

LEGAL DESCRIPTION

TRACT C, SHORT PLAT NO. MV-4-75, APPROVED FEBRUARY 27, 1975, RECORDED MARCH 14, 1975, IN BOOK 1 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 814649; AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED DECEMBER 20, 1990, UNDER AUDITOR'S FILE NO. 9012200081;

TOGETHER WITH TRACT A, SHORT PLAT NO. MV-3-91, APPROVED MARCH 13, 1991, RECORDED MARCH 14, 1991, IN VOLUME 9 OF SHORT PLATS, PAGES 329 AND 330, UNDER AUDITOR'S FILE NO. 9103140017; AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ROADWAY OVER, UNDER, ACROSS AND THROUGH A CERTAIN TRACT 30 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT B AND C, OF SHORT PLAT NO. MV-3-91, APPROVED MARCH 13, 1991, RECORDED MARCH 14, 1991, IN BOOK 9 OF SHORT PLATS, PAGES 329 AND 330, UNDER AUDITOR'S FILE NO. 9103140017; AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF CONTINENTAL PLACE, SUCH POINT BEING THE SOUTHEAST CORNER OF TRACT C AND THE NORTHEAST CORNER OF TRACT B (SAID POINT BEING 111.00 FEET SOUTH 076'12" EAST OF THE NORTHEAST CORNER OF SAID TRACT C); THENCE NORTH 89'37'00" WEST A DISTANCE OF 180 FEET TO THE WEST LINE OF TRACT C AND THE TERMINUS OF THIS LINE DESCRIPTION;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A PARCEL HAVING A WIDTH OF 15 FEET ALONG COLLEGE WAY AND 290 FEET IN DEPTH LYING ADJACENT TO THE EAST LINE OF THE SUBJECT PROPERTY;

ALSO TOGETHER WITH THAT PORTION OF TRACT B, SHORT PLAT NO. MV-4-75, APPROVED FEBRUARY 27, 1975, RECORDED MARCH 14, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 814649, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE NORTH 070'82'3" EAST 65.00 FEET ALONG THE EAST LINE OF SAID TRACT B TO THE NORTHWEST CORNER OF TRACT A, SHORT PLAT NO. MV-3-91, APPROVED MARCH 13, 1991, RECORDED MARCH 14, 1991, IN VOLUME 9 OF SHORT PLATS, PAGES 329 AND 330, UNDER AUDITOR'S FILE NO. 9103140017 RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 89'37'00" WEST 8.00 FEET ON A WESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT A, SHORT PLAT NO. MV-3-91; THENCE SOUTH 070'82'3" WEST 58.00 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75;

THENCE NORTH 89'37'00" WEST 11.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE SOUTH 070'82'3" WEST 7.00 FEET TO THE SOUTH LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE SOUTH 89'37'00" EAST 19.00 FEET ALONG SAID SOUTH LINE OF TRACT B, SHORT PLAT NO. MV-4-75 TO THE POINT OF BEGINNING.

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

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF MOUNT VERNON, WASHINGTON, A MUNICIPAL CORPORATION  
PURPOSE: THE RIGHT TO LAY, MAINTAIN, OPERATE, RELAY AND REMOVE AT ANY TIME A SEWER PIPE OR PIPES, LINE OR LINES FOR THE TRANSPORTATION OF SEWAGE, AND IF NECESSARY TO ERECT, MAINTAIN, OPERATE, AND REMOVE SAID LINES, WITH RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME.

AREA AFFECTED: THE SOUTH 10 FEET AND THE WEST 15 FEET  
DATED MAY 8, 1973  
RECORDED MAY 9, 1973  
AUDITOR'S NO.: 784742

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: JOHN S. ERFORD AND WAUNDA M. ERFORD, HUSBAND AND WIFE  
PURPOSE: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITY PURPOSES

AREA AFFECTED: WEST 30 FEET  
DATED MAY 13, 1976  
RECORDED MAY 14, 1976  
AUDITOR'S NO.: 834978 (SAID EASEMENT IS ALSO DELINEATED ON THE FACE OF SHORT PLAT MV-4-75)

C. NOTES CONTAINED ON THE FACE OF SHORT PLAT MV-4-75, AS FOLLOWS:

1.) WATER SUPPLY- WATER OF SUFFICIENT QUANTITY AND QUALITY IS AVAILABLE TO THIS TRACT OF LAND FROM THAT 8 INCH SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1 WATER MAIN IN COLLEGE WAY;  
2.) SEWAGE DISPOSAL- SEWER SERVICE IS AVAILABLE TO THIS TRACT BY THAT 8 INCH CITY OF MOUNT VERNON SANITARY SEWER LATERAL LOCATED BY EASEMENT IN THIS TRACT.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION  
PURPOSE: THE RIGHT TO LAY, MAINTAIN, OPERATE, RELAY, AND REMOVE AT ANY TIME A PIPE OR PIPES, LINE OR LINES, FOR THE TRANSPORTATION OF WATER, AND IF NECESSARY TO ERECT, MAINTAIN, OPERATE AND REMOVE SAID LINES, WITH RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME.

