

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

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

201204270085
Skagit County Auditor

4/27/2012 Page 1 of 4 1:24PM

SKAGIT COUNTY AUDITOR

DEPUTY

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

BY:

PRINT NAME:

TITLE:

~~PUBLIC WORKS DIRECTOR~~

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND
 I HEREBY APPROVED THIS 26th DAY OF APRIL, 2010.

12

5, 2012

~~ADORE~~

KEY PUBLIC

APPOINTMENT EXPIRES 7-14-12

DING AT Mansi Khera

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --♦-- PUBLIC
My Commission Expires 7-14-2012

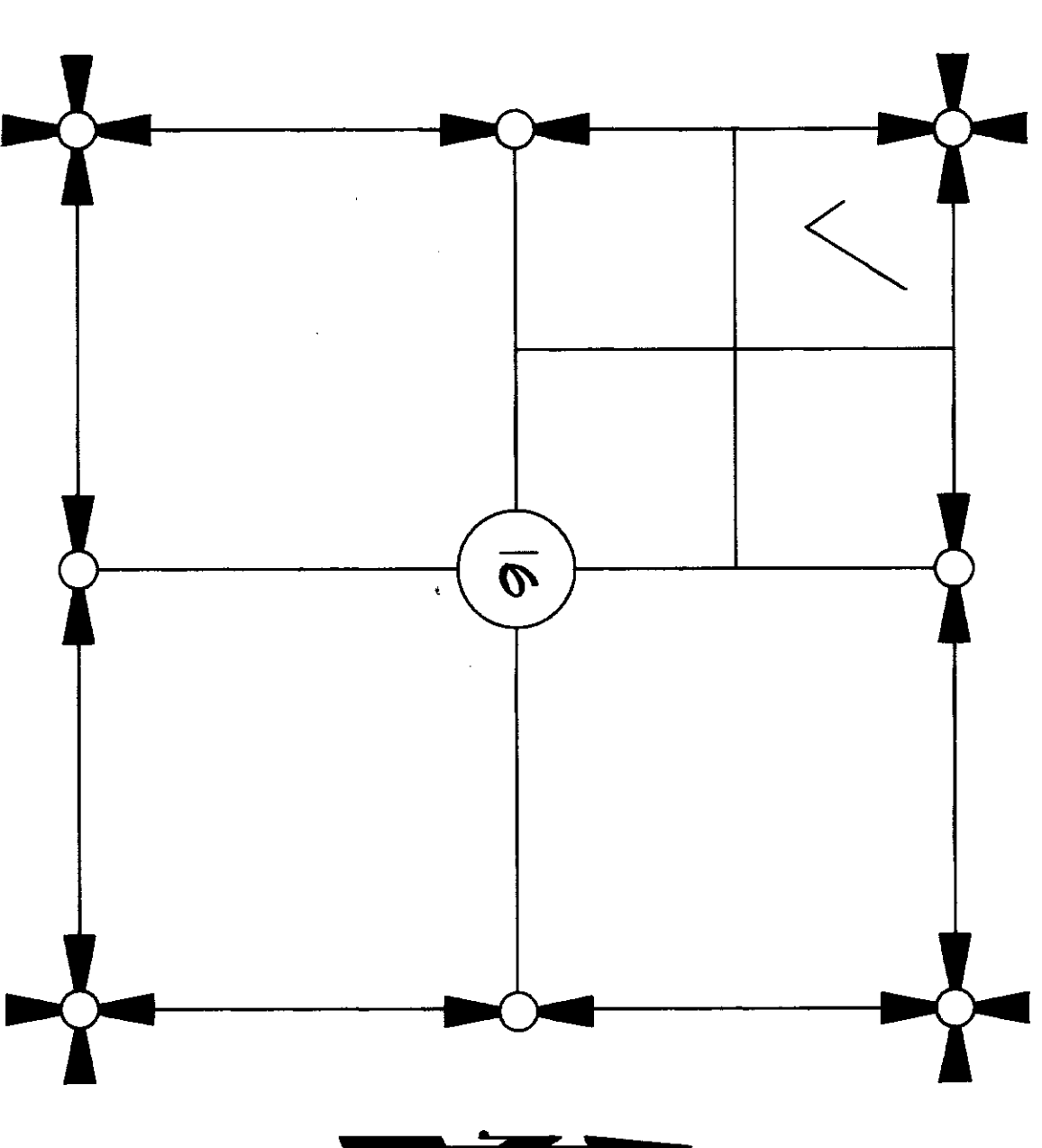
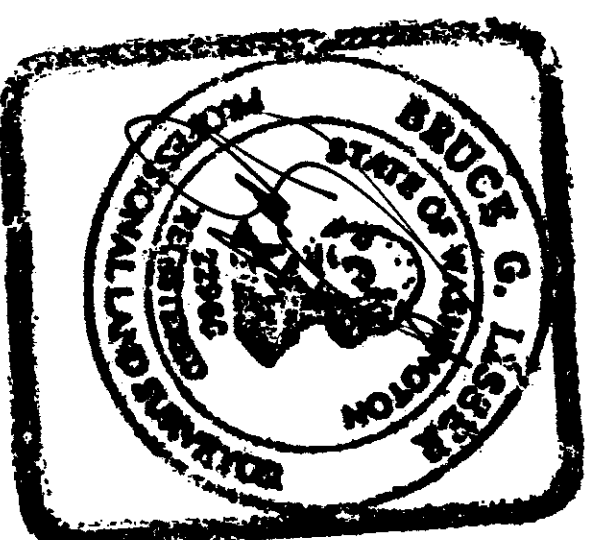
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4M.

