

OWNERS CONSENT

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 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.

Richard S. Duffy
RICHARD S. DUFFY, TRUSTEE OF THE RICHARD DUFFY TESTAMENTARY TRUST, SKAGIT COUNTY PROBATE CAUSE NO. 03-4-00130-4, AS TO AN UNDIVIDED 1/2 INTEREST, AND IN RICHARD S. DUFFY, TRUSTEE OF THE MARLE DUFFY TESTAMENTARY TRUST, SKAGIT COUNTY PROBATE CAUSE NO. 10-4-00140-4, AS TO AN UNDIVIDED 1/2 INTEREST.

PEOPLES BANK

BY: Shirley M. Voth SVP
PRINT NAME: Shirley M. Voth
TITLE: Senior Vice Pres.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD S. DUFFY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE TRUSTEE OF THE RICHARD DUFFY TESTAMENTARY TRUST, SKAGIT COUNTY PROBATE CAUSE NO. 03-4-00130-4, AS TO AN UNDIVIDED 1/2 INTEREST, AND AS THE TRUSTEE OF THE MARLE DUFFY TESTAMENTARY TRUST, SKAGIT COUNTY PROBATE CAUSE NO. 10-4-00140-4, AS TO AN UNDIVIDED 1/2 INTEREST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 14, 2014

Shirley M. Voth
SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 2-14-16

RESIDING AT Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAGIT

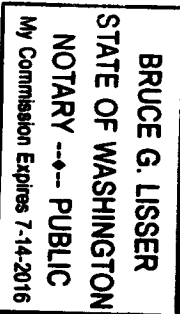
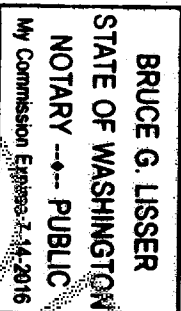
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shirley M. Voth SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Senior Vice Pres. OF Peoples Bank PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 14, 2014

Shirley M. Voth
SIGNATURE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 2-14-16

RESIDING AT Mount Vernon



AUDITOR'S CERTIFICATE

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

2014-0718-0015 \$159.00
Skagit County Auditor
7/18/2014 Page 1 of 2 2:10:23AM

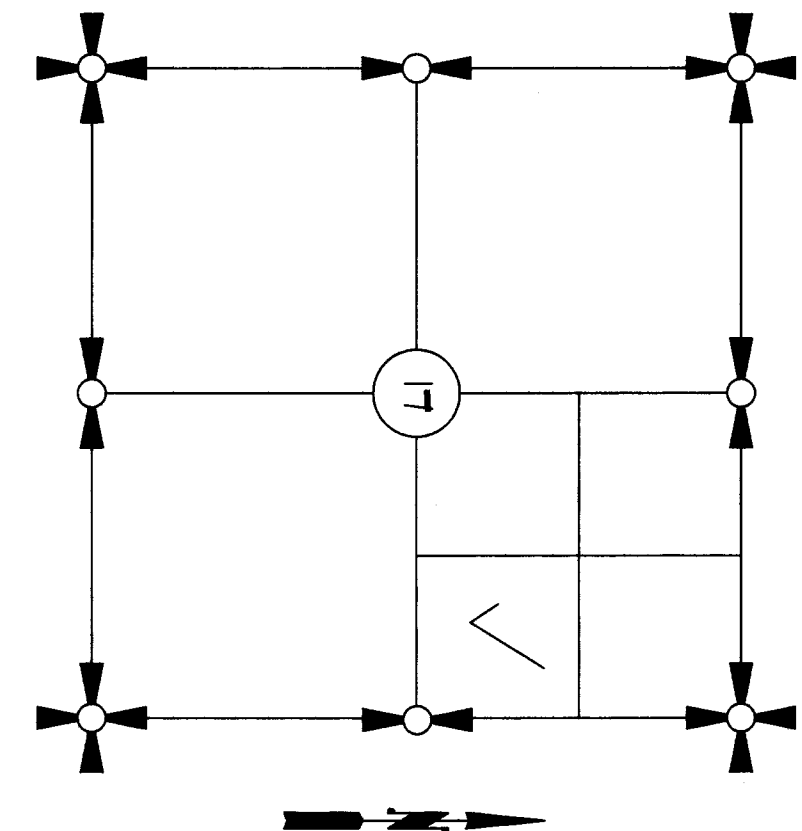
James J. Voth
SKAGIT COUNTY AUDITOR

Shirley M. Voth
DEPUTY

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR APPROVAL

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 16th DAY OF JUNE, 2014.

