

LEGAL DESCRIPTIONS BEFORE BILA

PARCEL "A":

THAT PORTION OF THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 220 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF BURCH ROAD (ALSO KNOWN AS 18TH STREET) AND SECTION STREET; THENCE SOUTH 89°34' EAST 120 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THOMAS G. MEYER BY INSTRUMENT RECORDED DECEMBER 16, 1964, UNDER AUDITOR'S FILE NO. 659858 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THE SOUTH 30 FEET THEREOF.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THAT 30 FOOT STRIP OF LAND EXCEPTED IN PARCEL "A" ABOVE.

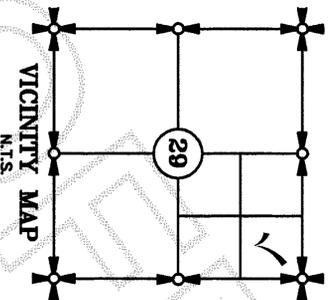
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID POINT BEING THE INTERSECTION OF THE CENTER OF BURCH ROAD AND THE CENTER OF SECTION STREET;

THENCE SOUTH 02°26' WEST ALONG THE CENTER OF BURCH ROAD 220 FEET; THENCE SOUTH 89°34' EAST 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 02°26' WEST 82.46 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST PARALLEL TO AND 30 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 90 FEET; THENCE NORTH 02°26' EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 82.46 FEET; THENCE NORTH 89°34' WEST 90 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED UPON AN ACTUAL SURVEY OF SECTION 29, 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, P.E., P.L.S., CERTIFICATE NO. 286236
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 2-26-14

LEGAL DESCRIPTION AFTER BILA

LOT A

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 220 FEET SOUTH OF THE INTERSECTION OF THE CENTERLINES OF BURCH ROAD (ALSO KNOWN AS 18TH STREET) AND SECTION STREET; THENCE SOUTH 89°34' EAST 120 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THOMAS G. MEYER BY INSTRUMENT RECORDED DECEMBER 16, 1964, UNDER AUDITOR'S FILE NO. 659858 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

EXCEPT THE SOUTH 30 FEET THEREOF.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THAT 30 FOOT STRIP OF LAND EXCEPTED ABOVE.

AND ALSO TOGETHER WITH THE EAST 15.77 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID POINT BEING THE INTERSECTION OF THE CENTER OF BURCH ROAD AND THE CENTER OF SECTION STREET; THENCE SOUTH 02°26' WEST ALONG THE CENTER OF BURCH ROAD 220 FEET; THENCE SOUTH 89°34' EAST 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 02°26' WEST 82.46 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST PARALLEL TO AND 30 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 90 FEET; THENCE NORTH 02°26' EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 82.46 FEET; THENCE NORTH 89°34' WEST 90 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT B

THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID POINT BEING THE INTERSECTION OF THE CENTER OF BURCH ROAD AND THE CENTER OF SECTION STREET;

THENCE SOUTH 02°26' WEST ALONG THE CENTER OF BURCH ROAD 220 FEET; THENCE SOUTH 89°34' EAST 30 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 02°26' WEST 82.46 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST PARALLEL TO AND 30 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 90 FEET; THENCE NORTH 02°26' EAST PARALLEL TO THE WEST LINE OF SAID SUBDIVISION 82.46 FEET; THENCE NORTH 89°34' WEST 90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 15.77 FEET THEREOF.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

201403140099

Skagit County Auditor 1 of 2 4:03PM
3/14/2014 Page

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE BOUNDARY LINE ADJUSTMENT TO THESE PARCELS PURSUANT TO TITLE 16.56 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.

Jacquelyn B. Karsh
JACQUELYN B. KARSH

Pam Carlson
PAM CARLSON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

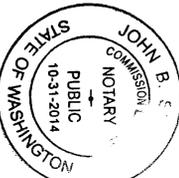
I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT JACQUELYN B. KARSH, SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE BOARD CHAIR OF BETHANY COVENANT CHURCH TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 5 DAY OF March 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mount Vernon

MY COMMISSION EXPIRES: 10-31-2014



STATE OF WASHINGTON
COUNTY OF SKAGIT

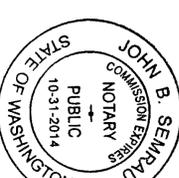
I CERTIFY THAT I KNOW OR HAVE EVIDENCE THAT PAM CARLSON, SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS SUCH PARTY, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 4 DAY OF March 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mount Vernon

MY COMMISSION EXPIRES: 10-31-2014



CITY PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED

THIS DAY OF March 2014.

Public Works Director

SHEET 1 OF 2

BOUNDARY LINE ADJUSTMENT LU 13-103

IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR: BETHANY COVENANT CHURCH

SEMRAU ENGINEERING & SURVEYING SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 5158

APPLICANT

BETHANY COVENANT CHURCH
1318 SOUTH 18TH STREET
MOUNT VERNON, WA 98274



FIND CONC. MON. W/
BRASS TACK IN CASE AT
INT. 18TH AND SECTION
(MAY 2013).

