MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. LU 04-047
PORTION OF SE 1/4 SE 1/4, SECTION 19, T. 34 N. , R. 4 E. WM

AUDITORS CERT
FILED FOR RECORD AT TH
LLC
200407080088
Skagit County Auditor
7/8/2004 Page 1 of 1 3:14PM
N. Brummer SKAGIT COUNTY AUDITOR
J. Fraser DEPUTY

LEGAL DESCRIPTIONS BEFORE BOUNDARY LINE ADJUSTMENT

LOT "A"
THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 210 FEET EAST OF THE INTERSECTION OF THE EASTERLY LINE OF FIRST STREET WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 20° EAST TO THE SOUTH LINE OF MILWAUKEE STREET, AS ESTABLISHED; THENCE EAST ALONG THE SOUTH LINE OF MILWAUKEE STREET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF CLEVELAND AVENUE, AS ESTABLISHED; THENCE SOUTH ALONG THE WEST LINE OF CLEVELAND AVENUE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST 12 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.

LOT "B"
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 210 FEET EAST OF THE INTERSECTION OF THE EASTERLY LINE OF FIRST STREET WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 20° EAST TO THE SOUTH LINE OF MILWAUKEE STREET, AS ESTABLISHED; THENCE EAST ALONG THE SOUTH LINE OF MILWAUKEE STREET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF CLEVELAND AVENUE, AS ESTABLISHED; THENCE SOUTH ALONG THE WEST LINE OF CLEVELAND AVENUE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST 12 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT THE NORTH 100 FEET THEREOF:
EXCEPT THE SOUTH 50 FEET THEREOF.

(THE ABOVE LEGAL DESCRIPTIONS ARE BASED ON DEEDS RECORDED UNDER AUDITORS FILE NUMBERS 200307110184 AND 200307110183)

LEGAL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

LOT "A"
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION ON THE SOUTH LINE OF SAID SECTION 19 AND THE WEST LINE OF THE RIGHT OF WAY OF CLEVELAND AVENUE, AS THE SAME EXISTS ON JUNE 3, 2004; THENCE NORTH 89° 39' 26" WEST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 126.42 FEET; THENCE NORTH 1° 09' 26" WEST 50.02 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SECTION 19; THENCE SOUTH 89° 39' 26" EAST, ALONG SAID NORTH LINE, 127.76 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CLEVELAND AVENUE; THENCE SOUTH 0° 22' 18" WEST, ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

LOT "B"
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS 210 FEET EAST OF THE INTERSECTION OF THE EASTERLY LINE OF FIRST STREET WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 20° EAST TO THE SOUTH LINE OF MILWAUKEE STREET, AS ESTABLISHED; THENCE EAST ALONG THE SOUTH LINE OF MILWAUKEE STREET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF CLEVELAND AVENUE, AS ESTABLISHED; THENCE SOUTH ALONG THE WEST LINE OF CLEVELAND AVENUE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST 12 RODS, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT THE NORTH 100 FEET THEREOF:
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION ON THE SOUTH LINE OF SAID SECTION 19 AND THE WEST LINE OF THE RIGHT OF WAY OF CLEVELAND AVENUE, AS THE SAME EXISTS ON JUNE 3, 2004; THENCE NORTH 89° 39' 26" WEST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 126.42 FEET; THENCE NORTH 1° 09' 26" WEST 50.02 FEET TO THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SECTION 19; THENCE SOUTH 89° 39' 26" EAST, ALONG SAID NORTH LINE, 127.76 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CLEVELAND AVENUE; THENCE SOUTH 0° 22' 18" WEST, ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

RESEARCH
SURVEYS RECORDED VOL. 6 PAGE 21, PLAT OF RIVERSIDE AND SURVEYS RECORDED UNDER AUDITORS FILE NO'S 200009120048 AND 200104200065.

FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105" AND MEETS OR EXCEEDS THE STANDARDS IN W.A.C. 332-130-090.

SURVEYORS NOTES
1. THE CENTERLINE OF MILWAUKEE STREET WAS HELD AT 90° FROM THE CENTERLINE OF CLEAVLAND BETWEEN THE FOUND MONUMENTS AT MILWAUKEE AND SECTION STREETS.
2. THE ALIGNMENT OF FIRST STREET WAS HELD AS N 20° 00' 40" E AS SHOWN ON SURVEY RECORDED IN VOLUME 6 OF SURVEYS AT PAGE 21.

