## SURVEY DESCRIPTION

EXHIBIT "E" QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR?S FILE NO. 201903200030

TRACT 2 OF REVISED SKAGIT COUNTY SHORT PLAT NO. 74-74 APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981, UNDER AUDITOR'S FILE NO. 8106080006 IN VOLUME 5 OF SHORT PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, AND OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26; ALL BEING IN TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT PORTION OF TRACT 1 OF REVISED SHORT PLAT NO. 74-74 RECORDED UNDER AUDITOR'S FILE NO. 8106080006 LOCATED IN THE SOUTHWEST 1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1;
THENCE NORTH 88°42'30" WEST, 127.98 FEET ALONG THE SOUTH LINE OF TRACT 1;
THENCE NORTH 16°01'42" EAST, 527.95 FEET TO THE EAST LINE OF SAID TRACT 1;
THENCE SOUTH 01°59'42" WEST, 510.64 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, APPROVED MARCH 10, 2006 AND RECORDED MARCH 13, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200603130157, ALSO BEING A PORTION OF TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED, APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8106080006, BEING IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 (ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED);
THENCE NORTH 88°42'30" WEST ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 127.98 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO DAVID M. FARROW AND CHRISTINE B. KITCH, BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200906230059 AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88°42'30" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 203.36 FEET, MORE OR LESS, TO A SOUTHWEST CORNER OF SAID LOT 4 SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 ALSO BEING THE SOUTHEAST CORNER OF TRACT 3, SAID SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED;
THENCE NORTH 1°55'25" EAST ALONG THE EAST LINE OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED, ALSO BEING A COMMON LINE WITH SAID LOT 4 SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, FOR A DISTANCE OF 660.67 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED;
THENCE CONTINUE NORTH 1°55'25" EAST FOR A DISTANCE OF 646.50 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 (ALSO BEING THE NORTH LINE OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED);
THENCE SOUTH 88°15'25" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 332.95 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED;
THENCE SOUTH 1°59'42" WEST ALONG THE EAST LINE OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, ALSO BEING THE EAST LINE OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED FOR A DISTANCE OF 794.15 FEET, MORE OR LESS, TO THE NORTHERLY MOST CORNER OF SAID FARROW/KITCH PARCEL RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200906230059 AT A POINT BEARING NORTH 16°01'42" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 16°01'42" WEST ALONG THE NORTHWESTERLY LINE OF SAID FARROW/KITCH PARCEL FOR A DISTANCE OF 527.74 FEET (CALLED 527.95 FEET ON SAID DEED), MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UPON A TRACT OF LAND 20 FEET IN WIDTH, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALL BEING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THE CENTERLINE OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23;
THENCE SOUTH 89°47'10" WEST (CALLED NORTH IN DEED), ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 331.34 FEET;
THENCE NORTH 00°29'23" EAST, A DISTANCE OF 210 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING DRIVEWAY AND TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 35°47'22" WEST ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY, A DISTANCE OF 90 FEET;
THENCE SOUTH 31°02'06" WEST, A DISTANCE OF 139.0 FEET;
THENCE SOUTH 82°00'23" WEST , A DISTANCE OF 235.0 FEET;
THENCE SOUTH 04°22'40" EAST, A DISTANCE OF 167.0 FEET;
THENCE SOUTH 00°57'04" WEST, A DISTANCE OF 1,150 FEET, MORE OR LESS, TO THE NORTH END OF THAT COUNTY ROAD KNOWN AS THE ANDAL ROAD AND THE TERMINUS OF SAID DESCRIBED CENTERLINE.

SUBJECT TO A 30.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES RESERVED BY THE GRANTOR FOR THE BENEFIT OF THE REMAINDER PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED, APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8106080006;
THENCE NORTH 1°55'25" EAST ALONG THE EAST LINE OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED, ALSO BEING A COMMON LINE WITH SAID LOT 4 OF SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, APPROVED MARCH 10, 2006 AND RECORDED MARCH 13, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200603130157 FOR A DISTANCE OF 660.67 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 74-74 REVISED;
THENCE CONTINUE NORTH 1°55'25" EAST FOR A DISTANCE OF 60.00 FEET;
THENCE SOUTH 88°04'35" EAST FOR A DISTANCE OF 30.00 FEET;
THENCE SOUTH 1°55'25" WEST FOR A DISTANCE OF 720.34 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 AT A POINT BEARING SOUTH 88°42'30" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 88°42'30" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.
   O INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201903200030, EXHIBIT "E".

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 74-74 (REVISED, RECORDED UNDER AUDITOR'S FILE NO. 8106080006, SHORT PLAT NO. 93-064 RECORDED UNDER AUDITOR'S FILE NO. 9308110101, SHORT PLAT NO. PL-03-0809 RECORDED UNDER AUDITOR'S FILE NO.200603130157 AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200301130364, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

BEARING = NORTH 88°42'30"WEST (HELD PER PREVIOUS SURVEYS)

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHRISTINE B. FARROW, AN UNMARRIED PERSON, FOR THE DELINEATION AND STAKING OF THE THE LIMITS OF EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202303210044, 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 (ASPHALT DRIVE, FENCE LINE) 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.

## AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 21 DAY OF April, 2023 AT 30 MINUTES PAST 11 O'CLOCK ___ M. IN VOLUME ___ OF SURVEYS ON PAGE(S) ___ UNDER AUDITOR'S FILE NO. 202304210073, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY

## SURVEYOR'S CERTIFICATE

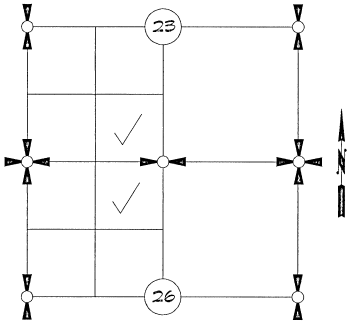
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHRISTINE FARROW, AN UNMARRIED PERSON, IN APRIL 2022.

4-21-22
DATE


KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123169
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1109
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL KEVIN@LISSER.COM


KEVIN G. LISSER
STATE OF WASHINGTON
20123169
REGISTERED
PROFESSIONAL LAND SURVEYOR

4-21-23




SECTIONS 23 & 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 4/21/23

SURVEY IN A PORTION OF THE
SE 1/4 OF SW 1/4 OF SECTION 23, T. 34 N., R. 4 E., W.M. &
NE 1/4 OF NW 1/4 OF SECTION 26, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CHRISTINE B. FARROW

| | | |
|---|---|---|
| FB: PG: | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-7442 | SCALE: |
| MERIDIAN: ASSUMED | | DWG: 22-031 ROS |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Skagit County Auditor



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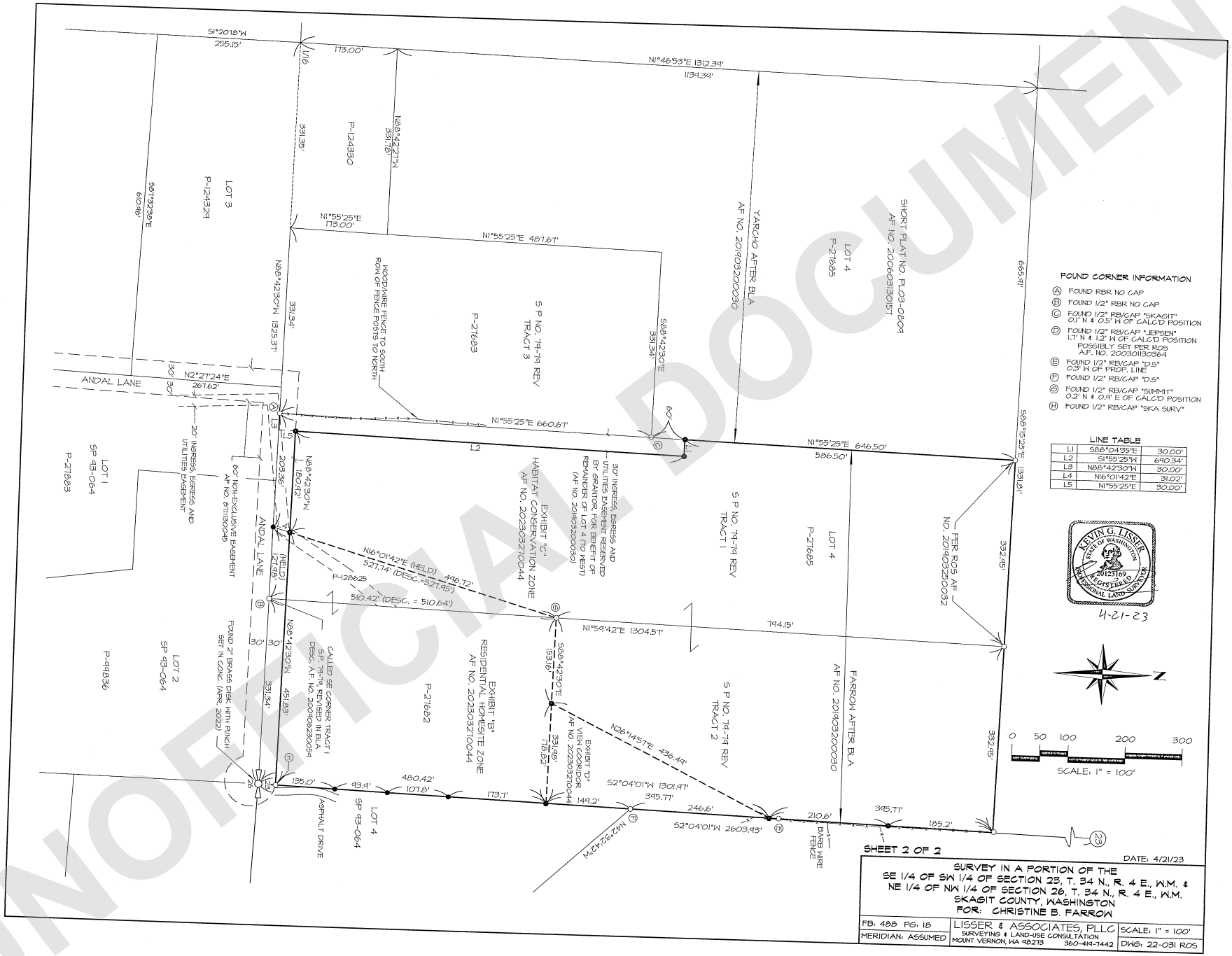


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