NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
   O INDICATES EXISTING REBAR OR IRON PIPE FOUND
   ▲ INDICATES 2" X 2" LINE HUB SET

2. DESCRIPTIONS FOR THIS SURVEY IS BASED UPON DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200204160119 AND 200005110099.

3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS RECORDED IN VOLUME 8 OF PLATS, PAGE 89, AND RECORD OF SHORT PLAT NO. 106-80 RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 22 AND VOLUME 15 OF SURVEYS, PAGE 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THAT CERTAIN MAP PROVIDED BY FAYE MATIER DATED SEPTEMBER 1964, LABELED PRICE & BERGMAN PROPERTY SURVEY, PTN: GOV'T LOTS 1 & 2, SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., PREPARED BY LEGRO & JUDY.

4. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

6. MERIDIAN: ASSUMED

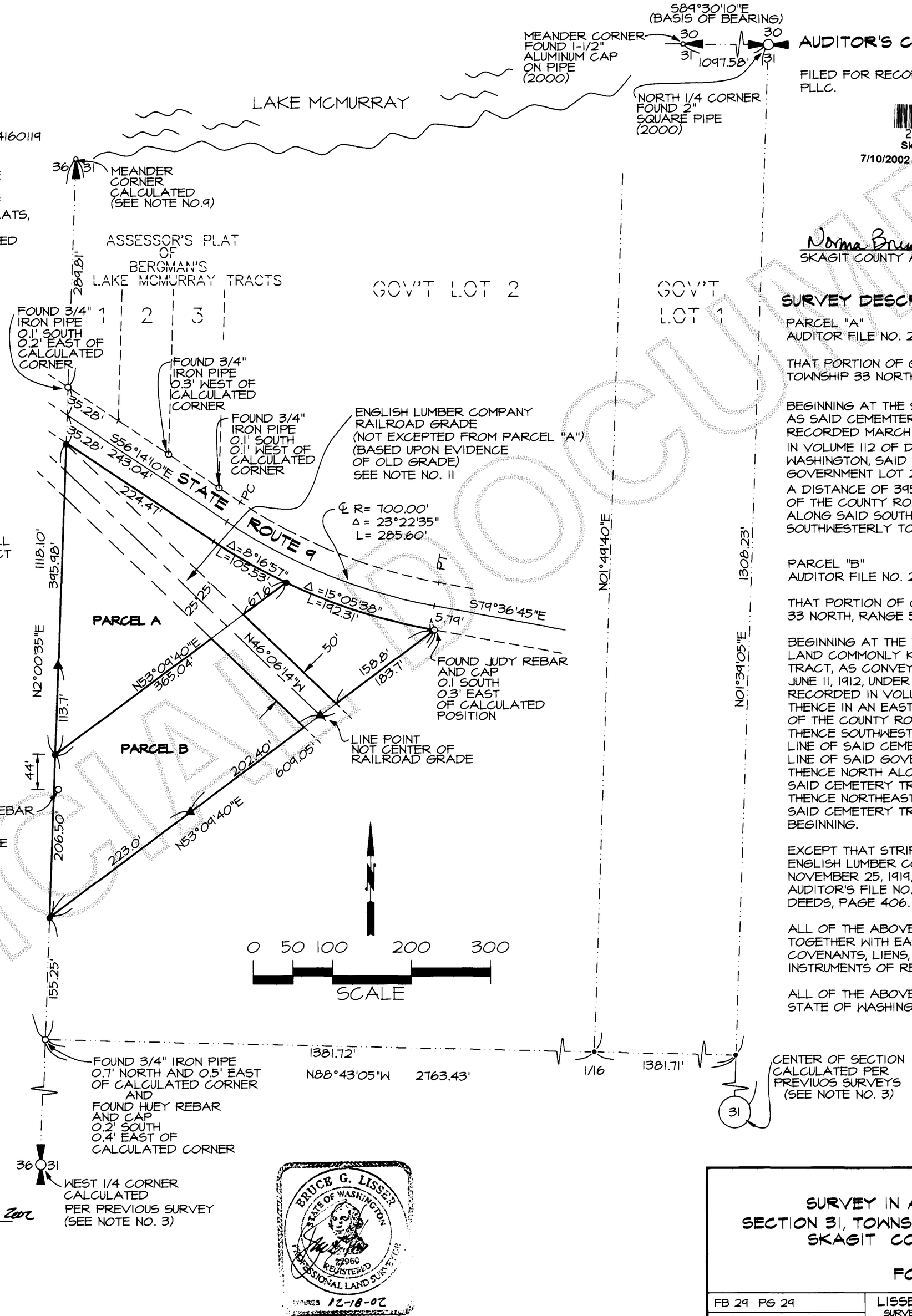
7. BASIS OF BEARING: MONUMENTED NORTH LINE OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.
BEARING = SOUTH 89°30'10" EAST

