

**SURVEY DESCRIPTION**

SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-62500  
AFTER BOUNDARY LINE ADJUSTMENT

THE EAST 120.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

TOGETHER WITH THE WEST 8.50 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST 1/2 OF TRACT 35, PLAT OF BURLINGTON ACREAGE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, RECORDS OF SKAGIT COUNTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

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

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-62475  
AFTER BOUNDARY LINE ADJUSTMENT

THAT PORTION OF THE WEST 134.00 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE EAST 1/2 OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 3 OF KLOKES ADDITION TO BURLINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, AND LYING NORTH OF THE NORTH LINE OF FAIRHAVEN AVENUE, AS ESTABLISHED.

EXCEPT EAST 8.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) THEREOF AS CONVEYED TO HELEN AMOT BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 810120022.

ALSO EXCEPT THE WEST 8.50 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST 1/2 OF TRACT 35, PLAT OF BURLINGTON ACREAGE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, RECORDS OF SKAGIT COUNTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

TOGETHER WITH A STRIP OF LAND DESCRIBED IN SKAGIT COUNTY SUPERIOR COURT JUDGMENT NO. 40987, DATED OCTOBER 5, 1921, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND LOCATED ALONG THE WEST LINE OF A TRACT OF LAND AS DESCRIBED UNDER AUDITOR'S FILE NO. 67425, AS THAT PORTION OF THE WEST 134 FEET OF THE EAST 1/2 OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 3 OF KLOKES ADDITION TO BURLINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORDS OF SKAGIT COUNTY, AND LYING NORTH OF THE NORTH LINE OF FAIRHAVEN AVENUE, AS ESTABLISHED. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT;  
THENCE SOUTH 85°26'48" WEST A DISTANCE OF 10.41 FEET;  
THENCE SOUTH 0°01'54" WEST A DISTANCE OF 146.75 FEET;  
THENCE NORTH 86°35'48" WEST A DISTANCE OF 0.50 FEET;  
THENCE SOUTH 0°31'51" WEST A DISTANCE OF 32.43 FEET;  
THENCE NORTH 84°26'57" EAST A DISTANCE OF 11.55 FEET;  
THENCE NORTH 8°05'24" WEST A DISTANCE OF 174.86 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF THAT FALLS WITHIN SAID LOT 8, BLOCK 3, PLAT OF KLOKES ADDITION TO BURLINGTON.

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

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

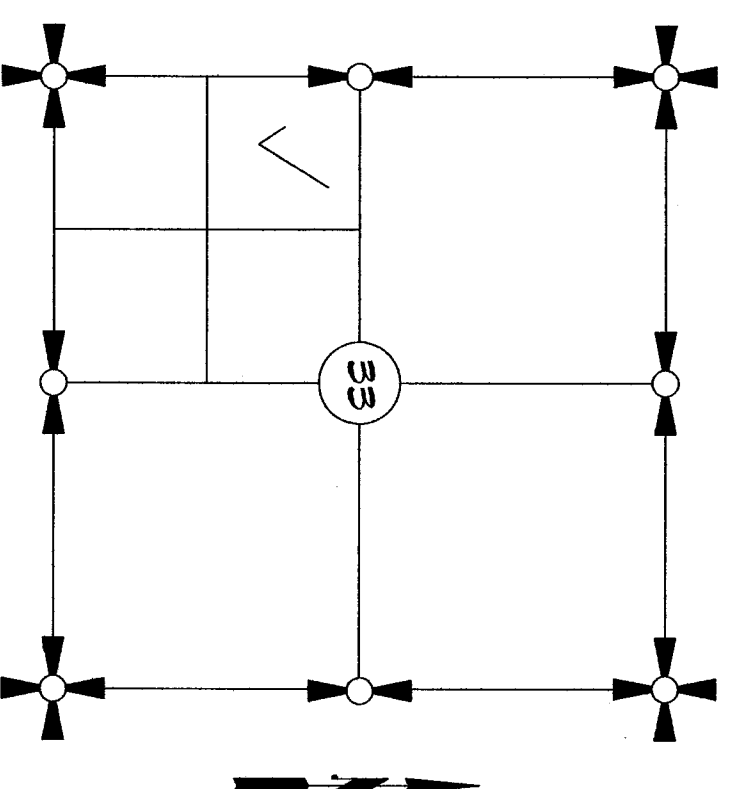
**AUDITOR'S CERTIFICATE**

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

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Skagit County Auditor  
9/11/2015 Page 3 of 3 1:20PM  
\$166.00

*James G. James*  
Skagit County Auditor

*[Signature]*  
DEPUTY



SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11M.

