

SURVEY DESCRIPTION

PARCEL "A"

LOT 1, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTH 10.00 FEET OF THE EAST 54.74 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH AND EAST LINES) OF SAID LOT 1;

TOGETHER WITH THE WEST 45.21 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID LOT) OF LOT 2, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL OF THE ABOVE THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT OVER PARCEL "A" TO BENEFIT "PARCEL "B" FOR PEDESTRIAN INGRESS AND EGRESS AND UTILITY LINE OR LINES OVER, UNDER, AND ACROSS THE EXISTING AS-CONSTRUCTED ROUTE OF SAID PEDESTRIAN AND/OR UTILITY ROUTE. THE EASEMENTS SHALL RUN WITH THE LAND AND ARE TO BE MUTUALLY MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID PARCELS "A" AND "B".

PARCEL "B"

THE SOUTH 10.00 FEET OF THE EAST 54.74 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH AND EAST LINES) OF LOT 1, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 54.74 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 2, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

TOGETHER WITH LOT 3, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT OVER PARCEL "B" TO BENEFIT PARCEL "A" FOR PEDESTRIAN INGRESS AND EGRESS AND UTILITY LINE OR LINES OVER, UNDER, AND ACROSS THE EXISTING AS-CONSTRUCTED ROUTE OF SAID PEDESTRIAN AND/OR UTILITY ROUTE. THE EASEMENTS SHALL RUN WITH THE LAND AND ARE TO BE MUTUALLY MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID PARCELS "A" AND "B".

PARCEL "C"

LOT 4, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 1/2 (AS MEASURED ALONG THE EAST AND WEST LINES) OF LOT 5, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

(CONTINUED)

SURVEYOR'S CERTIFICATE

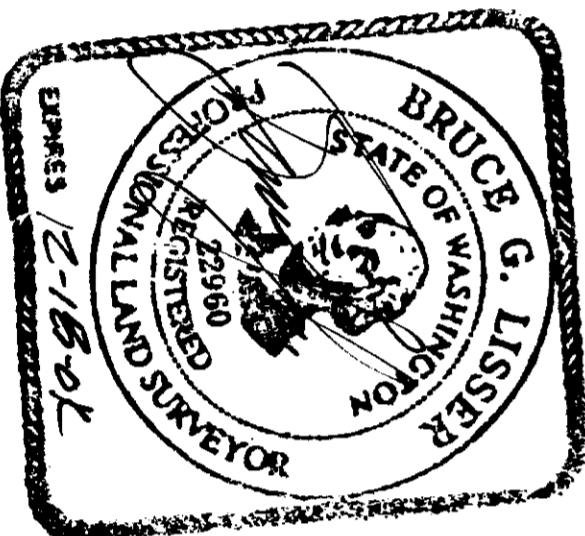
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN MORRISON AND DONA MORRISON, HUSBAND AND WIFE, IN MARCH 2004. WAYNE D. SANGER AND MARLA L. SANGER, HUSBAND AND WIFE IN JUNE 2004.



BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22760

DATE Oct 1, 2004

LISSNER & ASSOCIATES, PLLC
360 MILWAUKEE STREET, BOX 1104
MOUNT VERNON, WA 98275
PHONE (360) 414-7442
FAX (360) 414-0581
E-MAIL BRUCE@LISSNER.COM



(CONTINUED)

PARCEL "D"

THE SOUTH 1/2 (AS MEASURED ALONG THE EAST AND WEST LINES) OF LOT 5, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH LOTS 6 AND 7, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

PARCEL "E"

LOT 8, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 18.55 FEET OF THE WEST 50.64 FEET (AS MEASURED PERPENDICULAR TO THE NORTH AND WEST LINES) OF LOT 4, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

PARCEL "F"

LOT 9, BLOCK 2, "CENTRAL ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THE NORTH 18.55 FEET OF THE WEST 50.64 FEET (AS MEASURED PERPENDICULAR TO THE NORTH AND WEST LINES) OF SAID LOT 9,

TOGETHER WITH LOT 10, BLOCK 2, SAID PLAT OF "CENTRAL ADDITION TO MOUNT VERNON";

