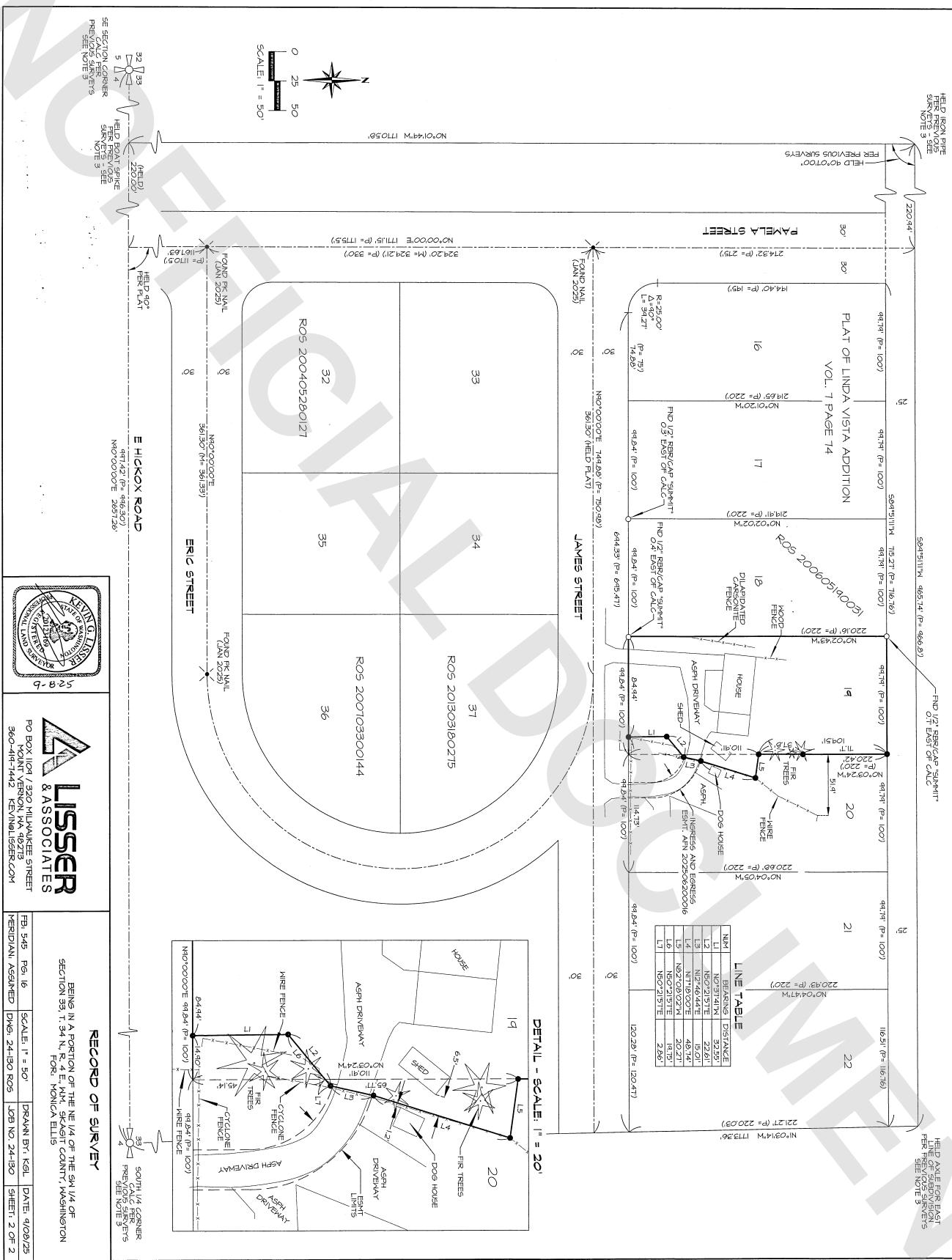
JOB NO. 24130

SHEET: 002

SECTION 33, T. 34 N., R. 4 E., SKAGIT COUNTY, WASHINGTON
FOR: MONICA ELLIS

RECORDED BY KEVIN A. LISSER

DATE: 9-8-25





LISSE
& ASSOCIATES

RECORD OF SURVEY

4 PREVIOUS SURVEYS
SEE NOTE 3

SE SECTION CORNER PER PREVIOUS SURVEYS - SEE CALC PER NOTE 3
PREVIOUS SURVEYS
REF. NOTE 3