AREA AFFECTED: THE NORTH 20 FEET AND THE EAST 6 FEET OF THE NORTH 26 FEET  
RECORDED: JUNE 22, 1982  
AUDITOR'S NO.: 8206220052

E. RESEVATIONS OF EASEMENTS BY THE GRANITORS IN THE DEED THROUGH WHICH TITLE IS VESTED, RECORDED OCTOBER 20, 1988, UNDER AUDITOR'S FILE NO. 8810200028, AS FOLLOWS:

"SUBJECT TO AN EASEMENT RESERVED UNTO THE GRANITOR FOR AIR, LIGHT, VIEW AND VISIBILITY OVER THE EAST 33 FEET OF THE WEST 63 FEET OF TRACT C AS FOLLOWS:

PRIVATE AND PASSENGER CAR PARKING ONLY ON THE APPROXIMATE WEST 33 FEET OF GRANTEE'S PROPERTY (THE EAST 33 FEET OF THE WEST 63 FEET OF TRACT C); VISUAL OBSTRUCTIONS SUCH AS BUILDINGS, FENCES, TRUCKS, TRAILERS, EQUIPMENT, ETC. ARE RESTRICTED TO THE EAST 120 FEET (APPROXIMATE) OF GRANTEE'S PROPERTY. (THAT AREA TO THE EAST OF THE EAST EDGE OF GRANITOR'S OFFICE WINDOWS AS EXTENDED SOUTH TO COLLEGE WAY.)

SUBJECT TO AN EASEMENT RESERVED UNTO THE GRANITOR FOR SIGNING PURPOSES FOR A PERIOD OF FIFTEEN YEARS FROM DATE HEREOF ON THE SOUTH 20 FEET OF THE EAST 5 FEET OF THE WEST 35 FEET OF TRACT C. IN THE EVENT THAT COLLEGE WAY IS WIDENED THIS SIGN EASEMENT WILL BE MOVED NORTH SO THAT GRANITOR MAINTAIN AN EASEMENT AREA ADJACENT TO COLLEGE WAY ON TRACT C, NOT TO EXCEED THE ORIGINAL SIZE."

F. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. MV-3-91, AS FOLLOWS:

1.) SHORT PLAT NO. AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2.) WATER IS AVAILABLE BY SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1.

3.) SEWAGE DISPOSAL BY MOUNT VERNON CITY SEWER.

4.) ZONING CLASSIFICATION- C-2.

G. EASEMENT PROVISIONS CONTAINED ON THE FACE OF SHORT PLAT NO. MV-3-91, AS FOLLOWS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, AND THE CONTINENTAL TELEPHONE COMPANY OF THE NORTHWEST, THE CASCADE NATURAL GAS CORPORATION, THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, AND TO CABLEVISION, INC., AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER AND TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

H. A NON-EXCLUSIVE EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH.

FOR: INGRESS, EGRESS AND UTILITIES  
EXECUTED BY: A. ELLIOTT JOHNSON AND EILEEN M. JOHNSON, HUSBAND AND WIFE  
INSTRUMENT: 9105020026  
AFFECTS: THE EASTERLY 20 FEET OF THE SUBJECT PROPERTY

I. RESERVATION AS CONTAINED IN DEED THRU WHICH TITLE IS VESTED, RECORDED MAY 2, 1991, UNDER AUDITOR'S FILE NO. 9105020026, AS FOLLOWS:

FURTHER SUBJECT TO RESERVATION BY THE STATE OF WASHINGTON AND ITS ASSIGNS FOR THE RIGHT, PRIVILEGE AND PERMIT OF INGRESS AND EGRESS OVER, ACROSS, AND UPON THE HEREIN-AFTER DESCRIBED PROPERTY, FROM THE DATE HEREOF UNTIL COMPLETION OF THE PROJECT, FOR THE PURPOSE OF ROAD APPROACH CONSTRUCTION, SAID AREA BEING THE SOUTH 35 FEET OF THE EAST 40 FEET OF SAID TRACT A OF SHORT PLAT NO. MV-3-91.

J. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

RECORDED: JANUARY 8, 1999  
AUDITOR'S NO.: 9901080122  
EXECUTED BY: DONALD H. JOHNSON & AILEEN E. JOHNSON  
AS FOLLOWS: "THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE AND DESCRIBED ON EXHIBIT B THEREIN. THIS BOUNDARY ADJUSTMENT IS HEREBY APPROVED."

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY  
PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, ENLARGE, AND USE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS.

AREA AFFECTED: THE SOUTH 10 FEET  
DATED APRIL 17, 1992  
RECORDED APRIL 22, 1992  
AUDITOR'S NO.: 9204220110

L. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

RECORDED: MAY 18, 1994  
AUDITOR'S NO.: 9405180068  
EXECUTED BY: THE SALVATION ARMY  
AS FOLLOWS: "THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED

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 TIM HOLLORAN, SKAGIT COUNTY ADMINISTRATOR.

*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: 3-26-14

AUDITOR'S CERTIFICATE

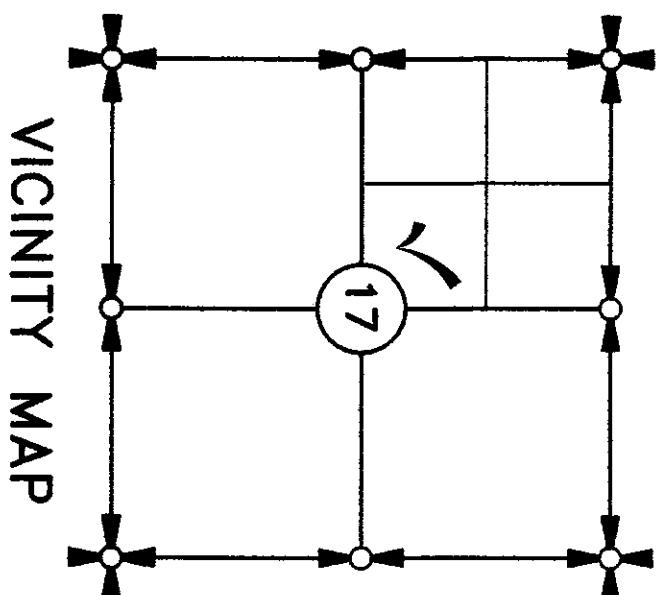
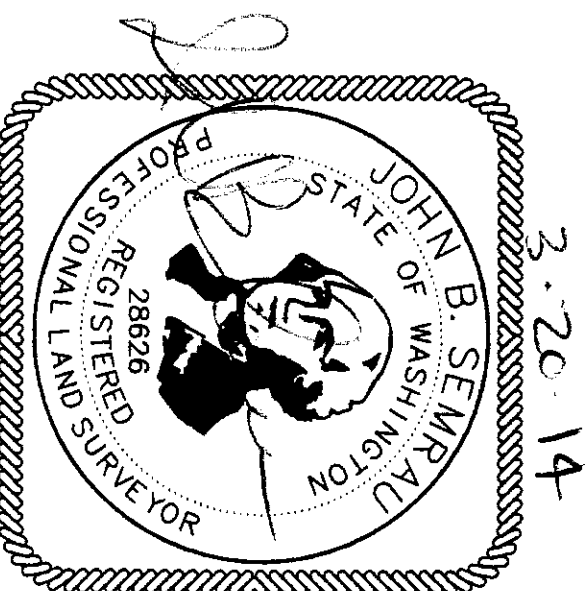
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Skagit County Auditor  
3/27/2014 Page 1 of 2 11:21AM \$14300

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

*James J. Semrau*  
SKAGIT COUNTY AUDITOR  
*James J. Semrau*  
DEPUTY

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM 2ND TITLE REPORT, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS PREPARED BY LAND TITLE & ESCROW COMPANY OF SKAGIT COUNTY, ORDER NO. 148690-0E, FEBRUARY 11, 2014 AND SUPPLEMENTAL #2, MARCH 13, 2014.
2. BASIS OF BEARING AND SUBDIVISION: MONUMENTS AS FOUND ON EAST-WEST CENTERLINE OF SECTION 17-34-4 AS SHOWN ON SHORT PLATS MV-4-75 AND MV-3-91 = SOUTH 89'37'00" EAST
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA TOP 1201+ TOTAL STATION R1000 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, FEBRUARY 2014.
6. THIS SURVEY WAS REQUESTED BY TIM HOLLORAN, SKAGIT COUNTY ADMINISTRATOR.
7. 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.
8. 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. THE LEGAL DESCRIPTION HEREON AND THE DESCRIPTION IN A STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 9105020026, RECORDS OF SKAGIT COUNTY, WASHINGTON, BOTH CONTAIN A DESCRIPTION OF "A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A PARCEL HAVING A WIDTH OF 15 FEET ALONG COLLEGE WAY AND 290 FEET IN DEPTH LYING ADJACENT TO THE EAST LINE OF THE SUBJECT PROPERTY." WE HAVE SHOWN THIS EASEMENT AS ADJOINING AND HAVING DIRECT CONTACT WITH THE EAST LINE OF THE SUBJECT PROPERTY.



SHEET 1 OF 2

SURVEY OF  
A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4  
SECTION 17, T. 34 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: SKAGIT COUNTY

FB. 274 PG. 58-59  
MERIDIAN: ASSUMED  
SEMRAU ENGINEERING & SURVEYING  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566  
SCALE: 1"=40'  
JOB NO. 5250



