

**OWNER'S CONSENT AND DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATIVE 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.

PBMA PROPERTIES, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: *Lisa Holloman*

PRINT NAME: Lisa Holloman

TITLE: EVD & CFO

**ACKNOWLEDGEMENT**

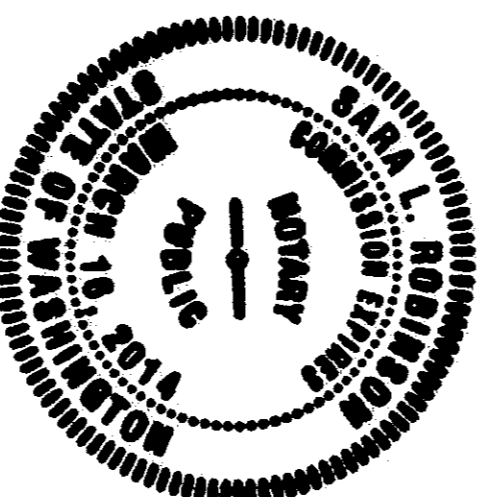
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa Holloman SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE EVD & CFO OF PBMA PROPERTIES, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 29, 2013

*Janet Robinson*  
SIGNATURE

NOTARY PUBLIC  
MY APPOINTMENT EXPIRES March 16, 2014

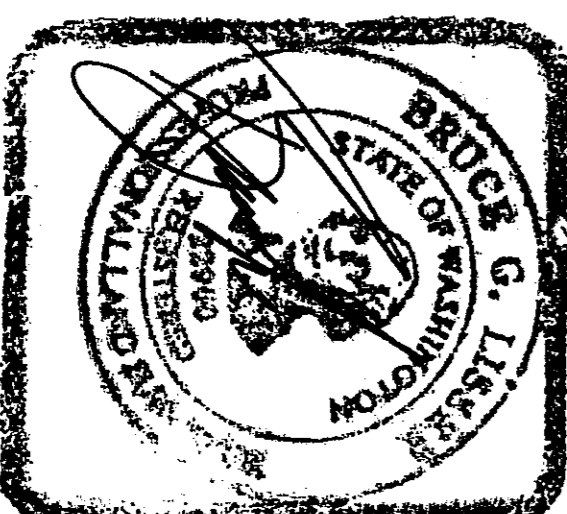
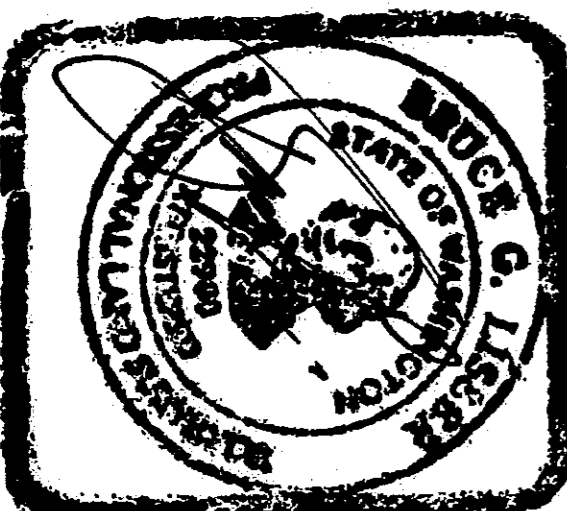


**SURVEYOR'S CERTIFICATE**

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 PBMA PROPERTIES, LLC, IN MARCH 2013.

DATE: Mar 29, 2013

*BrUCE G. LISSER*  
BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
220 MILLWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSER.COM



7-25-13

THIS IS A G. FERGUSON OR SURVEY  
QUANTITY MADE AT Mt. Vernon, WA 98273  
TO CONTACT SURVEYOR'S OFFICE IN OREGON

201307310063 \$153.00  
Skagit County Auditor  
7/31/2013 Page 1 of 4 4:11:17AM  
201304080065  
4/8/2013 Page 1 of 4 4:10:19AM  
Skagit County Auditor

**AUDITOR'S CERTIFICATE**

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

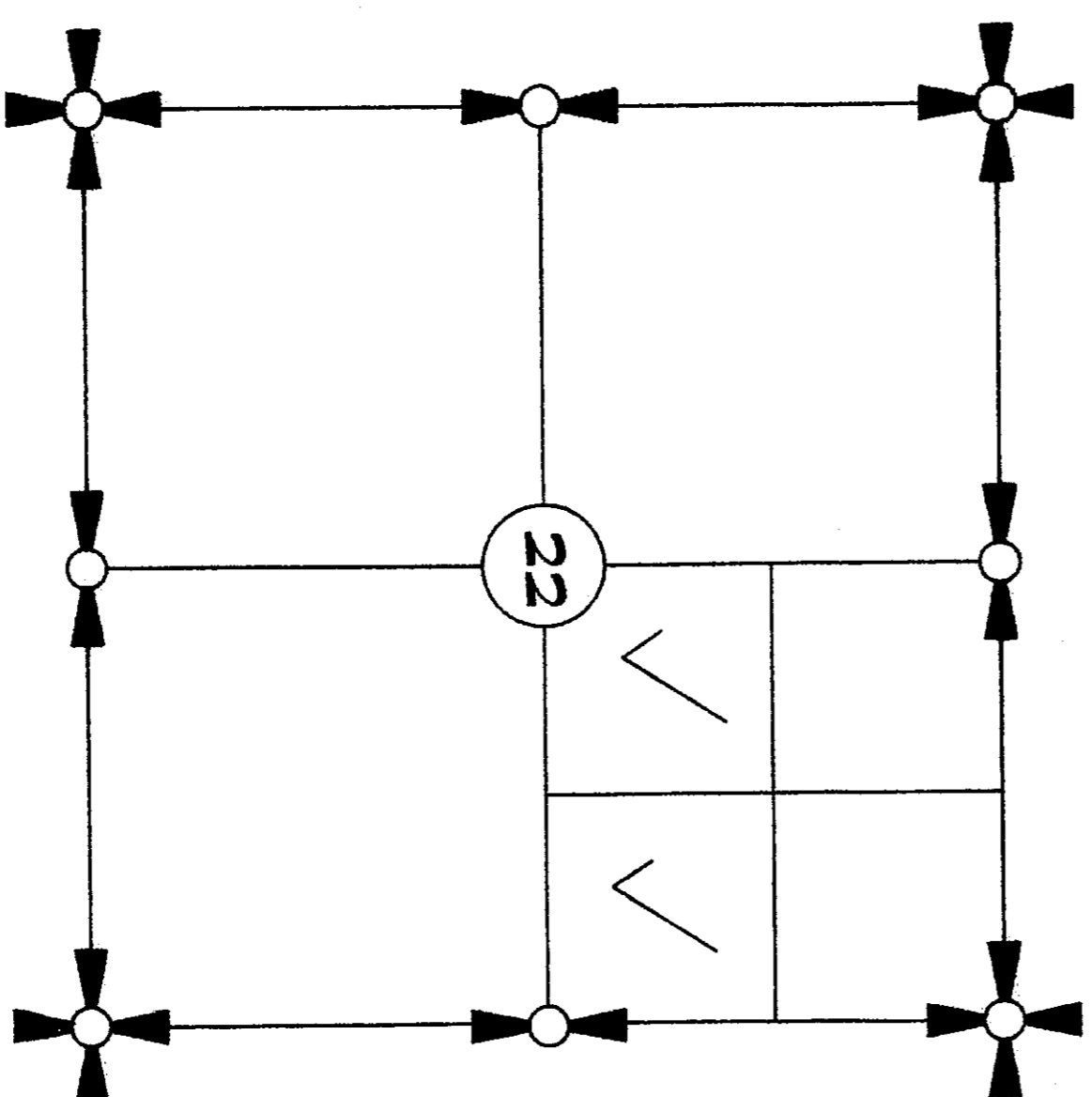
*James L. Ferguson*  
SKAGIT COUNTY AUDITOR

DEPUTY *[Signature]*

**CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR**

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 15 DAY OF APRIL 2013.

*[Signature]*  
PUBLIC WORKS DIRECTOR



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N1/4.

VICINITY MAP

SHEET 1 OF 4

DATE: 03/14/13

**BOUNDARY LINE ADJUSTMENT LU-12-071**

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., N.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
FOR: PBMA PROPERTIES LLC

FB.	Pg.	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE:
MERIDIAN: ASSIGNED		360-419-1442	04-036 ROS BLA

**LOT 1 PRIOR TO ADJUSTMENT  
SURVEY DESCRIPTION EXHIBIT "A"**

PARCEL PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000094  
PRIOR TO BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-27515)  
THE WEST 638.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST  
LINE) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;  
EXCEPT THE MOUNT VERNON-BIG LAKE COUNTY ROAD RUNNING ALONG  
THE SOUTH LINE THEREOF.  
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.

**LOT 2 PRIOR TO ADJUSTMENT  
SURVEY DESCRIPTION EXHIBIT "B"**

PARCEL PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000091  
PRIOR TO BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-27504, P-27512 AND P-  
27513)  
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION  
22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;  
TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST,  
1M, LYING NORTH OF THE MOUNT VERNON-BIG LAKE ROAD (DIVISION  
STREET);  
EXCEPT THE SOUTH 210 FEET OF THE EAST 150 FEET OF THE WEST  
340 FEET THEREOF;

**LOT 1 AFTER ADJUSTMENT  
SURVEY DESCRIPTION EXHIBIT "C"**

SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-27513  
AFTER BOUNDARY LINE ADJUSTMENT  
THE EAST 343.93 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL  
WITH THE EAST LINE) OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.  
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 6.0 ACRES

**LOT 2 AFTER ADJUSTMENT  
SURVEY DESCRIPTION EXHIBIT "D"**

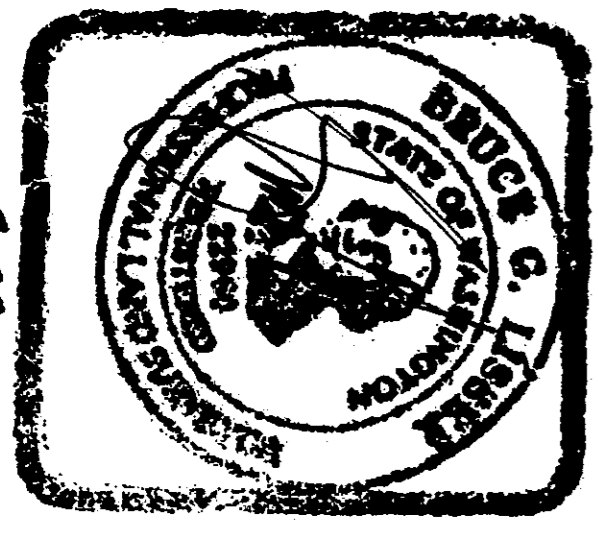
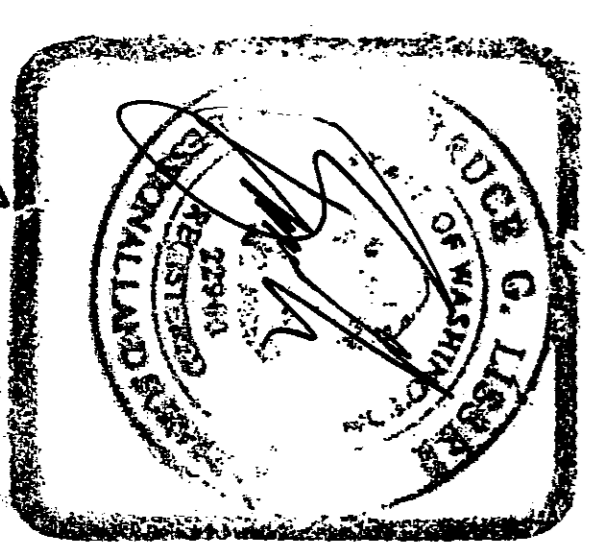
AFTER BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-27504, P-27512 AND P-  
27513)  
THE WEST 638.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST  
LINE) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;  
TOGETHER WITH THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST  
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;  
EXCEPT THE EAST 343.93 FEET (AS MEASURED PERPENDICULAR TO AND  
PARALLEL WITH THE EAST LINE) THEREOF;  
22  
ALSO TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST  
1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4  
EAST, 1M, LYING NORTH OF THE MOUNT VERNON-BIG LAKE ROAD  
(DIVISION STREET);  
EXCEPT THE SOUTH 210 FEET OF THE EAST 150 FEET OF THE WEST  
340 FEET THEREOF;

**LOT 2 AFTER ADJUSTMENT  
SURVEY DESCRIPTION EXHIBIT "E"**

EXCEPT THE NORTH 100.00 FEET OF THE SOUTH 1,180.00 FEET  
OF THE WEST 622.34 FEET (AS MEASURED PERPENDICULAR TO THE  
SOUTH AND WEST LINES THEREOF) OF THE EAST 1/2 OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP  
34 NORTH, RANGE 4 EAST, 1M;  
AND ALSO EXCEPT ROAD.  
AND ALSO 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.  
(ALSO KNOWN AS REVISED PARCEL 2 OF BOUNDARY LINE ADJUSTMENT DEED  
RECORDED MARCH 24, 2007, UNDER AUDITOR'S FILE NO. 2007032401070).

CONTAINING 33.05 ACRES

201307310063  
Skagit County Auditor  
7/31/2013 Page 2 of 4  
4:11:17AM \$193.00



**SHEET 2 OF 4** DATE: 03/27/13

**BOUNDARY LINE ADJUSTMENT LU-12-071**

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., 1M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
FOR: PBVA PROPERTIES LLC

FB:	PG:	LIGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	04-036 R05 BLA

**NOTES**

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 229460  
 0 INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
2. DESCRIPTION IS FROM QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201304080064 *B-200820 Space 1, 1.5, 1.6 Sub 307200111*
3. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD PER LAND TITLE COMPANY TITLE REPORTS NUMBERS SGM-0800090 AND SGM-0800091 ALL DATED JUNE 18, 2012, WHICH LISTS THE FOLLOWING DOCUMENTS 841210003, 200707120092 AND 20070329010.
4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF SKAGIT HIGHLANDS DIV. 4, AUDITOR'S FILE NO. 200602230062, PLAT OF SKAGIT HIGHLANDS DIV. V (PHASE I), AUDITOR'S FILE NO. 200612210067 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 841210003 AND 200506080122 AND ALSO QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 20070329010, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M1, BEARING = SOUTH 89°14'06" EAST
7. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
9. THIS SURVEY WAS PREPARED AT THE REQUEST OF PBMA PROPERTIES, LLC, TO MODIFY THE PROPERTY LINES AS SHOWN HEREON.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER W.A.C. CHAPTER 332.130 (FENCES, 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.
11. 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  
 360-424-1104
  - SANITARY SEWER (-SS-) CITY OF MOUNT VERNON  
 360-336-6214
  - STORM SEWER (-D-) CITY OF MOUNT VERNON  
 360-336-6214
  - TELEPHONE (-T-) FRONTIER COMMUNICATION  
 360-51-6140
  - ELECTRICAL (-P-) PUGET SOUND ENERGY  
 360-336-9604
  - TELEVISION (-T-) COMCAST  
 360-527-8243
12. SITE ADDRESS: NO ADDRESSES HAVE BEEN ASSIGNED FOR THE PROPERTIES WITH THE EXCEPTION OF THE EXISTING HOUSE WITHIN P-27505 AT 4973 EAST DIVISION STREET
13. ZONING: R-1, 40
14. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR SPECIFIC INFORMATION IN REGARDS TO SETBACK AND LOT SIZES PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT DESIGN TO INSURE NO CONFLICTS WILL BE ENCOUNTERED.
15. METLANDS SHOWN HEREON WERE FIELD DELINEATED BY JAY GROUP IN JULY 2004.

16. OWNER : PBMA ASSOCIATE, LLC  
 1300 MOBURN ST  
 BELLINGHAM, WA 98226

Skagit County Auditor  
 7/31/2013 Page 3 of 4 4:11:17AM \$153.00



SHEET 3 OF 4 DATE: 03/27/13

**BOUNDARY LINE ADJUSTMENT LU-12-071**

SURVEY IN A PORTION OF THE  
 NORTHEAST 1/4 OF  
 SECTION 22, T. 34 N., R. 4 E., 1M1.  
 FOR: PBMA PROPERTIES LLC

FBI: Pg: LISSER & ASSOCIATES, PLLC  
 MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION  
 MOUNT VERNON, WA 98273 360-448-1442

SCALE: 04-036 R05 B1A

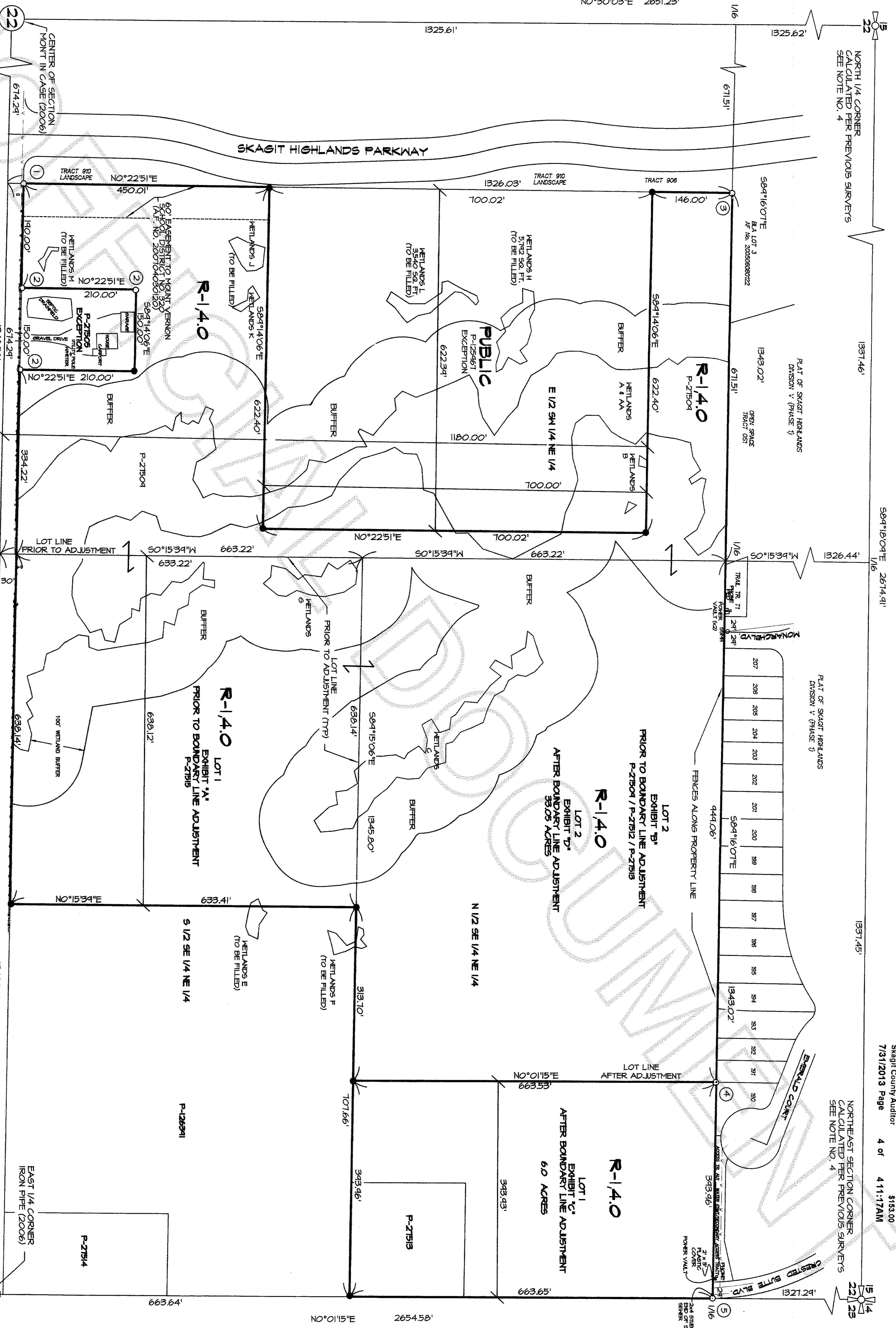
201307310063

Skagit County Auditor \$163.00  
7/31/2013 Page 4 of 4 11:17AM

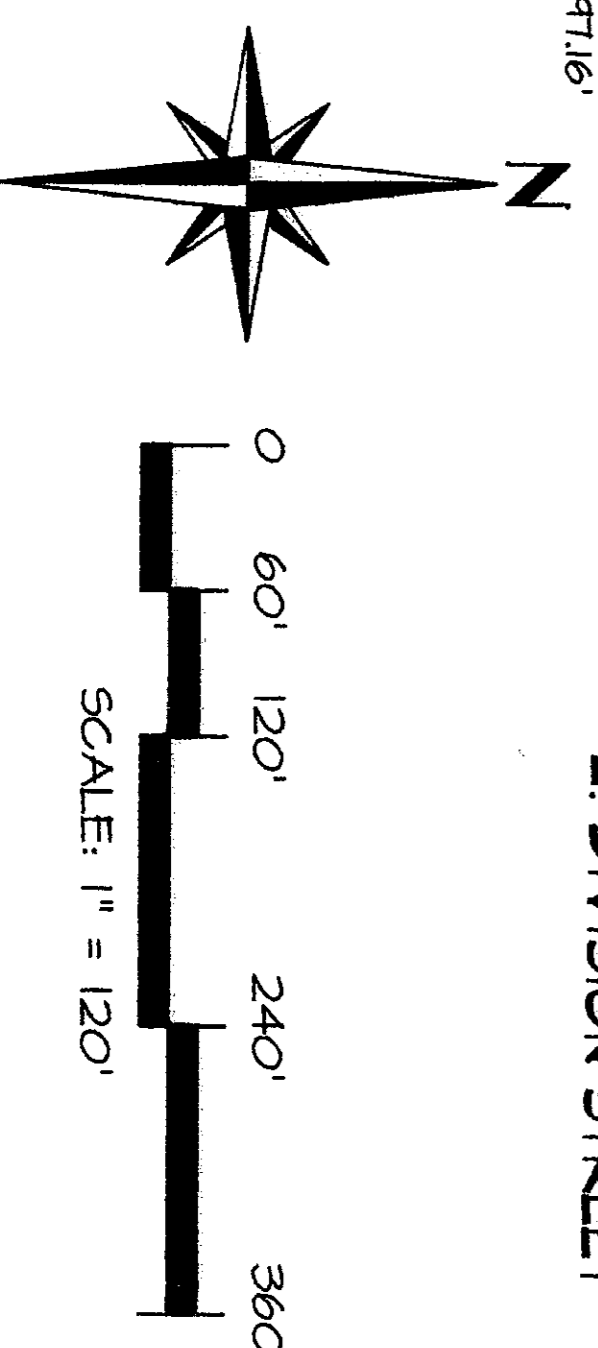
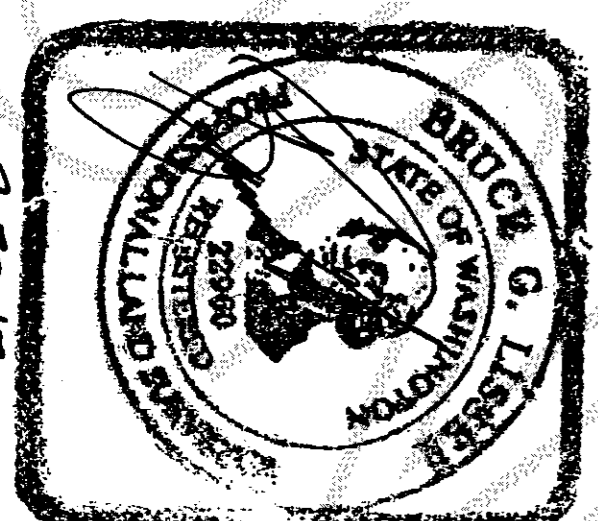
NORTHEAST SECTION CORNER  
CALCULATED PER PREVIOUS SURVEYS  
SEE NOTE NO. 4

NORTH 1/4 CORNER  
CALCULATED PER PREVIOUS SURVEYS  
SEE NOTE NO. 4

N0°30'03"E 2651.23'



- FOUND REBAR KEY**
1. FOUND TRIAD REBAR AT CORNER
  2. FOUND LEGRO REBAR AT CORNER
  3. FOUND TRIAD REBAR 0.1M AND 0.1E OF CORNER
  4. FOUND MHP REBAR 0.1' W OF CORNER
  5. FOUND MHP REBAR AT CORNER



SHEET 4 OF 4  
**BOUNDARY LINE ADJUSTMENT LU-12-071**  
 SURVEY IN A PORTION OF THE  
 NORTHEAST 1/4 OF  
 SECTION 22, T. 34 N., R. 4 E., M.M.  
 CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON  
 FOR: FBWA PROPERTIES LLC

FB:	FB:	LISSEER & ASSOCIATES, PLLC	SCALE: 1" = 120'
PO:	PO:	SURVEYING & LAND-USE CONSULTATION	04-036 ROS BLA
MERIDIAN:	MERIDIAN:	ASSUMED	360-414-7442
		MOUNT VERNON, WA 98273	

DATE: 04/09/13