

SKAGIT COUNTY JAIL SITE BLA PL15-002

Before BLA

PARCEL "A":
The South 20 rods of the North 30 rods of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the North 63 feet of the West 107 feet thereof, EXCEPT existing State Highway right of way, AND EXCEPT that portion thereof as conveyed by Perry G. Garberg to the State of Washington, by deed recorded under Auditor's File No. 485835, and lying Easterly of a line drawn parallel with and 100 feet Westerly when measured at right angles, from the centerline survey of Primary State Highway No. 1, Conway Jct. to Jct. with PSN No. 1 North of Burlington; all as shown on that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia and bearing date of approval October 7, 1952. ALSO EXCEPT that portion thereof conveyed to the State of Washington by Deed recorded under Auditor's File No. 756185 for highway purposes.
Situate in the County of Skagit, State of Washington.

PARCEL "B":
Lot 1, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East, W.M.;
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":
Lot 2, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East, W.M.;
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "D":
Lot 4, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East, W.M.;
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "E":
Lot 6, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East, W.M.;
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Conveyance Parcel

That portion of the South 20 rods of the North 30 rods of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East, W.M., Except the North 63 feet of the West 107 feet thereof, And Except existing state Highway Right-of-Way (Old Hwy 99), all of said portion lying westerly of the northerly extension of the east line of Lot 6, Skagit County Binding Site, Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington.

Containing 4.67 Acres, more or less.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

After BLA

PARCEL "A":
The South 20 rods of the North 30 rods of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East, W.M., Except the North 63 feet of the West 107 feet thereof, Except existing State Highway right of way, And Except that portion thereof as conveyed by Perry G. Garberg to the State of Washington, by deed recorded under Auditor's File No. 485835, and lying easterly of a line drawn parallel with and 100 feet westerly when measured at right angles, from the centerline survey of Primary State Highway No. 1, Conway Jct. to Jct. with PSN No. 1 North of Burlington; all as shown on that certain map of definite location now of record and on file in the office of the Director of Highways at Olympia and bearing date of approval October 7, 1952. Also Except that portion thereof conveyed to the State of Washington by Deed recorded under Auditor's File No. 756185 for highway purposes;

Also Except any portion thereof lying westerly of the northerly extension of the east line of Lot 6, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington.

Containing 3.53 Acres, more or less.

Situate in the County of Skagit, State of Washington.

PARCEL "B":
Lots 1, 2, 4 and 6, contiguous and combined, of Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter in Section 32, Township 34 North, Range 4 East, W.M.;
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Together With that portion of the South 20 rods of the North 30 rods of the Southwest Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 4 East, W.M., Except the North 63 feet of the West 107 feet thereof, And Except existing state Highway Right-of-Way (Old Hwy 99), all of said portion lying westerly of the northerly extension of the east line of Lot 6, Skagit County Binding Site Plan No. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington.

Containing 10.30 Acres, more or less.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EASEMENTS

A 30-foot wide easement, for ingress, egress, and utilities, is granted over, under, and across New Parcel B to benefit New Parcel A as shown on this Boundary Line Adjustment Survey Map. Reference Auditor's File Number 201502030108.

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas Corporation, Frontier Communications, Inc, and Comcast Cablevision, and their respective successors and assigns, under and upon the exterior ten (10) feet of west boundary line of New Parcel B as depicted hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

APPLICANT:

Marc L. Estvold
Skagit County
1800 Continental Place
Mount Vernon, WA 98273
(360) 770-3994
Mestvold@comcast.net

ADDRESSES:

NEW LOT A - 493 Suzanne Lane
NEW LOT B - xxx Suzanne Lane

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARMSEN & ASSOCIATES, INC.

SKAGIT COUNTY AUDITOR

BY DEPUTY

OWNER'S DECLARATION

I, the undersigned, do hereby make a Boundary Line Adjustment 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.

