

202011180154

11/18/2020 01:21 PM Pages: 1 of 3 Fees: \$197.50
Map: County Auditor

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B.G.
DATE



SURVEY DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4TH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 152.9 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION;
THENCE WEST 192.5 FEET;
THENCE NORTH 100 FEET;
THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF THAT MAY LIE WITHIN EXISTING STREET BOUNDARIES;
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASIS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD;
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS NOTE

THIS SURVEY SHOWS AN APPARENT TITLE OVERLAP BETWEEN THE EAST LINE OF SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-26975 AND THE WEST LINE OF P-26949.
THE STARTING POINT FOR THE DESCRIPTION FOR PARCEL NO. P-26975 IS AT A POINT 102.5 FEET SOUTH AND 222 FEET WEST OF THE NORTHEAST SECTION CORNER WHICH PLACES IT 0.5 FEET EAST OF THE WEST LINE OF SAID PARCEL P-26949.
IN CONVERSATION WITH THE TITLE COMPANY THEY SAID THEY DO NOT HAVE THE RECORDS FOR THIS PARCEL.
I REVIEWED RECENT DEEDS FOR THE PROPERTIES AND DID NOT FIND ANYTHING THAT COULD HAVE LED TO A SURVEYERS ERROR FOR PARCEL P-26975 DEEDS WHICH I WOULD EXPECT TO BE THE DEED IN QUESTION AS ALL OTHER ADJOINING DEEDS APPEAR TO BE CONSISTENT.
AT SOME POINT A BOUNDARY LINE ADJUSTMENT SHOULD BE PROCESSED TO ELIMINATE THE OVERLAP, AS CAN BE SEEN ON SHEET 3 OF 3, THE OCCUPATIONAL LINES (FENCE) IS SUBSTANTIALLY WEST OF THE PROPERTY LINE.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEK 22960
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY MARRANTY RECORDS.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200910300095 AND 202010201046, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TCR4 PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED EAST LINE OF SECTION 19 T. 34 N.R. 4 E. 4 KM. BETWEEN NORTHEAST SECTION CORNER AND MONUMENT AT HIGHLAND AND FOURTH ST.
BEARING = SOUTH 1°26'44" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEONG YONG PARK AND KUNG HO PARK, HUSBAND AND WIFE, 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 INTEND 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.

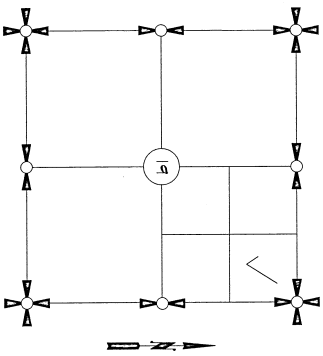
10. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, CONCRETE WALLS, HEDGE, SHED, PUTT-PUTT GOLF COURSE, GRAVEL) AS PER I.M.C. CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE FENCED LINES OF THE DESCRIBED PROPERTY AND DOES NOT INTEND TO REFLECT UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEK & ASSOCIATES, PLLC.
FILED FOR RECORD THIS 18th DAY OF NOVEMBER, 2020 AT 11 MINUTES PAST 10 O'CLOCK P.M. IN VOLUME 188 OF SURVEYS ON PAGES 1 UNDER AUDITOR'S FILE NO. 202011180154
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Skagit County Auditor
Janine Taylor

