

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

NOTES

1. INDICATES REBAR SET AND CAPBED WITH TIELOM CAP INSERED LATER 10/27/2014
2. INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
3. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUILT CLIP DEED BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20201911200181
4. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE MADRID-KIRKPATRICK PLAT RECORDED UNDER AUDITOR'S FILE NO. 1704010044, ANDERSON-HILDE PLAT RECORDED UNDER AUDITOR'S FILE NO. 847494, SHORT PLAT NO. 54-05-2655 RECORDED UNDER AUDITOR'S FILE NO. 202030300492, SHORT PLAT NO. 28-84 RECORDED UNDER AUDITOR'S FILE NO. 202030300492, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NO. 2020080000, AND 20240160014, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSIGNED PER PREVIOUS SURVEYS
7. BASIS OF BEARINGS: NONMENTED SOUTH LINE OF THE SOUTH/EAST 1/4 SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, PER SHORT PLAT NO. 54-05-2655
- BEARING = NORTH 85°10'43" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF KIM MCNERIDAN, AN UNMARRIED PERSON AND MARK A HANDY AND VALENCIA M. HANDY, AS OWNERS OF THE PROPERTY 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: BUILDING SETBACK, TITLE TO THE SUBJECT REAL ESTATE, EASEMENTS, 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: FENCES, HEDGES, BUILDINGS, LANDSCAPE FEATURES, DRIVEWAYS, TREES, RAISED BENCHES, AS PER WAC CHAPTER 333-180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP OF OCCUPATION. SURVEY HAS ONLY STATED THE RELATIONSHIP OF LINES OF OCCUPATION TO UNWRITTEN RIGHTS THAT HAVE BEEN MADE OR IMPLIED BY THIS SURVEY.

APPROVED FOR THE CITY OF SEDRO-WOOLLEY

THE WITHINLAND FOREGOING BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 16 AND TITLE 17 OF THE SEERO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 2 DAY OF September 2026.

PLANNING DIRECTOR

CITY ENGINEER

OWNER'S CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

MARK HANDY
DATE 8-17-26

Valencia Handy
DATE 8/10/24

ACKNOWLEDGEMENTS

I HEREBY CERTIFY THAT ON THIS 17 DAY OF August, 2026, THAT THE ABOVE INDIVIDUAL, mark hendry, SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

DATE: 8-17-26

Neary Table

NOTARY PUBLIC: KEVIN LISSER
PRINT NAME: KEVIN LISSER

NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: MOUNT VERNON, WA

MY APPOINTMENT EXPIRES: 3-15-2030

I hereby certify that on this 13 day of August, 2020 that the above individual, Valencia Hanny, signed a certificate that this Boundary Line Adjustment is made as her free and voluntary act and deed for the uses and purposes mentioned.

Date: 8-13-2020

Date: 8-13-2026

Notary Public: 22
Print Name: Kevin G. Lisser
Residing at: mount vernon wa
my appointment expires: 3-15-2030

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF Sept, 2026
AT 440 AMEN IN BOOK OF SURVEYS ON PAGE
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

KAGAGIT COUNTY AUDITOR
AUDITORS FILE NO. 20261140162
DEPUTY AUDITOR

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 KIM MCSHERIDAN IN JULY OF 2026

KEVIN G. LISSER, PLS
CERTIFICATE NO. 20123169

8-13-2026
ATE



RECORD OF SURVEY
SEDRO-WOOLLEY FILE NO. BLA-2026-299

BEGIN IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF
SECTION 13, T. 35 N., R. 4 E., WM. SKAGIT COUNTY, WASHINGTON
FOR: KIM MCSHERIDAN

SCALE: 1" = 100'	DRAWN BY: KGL	DATE: 8/10/26
MERIDIAN: ASSUMED	DWG: 26-043 BLA	REVIEWED: KGL
		SHEET: 1 OF 3

DATE: 8/10/26
SHEET: 1 OF 3

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY CONTAINED HEREIN DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

[Signature]
CITY TREASURER

9/2/2026
DATE

OWNER'S CONSENT

THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

Kim McSheridan
KIM MCSHERIDAN

8/13/2025
DATE

ACKNOWLEDGEMENTS

I HEREBY CERTIFY THAT ON THIS 13 DAY OF August, 2026 THAT THE ABOVE INDIVIDUAL SIGNED CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED.

DATE: 8-13-2026

NOTARY PUBLIC: [Signature]
PRINT NAME: KEVIN Lissie

NOTARY PUBLIC IN AND FOR THE STATE OF: WA SPRINGTON
RESIDING AT: MOUNT VERNON, WA

MY APPOINTMENT EXPIRES: 3-15-2030

Notary Public
State of Washington
KEVIN GORDON LISSER
MY COMM. EXP. MARCH 15, 2030
COMM. NO. 22013265

Notary Public
State of Washington
KEVIN GORDON LISSER
MY COMM. EXP. MARCH 15, 2030
COMM. NO. 220133255

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

BEFORE BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122491)

LOT B, SEDRO-WOOLLEY SHORT PLAT NO. 54-05-2655, APPROVED MAY 12, 2005, RECORDED MAY 13, 2005, UNDER AUDITOR'S FILE NO. 900100018, SHOWS A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

TOGETHER WITH THAT PORTION OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT B, SHORT PLAT NO. 54-05-2655, APPROVED MAY 12, 2005, AND RECORDED MAY 13, 2005 UNDER AUDITOR'S FILE NO. 20050530042, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 00°20'32" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT B, SHORT PLAT NO. 54-05-2655, FOR A DISTANCE OF 100.34 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4;