[Signature]

SKAGIT COUNTY
PRINTED NAME & TITLE: Tim Holleran, County Administrator

OLD 99, LLC
PRINTED NAME & TITLE: Patricia L. Smith, owner

SEE QUIT CLAIM DEED.
RECORDED UNDER AUDITOR'S FILE NUMBER 201502030107 FOR FULL SIGNATURES.

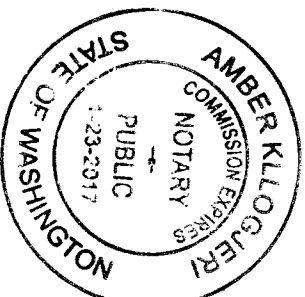
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I have satisfactory evidence that Tim Holleran is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the Administrator of Skagit County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan. 29, 2015

Signature: Amber Kloger

(Printed Name)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Residing at: Mount Vernon
My appointment expires: 1-23-2017



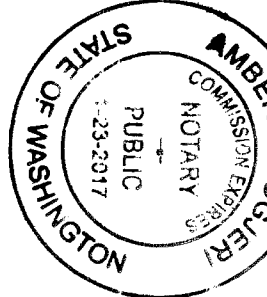
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I have satisfactory evidence that Patricia L. Smith is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the owner of the property to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan. 29, 2015

Signature: Amber Kloger

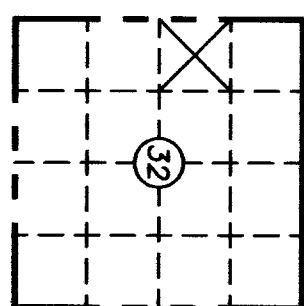
(Printed Name)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Residing at: Mount Vernon
My appointment expires: 1-23-2017



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Washington State Survey Recording Act at the request of Marc L. Estvold Architects, Inc., in December, 2014

Douglas R. Stager, PLS
Certificate No. 38704
01/26/15



X:\OAK HARBOR\14-122 SKAGIT JAIL SITE\15\DWG\14-122 SKAGIT JAIL BLA C3D14.DWG



201502030105

\$144.00

Skagit County Auditor
2/3/2015 Page 1 of 2 3:56PM

SKAGIT COUNTY JAIL SITE

BOUNDARY LINE ADJUSTMENT (PL15-002)

