



202311170063

11/17/2023 02:37 PM Page: 1 of 2 Fees: \$326.50 Skagit County Auditor

SURVEY DESCRIPTION

P-42511 STATUTORY WARRANTY DEED, AUDITORS' FILE NO. 2012020900030 THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, 1/4 M².

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INSTALLATION OF UTILITIES FILE NO. 168614, 23, 1412, UNDER AUDITORS' FILE NO. 168614, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: P-42514 TRACT 'C', STATUTORY WARRANTY DEED, AUDITORS' FILE NO. 20190110036

THAT PORTION OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, LYING SOUTHWESTLY OF THE CABE HORN COUNTY ROAD AND WESTERLY OF THE CENTERLINE OF THAT CERTAIN EASEMENT RECORDED MAY 23, 1412, UNDER AUDITORS' FILE NO. 168614, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, THENCE NORTH 84°52'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 11, 669.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11 AND THE TRUE POINT OF BEGINNING, THENCE NORTH 0°10'31" WEST ALONG THE WEST LINE OF SAID SECTION 11, 253.57 FEET; THENCE NORTH 0°10'31" WEST ALONG THE WEST LINE OF SAID SECTION 11, 350.46 FEET; THENCE SOUTH 0°21'14" EAST 253.57 FEET TO THE SAID SOUTH LINE OF SAID SECTION 11; THENCE SOUTH 84°19'22" EAST ALONG SAID SOUTH LINE 344.03 FEET TO THE TRUE POINT OF BEGINNING.

P-42504 AND P-421056 REAL ESTATE CONTRACT, AUDITORS' FILE NO. 2003090020016
LOT 1, 'ELYSIAN MEADOWS,' AS PER PLAT RECORDED ON OCTOBER 7, 2003 UNDER AUDITORS' FILE NO. 2003100100060, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THE PRIVATE ROAD DELINEATED ON THE FACE OF SAID PLAT KNOWN AS TRACT 'J.'

P-42449 STATUTORY WARRANTY DEED, AUDITORS' FILE NO. 2012010910216 THE NORTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 7 EAST, 1/4 M².

EXCEPT THAT PORTION CONTAINED WITHIN A 60-FOOT STRIP CONVERTED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED FEBRUARY 7, 1923 IN THE BOOK OF DEEDS, PAGE 519, RECORDS OF SKAGIT COUNTY, WASHINGTON.
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEEDS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 20020710124, 2012020900030, 20190110036 AND 2012010910216, AND REAL ESTATE CONTRACT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBER 200506020016.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT AT THE ABOVE RECORDED UNDER AUDITORS' FILE NO. 2003100100060, SHORT PLAT NO. 01-0193 RECORDED UNDER AUDITORS' FILE NO. 2002061400045, RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 8190028 AND 169040042, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTANTANEOUS, TRIPLE 5-5 TOTAL STATION
- SURVEY PROCEDURE, STANDARD FIELD TRAVERSE
- MERIDIAN, ASSUMED
- BASIS OF BEARING, MONUMENTED EAST LINE OF THE SOUTH-EAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, BEARING = NORTH 0°37'30" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF SKAGIT LAND VAN DEN ENGH AND BARBARA JO TRASK, HUSBAND AND WIFE FOR THE DELINEATION AND STAKING OF PORTIONS OF THE DESCRIBED PROPERTY, AS SHOWN.
- 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, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, LAWN, TRAIL) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THE EXACT NATURE OF OCCUPATION TO THE SHOWN HEREON IS NOT KNOWN AND NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITORS' CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC, 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 SKAGIT LAND TRUST FOR THE PORTIONS OF PROPERTY OWNED BY GERRIT VAN DEN ENGH AND BARBARA JO TRASK, HUSBAND AND WIFE, IN JULY 2023.

17 DAY OF November 2023 AT 37 NORTH 1/2 OF THE SE 1/4 OF SECTION 11, T. 35 N., R. 7 E., 1/4 M², SKAGIT COUNTY, WASHINGTON.
RECORDS OF SKAGIT COUNTY, WASHINGTON.
20231117 00 63

Kevin G. Lissner
SKAGIT COUNTY AUDITOR

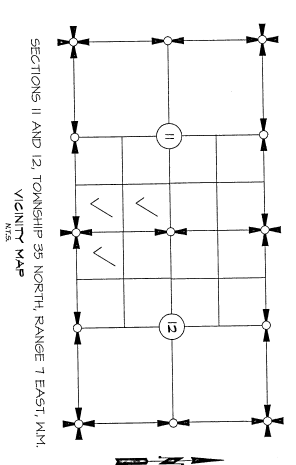
Melvin Kelly
DEPUTY

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 SKAGIT LAND TRUST FOR THE PORTIONS OF PROPERTY OWNED BY GERRIT VAN DEN ENGH AND BARBARA JO TRASK, HUSBAND AND WIFE, IN JULY 2023.