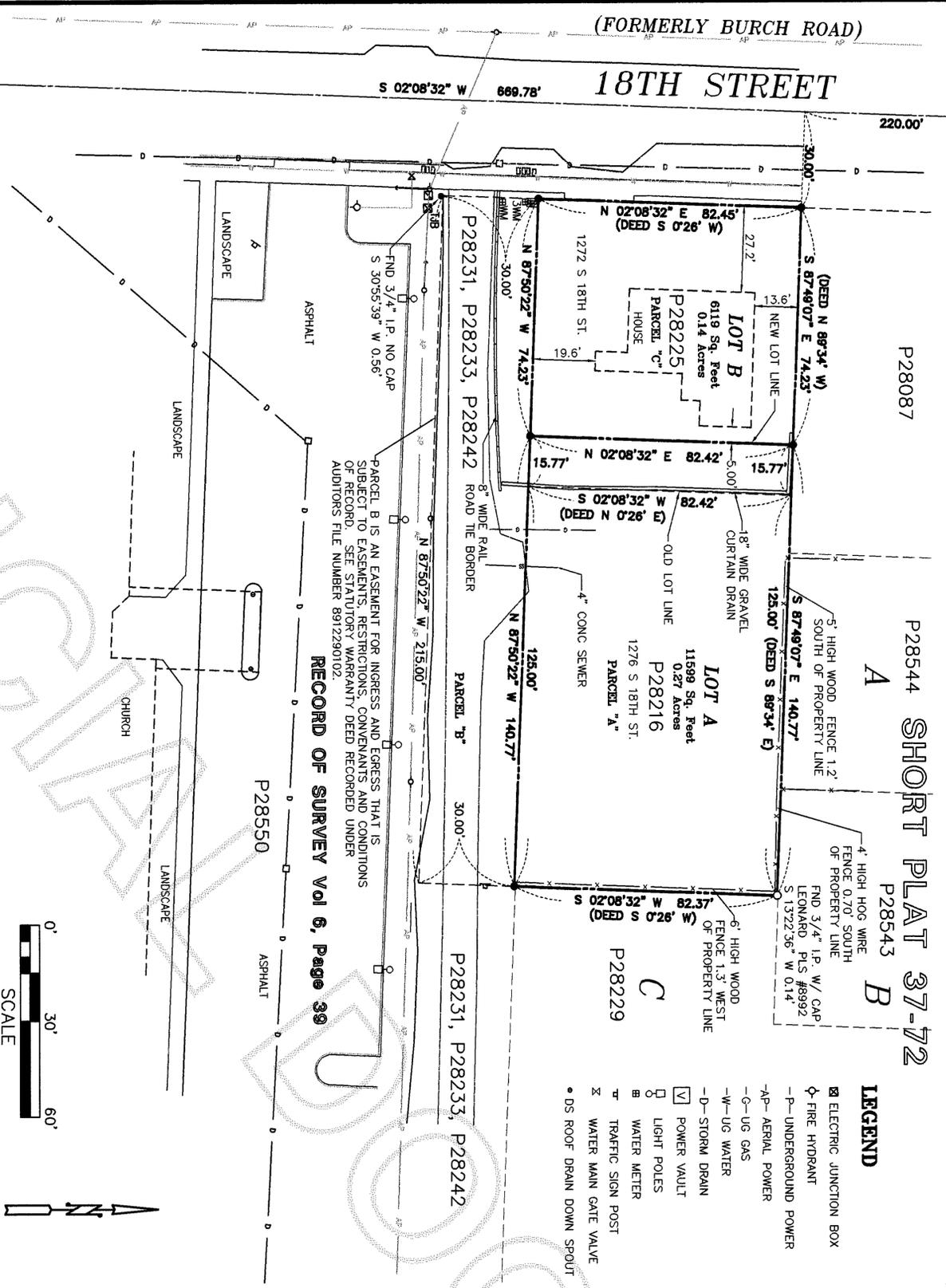
SECTION STREET

S 87°49'07" E

20
21
29
28

(FORMERLY BURCH ROAD)

18TH STREET

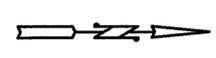


PARCEL B IS AN EASEMENT FOR INGRESS AND EGRESS THAT IS
SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD. SEE STATUTORY WARRANTY DEED RECORDED UNDER
AUDITORS FILE NUMBER 8912290102.