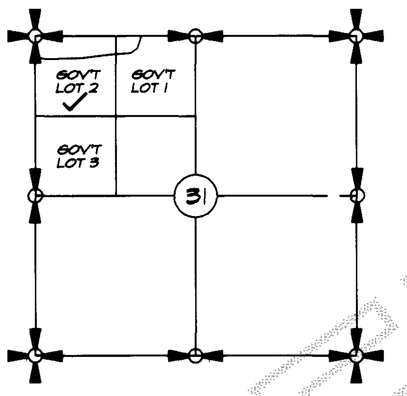
8. THIS SURVEY WAS PREPARED AT THE REQUEST OF FAYE MATIER FOR THE DELINEATION AND STAKING OF THE DEEDED BOUNDARY LINES.

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 LIMITS OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

10. ALL DISTANCES SHOWN HEREON ARE IN FEET.

11. THE OWNERS OF PARCELS A AND B ARE ATTEMPTING TO OBTAIN TITLE TO THE ABANDONED RAILROAD GRADE SHOWN HEREON, NO CORNERS WERE SET TO IDENTIFY THE LIMITS OF THE RAILROAD.





VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

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

200207100015
Skagit County Auditor
7/10/2002 Page 1 of 1 8:52AM

Norma Brunnett
SKAGIT COUNTY AUDITOR

Cheryl D Lanier
DEPUTY

SURVEY DESCRIPTION

PARCEL "A"
AUDITOR FILE NO. 200204160119

THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.

BEGINNING AT THE SOUTHEAST CORNER OF MCMURRAY CEMETERY, AS SAID CEMEMTERY IS DESCRIBED IN THAT CERTAIN DEED RECORDED MARCH 14, 1919, UNDER AUDITOR'S FILE NO. 131211 IN VOLUME 112 OF DEEDS, PAGE 255, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 2, THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 395.78 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE COUNTY ROAD (NOW STATE ROUTE 9); THENCE SOUTHEASTERLY, ALONG SAID SOUTH LINE, A DISTANCE OF 330 FEET; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

PARCEL "B"
AUDITOR FILE NO. 200005110099

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT TRACT OF LAND COMMONLY KNOWN AS THE MASONIC & IOOF CEMETERY TRACT, AS CONVEYED BY DEED DATED MAY 16, 1912, FILED JUNE 11, 1912, UNDER AUDITOR'S FILE NO. 91728 AND RECORDED IN VOLUME 88 OF DEEDS, PAGE 581;
THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF THE COUNTY ROAD (NOW STATE HIGHWAY), 198 FEET;
THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID CEMETERY TRACT AS THUS CONVEYED TO THE WEST LINE OF SAID GOVERNMENT LOT 2;
THENCE NORTH ALONG SAID WEST LINE TO AN INNER CORNER OF SAID CEMETERY TRACT AS THUS CONVEYED;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID CEMETERY TRACT AS THUS CONVEYED TO THE POINT OF BEGINNING.

EXCEPT THAT STRIP OF LAND 50 FEET WIDE CONVEYED TO ENGLISH LUMBER COMPANY, A CORPORATION, BY DEED DATED NOVEMBER 25, 1919, FILED DECEMBER 4, 1919, UNDER AUDITOR'S FILE NO. 137414, AND RECORDED IN VOLUME 115 OF DEEDS, PAGE 406.

ALL OF THE ABOVE PARCELS A AND B BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 FAYE MATIER IN MARCH 2002.

DATE: July 9, 2002

BRUCE G. LISSER, PLS., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
email: bruce@lisser.com

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-02

SHEET 1 OF 1

DATE: 7/8/02

SURVEY IN A PORTION OF GOV'T LOT 2
SECTION 31, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

FOR: FAYE MATIER

FB 29 PG 29	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1"= 100'
MERIDIAN: ASSUMED		DRAWING: 02-011

UNOFFICIAL DOCUMENT