VICINITY MAP
N.T.S.

April 25, 2012

CERTIFICATE NO. 22960
-LC

NO



DATE: 04/19/12

1000000

SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 34 N., R. 4 E., WM. MOUNT VERNON, WASHINGTON FOR: SKAGIT COUNCIL HOUSING

FB: N/A PG: N/A	LISSEER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: N/A
MERIDIAN: ASSUMED		JOB NO. 11-028

SURVEY DESCRIPTION

PARCEL A (PRIOR TO BLA)

PARCEL "A" PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000064 REFERENCED IN NOTE NO. 2
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25026)

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "B", SHORT PLAT NO. MV-3-81, APPROVED JANUARY 15, 1981, RECORDED IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 84°47'35" EAST AND ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 343.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B";
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305.00 FEET;
THENCE SOUTH 84°47'35" WEST, FOR A DISTANCE OF 343.13 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B" EXTENDED SOUTHERLY;
THENCE NORTH 00°34'24" WEST ALONG SAID EXTENSION AND THE WEST LINE OF TRACT "B", A DISTANCE OF 305.01 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WITHIN AUSTIN LANE, AS DEDICATED FOR STREET PURPOSES BY SHORT PLAT NO. MV-17-81, APPROVED SEPTEMBER 16, 1981.

TOGETHER WITH A NON-EXCLUSIVE 25 FOOT EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE, LYING EAST OF THE EAST LINE OF AUSTIN LANE AND WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT EXTENDED SOUTH, THE NORTH LINE OF SAID EASEMENT BEING THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

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.

PARCEL C (PRIOR TO BLA)

PARCEL "C" PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000064 REFERENCED IN NOTE NO. 2
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25019)

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, LYING NORTH OF THE NORTH LINE OF TRACT 4, SHORT PLAT MV-17-81, AS RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 128, LYING EAST OF THE EASTERLY LINE OF AUSTIN LANE AS SHOWN ON SAID SHORT PLAT, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B", SHORT PLAT MV-3-81, AS RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 24;
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;
THENCE SOUTH 84°47'35" WEST FOR A DISTANCE OF 343.13 FEET TO THE TERMINUS OF THIS LINE DESCRIPTION.

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.