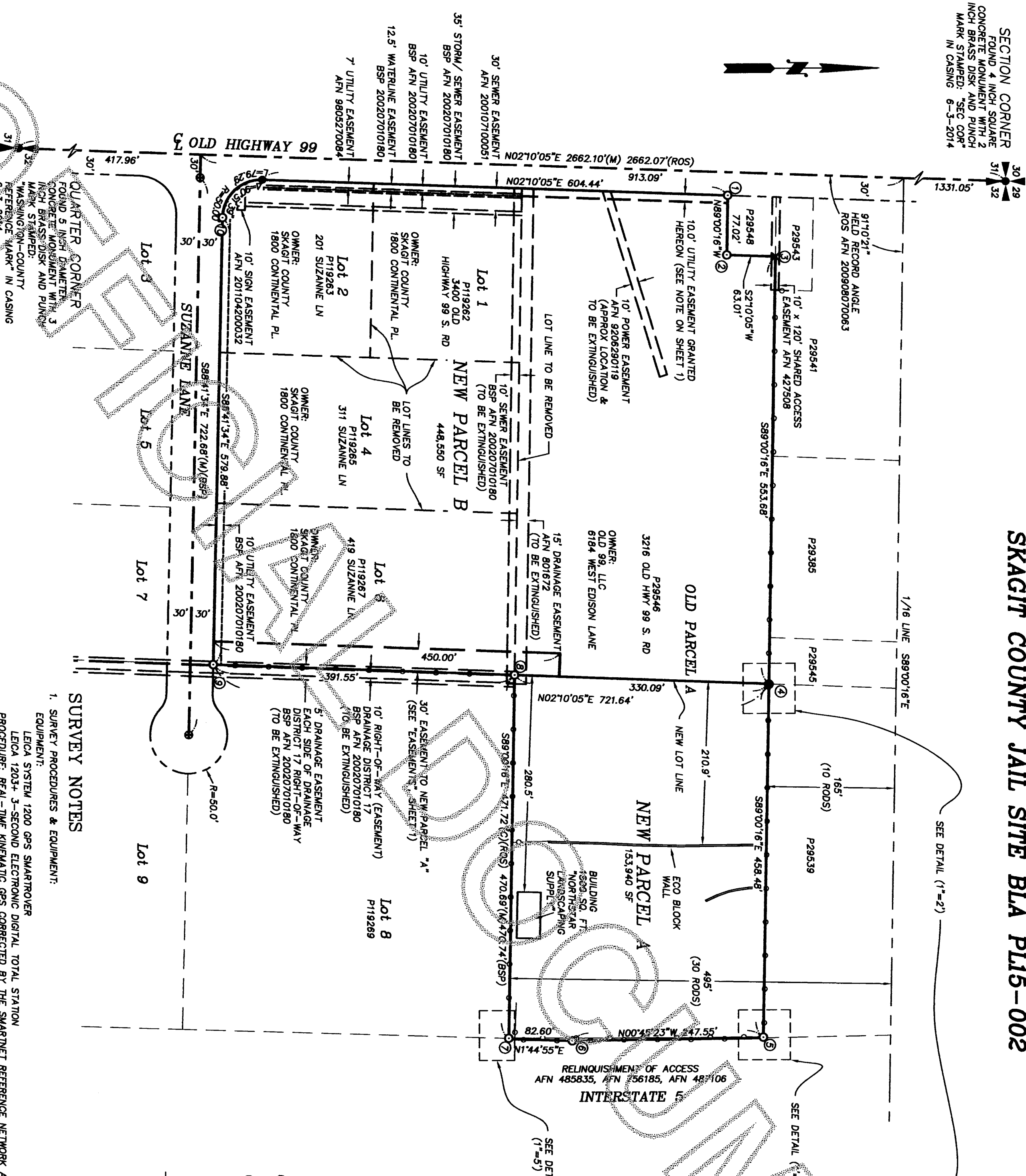
SCALE: 1" = N/A
DRAWN BY: DRS
JAN 15, 2015
REVIEWED:
F/B: LL
JOB# 14-122

HARMSEN
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: (360) 336-9199

SHEET 1 OF 2
DWG: 14-122 C3D14
S.T.R. INDEX
32 - 34N - 4E WM
SW 1/4, NW 1/4

SKAGIT COUNTY JAIL SITE BLA PL15-002

SECTION CORNER
FOUND 4 INCH SQUARE
CONCRETE MONUMENT WITH 2
INCH BRASS DISK AND PUNCH
MARK STAMPED: "SEC COR"
IN CASING 6-3-2014



FOUND POINT DESCRIPTIONS

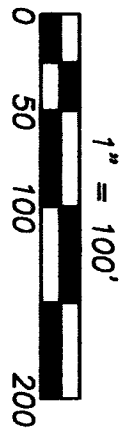
- FOUND 1/2" REBAR WITH ILLEGIBLE CAP
- FOUND 1/2" REBAR WITH ILLEGIBLE CAP
- FOUND "MAGNAIL WITH 1-3/4" WASHER STAMPED: "LISER ASSOC 22960"
- FOUND 1/2" REBAR WITH "SKA SURV 17851" CAP 0.53' EAST OF SET CORNER, DOES NOT REPRESENT SAME CORNER
- FOUND 5/8" REBAR WITH "MOMER 21520" CAP 0.8' WEST OF CALCULATED POSITION, ACCEPTED AS CORNER (SURVEY NOTE 4)
- FOUND 1/2" REBAR WITH "LISER ASSOC 22960" CAP
- FOUND 3/8" REBAR WITH "MOMER 21520" CAP 0.1' S & 1.0' W OF CALCULATED POSITION, ACCEPTED AS CORNER (SURVEY NOTE 4)
- FOUND 1/2" REBAR WITH "SKODJE 19645" CAP
- FOUND 1/2" REBAR WITH "SKODJE 19645" CAP

