

202010140150

10/14/2020 03:58 PM Pages: 1 of 3 Fees: \$197.50 Skagit County Auditor

SURVEY DESCRIPTION

PARCEL 1A

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 1/2 FEET THEREOF CONVERTED TO THE CITY OF BURLINGTON BY DEED DATED JANUARY 29, 1958 AND RECORDED AUGUST 24, 1958, UNDER AUDITOR'S FILE NO. 564744.

AND ALSO EXCEPT THE WEST 25.0 FEET THEREOF CONVERTED TO THE CITY OF BURLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 589294, PARCEL 1B.

THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE EAST 1/2 OF TRACT 43, AS PER THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF TRACT 43 TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF TRACT 43;

THENCE NORTH TO A POINT 20.2 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 20.2 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 25 FEET THEREOF AS CONVERTED TO THE CITY OF BURLINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 589294

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD.

- NOTES
- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGGER 22960.
  - 2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED.
  - 3. INDICATES EXISTING MONUMENT AS NOTED.
1. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY MARGINANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20200203043.
  2. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THE BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, AND BURLINGTON SHORT PLAT NO. 144 RECORDED UNDER AUDITOR'S FILE NO. 94415000, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
  3. INSTRUMENTATION: LEICA 103 TCR4 PLUS THEODOLITE DISTANCE MEASURER.
  4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
  5. MERIDIAN: ASSIGNED
  6. BASIS OF BEARING: MONUMENTED CENTRLINE OF WEST FAIRHAVEN AVENUE BEARING = SOUTH 89°25'56" EAST
  7. THIS SURVEY WAS PERFORMED AT THE REQUEST OF JACK AND JOAN HILDE FAMILIES FOR A LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
  8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL ESTATE EASEMENTS, WHICH MAY BE AFFECTED BY RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
  9. ALL DISTANCES SHOWN HEREON ARE IN FEET.
  10. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GEOG. CONCRETE MOUND AS PER PLAT 292180) LINES OF OCCUPATION MAY INDICATE REAL OR 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 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 JACK AND JOAN HILDE FAMILY, LLC, A LIMITED LIABILITY COMPANY, IN SEPTEMBER 2020.

BRUCE R. LISSEY, P.L.L.C. CERTIFICATE NO. 22960 DATE 10/13/20

BRUCE R. LISSEY & ASSOCIATES, PLLC  
3100 MOUNT VERNON WA 98273  
PHONE (360) 414-1142  
FAX (360) 414-0581  
E-MAIL BRUCE@LISSEY.COM

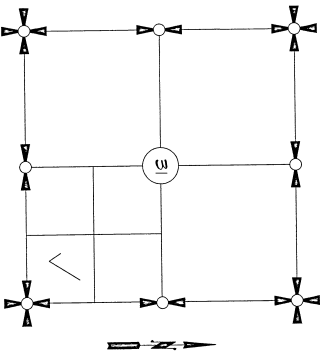


AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEY & ASSOCIATES, PLLC, I HAVE RECORDED THIS 14th DAY OF Oct 2020 AT 5:00 MINUTES PAST 9 O'CLOCK P.M. IN VOLUME 5 OF SURVEYS ON PAGE(S) 6 UNDER AUDITOR'S FILE NO. 202010140150 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.