PARCEL A (AFTER BLA)

PARCEL "A"
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25026)
AFTER BOUNDARY LINE ADJUSTMENT

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "B", SHORT PLAT NO. MV-3-81, APPROVED JANUARY 15, 1981, RECORDED IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 84°47'35" EAST AND ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 343.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B";
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305.00 FEET;
THENCE SOUTH 84°47'35" WEST, FOR A DISTANCE OF 343.13 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B" EXTENDED SOUTHERLY;
THENCE NORTH 00°34'24" WEST ALONG SAID EXTENSION AND THE WEST LINE OF TRACT "B", A DISTANCE OF 305.01 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WITHIN AUSTIN LANE, AS DEDICATED FOR STREET PURPOSES BY SHORT PLAT NO. MV-17-81, APPROVED SEPTEMBER 16, 1981.

AND EXCEPT THAT PORTION THEREOF LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT B, MOUNT VERNON SHORT PLAT NO. MV-3-81, BEING A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M,
THENCE SOUTH 0°04'45" WEST (SHOWN AS SOUTH 0°33'01" EAST ON SAID SHORT PLAT NO. MV-3-81) ALONG THE EAST LINE OF SAID LOT B, ALSO BEING THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 117.35 FEET TO THE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
THENCE NORTH 84°34'47" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT B (SHOWN AS SOUTH 84°47'35" WEST ON SAID SHORT PLAT NO. MV-3-81) FOR A DISTANCE OF 185.00 FEET;
THENCE SOUTH 0°04'45" WEST FOR A DISTANCE OF 156.00 FEET;
THENCE NORTH 84°35'04" WEST FOR A DISTANCE OF 125.00 FEET;
THENCE SOUTH 36°51'37" WEST FOR A DISTANCE OF 22.21 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 51°08'23" EAST A RADIIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE 21°34'32", AN ARC DISTANCE OF 18.90 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT AND BEING THE TERMINUS OF SAID LINE.

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.

CONTAINING 79,647 SQ. FT.

PARCEL C (AFTER BLA)

PARCEL "C"
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25019)
AFTER BOUNDARY LINE ADJUSTMENT

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, LYING NORTH OF THE NORTH LINE OF TRACT 4, SHORT PLAT MV-17-81, AS RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 128, LYING EAST OF THE EASTERLY LINE OF AUSTIN LANE AS SHOWN ON SAID SHORT PLAT, AND LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B", SHORT PLAT MV-3-81, AS RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 24;
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;
THENCE SOUTH 84°47'35" WEST FOR A DISTANCE OF 343.13 FEET TO THE TERMINUS OF THIS LINE DESCRIPTION.

TOGETHER WITH THAT PORTION OF THE BELOW DESCRIBED TRACT X LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT B, MOUNT VERNON SHORT PLAT NO. MV-3-81, BEING A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M,
THENCE SOUTH 0°04'45" WEST (SHOWN AS SOUTH 0°33'01" EAST ON SAID SHORT PLAT NO. MV-3-81) ALONG THE EAST LINE OF SAID LOT B, ALSO BEING THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 117.35 FEET;
THENCE NORTH 84°34'47" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT B, FOR A DISTANCE OF 185.00 FEET;
THENCE SOUTH 0°04'45" WEST FOR A DISTANCE OF 125.00 FEET;
THENCE NORTH 84°35'04" WEST FOR A DISTANCE OF 125.00 FEET;
THENCE SOUTH 36°51'37" WEST FOR A DISTANCE OF 22.21 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 51°08'23" EAST A RADIIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE 21°34'32", AN ARC DISTANCE OF 18.90 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE ABOVE-DESCRIBED TRACT AND BEING THE TERMINUS OF SAID LINE.

