

**SURVEY DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT**  
(PORTION OF SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-54715, P-54702 AND P-54714)

LOTS 17, 18, 31 AND 32, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT MINERAL RIGHTS AS RESERVED IN DEED FROM M.M. LINDSEY AND EMMA S. LINDSEY, HUSBAND AND WIFE, RECORDED SEPTEMBER 21, 1900, UNDER AUDITOR'S FILE NO. 34276.

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.

**SURVEY DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT**  
(PORTION OF SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-54715, P-54702 AND P-54714)

LOTS 17, 18, 31 AND 32, "VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT MINERAL RIGHTS AS RESERVED IN DEED FROM M.M. LINDSEY AND EMMA S. LINDSEY, HUSBAND AND WIFE, RECORDED SEPTEMBER 21, 1900, UNDER AUDITOR'S FILE NO. 34276.

ALL OF THE ABOVE LOTS ARE TO BE CONSOLIDATED AS A SINGLE PARCEL WITH MERGED INTERIOR LOT LINES.

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.

**OWNER'S CONSENT AND DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT 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.

PBWA PROPERTIES, LLC

BY: *Tuffy Daugherty*  
PRINT NAME: Tuffy Daugherty  
TITLE: Deputy County Auditor & Manager

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF Linn

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Tuffy Daugherty* SIGNED THIS INSTRUMENT, ON OATH, STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Deputy County Auditor & Manager OF PBWA PROPERTIES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 09.22.2014

*Bruce G. Lissner*  
SIGNATURE  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-16

RESIDING AT Mount Vernon

BRUCE G. LISSNER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
My Commission Expires 7-14-2016

**AUDITOR'S CERTIFICATE**

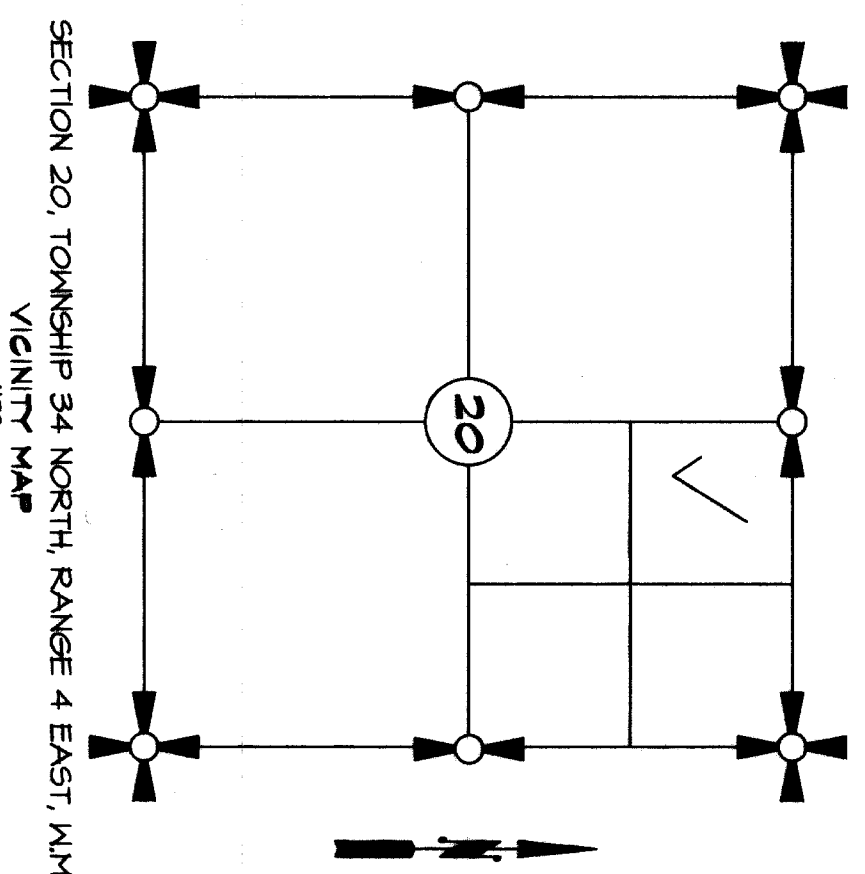
FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.

