

FIR STREET

S 88°20'32" E 1131.67'  
(PLAT = 1131.45')

LA VENTURE ROAD

N 00°32'44" E 502.54'  
(PLAT = 502.82')

JOHNSON'S SECOND ADDITION

ALISON AVENUE

N 88°23'05" W 1131.01'  
(PLAT = 1130.79')

(PLAT = 502.02')  
N 00°37'10" E 501.69'  
ADDISON PLACE

FOUND CONC. MON WITH  
5/8" REBAR & CAP (WITH MAIL)

(PLAT = 183.44')

S 88°23'12" E

LANDS IN E.-W.  
RAILROAD TIE  
RETAINING WALL

1/16TH CORNER  
BRASS CAPPED  
MONUMENT IN CASE  
(1998)

10.00'  
CREEK  
TOP OF  
BANK  
S 89°18'25" E  
2.46'  
1.15'

PARCEL "D"  
AF NO. 200309150253  
DRAINAGE EASEMENT

S 00°41'35" W 112.37' (PLAT = 112.50')  
109.91' (SP = 110.00')

0 10 20 40 60  
SCALE

NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES PLAT MONUMENT FOUND.
- TOPOGRAPHIC SURVEY 7/03/03, CORNERS SET 10/02/03.
- BEARING = NORTH 00°32'44" EAST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY THE CITY OF MOUNT VERNON.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 33.130. 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 PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DESCRIPTIONS

(SEE SHEET 2 OF 2)

SHEET 1 OF 2

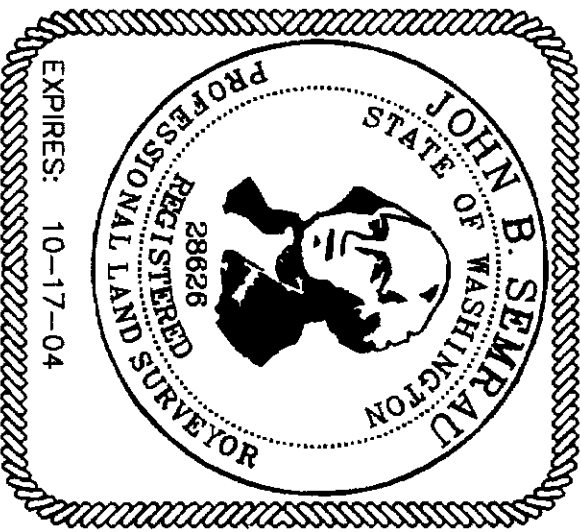
SURVEYOR'S CERTIFICATE

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 THE CITY OF MOUNT VERNON.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 10-17-03



VICINITY MAP  
N.T.S.

ATTACHED CERTIFICATE

20031020027  
Sagit County Auditor

10/20/2003 Page 1 of 2 9:21AM  
AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Nina Baunert  
SAGIT COUNTY AUDITOR

Deputy

DESCRIPTIONS

AF NO. 200309150250  
CITY OF MOUNT VERNON ORDINANCE NO. 3147

PARCEL "A"  
DESCRIPTION FOR PORTION OF ALISON AVENUE RIGHT OF WAY TO BE COMBINED WITH LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THAT PORTION OF ALISON AVENUE ADJOINING LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING NORTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE AND EASTERLY OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 12.

AND

PARCEL "B"  
DESCRIPTION FOR PORTION OF ALISON AVENUE RIGHT OF WAY TO BE COMBINED WITH LOT 11 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THAT PORTION OF ALISON AVENUE ADJOINING LOT 11 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING SOUTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE AND EASTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF SAID LOT 11 FROM THE NORTHWEST CORNER OF SAID LOT 11 TO SAID CENTERLINE.

**SUBJECT TO AND TOGETHER WITH** EASEMENTS, RESERVATIONS, RESTRICTIONS COVENANTS, EXISTING UTILITY RIGHTS, LIENS AND OTHER INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THOSE EASEMENTS DESCRIBED AS "A," "B," "C" AND "D" IN THE CITY OF MOUNT VERNON ORDINANCE NO. 3147 RECORDED AS AUDITOR'S FILE NO. 200309150250, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

AF NO. 200309150251  
**BOUNDARY LINE ADJUSTMENT OF A PORTION OF VACATED PARCEL "A" TO VACATED PARCEL "B"**

PARCEL "C"  
THE SOUTH 6 FEET OF THAT PORTION OF ALISON AVENUE ADJOINING LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING NORTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE AND EASTERLY OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 12, CONTAINING 764 SQUARE FEET, MORE OR LESS.

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

AF NO. 200309150252  
**GRANT OF LICENSE FOR INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:**

PARCEL "E"  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 00°41'35" WEST 24 FEET ALONG THE EASTERLY LINE OF ALISON AVENUE IN SAID **JOHNSON'S SECOND ADDITION** TO THE NORTH LINE OF THE SOUTH 6 FEET OF THAT PORTION OF ALISON AVENUE LYING NORTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE;

THENCE WESTERLY ALONG SAID NORTH LINE 40 FEET;

THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

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

AF NO. 200309150252  
**GRANT OF LICENSE FOR INGRESS AND EGRESS OVER THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:**

PARCEL "F"  
AN EASEMENT FOR INGRESS AND EGRESS OVER A PORTION OF VACATED ALISON AVENUE ROAD RIGHT OF WAY DESCRIBED AS FOLLOWS:

THE SOUTH 6 FEET OF THAT PORTION OF ALISON AVENUE ADJOINING LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING NORTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE AND EASTERLY OF THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 12.

AND THE NORTH 9 FEET OF THAT PORTION OF ALISON AVENUE ADJOINING LOT 11 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING SOUTHERLY OF THE CENTERLINE OF SAID ALISON AVENUE AND EASTERLY OF A LINE THAT IS PERPENDICULAR TO THE NORTH LINE OF SAID LOT 11 FROM THE NORTHWEST CORNER OF SAID LOT 11 TO SAID CENTERLINE.

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

AF NO. 200309150253  
**DRAINAGE EASEMENT**

PARCEL "D"  
EASEMENT FOR INSTALLATION, REPAIR, AND MAINTENANCE OF DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 12 IN **JOHNSON'S SECOND ADDITION** AS PER PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 79, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 12 THAT IS NORTH 88°23'12" WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 12;

THENCE SOUTH 00°41'35" WEST 88.50 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 12;

THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 12 THAT IS NORTH 88°23'12" WEST 83.00 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 12, SAID POINT BEING THE TERMINUS OF SAID LINE.

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