EXCEPT FROM ALL THE ABOVE, THOSE PORTIONS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY BY DEED DATED JUNE 3, 1953, RECORDED JULY 15, 1953 UNDER AUDITOR'S FILE NO. 440547 AND BY DEED DATED OCTOBER 19, 1972, RECORDED FEBRUARY 5, 1973, UNDER AUDITOR'S FILE NO. 780239, RECORDS OF SKAGIT COUNTY, WASHINGTON;

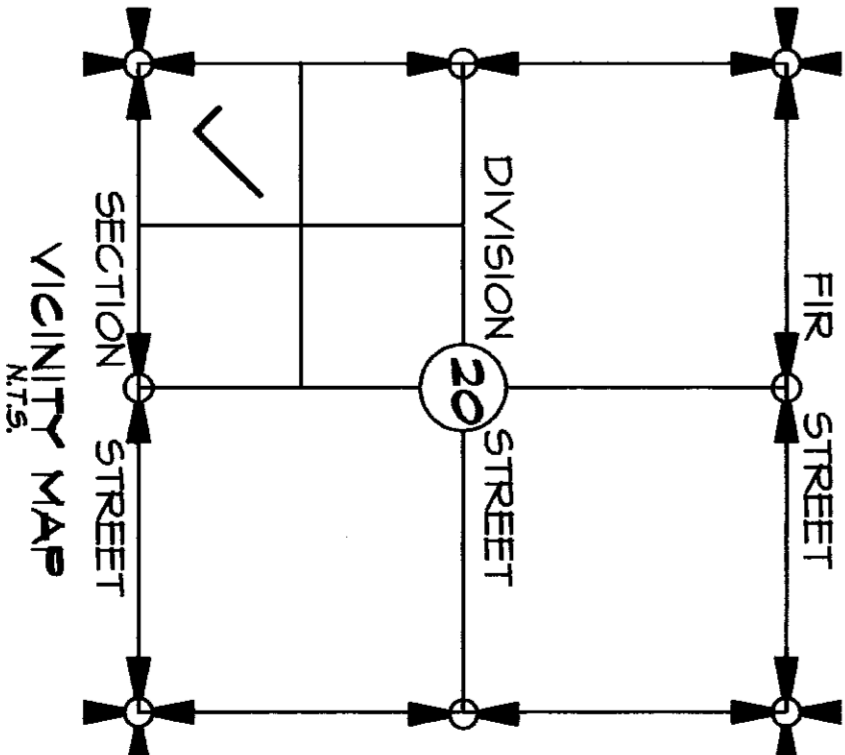
ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

AUDITOR'S CERTIFICATE

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


200410010114
Skagit County Auditor
10/1/2004 Page 1 of 2 2:03PM
NORMA BRUNNETH
SKAGIT COUNTY AUDITOR
WILLIE FIDLER
DEPUTY