*J. Youngquist*  
SKAGIT COUNTY AUDITOR  
*Megan Burke*  
DEPUTY

APPROVAL  
CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 23 DAY OF October, 2014.

*[Signature]*  
PUBLIC WORKS DIRECTOR



SHEET 1 OF 3

DATE: 10/13/14

CITY OF MOUNT VERNON B.L.A. NO. PL-14-076

SURVEY IN A PORTION OF THE  
NW 1/4 OF THE NE 1/4 OF  
SECTION 20, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON  
SKAGIT COUNTY, WASHINGTON  
FOR: PBWA PROPERTIES, LLC

FB-354 Pg. 4  
LISSENER & ASSOCIATES, PLLC  
SURVEYING & LAND USE CONSULTATION  
MOUNT VERNON, WA 98275  
SCALE: 14-075 B.L.A./R05



DATE: 09.22.2014  
BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960  
LISSENER & ASSOCIATES, PLLC  
320 ALMAWAKE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSNER.COM

NOTES

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 22960

0 INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.

0 INDICATES EXISTING MONUMENT IN CASE
2. DESCRIPTION, EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEES, ORDER NUMBER 149498-0 DATED JULY 16, 2014 AND UP-DATED SEPT. 17, 2014, INCLUDES ADDITIONAL CONTIGUOUS PROPERTIES THAT ARE NOT SUBJECT TO THIS BOUNDARY LINE ADJUSTMENT.

3. 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 20041050098, 200804100135, 200804150161, 201009080028, 20041050100, 200804150158, 20131150068, 200804150154, 200804150160, 342716, 8812290015, 91071290003, 9304010101.

4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF OLEARY'S ADDITION TO MOUNT VERNON RECORDED IN VOLUME 7 OF PLATS, PAGE 76; PLAT OF VIEW CREST ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 80; PLAT OF VIEW CREST NO. 2 RECORDED UNDER AUDITORS FILE NO. 9108120008 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 200009080044, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. MERIDIAN: ASSUMED

6. BASIS OF BEARING: MONUMENTED CENTERLINE OF 16TH STREET BETWEEN EAST HIGH AND AND FIR STREET BEARING = SOUTH 1°06'32" EAST

7. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER

8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

9. THIS SURVEY WAS PREPARED AT THE REQUEST OF FOOTHILLS CHRISTIAN SCHOOL AND PBMA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO CONSOLIDATE THE PROPERTY LINES AS SHOWN HEREON.

10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER M.A.C. CHAPTER 332.130 (FENCE LINES). 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.

11. 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 360-336-6135

WATER (-W-) 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 360-578-6140

ELECTRICAL (-P-) PUGET SOUND ENERGY 360-338-4604

TELEVISION (-T-) COMCAST 360-537-8243

12. SITE ADDRESS: 730 N 16TH STREET

13. ZONING: P PUBLIC DISTRICT

14. PARCEL AREA: 73,205 SQ. FT. 1.68 ACRES
15. NO MINIMUM LOT AREAS ARE REQUIRED IN THE P ZONE.
16. MINIMUM BUILDING SETBACK REQUIREMENTS IN THE P ZONE (730.060) ARE AS FOLLOWS:  
FRONT YARD: 10 FEET. BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS. FOR PROPERTIES THAT FRONT ON AN ARTERIAL, THE MINIMUM SETBACK FROM THE RIGHT-OF-WAY SHALL BE 25 FEET. THE COMMUNITY AND ECONOMIC DEVELOPMENT AND PUBLIC WORKS DIRECTORS CAN THROUGH A TYPE I DECISION PROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN, THIS SETBACK.  
SIDE AND REAR YARDS: NONE EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF 20 FEET.