Shirley M. Voth
PUBLIC WORKS DIRECTOR



SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SHEET 1 OF 5

VICINITY MAP

DATE: 06/30/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-031

SURVEY IN A PORTION OF THE

SE 1/4 OF THE NE 1/4 OF

SECTION 17, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

FOR: RICHARD DUFFY TESTAMENTARY TRUST

FB: PG: LISSNER & ASSOCIATES, PLLC SCALE: 1/4"=100' R.O.S.-B.L.A.

DATE: June 14, 2014
BRUCE G. LISSNER, PLS, CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
P.O. BOX 1109
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM



DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT

PARCEL "A"
PER LAND TITLE SUBDIVISION GUARANTEE NO. 149314-0
REFERENCED IN NOTE NO. 2
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25681)

LOT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. NV-11-80, APPROVED NOVEMBER 21, 1980, RECORDED NOVEMBER 21, 1980 IN BOOK 5 OF SHORT PLATS, PAGE 6, UNDER AUDITOR'S FILE NO. 801210021 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

TOGETHER WITH THAT PORTION OF LOT 2, CITY OF MOUNT VERNON SHORT PLAT NO. NV-11-80, RECORDED UNDER AUDITOR'S FILE NO. 801210021, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 87°55'04" EAST A DISTANCE OF 125.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 87°55'04" EAST A DISTANCE OF 33.00 FEET;
THENCE NORTH 01°07'37" EAST A DISTANCE OF 11.64 FEET;
THENCE NORTH 87°55'04" WEST A DISTANCE OF 33.00 FEET;
THENCE SOUTH 01°07'37" WEST A DISTANCE OF 11.64 FEET TO THE TRUE POINT OF BEGINNING;
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.

PARCEL "B"
PER LAND TITLE SUBDIVISION GUARANTEE NO. 149313-0
REFERENCED IN NOTE NO. 2
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25711)
THE SOUTH 280 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M,
EXCEPT THE WEST 143.5 FEET THEREOF,

AND EXCEPT THE SOUTH 40 FEET THEREOF,
AND EXCEPT THAT PORTION OF SAID PREMISES LYING EAST OF THE FOLLOWING LINE:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION,
THENCE NORTH 87°55'03" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, 345.83 FEET;
THENCE NORTH 0°14'33" WEST 30.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 0°14'33" WEST, 250.20 FEET TO THE NORTH LINE OF THE SOUTH 280.00 FEET OF SAID SUBDIVISION AND THE TERMINUS OF SAID DESCRIBED LINE.

ALSO EXCEPT THAT PORTION THEREOF WITHIN LOT 1 OF SHORT PLAT NO. NV-11-80, APPROVED NOVEMBER 21, 1980, RECORDED NOVEMBER 21, 1980 IN VOLUME 5 OF SHORT PLATS, PAGE 6, UNDER AUDITOR'S FILE NO. 801210021.

(ALSO KNOWN AS TRACT 3 OF SURVEY RECORDED JULY 20, 2006, UNDER AUDITOR'S FILE NO. 2006072000088.)

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.

PARCEL "C"
PER LAND TITLE SUBDIVISION GUARANTEE NO. 149312-0
REFERENCED IN NOTE NO. 2
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25886)

PARCEL "M"
THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE WEST 333.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

TOGETHER WITH THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

(ALSO KNOWN AS TRACT 1 OF SURVEY RECORDED JULY 20, 2006, UNDER AUDITOR'S FILE NO. 2006072000088.)

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS SHOWN AS PARCELS "N" AND "O" BELOW:

PARCEL "N"
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS OVER, UNDER AND UPON THE WEST 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST 98.50 FEET OF THE WEST 143.50 FEET OF THE NORTH 280.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

TOGETHER WITH THE WEST 45.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

TOGETHER WITH THE EAST 15.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

EXCEPT THAT PORTION OF SAID WEST 30 FEET LYING WITHIN TRACT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. NV-11-80, APPROVED NOVEMBER 21, 1980.