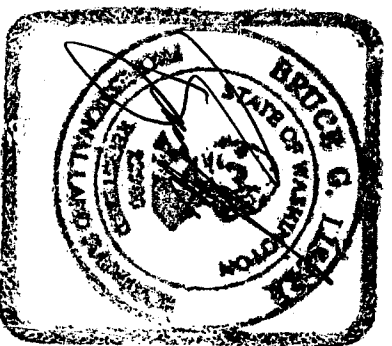
VICINITY MAP  
NTS

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDS ACT AT THE REQUEST OF BETTY NIELSEN IN AUGUST 2015.

*Betty N. Nielsen*  
August 11, 2015

BRUCE B. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE  
LISSER & ASSOCIATES, PLLC  
820 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 3

DATE: 8/14/15

SURVEY IN A PORTION OF THE  
NW 1/4 OF THE SW 1/4 OF  
SECTION 33, T. 35 N., R. 4 E., 11M,  
SKAGIT COUNTY WASHINGTON  
FOR: BETTY NIELSEN

FB: P: LISSER & ASSOCIATES, PLLC SCALE:  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-414-7442 DWG: 15-068 ROS

**NOTES**

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
  - o INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- 2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 201509110040,
- 3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF BURLINGTON ACREAGE PROPERTY RECORDED IN VOLUME 1 OF PLATS, PAGE 49, PLAT OF KLOKE'S ADDITION TO BURLINGTON RECORDED IN VOLUME 7 OF PLATS, PAGE 40, PLAT OF MONROE STREET ADDITION RECORDED UNDER AUDITORS' FILE NO. 941160094, SKAGIT COUNTY SHORT PLAT NO. 61-14 RECORDED UNDER AUDITORS' FILE NO. 810202, SHORT PLAT NO. BU-2-02 RECORDED UNDER AUDITORS' FILE NO. 200211040120 AND RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 200610060045, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- 4. INSTRUMENTATION: LEICA TCRA103 THEODOLITE DISTANCE METER
- 5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 6. MERIDIAN: ASSUMED
- 7. BASIS OF BEARING: MONUMENTED CENTERLINE OF SECTION STREET BETWEEN EAST FAIRHAVEN AVENUE AND MONROE STREET BEARING = NORTH 0°38'12" EAST
- 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF BETTY NIELSEN 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.
- 10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
- 11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES) 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.

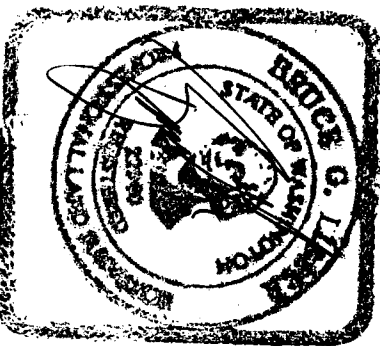
**SURVEYORS NOTE**

THE LEGAL DESCRIPTION FOR THE PROPERTY OBTAINED PER SKAGIT COUNTY SUPERIOR COURT JUDGMENT NO. 40937 DATED OCTOBER 5, 1981 IS BASED UPON A FIELD SURVEY OF THE EXISTING FENCE LINES PREPARED BY SKAGIT SURVEYORS AND IS A PART OF THE TRIAL RECORDS FOR THE ABOVE-REFERENCED JUDGMENT.

THE DESCRIPTION BEGINS AT THE NORTHWEST CORNER OF THE NIELSEN PROPERTY AS DESCRIBED ON DOCUMENT RECORDED UNDER AUDITORS' FILE NO. 619256. IT IS MY OPINION THAT THE DESCRIPTION ACTUALLY REPRESENTED THE EXISTING FENCE CORNER. I HELD THE SOUTHEAST CORNER OF THE DESCRIPTION AND THEN RAN THE FIRST COURSE DISTANCE NORTH 0°05'29" WEST 179.26 FEET. THIS MATCHES THE EXISTING FENCE TO THE NORTH BUT FALLS 164 FEET NORTH OF SAID NORTHWEST OF THE NIELSEN PARCEL REFERENCED UNDER AUDITORS' FILE NO. 619256.

I HAVE NOT INCLUDED THE SMALL AREA AS DESCRIBED IN THE JUDGMENT TO THE NORTH OF MY CALCULATED PROPERTY LINE WITH THIS SURVEY. I BELIEVE THAT SINCE THE LAWSUIT WAS FOR PROPERTY OWNED BY DAY (SKAGIT COUNTY ASSESSORS' PARCEL NO. P-62502) AND DID NOT INCLUDE PROPERTY TO THE NORTH, PLAT OF KLOKE'S ADDITION TO BURLINGTON, I CANNOT INCLUDE IT EITHER.

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 \$168.00



SHEET 2 OF 3

DATE: 9/11/15

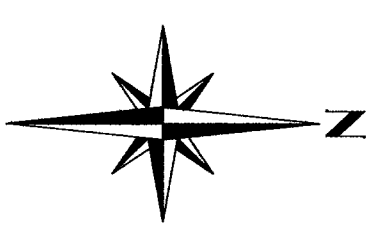
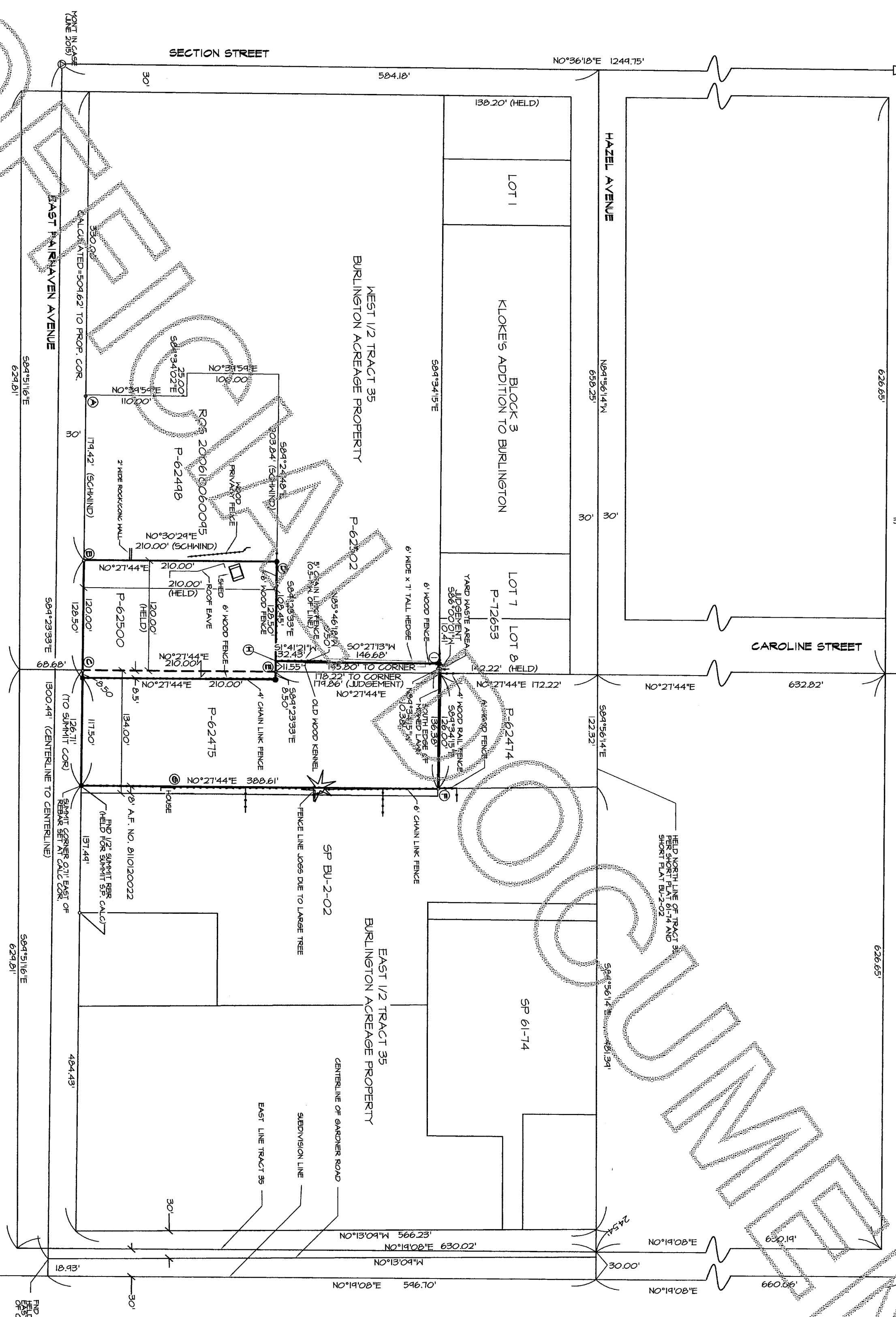
SURVEY IN A PORTION OF THE  
 NW 1/4 OF THE SW 1/4 OF  
 SECTION 35, T. 35 N., R. 4 E., M.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: BETTY NIELSEN