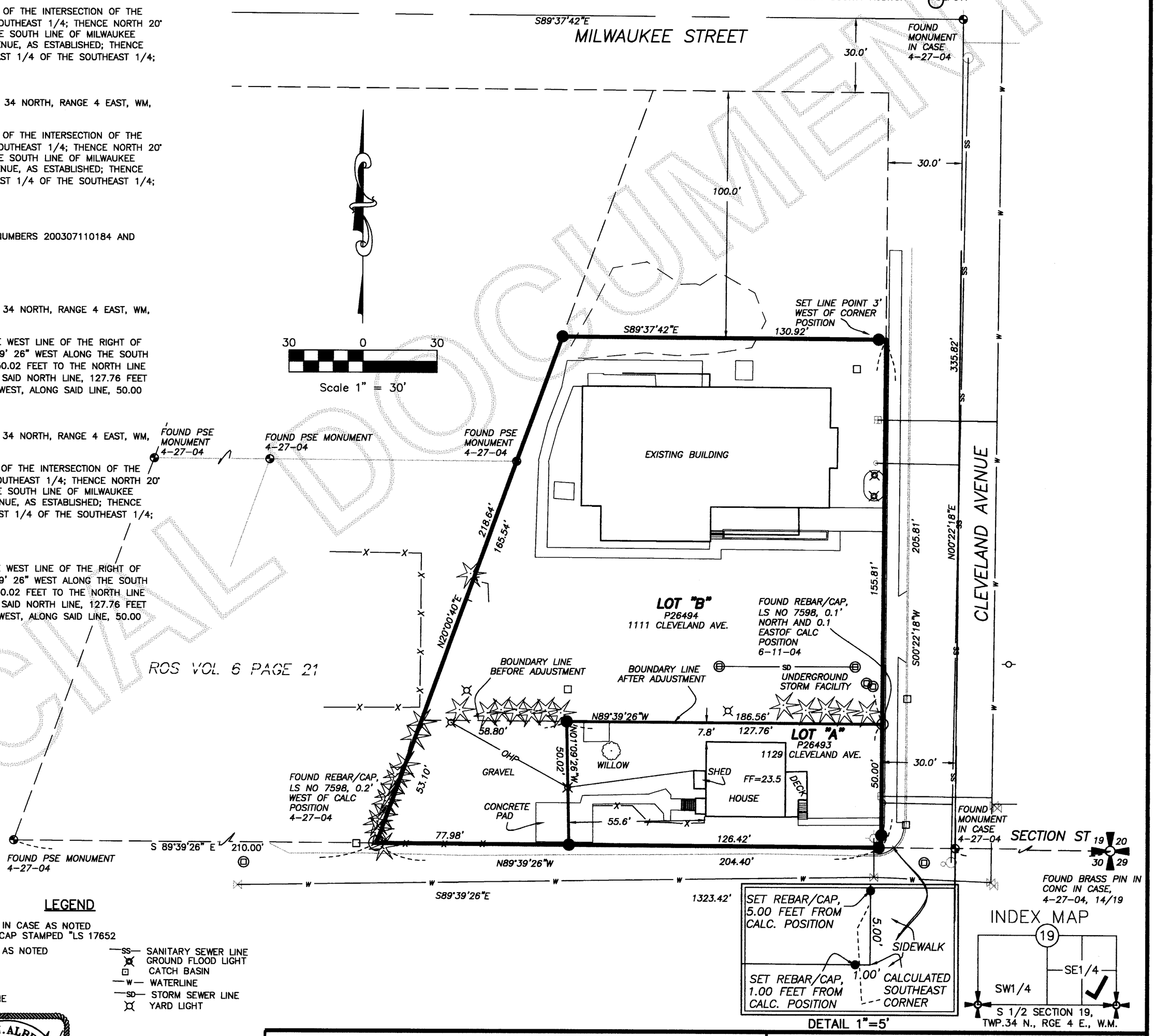
BASIS OF BEARING
N 89° 39' 26" W BETWEEN THE FOUND SOUTHEAST CORNER OF SECTION 19 AND THE FOUND SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON SURVEY RECORDED IN VOLUME 6 OF SURVEYS AT PAGE 21.

EASEMENT NOTE
THIS SURVEY WAS DONE WITHOUT A CURRENT TITLE REPORT, WE DO NOT PURPORT TO SHOW ALL EASEMENTS AND RESTRICTIONS THAT MAY AFFECT THE SUBJECT PROPERTY.

PARCEL INFORMATION
ZONING: C-1 CENTRAL BUSINESS DISTRICT

LOT A BEFORE BLA 9,774 SQ FT
LOT A AFTER BLA 6,355 SQ FT

LOT B BEFORE BLA 24,739 SQ FT
LOT B AFTER BLA 28,159 SQ FT



LEGEND
- RECOVERED MONUMENT IN CASE AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652
- RECOVERED MONUMENT AS NOTED
- FENCE LINE
- MANHOLE
- WATER VALVE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- GROUND FLOOD LIGHT
- CATCH BASIN
- WATERLINE
- STORM SEWER LINE
- YARD LIGHT

SURVEYOR'S CERTIFICATE
THIS BOUNDARY LINE ADJUSTMENT 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 DAN MITZEL, IN JUNE 2004.

DATE: 7-2-04

DENNIS J. ALBRIGHT PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17652

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
17652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-06

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

BOUNDARY LINE ADJUSTMENT LU 04-047
FOR
DAN MITZEL / PATRICIA BURKLUND
A PORTION OF SE 1/4 OF THE SE 1/4
SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 6-2-04	BY: DJA	SCALE: 1" = 30'
PROJECT NO. 222-SDG-02		F.B. 19/19

UNOFFICIAL DOCUMENT

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