ALSO EXCEPT THAT PORTION OF SAID WEST 30 FEET LYING WITHIN THE RIGHT OF WAY FOR COLLEGE WAY ALONG THE SOUTH LINE THEREOF.

PARCEL "O"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS OVER, UNDER AND UPON THE NORTH 30.00 FEET OF THE SOUTH 515.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M,

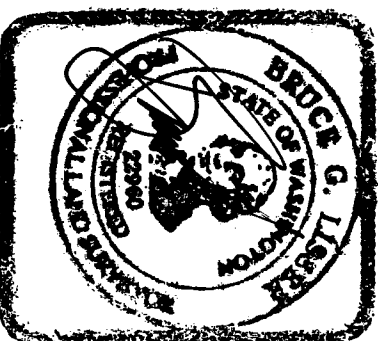
EXCEPT THE WEST 333.00 FEET THEREOF,

AND EXCEPT THE EAST 30.00 FEET 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.

201407180015
Skagit County Auditor
7/18/2014 Page 2 of 5 5:10:23AM \$159.00



7-10-14

SHEET 2 OF 5

DATE: 06/30/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-031

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 17, T. 34 N., R. 4 E., 1/4M.
SKAGIT COUNTY, WASHINGTON

FOR: RICHARD DUFFY TESTAMENTARY TRUST

FB:	PG:	LISSE & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON WA 98215	360-444-1442 14-035 ROS-BLA

DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

PARCEL "A"
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25681, P-25711 AND PORTION OF P-25886)
AFTER BOUNDARY LINE ADJUSTMENT

LOT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-80, APPROVED NOVEMBER 21, 1980, RECORDED NOVEMBER 21, 1980 IN BOOK 5 OF SHORT PLATS, PAGE 6, UNDER AUDITOR'S FILE NO. 801210021 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

TOGETHER WITH THAT PORTION OF LOT 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-80, RECORDED UNDER AUDITOR'S FILE NO. 801210021, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 87°55'04" EAST A DISTANCE OF 125.52 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 87°55'04" EAST A DISTANCE OF 33.00 FEET;
THENCE NORTH 01°07'37" EAST A DISTANCE OF 116.4 FEET;
THENCE NORTH 87°55'04" WEST A DISTANCE OF 33.00 FEET;
THENCE SOUTH 01°07'37" WEST A DISTANCE OF 116.4 FEET TO THE TRUE POINT OF BEGINNING;

ALSO TOGETHER WITH THE SOUTH 280 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M,

EXCEPT THE WEST 143.5 FEET THEREOF,
AND EXCEPT THE SOUTH 40 FEET THEREOF,
AND EXCEPT THAT PORTION OF SAID PREMISES LYING EAST OF THE FOLLOWING LINE:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION;
THENCE NORTH 87°55'03" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, 345.83 FEET;
THENCE NORTH 0°14'33" WEST 30.02 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 0°14'33" WEST, 250.20 FEET TO THE NORTH LINE OF THE SOUTH 280.00 FEET OF SAID SUBDIVISION AND THE TERMINUS OF SAID DESCRIBED LINE.

ALSO EXCEPT THAT PORTION THEREOF WITHIN LOT 1 OF SHORT PLAT NO. MV-11-80, APPROVED NOVEMBER 21, 1980, RECORDED NOVEMBER 21, 1980 IN VOLUME 5 OF SHORT PLATS, PAGE 6, UNDER AUDITOR'S FILE NO. 801210021.

