

**AUDITOR'S CERTIFICATE**

Filed for the record at the request of LaGro & Associates.

201310310053  
 Skagit County Auditor  
 10/31/2013 Page 1 of 2 11:36AM  
 \$143.00

**NOTES**  
 Skagit County Auditor  
 Deputy

1. Legal Description for this survey has been reproduced from Quit Claim Deed for Boundary Line Adjustment dated October 17, 2013 and recorded October 21, 2013 under Auditor's File No. 20130310053, records of Skagit County, Washington.
2. Basis of Bearing: South line of Lots C-1 and C-2 of Short Plat No. MV-6-80 as being N 89°48'33" W based upon existing monumentation.
3. For additional subdivision information refer to Short Plat No.s. MV-8-79 and MV-6-80 recorded under A.F. No.s. 7908140002 and 8007070055; survey recorded under A.F. No. 200406150154, records of Skagit County, Wa.
4. Survey Method: Field Traverse  
 Instrumentation: TOPCON GTS-2B(20)  
 Theodolite: Minimum Horizontal Circle Reading of 20"  
 EDM: Accuracy ± (5mm + 5ppm)
5. Meridian: Assumed
6. Distances shown are in feet and decimals of a foot.
7. Found rebar w/yellow plastic cap imprinted "LEGRO 3475" at SE property corner of Tract "C-1" of SP MV 6-80, 1.0 ft. N 89°48'33" W of SE corner to P26238.
8. Found rebar w/yellow plastic cap imprinted "LEONARD 8992" at NE property corner of Tract "C-1" of SP MV 6-80, 1.0 ft. N 89°46'15" W of corner to P26238.
9. Heat pump serving building upon Tract "B" of SP MV 8-79.
10. The sheds depicted upon P26239 are portables and not constructed upon a permanent foundation.
11. This survey was completed without the benefit of a current title report and may be subject to and together with notes contained upon the face of recorded short plats, deeds, easements, agreements, covenants, conditions or other instruments of record not referenced hereon.
12. Service line location from Pacific Place to Gas Meter at NE corner of building at 320 Pacific Place from Cascade Natural Gas Co. records.

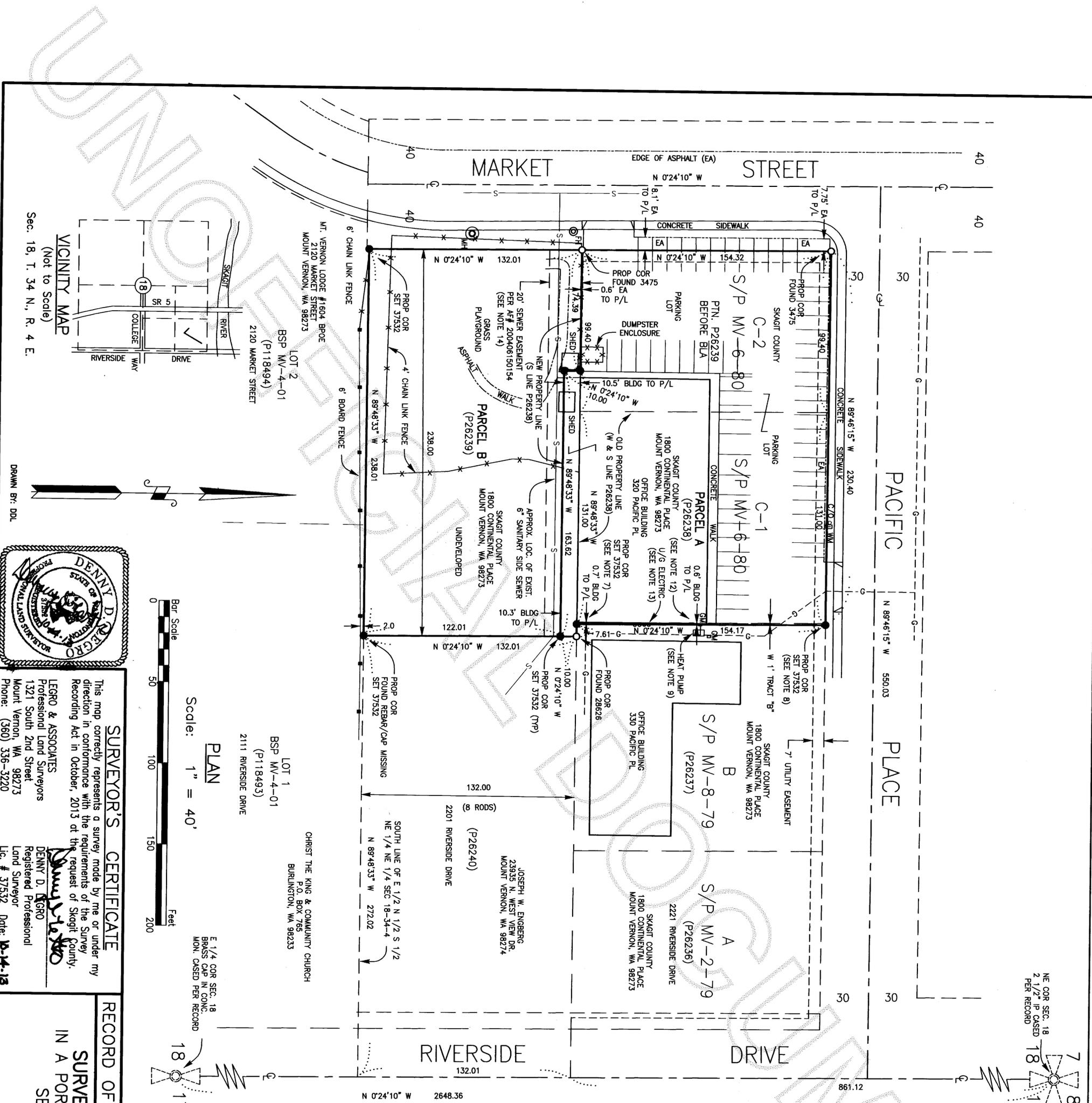
**LEGEND**

- PROP COR SET 37532 Property Corner Set 5/8" Diam. x 18" Length steel rebar w/yellow plastic cap imprinted: "LEGRO 37532"
- FOUND 3475 Found rebar w/yellow plastic cap imprinted "LEGRO 3475"
- FOUND 2826 Found rebar w/yellow plastic cap imprinted "SEMRAU 2826"
- FOUND 2826 Found/Set refers to the date of this survey unless otherwise denoted.
- EA Edge of Asphalt Pavement
- MH Sewer Manhole
- FH Fire Hydrant
- c/o Sewer Cleanout
- GW Gas Meter
- ▣ WM Water Meter

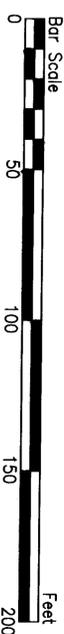
**RECORD OF SURVEY** PL 13-086

**SURVEY OF BOUNDARY LINE ADJUSTMENT**  
 IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18, T. 34 N., R. 4 E., W.M.  
 MOUNT VERNON, WASHINGTON  
 FOR: SKAGIT COUNTY

Sheet 1 of 2 Sheets



Scale: 1" = 40'



**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 in October, 2013 at the request of Skagit County.

**LEGRO & ASSOCIATES**  
 Professional Land Surveyors  
 1321 South 2nd Street  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3220  
 Date: 10-14-13



DRAWN BY: DDL

PARCEL A  
LEGAL DESCRIPTION OF P 26238  
BEFORE BOUNDARY LINE ADJUSTMENT

Lot C-1, City of Mount Vernon Short Plat No. MW-6-80, approved July 2, 1980, and recorded July 7, 1980, in Volume 4 of Short Plats, page 134, under Auditor's File No. 8007070055, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH the West one (1) foot of the following described tract of land:  
Lot B, City of Mount Vernon Short Plat No. MW-8-79, approved August 13, 1979 and recorded August 14, 1979, in Volume 3 of Short Plats, page 161, under Auditor's File No. 7908140002, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

OWNER'S ADDRESS

SKAGIT COUNTY  
1800 Continental Place, Suite 100  
Mount Vernon, WA 98273

LOT AREAS

PARCEL B (P26239-BEFORE BLA)  
LOT C-2, S/P MW-6-80 = 15,335.6 SQ. FT.  
W. 238 FT OF S. 8 RODS... = 31,418.0 SQ. FT.  
TOTAL = 46,753.6 SQ. FT.

PARCEL A (P26238-BEFORE BLA)  
LOT C-1, S/P MW-6-80 = 20,045.9 SQ. FT.  
W. 1 FT. TR. B, S/P MW-8-79 = 154.2 SQ. FT.  
TOTAL = 20,200.1 SQ. FT.