RECORD OF SURVEY Vol 6, Page 39

LEGEND

- ☒ ELECTRIC JUNCTION BOX
- ⊕ FIRE HYDRANT
- P- UNDERGROUND POWER
- AP- AERIAL POWER
- G- GAS
- W- WATER
- D- DRAIN
- ☐ POWER VAULT
- ⊞ LIGHT POLES
- ⊞ WATER METER
- ⊞ TRAFFIC SIGN POST
- ⊞ WATER MAIN GATE VALVE
- ⊞ DS ROOF DRAIN DOWN SPOUT



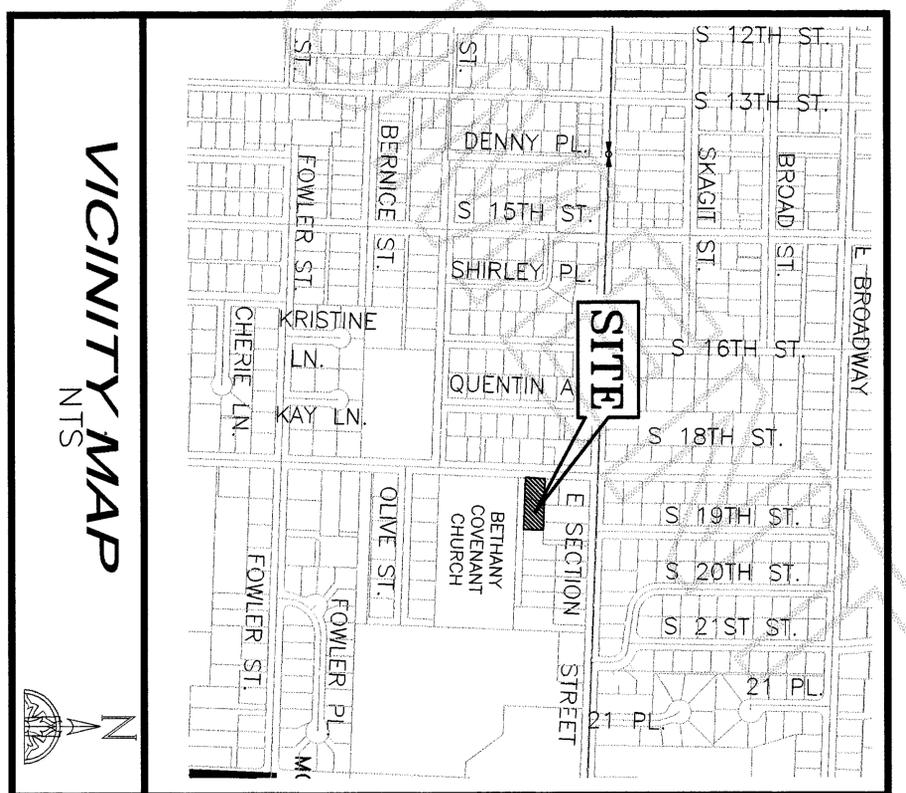
CONTIGUOUS OWNERS OF RECORD

PARCEL ID	NAME	ADDRESS
28087	JUN H. KANG	1232 S 18TH ST
28216	BETHANY COVENANT CHURCH	1318 S 18TH ST
28223	BETHANY COVENANT CHURCH	1300 E SECTION ST
28229	ALF CANO	1310 S 18TH ST
28231	JESSIC M. & WES CHADWICK	1306 S 18TH ST
28233	JAMES M. SR. & KASANDRA G. HODSON	1309 S 18TH ST
28242	STEV. SNIENY	1320 E SECTION ST
28247	STEVE LANMEER	1814 E SECTION ST
28543	MANUEL & GALLARDO ROSA VARGAS	1200 S 18TH ST
28550	BETHANY COVENANT CHURCH	1318 S 18TH ST

- KEY**
- - INDICATES REBAR SET AT CORNER WITH YELLOW CAP INSCRIBED SEMRAU 28826
 - - INDICATES EXISTING PIPE OR REBAR FOUND.
 - ⊞ - INDICATES MONUMENT FOUND.



2-26-14



VICINITY MAP

NOTES

- LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 144474-0, OCTOBER 29, 2012 AND SUPPLEMENTAL #1, DECEMBER 9, 2013.
- MERIDIAN: ASSUMED FROM EXISTING MONUMENTS FOUND AND SHOWN ON CENTERLINE OF 18TH STREET AT SECTION STREET AND E. HAZEL STREET. BEARING = N02°08'32"E
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS FOR DATUM.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER; LEICA SR 530 GPS GEODETIC RECEIVER.
- UTILITIES SHOWN HEREON ARE AS FIELD LOCATED AND FROM AVAILABLE UTILITY RECORDS. PRIOR TO ANY CONSTRUCTION CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES TO AVOID ANY POSSIBLE CONFLICT OR DAMAGE TO SAID UTILITIES.

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT LU 13-103

IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON, WASHINGTON FOR: BETHANY COVENANT CHURCH

FB. 284 PG. 36-42	SEMRAU ENGINEERING & SURVEYING	SCALE: 1"=30'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING	JOB NO. 5158
	MOUNT VERNON, WA 98273 360-424-9566	