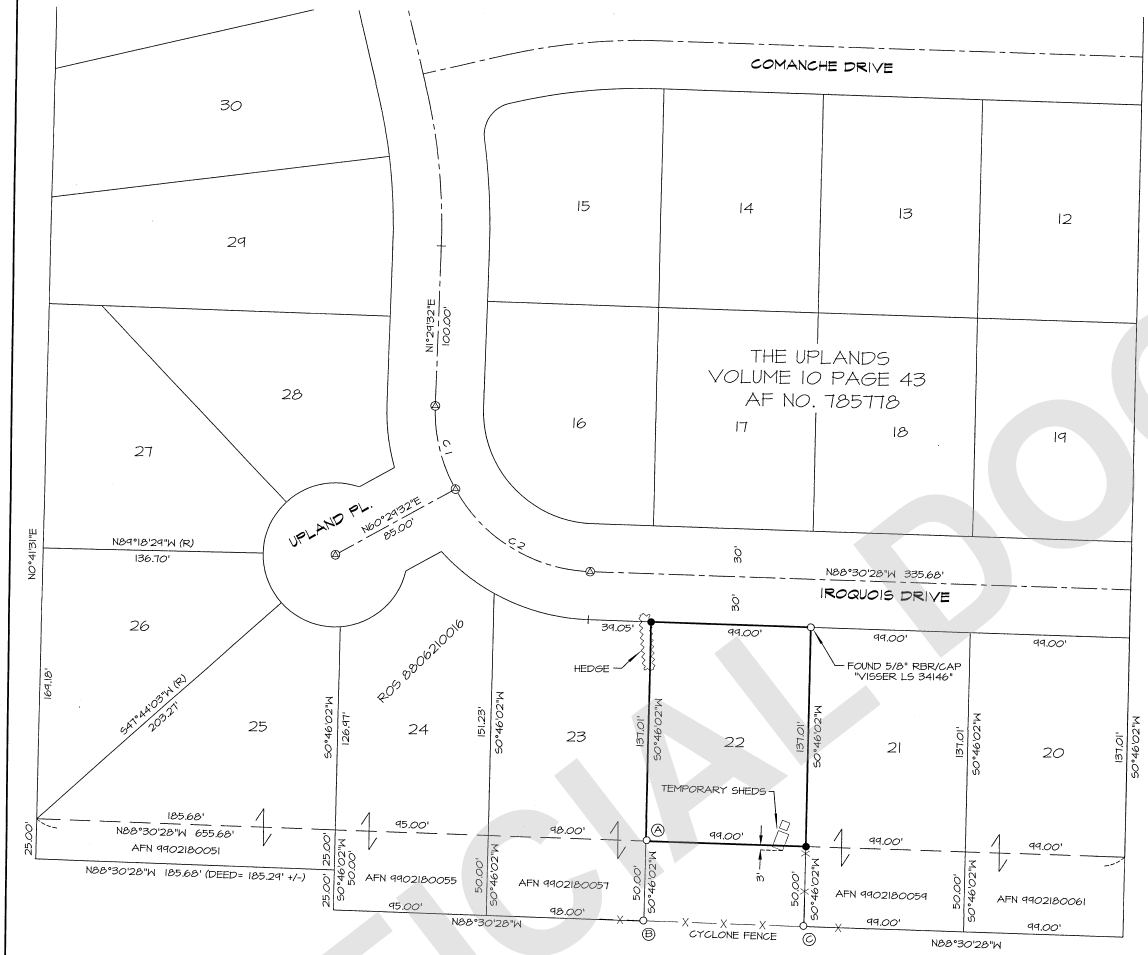



# HAGGEN SHORT PLAT, AFN 199908310020

## SURVEY DESCRIPTION

LOT 22, @THE UPLANDS,A AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

## NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169
   ○ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
   ⊗ INDICATES EXISTING MONUMENT FOUND, TACK IN LEAD PLUG SET IN CONCRETE
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202401050004.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF THE UPLANDS RECORDED UNDER AUDITOR?S FILE NO. 785778, HAGGEN SHORT PLAT, MV-5-98, RECORDED UNDER AUDITOR?S FILE NO. 199908310020, RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 8806210016, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED PER PLAT OF THE UPLANDS
7. BASIS OF BEARING: MONUMENTED UPLAND PLACE BEARING = NORTH 60°24'32" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF TORSERVICE, LLC, 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, NO TITLE REPORT WAS PROVIDED.
10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (MOVABLE SHEDS, FENCES) 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.

## SURVEYOR'S NOTE

THIS SURVEY FOUND EXISTING 5/8" RBR/CAPS SET AS PART OF HAGGEN SHORT PLAT, MV-5-98, RECORDED UNDER AUDITOR'S FILE NO. 199908310020. THE DEEDS REFERENCED ON SAID SHORT PLAT FOR THE AREA LYING SOUTH OF LOTS 20 THROUGH 25 ALL UTILIZE THE SAME MERIDIAN AS THE PLAT OF THE UPLANDS AND HOLD PARALLEL WITH AND THE EXTENSIONS OF SAID LOT LINES. SAID SHORT PLAT UTILIZED A DIFFERENT MERIDIAN AND HELD 90 DEGREE ANGLES WHICH RESULTED IN POTENTIAL GAPS/OVERLAPS IN THE PROPERTIES. THE SOLUTION SHOWN HEREON HONORS THE PLAT OF THE UPLANDS AS WELL AS THE RECORDED DEEDS REFERENCED HEREON.

LOT 22 DID NOT PICK UP THE ADDITIONAL 50 FEET OF LAND LYING SOUTH OF SAID PLAT OF THE UPLANDS.

### CURVE TABLE

| NUM | DELTA | ARC | RADIUS |
|---|---|---|---|
| C1 | 31°00'00" | 54.11' | 100.00' |
| C2 | 59°00'00" | 102.97' | 100.00' |

### FOUND CORNER INFORMATION

Ⓐ = FOUND 5/8" RBR/CAP "W&H LS 24293" 0.6' N AND 0.5' E OF CALC'D LOCATION

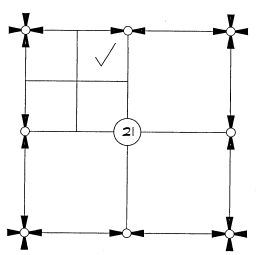
Ⓑ = FOUND 5/8" RBR/CAP "W&H LS 24293" 0.4' N AND 0.4' W OF CALC'D LOCATION

Ⓒ = FOUND 5/8" RBR/CAP "W&H LS 24293" 0.4' N AND 0.4' W OF CALC'D LOCATION

N

0 25 50 100 150

SCALE: 1" = 50'




SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF July 2026
AT 2:43 AM/PM IN BOOK ___ OF SURVEYS ON PAGE ___
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Barela
DEPUTY AUDITOR

AUDITOR'S FILE NO. 202607090056

### 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 TORSERVICE, LLC IN MAY OF 2026.

KEVIN G. LISSER, PLS
CERTIFICATE NO. 20123169

7-9-2026
DATE

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

7-9-2026

LISSER & ASSOCIATES
PO BOX 1109 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSER.COM

## RECORD OF SURVEY

LOT 22, THE UPLANDS
BEING IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 21, T. 34 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: TORSERVICE, LLC

| | | | |
|---|---|---|---|
| FB: 574 PG: 36 | SCALE: 1" = 50' | DRAWN BY: KGL | DATE: 7/9/26 |
| MERIDIAN: ASSUMED | DWG: 26-079 ROS | REVIEWED: KGL | SHEET: 1 OF 1 |

202607090056
07/09/2026 02:43 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT