

AUDITOR'S CERTIFICATE

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

201310300107
 Skagit County Auditor
 10/30/2013 Page 1 of 1 3:53PM
 \$138.00

James Ferguson
 Auditor
Mark Fisher
 Deputy

SURVEY DESCRIPTION

LOT 8, BLOCK 11, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, AS PER PLAT, RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON. 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.

NOTES

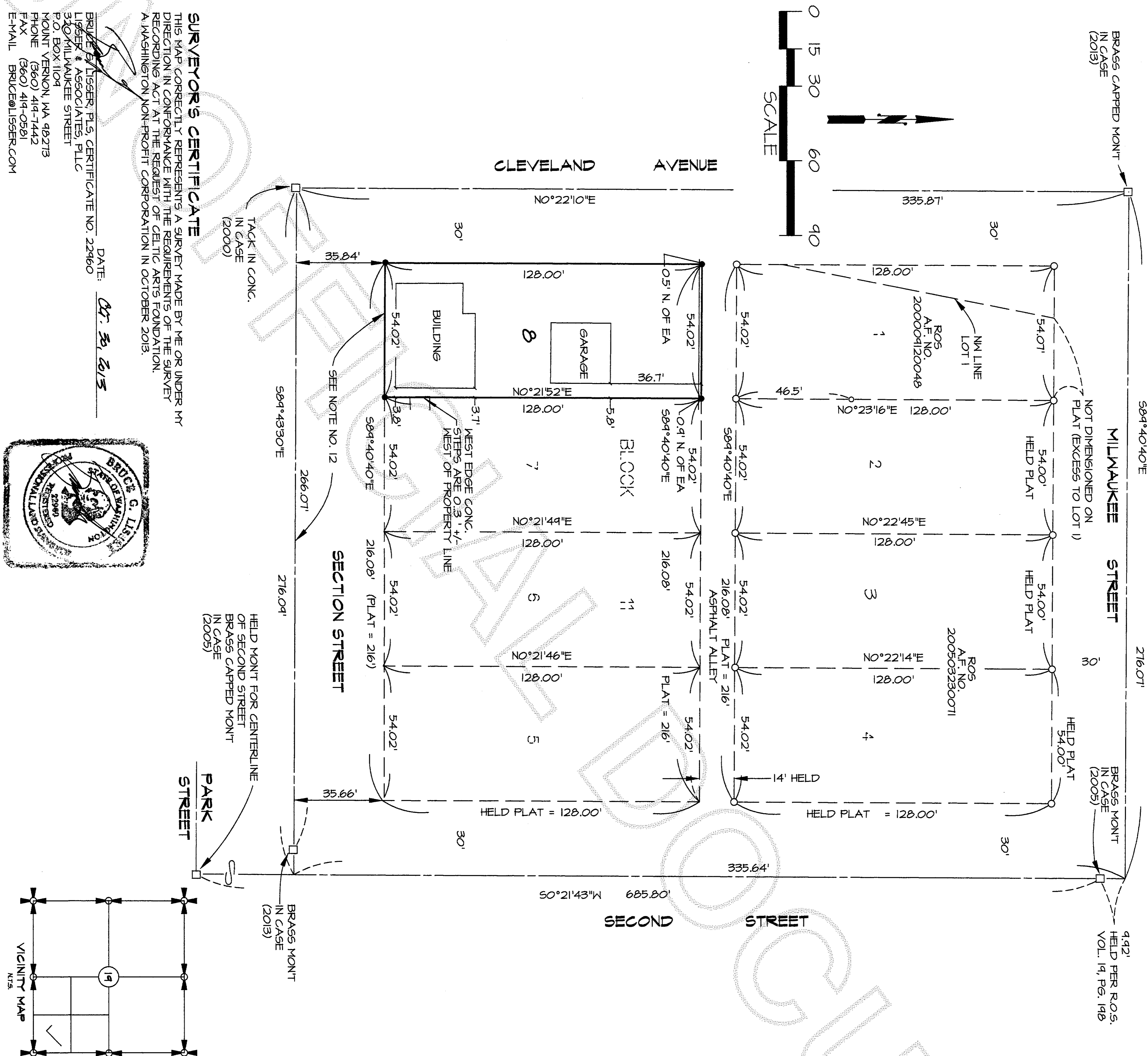
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960
 0 -INDICATES EXISTING LISSER REBAR SET PER PREVIOUS SURVEYS AS NOTED
- SURVEY DESCRIPTION IS FROM SPECIAL WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 201210010122.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 19, (ALSO IN VOLUME 3 OF PLATS, PAGE 24), PLAT OF SOUTHERN ADDITION TO MOUNT VERNON, AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 19 OF SURVEYS, PAGE 198, AND VOLUME 6 OF SURVEYS, PAGE 21 AND UNDER AUDITORS FILE NO. 200009120048 AND ALSO UNDER AUDITORS FILE NO. 200503230071, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: EXISTING MONUMENTED CENTERLINE OF CLEVELAND AVENUE BEARING = NORTH 0°22'10" EAST
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TORA 1103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF THE PROPERTY OWNER CELTIC ARTS FOUNDATION, FOR THE DELINEATION AND STAKING OF THE DESCRIBED BOUNDARY LINES.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING THAT MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (BUILDING, GARAGE AND CONC. STEPS) AS PER IAC CHAPTER 332-180. 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.
- THE PLAT OF RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON SHOWS THE SOUTH LINE OF BLOCK 11 TO BE ASYMMETRIC TO THE SOUTH LINE OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14M. THE BLOCK DIMENSION WAS HELD FROM MILWAUKEE SOUTH. THIS SOLUTION MATCHES THE EXISTING ALLEY CONSTRUCTION AND IS CONSISTENT WITH THE PLAT.

SHEET | OF 1

DATE: 10/30/13

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, T. 34 N., R. 4 E., 14M. RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON

FOR: CELTIC ARTS FOUNDATION
 FB: 345 Pg 4
 MERIDIAN: ASSUMED
 LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98275 360-414-7442
 SCALE: 1" = 30'
 DRAWING: 13-011 DWG



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 CELTIC ARTS FOUNDATION, A WASHINGTON NON-PROFIT CORPORATION IN OCTOBER 2013.

DATE: Oct. 30, 2013

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