SURVEY NOTES

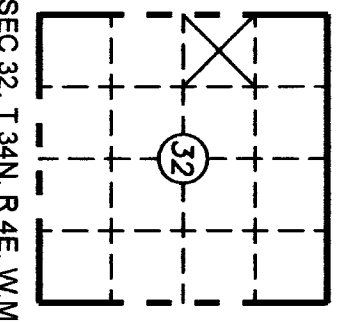
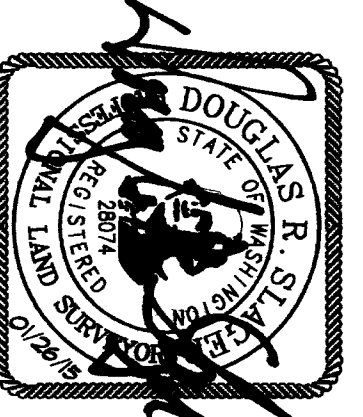
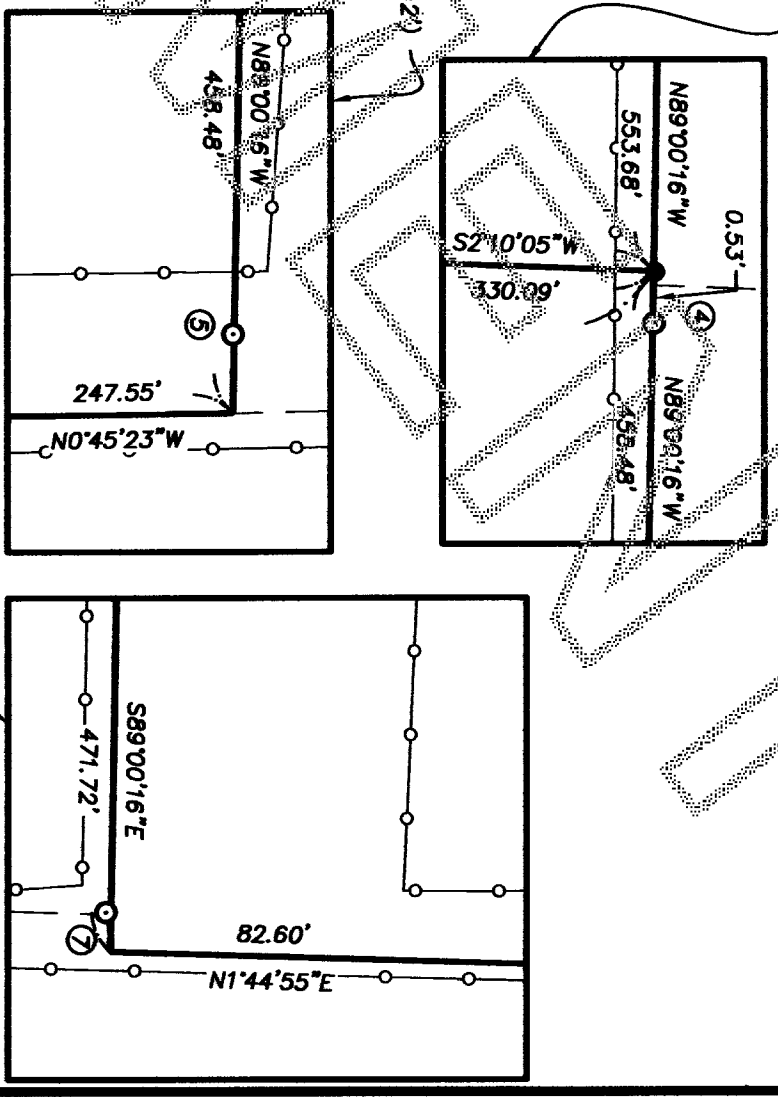
- SURVEY PROCEDURES & EQUIPMENT:
EQUIPMENT:
LEICA SYSTEM 1200 GPS SMARTPOVER
LEICA 1203+ 3-SECOND ELECTRONIC DIGITAL TOTAL STATION
PROCEDURE: REAL-TIME KINEMATIC GPS CORRECTED BY THE SMARTNET REFERENCE NETWORK AND
FIELD TRAVERSE USING EXISTING MONUMENTATION; ALL CONTROL ANGLES AND DISTANCES DOUBLE
MEASURED; MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 322-130-090.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS
REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS
SURVEY UNLESS OTHERWISE NOTED.
4. THE CALCULATED RIGHT-OF-WAY OF INTERSTATE 5 AS SHOWN HEREON IS BASED ON THAT
SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200908070063. THIS POSITION IS IN
CONFLICT WITH THAT BINDING SITE PLAN NO. L-99-0003, RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 200207010180, AND THAT SURVEY RECORDED UNDER SKAGIT COUNTY
AUDITOR'S FILE NO. 9810260085. DUE TO THE AMBIGUOUS NATURE OF THOSE WASHINGTON STATE
DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "JOHNSON ROAD TO BLACKBURN
ST.", DATED NOVEMBER 19, 1970 WHICH WAS THE COMMON SOURCE OF THE ABOVE MENTIONED
SURVEYS, THIS SURVEY ACCEPTS FOUND POINTS 5, 6, & 7 AS ADEQUATELY MONUMENTING THE
RIGHT-OF-WAY.
5. FOR ADDITIONAL TOPOGRAPHIC INFORMATION PERTAINING TO "NEW PARCEL B" DEPICTED HEREON,
REFER TO THAT ALTA/ACSA SURVEY PREPARED FOR MARG L ESTYOLD ARCHITECTS, INC., BY
HARSEN & ASSOCIATES, INC., PROJECT NO. 14-122, DATED JULY 1, 2014.

