

OWNER'S DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT TO THEREOF PURSUANT TO TITLE 16.36 BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. FURTHER, WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

James L. Nielsen
 JAMES L. NIELSEN
 CAROL A. NIELSEN

Benjamin E. Nielsen
 BENJAMIN E. NIELSEN

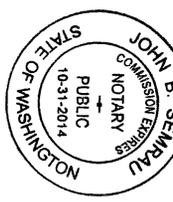
ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
 COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME **JAMES L. NIELSEN AND CAROL A. NIELSEN**, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 11 DAY OF APRIL 2013

John B. Semrau
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT MEGUIT VERNON
 MY COMMISSION EXPIRES: 10-31-2014



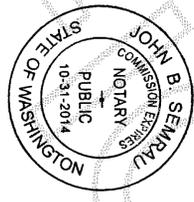
ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
 COUNTY OF SKAGIT

ON THIS DAY PERSONALLY APPEARED BEFORE ME **BENJAMIN E. NIELSEN**, AS HIS SEPARATE ESTATE, KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 11 DAY OF APRIL 2013

John B. Semrau
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT MEGUIT VERNON
 MY COMMISSION EXPIRES: 10-31-2014



CITY PUBLIC WORKS DIRECTOR:

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED
 THIS 3 DAY OF MAY 2013

Carol Nielsen
 PUBLIC WORKS DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John B. Semrau
 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: 3.7.13

LEGAL DESCRIPTIONS (BEFORE BIA)

PARCEL "A"

THOSE PORTIONS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, 526.8 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST, 60 FEET; THENCE SOUTH, 594 FEET; THENCE EAST, 60 FEET; THENCE NORTH, 594 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF FOR SECONDARY STATE HIGHWAY 1-6;

EXCEPT FROM ALL OF THE ABOVE, THE NORTH 10 FEET THEREOF AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8502050015, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THOSE PORTIONS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, 526.8 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 594 FEET; THENCE EAST 180.4 FEET; THENCE NORTH 231 FEET; THENCE WEST 110 FEET; THENCE NORTH 363 FEET; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET THEREOF FOR SECONDARY STATE HIGHWAY 1-6;

EXCEPT FROM ALL OF THE ABOVE, THE NORTH 10 FEET THEREOF AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8502050015, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C"

THAT PORTION OF THE EAST 20 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN PREMISES CONVEYED TO WILLIAM J. PENNINGTON, ET UX, BY DEED RECORDED JULY 14, 1947 IN VOLUME 219 OF DEEDS, PAGE 416; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID PENNINGTON TRACT TO THE NORTH LINE OF THE SOUTH 710 FEET OF THE EAST 1/2 OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID EAST 20 ACRES; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THOSE CERTAIN PREMISES SOLD TO R.A. MACDONALD BY REAL ESTATE CONTRACT RECORDED FEBRUARY 12, 1943 IN VOLUME 188 OF DEEDS, PAGE 236; THENCE EAST ALONG THE SOUTH LINE OF SAID MACDONALD TRACT AND ITS EASTERLY EXTENSION TO THE POINT OF BEGINNING.

TRACT 3

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 710 FEET OF THE EAST 20 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 87°57'49" WEST, A DISTANCE OF 11.98 FEET TO THE EAST LINE OF 20TH STREET AS SHOWN ON THE PLAT OF "CORRECTING ADDITION" FILED IN VOLUME 7 OF PLATS, AT PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°52'11" EAST ALONG THE EAST LINE OF SAID 20TH STREET, A DISTANCE OF 23.91 FEET TO ITS INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF THOSE CERTAIN PREMISES SOLD TO R.A. MACDONALD BY REAL ESTATE CONTRACT RECORDED MARCH 1, 1943 IN VOLUME 188 OF DEEDS AT PAGE 284; THENCE SOUTH 87°51'17" EAST ALONG THE SAID SOUTH LINE OF SAID MACDONALD TRACT, A DISTANCE OF 11.98 FEET TO THE WEST LINE OF SAID EAST 20 ACRES; THENCE SOUTH 0°32'33" WEST ALONG THE WEST LINE OF SAID EAST 20 ACRES, A DISTANCE OF 23.88 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

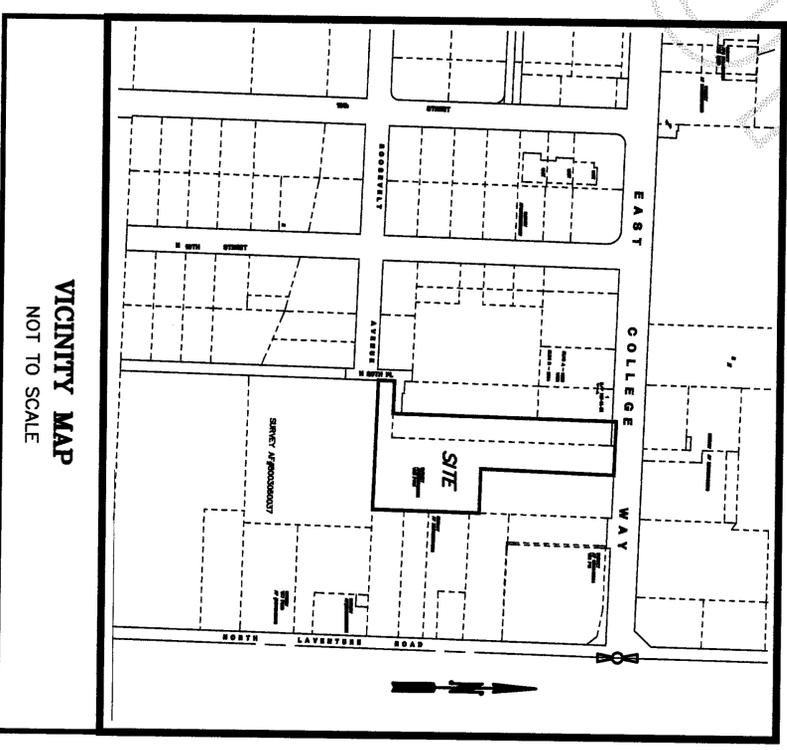
SURVEYOR'S NOTE

TRACT 3 ABOVE IS FROM A RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9805210081, AND REPRESENTS AN APPARENT GAP IN THE LEGAL DESCRIPTION AND THE EAST LINE OF SAID PLAT OF CORRECTING ADDITION. WE HAVE SHOWN A LITTLE DIFFERENT DIMENSIONS WITH THE SAME INTENT, BY EXTENDING THE WEST LINE OF SHORT PLAT NO. M-14-81.

AUDITOR'S CERTIFICATE

201305230091
 Skagit County Auditor
 5/23/2013 Page 1 of 3 3:12:07PM
 \$148.00

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,
 SKAGIT COUNTY AUDITOR
James Semrau
 DEPUTY
Carol Nielsen



VICINITY MAP
 NOT TO SCALE

PROPERTY OWNERS

P25866 - PARCEL "A", 340417-0-089-0001
 P26010 - PARCEL "B", "C", & TRACT "3", 340417-4-002-0007
 BENJAMIN E. NIELSEN, JAMES L. & CAROL A. NIELSEN
 2221 AUSTIN LANE
 MOUNT VERNON, WA 98273

PROPERTY ADDRESSES

LOT 1 - 2014 E COLLEGE WAY
 LOT 2 - 1504 N 20TH PLACE

SHEET 1 OF 3

BOUNDARY LINE ADJUSTMENT PL 12-078

SURVEY IN PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M.
 CITY OF MOUNT VERNON
 FOR: CAROL NIELSEN

FB, 239	PG. 14-17	SEMRAU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING * ENGINEERING PLANNING	JOB NO. 5099
		MOUNT VERNON, WA 98273 360-424-9566	

LOT 1 BIA - LEGAL DESCRIPTION (AFTER BIA)

THAT PORTION OF THE FOLLOWING DESCRIBED PARCELS "A", "B", "C" AND TRACT 3 AS SAID TRACT 3 IS SHOWN ON RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NO. 9805210081, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., WHICH POINT IS NORTH 87°51'17" WEST 526.8 FEET FROM THE NORTHEAST CORNER OF SAID SUBDIVISION;
 THENCE SOUTH 01°32'33" WEST 363.00 FEET PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION;
 THENCE NORTH 87°51'17" WEST 60.00 FEET TO THE WEST LINE OF THE FOLLOWING DESCRIBED PARCEL "A"; AND THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
 THENCE SOUTH 87°51'17" EAST 130.40 FEET TO A CORNER OF THE FOLLOWING DESCRIBED PARCEL "B" AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL "A"

THOSE PORTIONS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

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EXCEPT FROM ALL OF THE ABOVE, THE NORTH 10 FEET THEREOF AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8502050015, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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PARCEL "C"

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TRACT 3

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 710 FEET OF THE EAST 20 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 87°57'49" WEST, A DISTANCE OF 11.98 FEET TO THE EAST LINE OF 20TH STREET AS SHOWN ON THE PLAT OF "CORRECTED ADDITION" FILED IN VOLUME 7 OF PLATS, AT PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 01°32'11" EAST ALONG THE EAST LINE OF SAID 20TH STREET, A DISTANCE OF 23.91 FEET TO ITS INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF THOSE CERTAIN PREMISES SOLD TO R.A. MACDONALD BY REAL ESTATE CONTRACT RECORDED MARCH 1, 1943 IN VOLUME 188 OF DEEDS AT PAGE 284; THENCE SOUTH 87°51'17" EAST ALONG THE SOUTH LINE OF SAID MACDONALD TRACT, A DISTANCE OF 11.98 FEET TO THE WEST LINE OF SAID EAST 20 ACRES; THENCE SOUTH 01°32'33" WEST ALONG THE WEST LINE OF SAID EAST 20 ACRES, A DISTANCE OF 23.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LOT 2 BIA - LEGAL DESCRIPTION (AFTER BIA)

THAT PORTION OF THE FOLLOWING DESCRIBED PARCELS "A", "B", "C" AND TRACT 3 AS SAID TRACT 3 IS SHOWN ON RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NO. 9805210081, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

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 THENCE SOUTH 01°32'33" WEST 363.00 FEET PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION;
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TRACT 3

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 Skagit County Auditor
 5/23/2013 Page 2 of 3 3:12:07PM
 \$148.00

SHEET 2 OF 3

BOUNDARY LINE ADJUSTMENT PL 12-078

SURVEY IN PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M.
 CITY OF MOUNT VERNON
 FOR: CAROL NIELSEN

FB. 239 Pg. 14-17	SEMPERU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9586	JOB NO. 5099

201305230097

Skaigi County Auditor
5/23/2013 Page 3 of 3 12:07PM \$148.00

NOTES

1. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT SURVEY IS TO REVISE LOT BOUNDARY TO ZONING BOUNDARY.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM SECOND SUBDIVISION GUARANTEE ORDER NO. 104676 DATED OCTOBER 19, 2012, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
3. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF COLLEGE WAY AT 18TH STREET AND LAVENTURE ROAD. BEARING = NORTH 87°51'17" WEST.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN OCTOBER 2012.
7. THIS SURVEY WAS REQUESTED BY CAROL NIELSEN.
8. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. 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.
9. 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 SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
10. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS NOTED IN THE TITLE REPORT LISTED IN 2. ABOVE AND RECORDED AS AUDITOR'S FILE NUMBERS 200005230103, 200005230104, 20001090057, 200404270031, 8502050015, 815158, 9103210072, 9805210081, 200711280126, 8502050016, AND INSTRUMENTS RECORDED IN VOLUME 219 OF DEEDS, PAGE 416, AND VOLUME 188 OF DEEDS PAGE 254, SKAGIT COUNTY, WASHINGTON.

KEY

- - INDICATES REBAR SET, "SEMRAU 28626"
- ✱ - INDICATES NAIL AND SHINER SET IN LEAD, "SEMRAU 28626"
- - INDICATES EXISTING REBAR, "SKAGIT SURVEYORS 17651" UNLESS OTHERWISE NOTED.
- ⊕ - INDICATES MONUMENT FOUND.