AND ALSO TOGETHER WITH THAT PORTION OF THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE WEST 333.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M,

TOGETHER WITH THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;
THENCE NORTH 87°54'52" WEST (CALLED NORTH 87°55'03" WEST IN PREVIOUS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 345.83 FEET;
THENCE NORTH 0°14'22" WEST (CALLED NORTH 0°14'33" WEST IN PREVIOUS DESCRIPTION) FOR A DISTANCE OF 280.23 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 280.00 FEET OF SAID SUBDIVISION (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE SOUTH LINE) AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE CONTINUE NORTH 0°14'22" WEST FOR A DISTANCE OF 5.00 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 137.21 FEET;
THENCE NORTH 0°17'34" EAST OR A DISTANCE OF 29.50 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 118.50 FEET;
THENCE NORTH 0°17'34" EAST FOR A DISTANCE OF 124.00 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 72.35 FEET MORE OR LESS, TO THE WEST LINE OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE EAST LINE) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, AND BEING THE TERMINUS OF SAID LINE.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

CONTAINING 79,668 SQ. FT. 1.81 ACRES

PARCEL "B"
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25886)
AFTER BOUNDARY LINE ADJUSTMENT

PARCEL "B"

THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE WEST 333.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

TOGETHER WITH THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (EAST 1/4 CORNER) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M;
THENCE NORTH 87°54'52" WEST (CALLED NORTH 87°55'03" WEST IN PREVIOUS DESCRIPTION) ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 345.83 FEET;
THENCE NORTH 0°14'22" WEST (CALLED NORTH 0°14'33" WEST IN PREVIOUS DESCRIPTION) FOR A DISTANCE OF 280.23 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 280.00 FEET (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE SOUTH LINE) AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE CONTINUE NORTH 0°14'22" WEST FOR A DISTANCE OF 5.00 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 137.21 FEET;
THENCE NORTH 0°17'34" EAST FOR A DISTANCE OF 29.50 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 118.50 FEET;
THENCE NORTH 0°17'34" EAST FOR A DISTANCE OF 124.00 FEET;
THENCE NORTH 87°54'52" WEST FOR A DISTANCE OF 72.35 FEET MORE OR LESS, TO THE WEST LINE OF THE EAST 15.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE EAST LINE) OF SAID SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, AND BEING THE TERMINUS OF SAID LINE.

ALSO TOGETHER WITH NON-EXCLUSIVE EASEMENTS SHOWN AS PARCELS "N" AND "O" BELOW:

PARCEL "N"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS OVER, UNDER AND UPON THE WEST 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE EAST 99.50 FEET OF THE WEST 143.50 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

TOGETHER WITH THE WEST 45.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

TOGETHER WITH THE EAST 15.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M.

EXCEPT THAT PORTION OF SAID WEST 30 FEET LYING WITHIN TRACT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-80, APPROVED NOVEMBER 21, 1980.

ALSO EXCEPT THAT PORTION OF SAID WEST 30 FEET LYING WITHIN THE RIGHT OF WAY FOR COLLEGE WAY ALONG THE SOUTH LINE THEREOF.

PARCEL "O"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS OVER, UNDER AND UPON THE NORTH 30.00 FEET OF THE SOUTH 341.50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M,

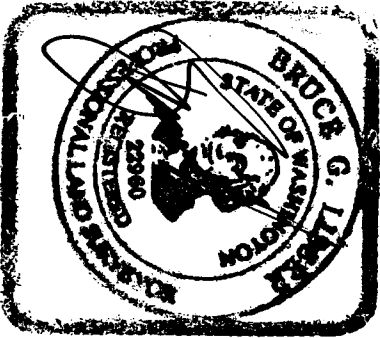
EXCEPT THE WEST 333.00 FEET THEREOF,

AND EXCEPT THE EAST 30.00 FEET THEREOF.

ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

CONTAINING 83,072 SQ. FT. 1.91 ACRES



740-14

SHEET 3 OF 5

DATE: 06/30/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-031

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 17 T. 34 N., R. 4 E., 1M.
SKAGIT COUNTY, WASHINGTON

FOR: RICHARD DUFFY TESTAMENTARY TRUST

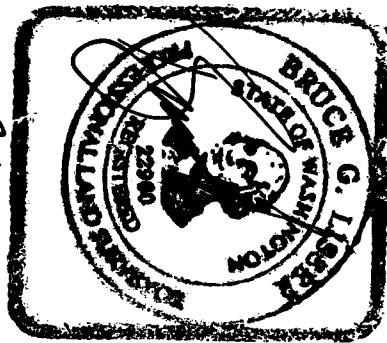
FB:	PG:	LIGGER & ASSOCIATES, PLLC	
MERIDIAN: ASSIGNED		SURVEYING & LAND USE CONSULTATION	
		MOUNT VERNON, WA 98273	360-418-7142
			14-055 ROS-BLA