SHEET 1 OF 2

DATE: 7/16/04

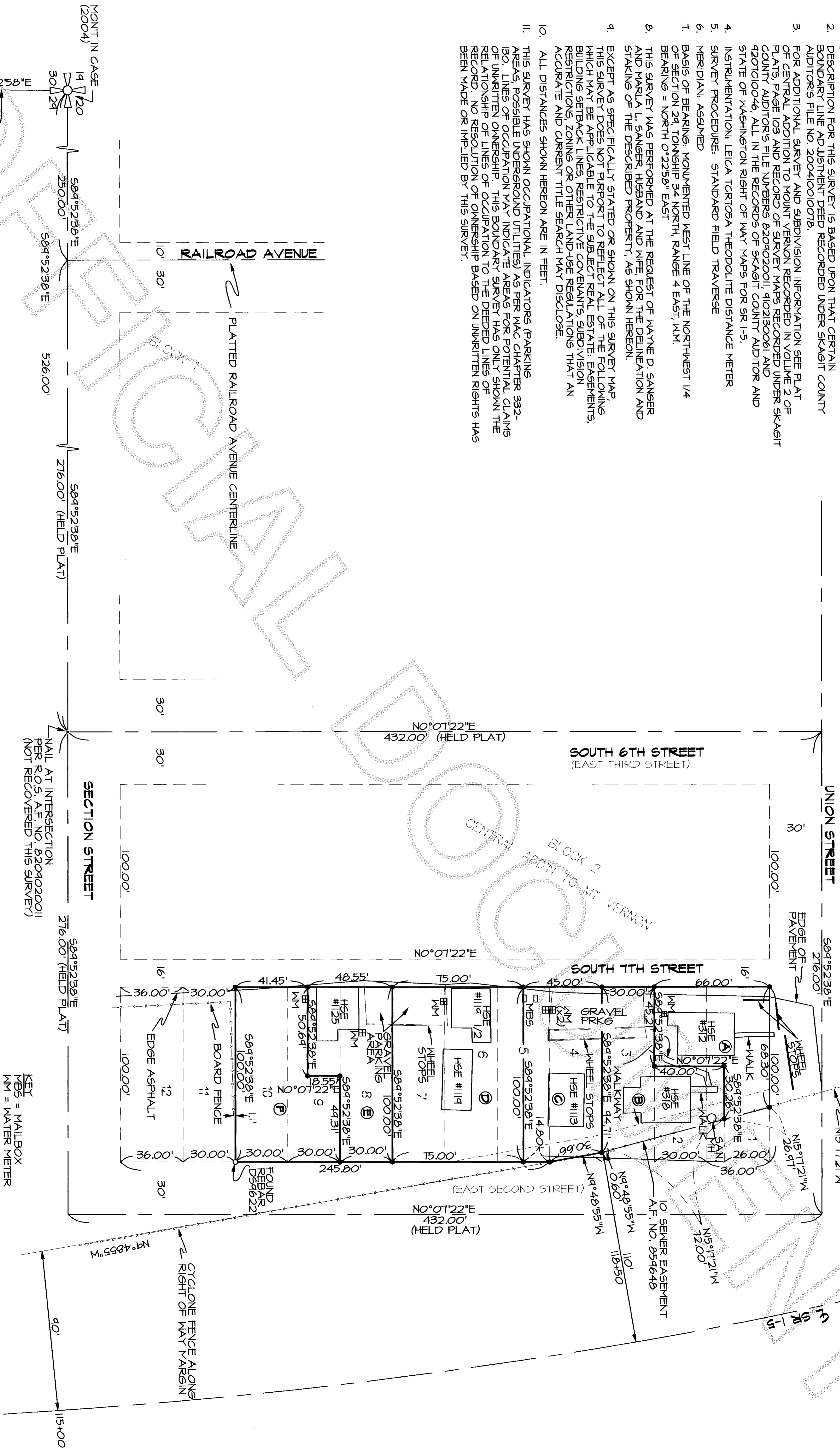
BOUNDARY LINE ADJUSTMENT SURVEY IN A
PORTION OF BLOCK 2 CENTRAL ADDITION TO MOUNT VERNON
IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: WAYNE AND MARLA SANGER

FB 250 PG 66
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-414-7442
SCALE: 1" = 40'
DRAWING: 04-016BLA

NOTES

- -INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
○ -INDICATES EXISTING IRON PIPE OR REBAR FOUND
- DESCRIPTION FOR THIS SURVEY IS BASED UPON THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 20041001007B.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF CENTRAL ADDITION TO MOUNT VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 103 AND RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 820402001, 9102130061 AND 9201010046, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR AND STATE OF WASHINGTON RIGHT OF WAY MAPS FOR SR 1-5.
- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. BEARING = NORTH 0°22'58" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF WAYNE D. SANGER AND MARLA L. SANGER, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.
- 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (PARKING AREAS, POSSIBLE UNDERGROUND UTILITIES) AS PER MAC 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.



SHEET 2 OF 2 DATE: 10/1/04

BOUNDARY LINE ADJUSTMENT SURVEY IN A PORTION OF BLOCK 2 CENTRAL ADDITION TO MOUNT VERNON IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. CITY OF MOUNT VERNON, WASHINGTON

FOR: WAYNE AND MARLA SANGER

FB 250	PG 66	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 40'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-448-1442	DRAWING: 04-0161A