THENCE NORTH 85°38'45" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 137.14 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL, CONVERTED TO VALLEY BAPTIST CHURCH, INC. BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 666121, AND ALSO AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9407080010, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 00°20'32" EAST ALONG THE WEST LINE OF SAID WEST 1/3 FEET 4 INCHES (13133) OF THE EAST 357 FEET 4 INCHES (13133) OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 244.16 FEET;

THENCE SOUTH 85°16'14" EAST FOR A DISTANCE OF 137.06, MORE OR LESS, TO THE WEST LINE OF SAID LOT B, SHORT PLAT NO. 54-05-2655, AT A POINT BEARING SOUTH 00°20'32" EAST FROM THE POINT OF BEGINNING AND ALSO NORTH 00°20'32" WEST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B, SHORT PLAT NO. 54-05-2655;

THENCE NORTH 00°20'32" WEST ALONG SAID WEST LINE OF LOT B, SHORT PLAT NO. 54-05-2655 FOR A DISTANCE OF 244.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES AS SHOWN ON THE FACE OF SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, APPROVED APRIL 20, 1984, RECORDED JUNE 27, 1984 IN VOLUME 8 OF SHORT PLATS, PAGE 186, UNDER AUDITOR'S FILE NO. 840210091, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 1/3 FEET OF LOT 3 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AS RESERVED BY INSTRUMENT RECORDED JANUARY 19, 1980, UNDER AUDITOR'S FILE NO. 400140016, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE EAST 1/3 FEET OF THE WEST 1/3 FEET OF THE SOUTH 163.64 FEET OF LOT 4 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AS RESERVED BY INSTRUMENT RECORDED APRIL 20, 1984 UNDER AUDITOR'S FILE NO. 400420041, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER LINE OVER, UNDER AND ACROSS THE WEST 1/3 FEET OF LOT 2 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AND THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF THE SAME, AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 13, 1984 UNDER AUDITOR'S FILE NO. 841130024, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AFTER TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122491)

LOT B, SEDRO-WOOLLEY SHORT PLAT NO. 54-05-2655, APPROVED MAY 12, 2005, RECORDED MAY 13, 2005, UNDER AUDITOR'S FILE NO. 900100018, SHOWS A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES AS SHOWN ON THE FACE OF SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, APPROVED APRIL 20, 1984, RECORDED JUNE 27, 1984 IN VOLUME 8 OF SHORT PLATS, PAGE 186, UNDER AUDITOR'S FILE NO. 840210091, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 1/3 FEET OF LOT 3 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AS RESERVED BY INSTRUMENT RECORDED JANUARY 19, 1980, UNDER AUDITOR'S FILE NO. 400140016, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER LINE OVER, UNDER AND ACROSS THE WEST 1/3 FEET OF LOT 2 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AS RESERVED BY INSTRUMENT RECORDED APRIL 20, 1984, UNDER AUDITOR'S FILE NO. 841130024, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 1/3 FEET OF LOT 3 OF SAID SEDRO-WOOLLEY SHORT PLAT NO. 54-28-84, AS RESERVED BY INSTRUMENT RECORDED APRIL 20, 1984, UNDER AUDITOR'S FILE NO. 841130024, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH ADJACENT PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT.

BEFORE BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-81618)

LOT 16, MADUNG-KIRKPATRICK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 13, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-81618)

LOT 16, MADUNG-KIRKPATRICK PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 13

TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT B, SHORT PLAT NO. 54-05-2655, APPROVED MAY 12, 2005, AND RECORDED MAY 13, 2005 UNDER AUDITOR'S FILE NO. 20050530042, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 00°20'32" WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT B, SHORT PLAT NO. 54-05-2655 FOR A DISTANCE OF 100.34 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4;

THENCE NORTH 85°38'45" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 137.14 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, DESCRIBED AS FOLLOWS:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1/4, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL, CONVERTED TO VALLEY BAPTIST CHURCH, INC. BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 666121, AND ALSO AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9407080010, RECORDS OF SKAGIT COUNTY, WASHINGTON;

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THENCE SOUTH 85°16'14" EAST FOR A DISTANCE OF 137.06, MORE OR LESS, TO THE WEST LINE OF SAID LOT B, SHORT PLAT NO. 54-05-2655, AT A POINT BEARING SOUTH 00°20'32" EAST FROM THE POINT OF BEGINNING AND ALSO NORTH 00°20'32" WEST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B, SHORT PLAT NO. 54-05-2655;

THENCE NORTH 00°20'32" WEST ALONG SAID WEST LINE OF LOT B, SHORT PLAT NO. 54-05-2655 FOR A DISTANCE OF 244.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

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

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH ADJACENT PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING AN ADDITIONAL LOT.



SEAL OF THE STATE OF WASHINGTON
OFFICE OF THE CLERK OF THE SUPREME COURT
JULY 19, 1889



Lisser & Associates
PO BOX 104 / 320 WILKINSON STREET
KINGSTON, WASHINGTON 98223
360-419-7442 KEVIN@LISSER.COM

RECORD OF SURVEY
SEDRO-WOOLLEY FILE NO. BLA-2026-244

BEING IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, T. 35 N., R. 4 E., S. 1/4, SKAGIT COUNTY, WASHINGTON FOR KIM YESHERIDIAN

FB, 57T	Pg, 34	SCALE: 1" = 100'	DRAWN BY: KGL	DATE: 8/31/26
VERDIAN: ASSIGNED	DWG, 26-043 BLA	REVIEWED: KGL	SHEET: 2 OF 3	