EASEMENT REFERENCES

(SEE REFERENCED DOCUMENTS FOR SPECIFIC INFORMATION)

- AUDITOR'S FILE NO. 740146 INGRESS, EGRESS AND UTILITIES
- AUDITOR'S FILE NO. 881588 INGRESS, EGRESS, DRAINAGE AND UTILITIES (AND PARKING WITHIN P-2571I FOR THE BENEFIT OF PARCEL P-2568I)
- SHORT PLAT NO. NV-11-80 30-FEET NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS (UTILITY)
- SHORT PLAT NO. NV-11-80 7-FEET UTILITY EASEMENT
- AUDITOR'S FILE NO. 881575 INGRESS, EGRESS, DRAINAGE, UTILITIES, SIGNS AND PARKING
- AUDITOR'S FILE NO. 8704160045 INGRESS, EGRESS, UTILITIES AND DRAINAGE
- AUDITOR'S FILE NO. 8805030050 INGRESS, EGRESS, DRAINAGE AND UTILITIES
- AUDITOR'S FILE NO. 9112170112 ELECTRICAL OVERHANG EASEMENT
- AUDITOR'S FILE NO. 9112170113 ELECTRICAL OVERHANG EASEMENT
- AUDITOR'S FILE NO. 200305220104 PARKING EASEMENT - 5 SPACES WITH ACCESS ENCUMBERING PARCELS P-2571I AND P-256886 FOR THE BENEFIT OF PARCEL P-25680
- AUDITOR'S FILE NO. 200504260165 ELECTRICAL EASEMENT
- AUDITOR'S FILE NO. 200502140172 EASEMENT FOR INGRESS, EGRESS AND PARKING (AS DEVELOPED) ENCUMBERING PARCELS P-2571I AND P-256886 FOR THE BENEFIT OF PARCEL P-2568I

- SHORT PLAT NO. NV-11-80 EASEMENT ON SHORT PLAT FOR INGRESS, EGRESS, PARKING AND UTILITIES
- AUDITOR'S FILE NO. 881582 INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS (NO LOCATION)
- AUDITOR'S FILE NO. 881583 INGRESS, EGRESS, DRAINAGE, UTILITIES AND SIGNS (NO LOCATION)



SHEET 4 OF 5

DATE: 7/09/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-031

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 17, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR: RICHARD DUFFY TESTAMENTARY TRUST

FB:	For:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	14-055 ROS-BLA
MERIDIAN:	ASSUMED		

NOTES

- INDICATES REBAR SET WITH YELLOW CAP INSCRIBED L155ER 22460
o INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
o INDICATES EXISTING MONUMENT IN CASE
- DESCRIPTION, EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEES, ORDER NUMBER 144314-0 DATED APRIL 23, 2014, ORDER NUMBER 144313-0 DATED APRIL 23, 2014 AND ORDER NUMBER 144312-0 DATED APRIL 23, 2014.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD PER THE ABOVE REFERENCED TITLE REPORTS, WHICH LIST THE FOLLOWING DOCUMENTS 2012090400033, 201301220158, 201301220157, 200605160074, 2013062100371, 2011040034, 20111040035, 8011210021, 740146, 881578, 9112170112, 881582, 881583, 881588, 200305220104, 200607200088, 8704160045, 8805030050, 9112170112, 9112170113, 200502140172, AND 200504260165.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT NO. NV-11-80 RECORDED UNDER AUDITOR'S FILE NO. 801210021, SHORT PLAT NO. NV-8-86 RECORDED UNDER AUDITOR'S FILE NO. 8612230042 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 8701210047, 8708040071, 200403250094, 200607200088, 200902250119 AND 201308160045, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
BEARING = NORTH 87°54'52" WEST
- INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF RICHARD S. DUFFY, AS TRUSTEE OF THE RICHARD DUFFY TESTAMENTARY TRUST AND AS TRUSTEE OF THE MARLE DUFFY TESTAMENTARY TRUST, TO MODIFY THE PROPERTY LINES AS SHOWN HEREON.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER WAC CHAPTER 332.130 (FENCE LINES, ASPHALT DRIVEWAYS), 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.
- LOCATIONS OF EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF OBSERVABLE UTILITY LINES AND CITY OF MOUNT VERNON RECORDS. 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:

6AS (-G-)

CASCADE NATURAL GAS CO.