FB: MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC  
 SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98275 360-418-1442

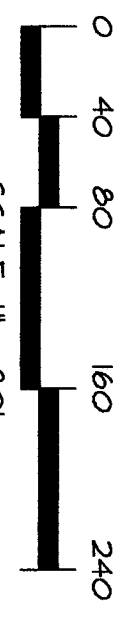
SCALE: DWS: 15-068 ROS

WEST 1/4 CORNER (MOUNT 208) 32+03.3  
 MONROE STREET 594'41.92'E 656.62'  
 LIBSEER'S CORNER (MOUNT 208) 594'41.92'E 656.54'  
 EAST 1/4 CORNER (MOUNT 208) 594'41.92'E 656.54'  
 201509110059  
 Skagit County Auditor  
 9/11/2015 Page 3 of 3 3 1:20PM  
 \$168.00



**FOUND CORNER REFERENCE INFORMATION**

- A FOUND SCHWIND REBAR 0.16' SOUTH AND 1.15' EAST OF CALCULATED CORNER
- B FOUND L&R IRON PIPE 0.20' WEST OF CALCULATED CORNER
- C FOUND BAYVIEW REBAR 0.07' NORTH AND 0.72' EAST OF CALCULATED CORNER
- D SET REBAR IN E-W FENCE LINE, FOUND SCHWIND REBAR 0.35' SOUTH AND 1.08' EAST OF CALCULATED CORNER
- E FOUND BAYVIEW REBAR 0.11' WEST OF CALCULATED CORNER
- F FOUND SUMMIT REBAR 0.18' WEST OF CALCULATED CORNER
- G FOUND BAYVIEW REBAR 0.81' EAST OF LINE
- H CORNER NOT SET, FALLS IN 4" X 4" POST AT SW CORNER OLD KENNEL, 0.5' +/- E OF N-S CYCLOPE FENCE
- I SET NAIL AND WASHER ON TOP OF WOOD FENCE LINE, 0.5' S OF 4" X 4" CORNER POST



SHEET 3 OF 3 DATE: 9/11/15

SURVEY IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, T. 35 N., R. 4 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: BETTY NIELSEN	
FB: 368 Pg: 38	LIBSEER & ASSOCIATES, PLLC SCALE: 1"=80'
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION DWG: 15-068 R05
	360-414-7442