PROPOSED EASEMENT NOTE

AN EASEMENT FOR ACCESS AND PARKING WILL BE RESERVED BY THE GRANTOR ON THE DEED OF CONVEYANCE FROM PBMA PROPERTIES, LLC, TO FOOTHILLS CHRISTIAN SCHOOL ACROSS THE NORTH 62.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF LOTS 17 AND 32, PLAT OF VIEWCREST ADDITION, MOUNT VERNON, WASHINGTON PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80 FOR THE BENEFIT OF LOTS 1, 2, 3, 4, 5, AND 6, PLAT OF OLEARY'S ADDITION TO MOUNT VERNON, PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEYOR'S NOTE

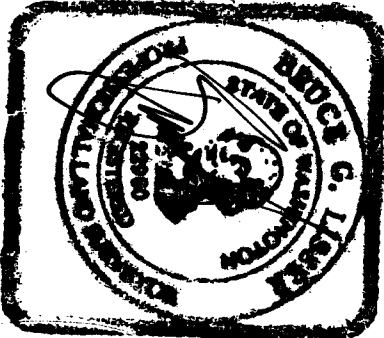
THIS BOUNDARY LINE ADJUSTMENT IS BEING PERFORMED TO CONSOLIDATE THE FOUR LOTS INTO ONE PARCEL. THE INTERIOR LINES WILL BE FOR DESCRIPTION PURPOSES ONLY AND WILL NO LONGER REPRESENT LOT LINES WITH RESPECT TO BUILDING SETBACK REQUIREMENTS, ETC.