360-336-6155

WATER (-M-)

SKAGIT COUNTY P.U.D. NO. 1

360-424-7104

SANITARY SEWER (-SS-)

CITY OF MOUNT VERNON

360-336-6214

STORM SEWER (-D-)

CITY OF MOUNT VERNON

360-336-6214

TELEPHONE (-T-)

FRONTIER COMMUNICATION

360-571-6140

ELECTRICAL (-P-)

PUGET SOUND ENERGY

360-356-6604

TELEVISION (-T-)

COMCAST

360-827-8248

ALL OF THE UNDERGROUND UTILITY COMPANIES SHOWN HEREON WILL PROVIDE UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND/OR OMISSIONS, THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTOR OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. UTILITY LINES SHOWN HEREON ARE BASED UPON READILY VISIBLE LOCATIONS AND/OR UTILITY COMPANY RECORDS, NO PRE-MARKS WERE REQUESTED.

2. SITE ADDRESS: PARCEL P-2568I

2005 EAST COLLEGE WAY
MOUNT VERNON WA 98273

PARCEL P-2571I

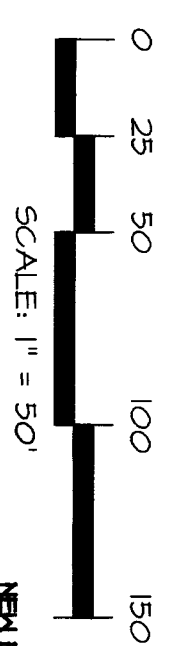
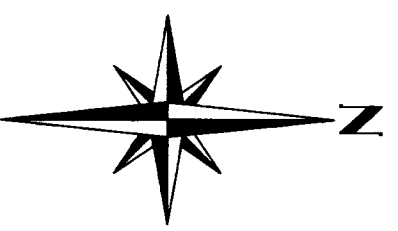
NO ADDRESS ASSIGNED