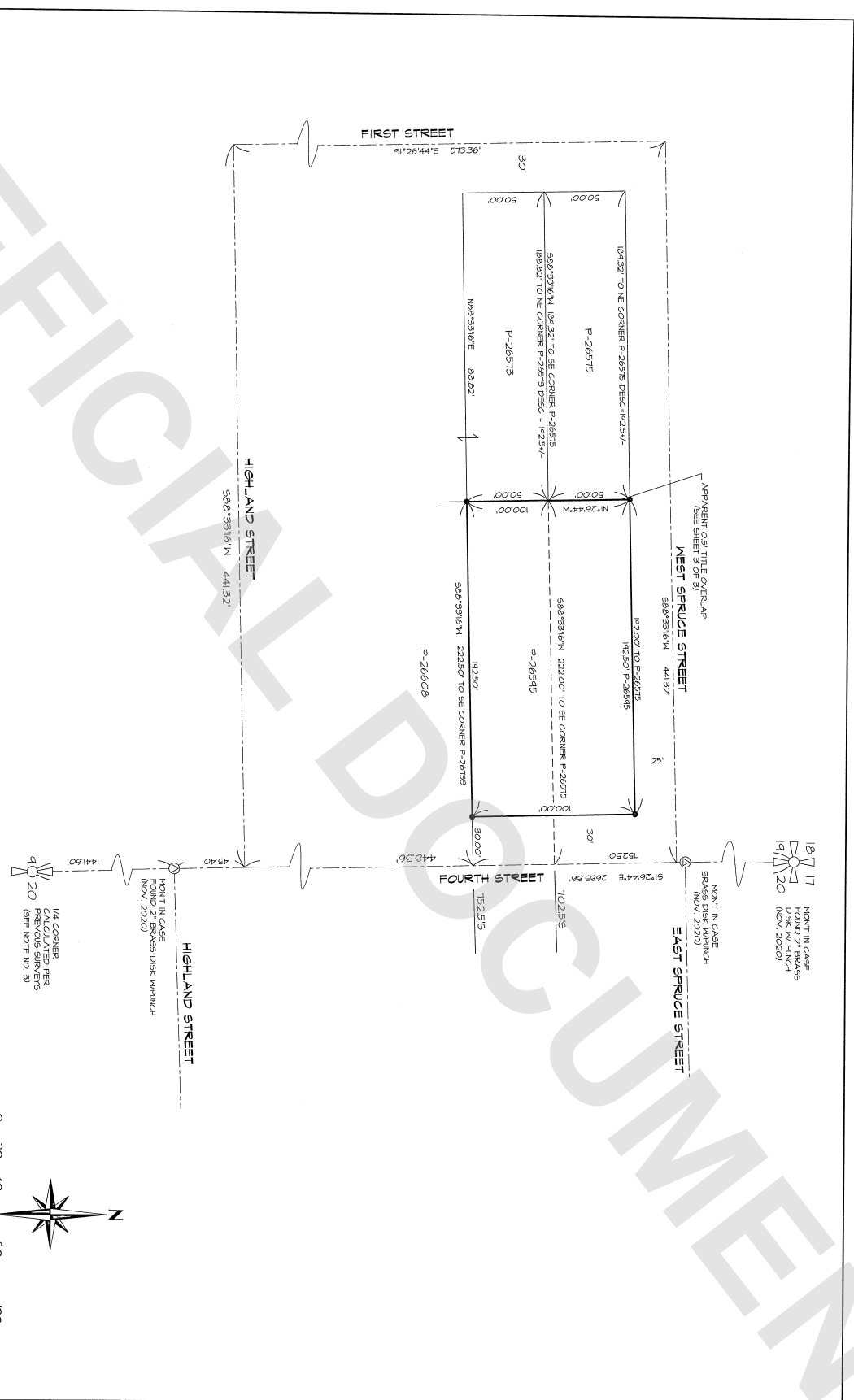
DEPUTY



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4TH 1/4

VICINITY MAP

SHEET 1 OF 3		DATE: 11/18/20	
SURVEY IN A PORTION OF			
GOVERNMENT LOT 4			
SECTION 19 T. 34 N., R. 4 E., 4th 1/4			
SKAGIT COUNTY, WASHINGTON			
FOR: JEONG YONG & KUNG HO PARK			
LISSEK & ASSOCIATES, PLLC SCALE:			
FB:	RS:	SRVING & LAND-USE CONSULTATION	DWG: 20-150
MERIDIAN ASSUMED	360-414-1442	360-414-0591	



11-18-20

SHEET 2 OF 3	
SURVEY IN A PORTION OF	DATE: 11/18/20
GOVERNMENT LOT 4	
SECTION 14, T. 34 N., R. 4 E., 4M.	
SKAGIT COUNTY, WASHINGTON	
FOR: JEONG YOUNG & KYUNG HO PARK	
FBI, 498, RG, 60	11/18/20 SURVEYING & ASSOCIATES PLLC SCALE: 1" = 40'
MERIDIAN ASSIGNED	NOV-20-2020