AREA TABLE

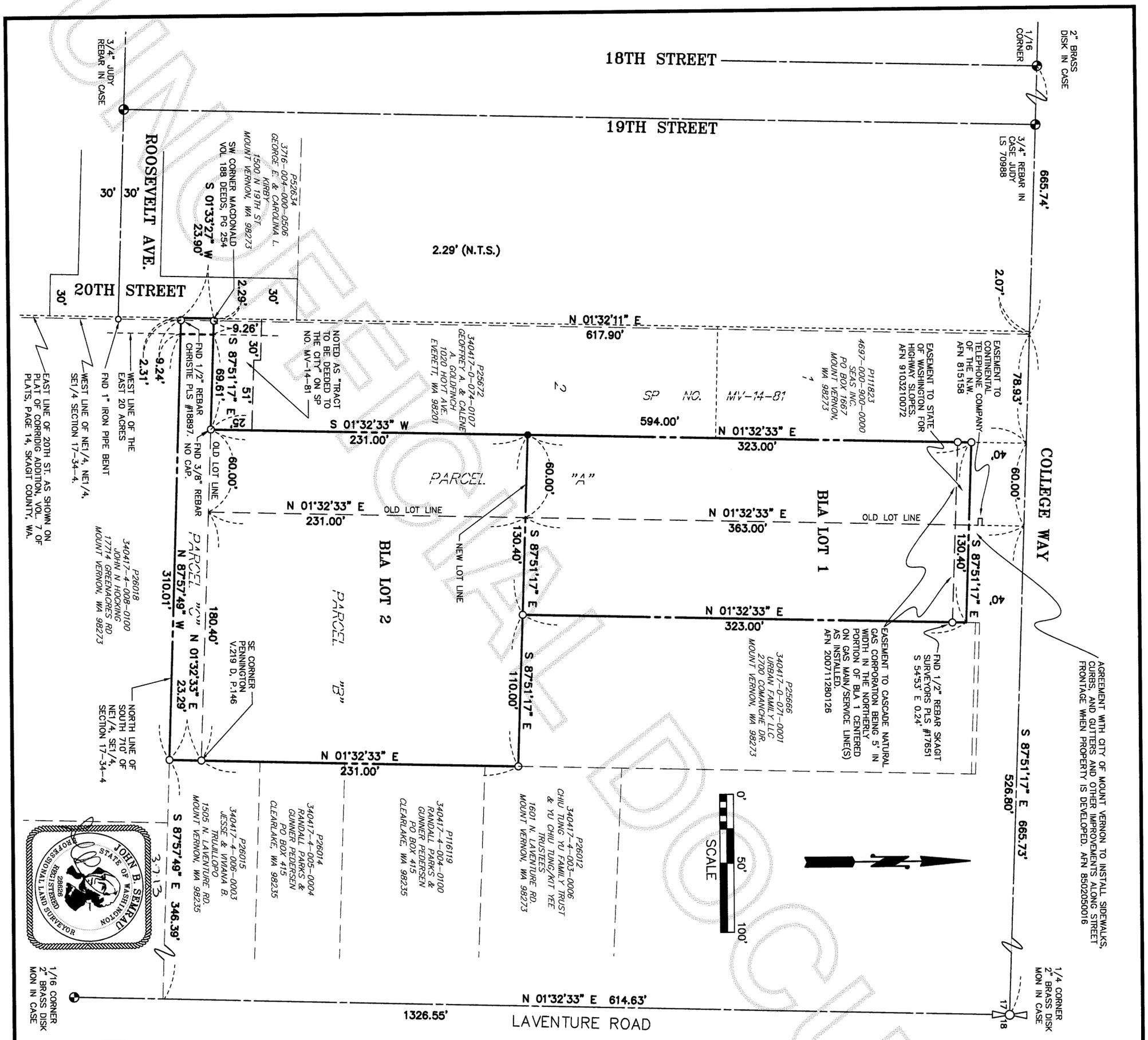
BLA 1	42,116 S.F.	0.97 ACRES
BLA 2	63,113 S.F.	1.45 ACRES
TOTAL	105,229 S.F.	2.42 ACRES

SHEET 3 OF 3

BOUNDARY LINE ADJUSTMENT PL 12-078

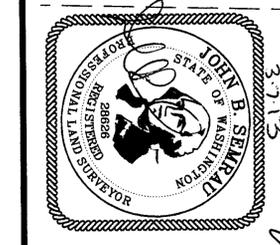
SURVEY IN PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON FOR: CAROL NIELSEN

FB. 239	PG. 14--17	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING - PLANNING	JOB NO. 5099
		MOUNT VERNON, WA 98273 360-742-9566	



2" BRASS DISK IN CASE
1/16 CORNER

EAST LINE OF 20TH ST. AS SHOWN ON PLAT OF CORRIDOR ADDITION, VOL. 7 OF PLATS, PAGE 14, SKAGIT COUNTY, WA.



1/16 CORNER
2" BRASS DISK
MON IN CASE