PARCEL P-25686
2021 EAST COLLEGE WAY
MOUNT VERNON WA 98273

201407180015

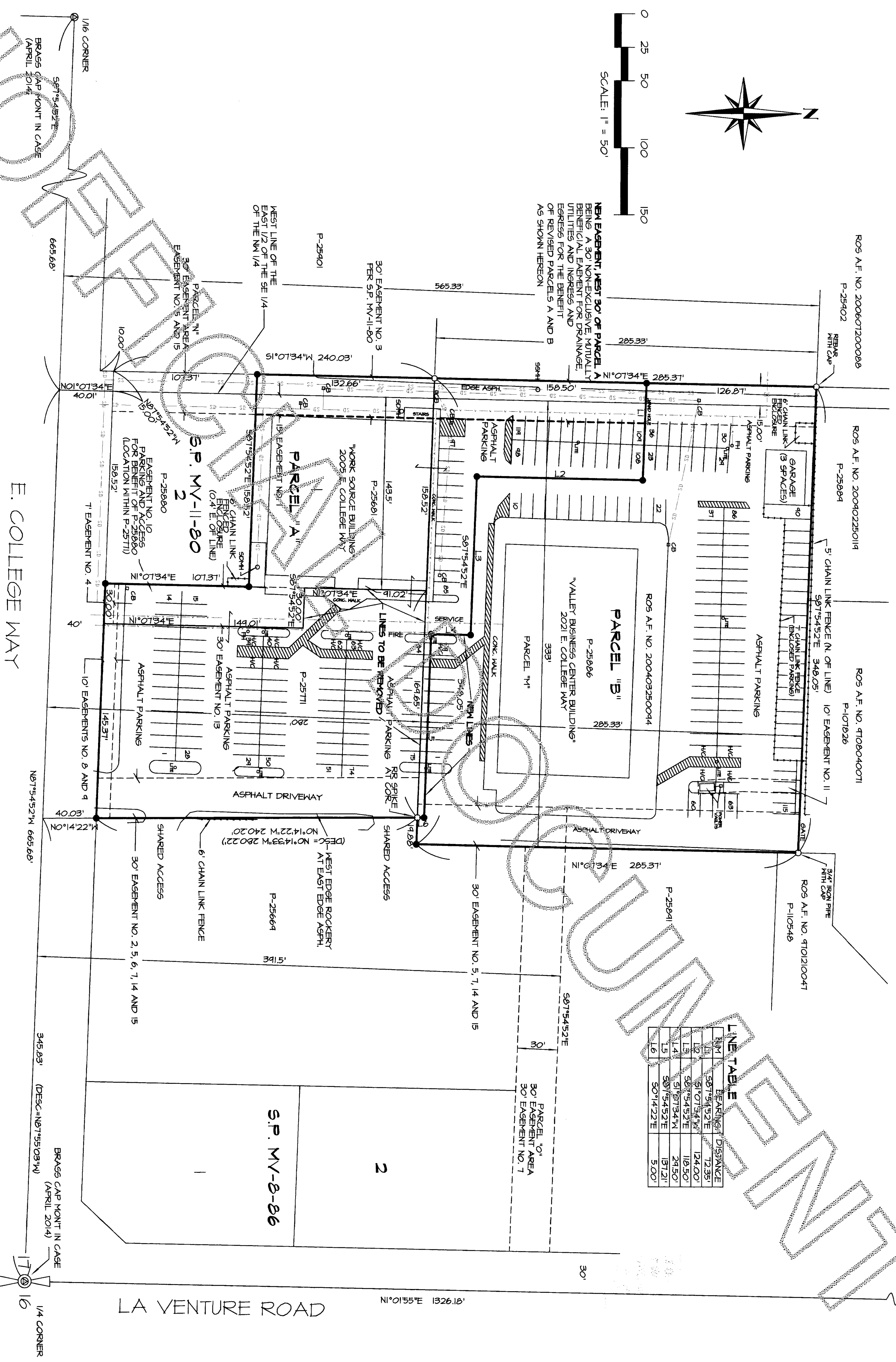
Skagit County Auditor
7/18/2014 Page 5 of 5 10:23AM

FOUND IRON ROD IN CASE
PER PREVIOUS SURVEYS
(SEE NOTE NO. 4)



NEW EASEMENT, WEST 30' OF PARCEL A
BEING A 30' NON-EXCLUSIVE, MUTUALLY
BENEFICIAL EASEMENT FOR DRAINAGE,
UTILITIES AND INGRESS AND
EGRESS FOR THE BENEFIT
OF REVERSED PARCELS A AND B
AS SHOWN HEREON

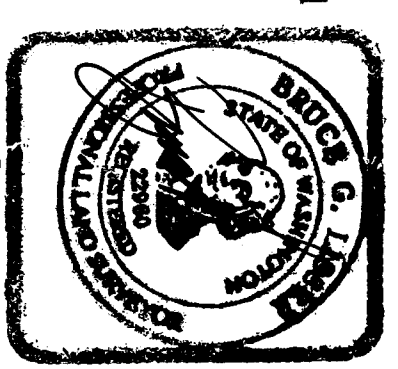
LINE TABLE		
LINE	BEARING	DISTANCE
1	S87°54'52"E	12.35'
2	S1°07'34"E	124.00'
3	S87°54'52"E	118.50'
4	S1°07'34"W	24.50'
5	S87°54'52"E	181.21'
6	S01°14'22"E	5.00'



SEE SHEET 4 OF 5 FOR EASEMENT REFERENCE INFORMATION

E. COLLEGE WAY

LA VENTURE ROAD



SHEET 5 OF 5
DATE: 7/09/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-031

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 17, T. 34 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: RICHARD DUFFY TESTAMENTARY TRUST

FB: 344 PG. 10
MERIDIAN: ASSIGNED
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273
360-414-7442
SCALE: 1"=50'
14-055 ROS-BLA