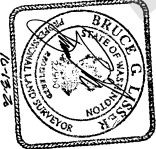
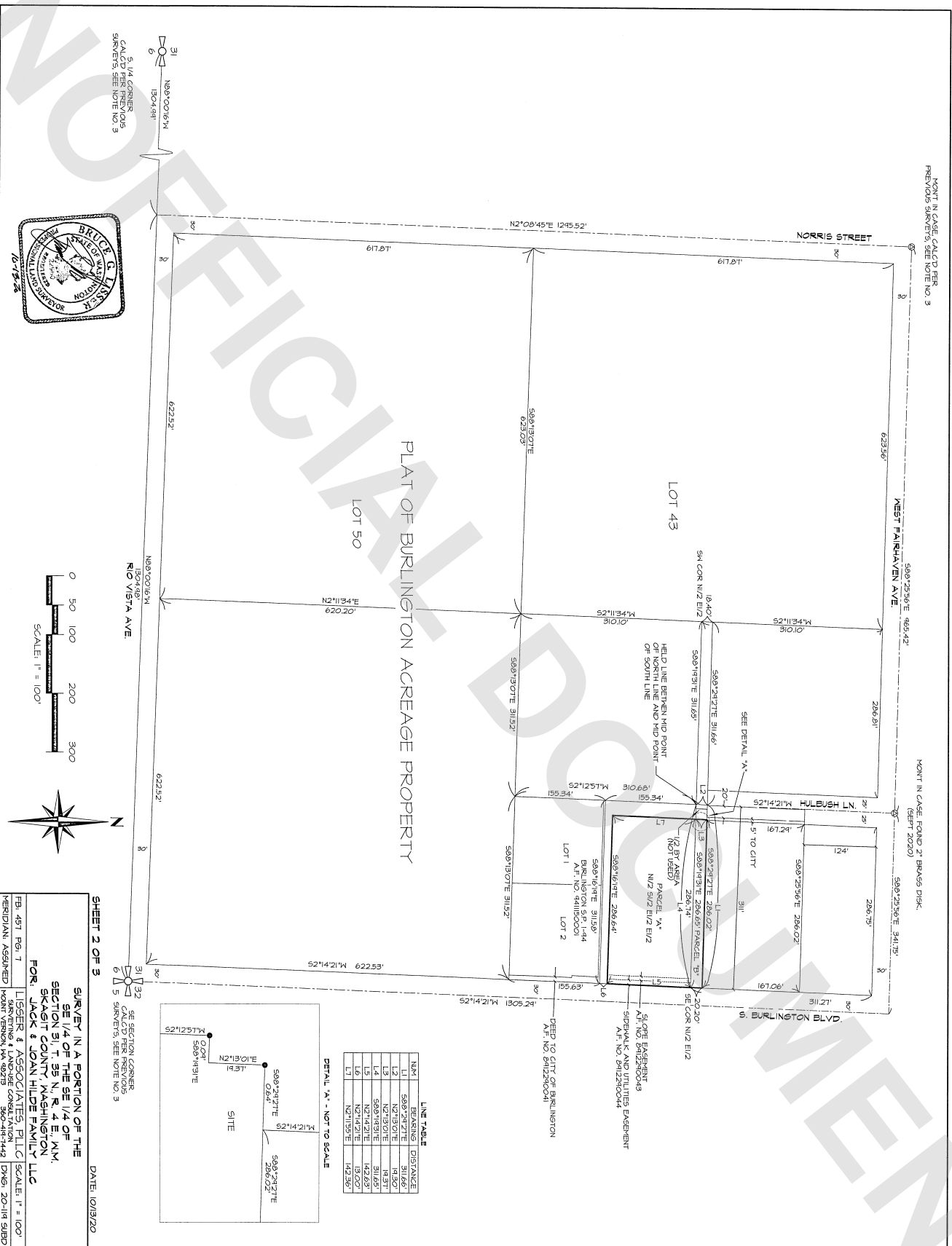
VICINITY MAP

SHEET 1 OF 3

DATE: 10/13/20

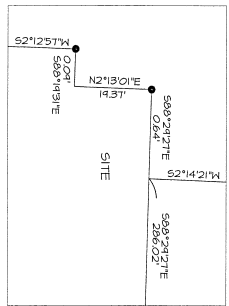
SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, T. 35 N., R. 4 E., N.M. SKAGIT COUNTY, WASHINGTON FOR: JACK AND JOAN HILDE FAMILY LLC

BRUCE R. LISSEY & ASSOCIATES, PLLC (SCALE: 1" = 80') SURVEYING & LAND-USE CONSULTATION 360-414-1142 DWS: 20-118



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°29'27"E	311.65'
L2	N21°30'07"E	18.37'
L3	N21°30'07"E	311.65'
L4	S89°19'31"E	142.63'
L5	N21°42'21"E	19.00'
L6	N21°42'21"E	142.63'
L7	N21°35'21"E	142.58'



**SHEET 2 OF 3**

DATE: 10/13/20

**SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 51, T. 35 N., R. 4 E., W. 4 M. SKAGIT COUNTY, WASHINGTON FOR JACK & JOAN HIDE FAMILY LLC**

LISSNER & ASSOCIATES, PLLC (SCALE: 1" = 100')  
 3600 4th Street, Everett, WA 98203  
 PH: 425.771.1111 FAX: 425.771.1112  
 MERIDIAN: ASSUMED

5 1/4 CORNER CALC'D PER PREVIOUS SHEETS, SEE NOTE NO. 3

MONY IN CASE CALCD PER PREVIOUS SHEETS, SEE NOTE NO. 3

MONY IN CASE FOUND BY BRASS DISK (BEPT 2020)