TRACT X

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, DESCRIBED AS FOLLOWS:

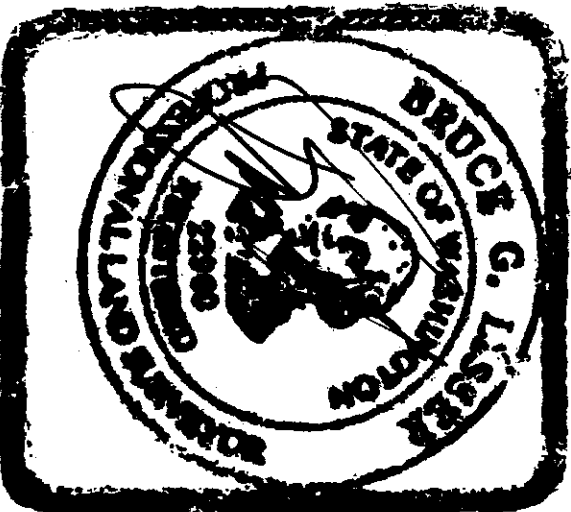
BEGINNING AT THE NORTHWEST CORNER OF TRACT "B", SHORT PLAT NO. MV-3-81, APPROVED JANUARY 15, 1981, RECORDED IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 84°47'35" EAST AND ALONG THE NORTH LINE OF SAID TRACT "B", FOR A DISTANCE OF 343.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B";
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305.00 FEET;
THENCE SOUTH 84°47'35" WEST, FOR A DISTANCE OF 343.13 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B" EXTENDED SOUTHERLY;
THENCE NORTH 00°34'24" WEST ALONG SAID EXTENSION AND THE WEST LINE OF TRACT "B", A DISTANCE OF 305.01 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN AUSTIN LANE, AS DEDICATED FOR STREET PURPOSES BY SHORT PLAT NO. MV-17-81, APPROVED SEPTEMBER 16, 1981.

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.

CONTAINING 46,543 SQ. FT.



4-25-12

SHEET 2 OF 4				DATE: 04/19/12	
BOUNDARY LINE ADJUSTMENT PL-12-031					
SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 34 N., R. 4 E., 1M., MOUNT VERNON, WASHINGTON FOR: SKAGIT COUNCIL HOUSING					
FB: N/A	PG: N/A	LISSEY & ASSOCIATES, PLLC	SCALE: N/A		
SURVEYING & LAND-USE CONSULTATION		360-414-7442		JOB NO. 11-028	
MERIDIAN: ASSUMED		MOUNT VERNON, WA 98233			

NOTES

- INDICATES REBAR OR NAIL SET WITH CAP OR WASHER INSCRIBED L155ER 22460
- INDICATES EXISTING IRON PIPE OR CARPED REBAR FOUND.
- INDICATES EXISTING MONUMENT IN CASE
- DESCRIPTION EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NUMBER 14138-C DATED JANUARY 11, 2012 (WHICH INCLUDES ADDITIONAL PARCELS OWNED BY SKAGIT COUNCIL HOUSING THAT ARE NOT INCLUDED WITH THE BOUNDARY LINE ADJUSTMENT) AND DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. ~~201204270084~~ THE EASEMENTS FOR ALL OF THE PARCELS ARE MAPPED AS REFERENCED IN THE TITLE REPORT.

- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD PER THE ABOVE REFERENCED TITLE REPORT, WHICH LISTS THE FOLLOWING DOCUMENTS, 200410140034, 200410140038, 201006250087, 541454, 542370, 543638, 8210200045, 811210003, 4307150028, 200401150066, 8107210034, 8312060026, 8403040031, 4007110074, 201006250085, 201006250086, 201006250088, 200604110171, 185834 AND 8210200044.

- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT NO. MV-1-82 RECORDED UNDER AUDITORS FILE NO. 8204060016, SHORT PLAT NO. MV-2-81 RECORDED UNDER AUDITORS FILE NO. 810150087, SHORT PLAT NO. MV-3-81 RECORDED UNDER AUDITORS FILE NO. 810150066, SHORT PLAT NO. MV-17-81 RECORDED UNDER AUDITORS FILE NO. 8104160024 AND RECORD OF SURVEYS RECORDED UNDER AUDITORS FILE NUMBERS 841160031, 4612100057, 200003240088, AND 201004020101, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. BEARING = NORTH 0°01'51" WEST

- INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PROPERTY OWNERS, SKAGIT COUNCIL HOUSING, TO MODIFY THE PROPERTY LINES AS SHOWN HEREON.

- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER W.A.C. CHAPTER 332.130 (SHEDS, BUILDINGS, DRIVENAYS, FENCE LINES, LANDSCAPING AND UTILITIES). LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS 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.

- LOCATIONS OF EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF OBSERVABLE UTILITY LINES, UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT ALL KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME, EXCEPT AS SHOWN. SITE SPECIFIC UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:

- GAS (-G-) CASCADE NATURAL GAS CO. 360-336-6155
- WATER (-W-) SKAGIT COUNTY P.U.D. NO. 1 360-424-7104
- SANITARY SEWER (-SS-) CITY OF MOUNT VERNON 360-336-6214
- STORM SEWER (-D-) CITY OF MOUNT VERNON 360-336-6214
- TELEPHONE (-T-) FRONTIER COMMUNICATION 360-571-6140
- ELECTRICAL (-P-) PUGET SOUND ENERGY 360-336-4604
- TELEVISION (-T-) COMCAST 360-527-8243

ALL OF THE UNDERGROUND UTILITY COMPANIES SHOWN HEREON WILL PROVIDE UTILITY INFORMATION IF AVAILABLE, NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS, FREE OF ERRORS AND/OR OMISSIONS; THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTOR OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. UTILITY LINES SHOWN HEREON ARE BASED UPON READILY VISIBLE LOCATIONS AND/OR UTILITY COMPANY RECORDS, NO PRE-MARKS WERE REQUESTED

- SITE ADDRESS: PARCELS P-25028 AND P-25014 SKAGIT COUNCIL HOUSING 2510 AUSTIN LANE MOUNT VERNON WA 98273
- ZONING: R-4

- PARCEL AREA: PARCEL NO. "A" (P-25028) = 74647 SQ. FT. (AFTER BOUNDARY LINE ADJUSTMENT)
- PARCEL NO. "C" (P-25014) = 46,543 SQ. FT. (AFTER BOUNDARY LINE ADJUSTMENT)

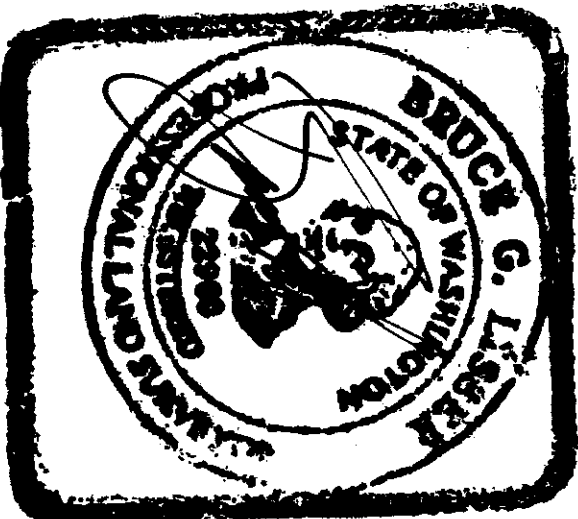
- MINIMUM LOT AREA (17,271.050):
- MINIMUM LOT AREA REQUIREMENTS IN THE R-4 DISTRICT ARE AS FOLLOWS:
- MINIMUM LOT AREA FOR A TWO-FAMILY OR TWO-UNIT TOWNHOUSE DWELLING UNIT SHALL BE 6,500 SQUARE FEET.
- INCREASED DENSITY UP TO A MAXIMUM OF 20 DU/ACRE MAY BE ACHIEVED IF AT LEAST 50 PERCENT OF THE REQUIRED PARKING SPACES ARE LOCATED IN AN ENCLOSED AREA BENEATH THE HABITABLE FLOORS OF THE BUILDING OR COMPLEX.
- MINIMUM LOT DIMENSIONS FOR A MULTIFAMILY DEVELOPMENT SHALL BE 60-FOOT WIDTH AT THE FRONT BUILDING LINE, 30-FOOT MINIMUM WIDTH AT THE STREET LINE, AND 80-FOOT MINIMUM MEAN DEPTH.
- FOR SPECIALIZED HOUSING FOR THE ELDERLY, THE REQUIRED LOT AREA SHALL BE THE SAME AS THAT PROVIDED IN THE R-3 DISTRICT.
- MINIMUM BUILDING SETBACK REQUIREMENTS IN THE R-4 ZONE (17,271.060) ARE THE SAME AS THE R-3 ZONE AS FOLLOWS:

- FRONT YARD: 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS. BUILDINGS ON CORNER LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS.
- SIDE YARD: 10 FEET ON EACH SIDE. NO PORTION OF A SECOND-STORY WALL SHALL BE CLOSER THAN 15 FEET TO THE SIDE YARD LINE. NO PORTION OF A THIRD-STORY WALL SHALL BE CLOSER THAN 20 FEET TO THE SIDE YARD LINE.
- REAR YARD: 20 FEET.
- DUPLEX OR TOWNHOUSES CONSTRUCTED IN THIS ZONE SHALL MEET THE SETBACKS LISTED IN MMC 17.15.070.

- ADDITIONAL SETBACK EASEMENTS ARE PROVIDED FOR THE EXISTING BUILDING ON PARCEL A TO ENSURE THAT THE BUILDINGS ON PARCEL A CONFORM TO SETBACK REQUIREMENTS. SETBACKS FOR ANY NEW BUILDINGS ON PARCEL C SHALL BE MEASURED FROM THE SETBACK EASEMENT LINES SHOWN HEREON.

PARCEL ADDRESS INFORMATION

- PARCEL A = 2405 AUSTIN LANE
- PARCEL C = 2505 AUSTIN LANE

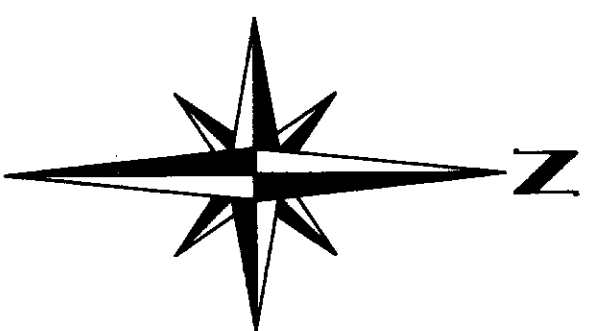


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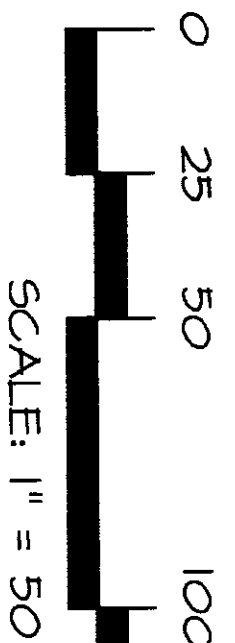
201204270085
Skagit County Auditor
4/27/2012 Page 3 of 4 1:24PM

SHEET 3 OF 4				DATE: 04/25/12	
BOUNDARY LINE ADJUSTMENT PL-12-031					
SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 16, T. 34 N., R. 4 E., WM. MOUNT VERNON, WASHINGTON FOR: SKAGIT COUNCIL HOUSING					
FB: N/A	P6: N/A	L155ER & ASSOCIATES, PLLC	SCALE: N/A		
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION 360-414-7442		JOB NO. 11-028	

NORTH LAVENTURE ROAD



84°32'56"
HELD FOR N. LINE
PER S.P. MY-3-B1



CURVE TABLE

NM	DELTA	ARC	RADIUS
C1	150°00'00"	130.40'	50.00'
C2	88°24'34"	71.23'	50.00'
C3	21°34'32"	18.40'	50.00'
C4	24°53'42"	26.04'	50.00'