PARCEL B (P26239-AFTER BLA)  
W. 238 FT. OF S. 8 RODS = 31,418.0 SQ. FT.  
LESS N. 10 FT. E. 163.61 FT. = 1,636.1 SQ. FT.  
TOTAL = 29,781.9 SQ. FT.

PARCEL A (P26238-AFTER BLA)  
LOT C-2, S/P MW-6-80 = 15,335.6 SQ. FT.  
LOT C-1, S/P MW-6-80 = 20,045.9 SQ. FT.  
W. 1 FT. TR. B, S/P MW-8-79 = 154.2 SQ. FT.  
N. 10 FT. OF E. 163.61 FT. OF THE  
W. 238 FT. OF S. 8 RODS... = 1,636.1 SQ. FT.  
TOTAL = 37,171.8 SQ. FT.

NOTES CONT'D FROM SHEET 1

13. Source of underground power into building may be from power vault at the Northeast corner of Lot C-1, Short Plat No. MW-6-80. Underground service location not verified by this survey.  
14. Sewer Easement width of 20 feet shown hereon has been provided by Survey of Boundary Line Adjustment prepared for Skagit County by Semraiu Engineering and Surveying by that instrument recorded under Auditor's File No. 200406150154 Said survey references the description thereon as being taken from Warranty Deed recorded under Auditor's File No. 200404190005. No sewer easement width was provided therein.

PARCEL A  
LEGAL DESCRIPTION OF P 26238  
AFTER BOUNDARY LINE ADJUSTMENT

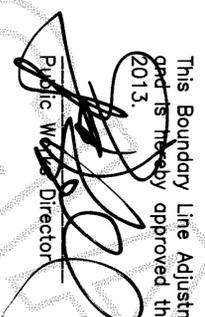
Lots C-1 and C-2, City of Mount Vernon Short Plat No. MW-6-80, approved July 2, 1980, and recorded July 7, 1980, in Volume 4 of Short Plats, page 134, under Auditor's File No. 8007070055, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH the West one (1) foot of the following described tract of land:  
Lot B, City of Mount Vernon Short Plat No. MW-8-79, approved August 13, 1979 and recorded August 14, 1979, in Volume 3 of Short Plats, page 161, under Auditor's File No. 7908140002, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

AND TOGETHER WITH the North 10 feet of the East 163.61 feet of the West 238 feet of that portion of the South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., said portion lying East of the East margin of "Market Street", as described in instrument recorded July 29, 1958, under Auditor's File No. 568431, records of Skagit County, Washington.

SUBJECT TO a non-exclusive easement for side sewer purposes by that instrument recorded under Auditor's File No. 200404190005, records of Skagit County, Washington.

CITY PUBLIC WORKS DIRECTOR

This Boundary Line Adjustment map has been reviewed and is hereby approved this 15 day of OCTOBER, 2013.  
  
Amber Klogger  
Public Works Director

PARCEL B  
LEGAL DESCRIPTION OF P 26239  
BEFORE BOUNDARY LINE ADJUSTMENT

Lot C-2, City of Mount Vernon Short Plat No. MW-6-80, approved July 2, 1980, and recorded July 7, 1980, in Volume 4 of Short Plats, page 134, under Auditor's File No. 8007070055, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH the following described tract of land:  
The West 238 feet of that portion of the South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., said portion lying East of the East margin of "Market Street", as described in instrument recorded July 29, 1958, under Auditor's File No. 568431, records of Skagit County, State of Washington.

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
SS

I certify that I know or have satisfactory evidence that TRISHA LOGUE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it on behalf of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.  
Dated this 15 day of October, 2013.

  
Amber Klogger  
Notary Public  
Print Name: Amber Klogger  
Residing at: Mount Vernon  
My commission expires: 12/23/2017



PARCEL B  
LEGAL DESCRIPTION OF P 26239  
AFTER BOUNDARY LINE ADJUSTMENT

The West 238 feet of that portion of the South 8 rods of the East 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., said portion lying East of the East margin of "Market Street", as described in instrument recorded July 29, 1958, under Auditor's File No. 568431, records of Skagit County, State of Washington; EXCEPT the North 10 feet of the East 163.61 feet thereof.

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 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.  
Dated this 15 day of October, 2013.

  
Susan Spore for  
County Administrator  
Skagit County, Washington



RECORD OF SURVEY PL 13-086

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IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF  
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