LEGEND

- DENOTES 1/2" REBAR WITH "M&M 28074" CAP SET THIS SURVEY
- ⊗ DENOTES FOUND 4 INCH SQUARE CONCRETE MONUMENT WITH 2 INCH BRASS DISK
IN CASING 6-3-2014
- DENOTES FOUND REBAR WITH CAP AS DESCRIBED HEREON
- × DENOTES FOUND "MAGNAIL WITH WASHER AS DESCRIBED HEREON
- (C) DENOTES CALCULATED BEARING AND DISTANCE
- (M) DENOTES MEASURED DISTANCE
- (BSP) DENOTES DISTANCE OF RECORD AS DEPICTED ON BINDING SITE PLAN NO.
L-99-0003, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200207010180
- (ROS) DENOTES DISTANCE OF RECORD AS DEPICTED ON THAT SURVEY RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 200908070063
- AFN REFERENCE TO SKAGIT COUNTY AUDITOR'S FILE NUMBER
- BSP REFERENCE TO THAT BINDING SITE PLAN NO. L-99-0003, RECORDED UNDER
SKAGIT COUNTY AUDITOR'S FILE NO. 200207010180
- DENOTES EXISTING FENCE



GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE, BY GPS
OBSERVATIONS, N 02° 10' 05" E ALONG THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 32, AS MONUMENTED AND SHOWN HEREON.



SKAGIT COUNTY JAIL SITE
BOUNDARY LINE ADJUSTMENT (PL15-002)

SCALE: 1" = 100'		SHEET 2 OF 2 DRAWN BY: JAH JAN 15, 2015 REVISION: F/B: LL	S.I.R. INDEX DWG: 14-122 C3014 32 - 34N - 4E WM SW 1/4, NW 1/4
603 SOUTH FIRST STREET MOUNT VERNON, WA 98273			
TEL: (360) 336-9199			
PROJECT NO. 14-122			