LINE TABLE

NM	BEARING	DISTANCE
L1	N86°51'57"E	22.21'
L2	S84°35'04"E	125.00'
L3	N0°04'45"E	156.00'
L4	S84°34'47"E	185.00'

LEGEND

- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- STORM DRAIN
- SANITARY SEWER
- CLEAN OUT (C.O.)
- POWER VAULT (P.V.)
- NATURAL GAS LINE
- MONUMENT IN CASE
- FLOW LINE GUTTER
- SPOT ELEVATION
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN CATCH BASIN (SDCB)

AUSTIN LANE

5.84°35'04"E
610.00' (S.P.=610.02)

5.84°35'04"E
348.08' (S.P.=348.06)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

5.84°35'04"E
132.82' (S.P.=132.82)

PROJECT BENCH MARK
TOP MOUNT IN CASE
ELEV. = 136.50' NGVD 29
5.35' N. OF CALCULATED
CENTER OF CUL-DE-SAC
(POSITION SHOWN
NOT TO SCALE)

DEED = N.0°34'29"W
N.0°01'51"W
132.82'

DEED = 5.84°34'47"E
5.84°41'35"W
1305.23' (S.P.=305.00')

DEED = 5.84°34'47"E
5.84°41'35"W
1305.23' (S.P.=305.00')

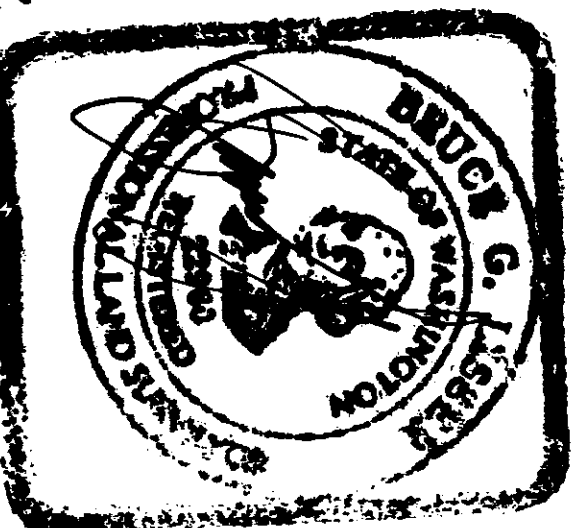
DEED = 5.84°34'47"E
5.84°41'35"W
1305.23' (S.P.=305.00')

DEED = 5.84°34'47"E
5.84°41'35"W
1305.23' (S.P.=305.00')

DEED = 5.84°34'47"E
5.84°41'35"W
1305.23' (S.P.=305.00')

N.0°01'51"W
330.01'

4-25-12



- EASEMENT INFORMATION
- 10' UTILITY EASEMENT TO PUGET POWER A.F. NO. 8312060026
 - 7' UTILITY EASEMENT SHOWN ON THE FACE OF SHORT PLAT NO. MY-11-B
 - 10' EASEMENT TO PUD NO. 1 A.F. NO. 8405040031
 - 25' INGRESS, EGRESS, UTILITIES AND DRAINAGE EASEMENT RESERVED IN DESCRIPTION OF PARCELS P-25028 AND P-25018.
 - 40' EASEMENT TO PUGET POWER A.F. NO. 8210200044 AND 8210200045
 - 10' EASEMENT TO PUGET POWER A.F. NO. 8112210003
 - STORM AND ACCESS EASEMENT TO CITY OF MOUNT VERNON A.F. NO. 4307150028
 - 30' EASEMENT TO PUD NO. 1 A.F. NO. 541494

SHEET 4 OF 4
BOUNDARY LINE ADJUSTMENT PL-12-031
DATE: 04-25-12

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 16, T. 34 N., R. 4 E., N.M.
MOUNT VERNON, WASHINGTON
FOR: SKAGIT COUNCIL HOUSING

LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275
360-419-7442
JOB NO. 11-028

SCALE: 1" = 50'