11-17-23

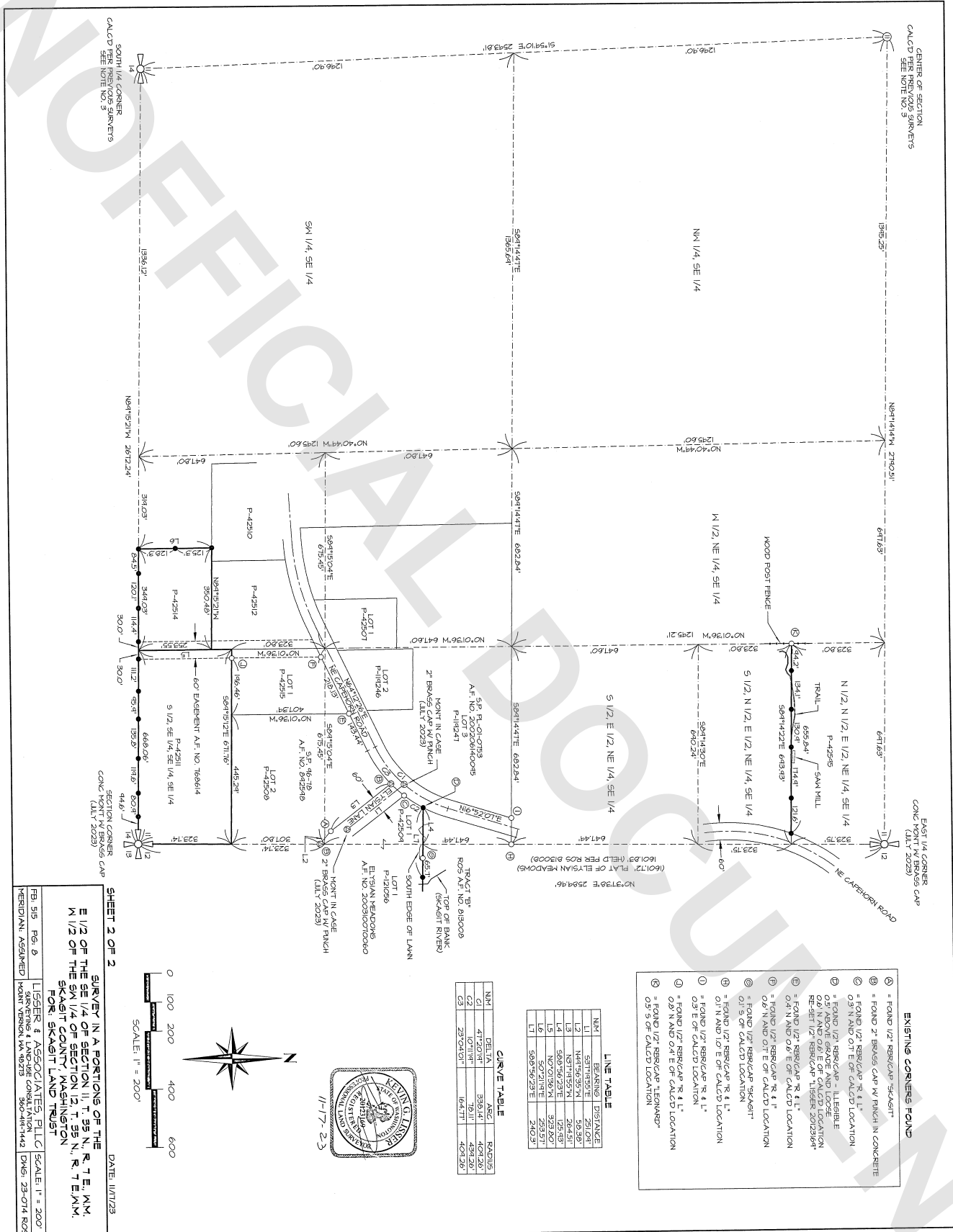
KEVIN G. LISSER, PLLC, CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
31001 N. HANCOCK STREET BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-7142
FAX (360) 414-0561
E-MAIL KEVIN@LISSER.COM



SHEET 1 OF 2
DATE: 11/17/23

SURVEY IN A PORTION OF THE SE 1/4 OF SECTION 11, T. 35 N., R. 7 E., 1/4 M², E 1/2 OF THE SE 1/4 OF SECTION 12, T. 35 N., R. 7 E., 1/4 M², SKAGIT COUNTY, WASHINGTON FOR SKAGIT LAND TRUST

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7142
SCALE: 1"=40' (DWG-23-014 R05)



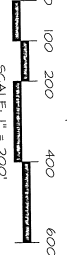
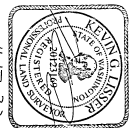
- EXISTING CORNERS FOUND**
- ① = FOUND 1/2" REBAR/CP "SKAGIT"
 - ② = FOUND 1/2" REBAR/CP "R. 4.1"
 - ③ = FOUND 1/2" REBAR/CP "R. 1.1"
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LINE TABLE

NO.	BEARING	DISTANCE
L1	S89°56'27"E	240.2'
L2	N41°56'32"W	58.30'
L3	N87°45'57"W	264.51'
L4	S89°56'27"E	225.43'
L5	N0°01'58"W	325.15'
L6	N89°56'27"E	240.2'

CURVE TABLE

NO.	DELTA	ARC	RADIUS
C1	47°20'08"	338.14'	409.26'
C2	0°00'00"	164.07'	409.26'
C3	23°03'01"	164.07'	409.26'



SHEET 2 OF 2
DATE: 11/17/23

SURVEY IN A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 11, T. 35 N., R. 7 E., NW, N 1/2 OF THE SE 1/4 OF SECTION 12, T. 35 N., R. 7 E., NW, SKAGIT COUNTY, WASHINGTON FOR: SKAGIT LAND TRUST

ISSUER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
1000 1st Avenue, Suite 200
SEASIDE, WA 98138
PHONE: 360-414-1442 FAX: 360-414-1442

DATE: 11/17/23
SCALE: 1" = 200'
DRAWN: 23-074 ROS