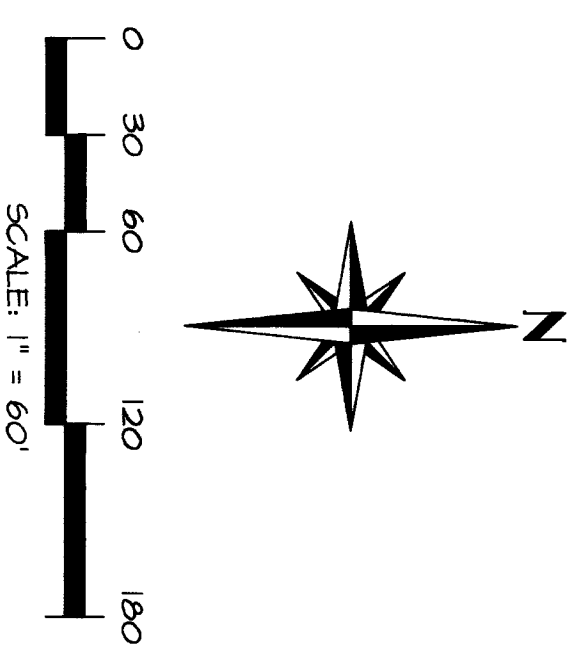
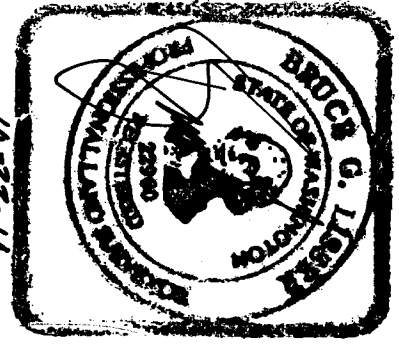
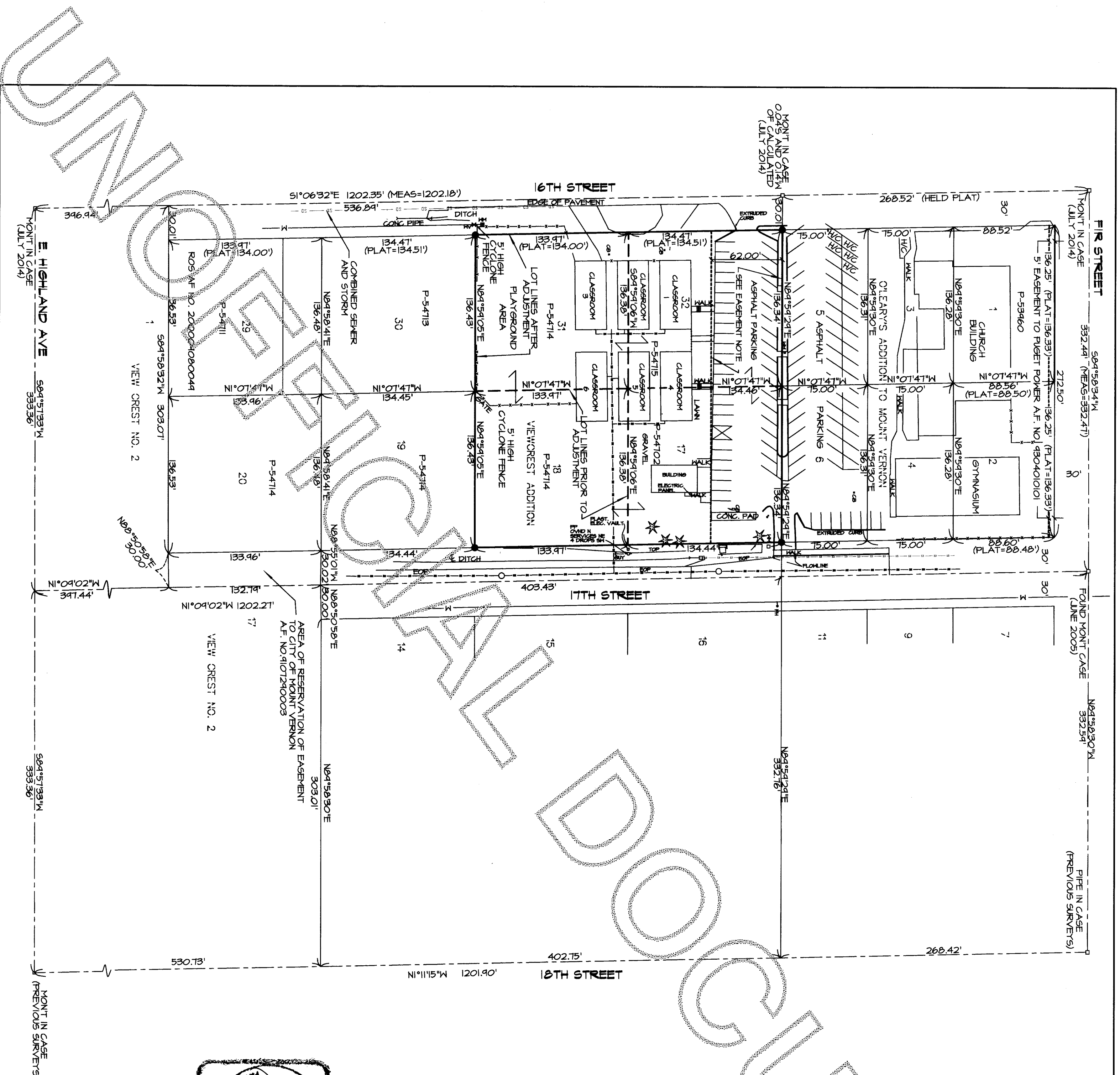
CITY OF MOUNT VERNON B/LA NO. PL-14-076

SURVEY IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, T. 34 N., R. 4 E., WM.

CITY OF MOUNT VERNON SKAGIT COUNTY, WASHINGTON FOR: PBMA PROPERTIES, LLC

FB:	PG:	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED	SURVEYING & LAND USE CONSULTATION	SKAGIT COUNTY, WASHINGTON	14-075 BLA/ROS





SHEET 3 OF 3  
CITY OF MOUNT VERNON BLA NO. PL-14-076  
DATE: 10/13/14  
SURVEY IN A PORTION OF THE  
NW 1/4 OF THE NE 1/4 OF  
SECTION 20, T. 34 N., R. 4 E., W.M.  
CITY OF MOUNT VERNON  
SKAGIT COUNTY, WASHINGTON  
FOR: FBMA PROPERTIES, LLC  
FB: LISSER & ASSOCIATES, PLLC SCALE: 1"=60'  
PG: SURVEYING & LAND-USE CONSULTATION  
MERIDIAN: ASSUMED MOUNT VERNON WA 98275 360-414-7442 14-075 BLAROS