

OWNERS 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 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.

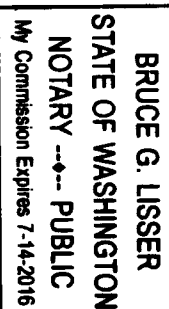
Lynn B. Strauss
LYNN B. STRAUSS, HUSBAND
Barbara A. Strauss
BARBARA A. STRAUSS, WIFE
Dennis D. Clancy
DENNIS D. CLANCY, HUSBAND
Betty Ann Clancy
BETTY ANN CLANCY, WIFE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, LYNN B. STRAUSS AND BARBARA A. STRAUSS, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

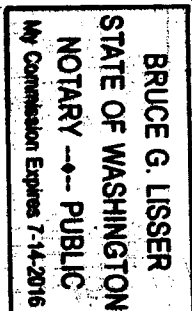
DATED: Dec 17, 2015



SIGNATURE *Bruce G. Lissner*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-2016
RESIDING AT Mount Vernon
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, DENNIS D. CLANCY AND BETTY ANN CLANCY, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec 29, 2015



SIGNATURE *Bruce G. Lissner*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-2016
RESIDING AT Mount Vernon

AUDITOR'S CERTIFICATE

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



Thomas G. Lissner
SKAGIT COUNTY AUDITOR
John B. Lissner
DEPUTY

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

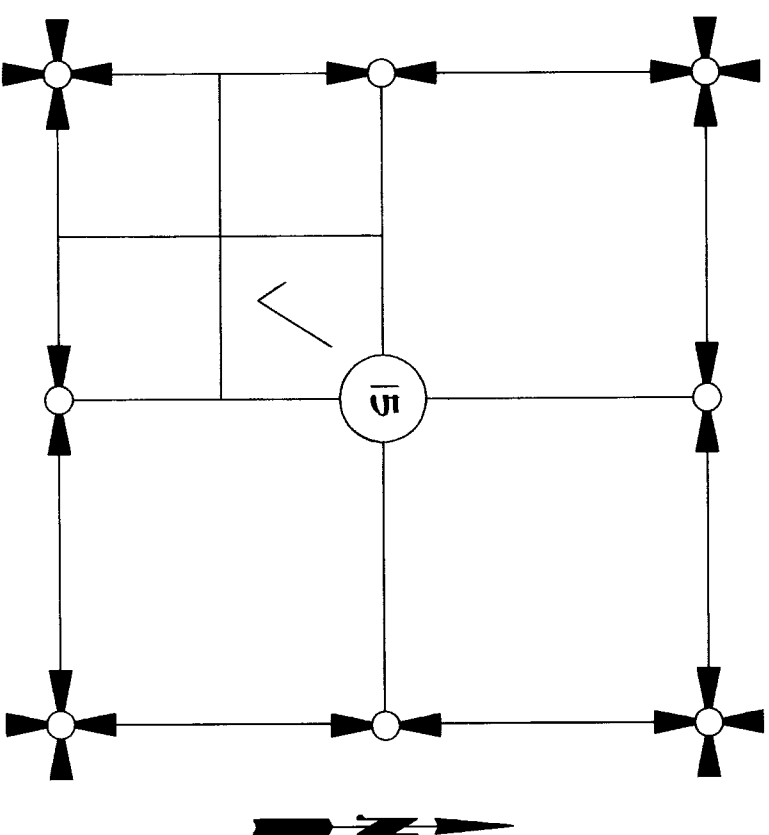
THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 6th DAY OF JANUARY, 2016

Bruce G. Lissner
PUBLIC WORKS DIRECTOR

SURVEYORS 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 LYNN B. STRAUSS AND BARBARA A. STRAUSS, HUSBAND AND WIFE, IN JULY 2015.

BRUCE G. LISSNER, PLLS, CERTIFICATE NO. 22960
DATE: Dec 16, 2015
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
P.O. BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSNER.COM



SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP
N.T.S.

SHEET 1 OF 3

DATE: 12/10/15

CITY OF MOUNT VERNON B.L.A. NO. PL-15-087

SURVEY IN A PORTION OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 15, T. 34 N., R. 4 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: LYNN AND BARBARA STRAUSS
AND DENNIS AND BETTY ANN CLANCY

FB: 361 Pg: 70
MERIDIAN: ASSIGNED
LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
360-419-7442
SCALE: 15-072 B.L.A.



201401070079 \$168.00
Skagit County Auditor
1/7/2015 Page 2 of 3 2:53PM

SURVEY DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT

LOT 10
LYNN B. STRAUSS AND BARBARA A. STRAUSS, HUSBAND AND WIFE,
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122906)

LOT 10, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST

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.

CONTAINING 7,794 SQ. FT.

LOT 11
DENNIS D. CLANCY AND BETTY ANN CLANCY, HUSBAND AND WIFE
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122907)

LOT 11, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST

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.

CONTAINING 36,082 SQ. FT.

SURVEY DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

LOT 10
LYNN B. STRAUSS AND BARBARA A. STRAUSS, HUSBAND AND WIFE,
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122906)

LOT 10, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST

TOGETHER WITH THAT PORTION OF LOT 11, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, SAID PLAT OF SPINNAKER COVE, DIVISION 2, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106,

THENCE SOUTH 87°55'20" EAST ALONG THE SOUTH LINE OF SAID LOT 11 FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 2°04'40" EAST FOR A DISTANCE OF 18.80 FEET;

THENCE NORTH 34°59'29" WEST FOR A DISTANCE OF 71.26 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF SAID LOT 11, ALSO BEING THE RIGHT-OF-WAY MARGIN OF NORTH 43RD PLACE;

THENCE ALONG SAID CURVE TO THE RIGHT, ALSO BEING ALONG SAID NORTHWESTERLY LINE OF LOT 11, CONCAVE TO THE NORTHWEST HAVING AN INITIAL TANGENT BEARING OF SOUTH 55°12'39" WEST, A RADIUS OF 134.02 FEET, THROUGH A CENTRAL ANGLE OF 1°16'57", AN ARC DISTANCE OF 3.00 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 11, ALSO BEING THE NORTHERLY MOST CORNER OF LOT 10 SAID PLAT OF SPINNAKER COVE, DIVISION NO. 2;

THENCE SOUTH 33°30'24" EAST ALONG THE LINE COMMON OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 41.70 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID LINE AT A POINT BEARING NORTH 0°29'15" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 0°29'15" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 34.99 FEET, MORE OR LESS, TO THE 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.

CONTAINING 8,600 SQ. FT.

LOT 11
DENNIS D. CLANCY AND BETTY ANN CLANCY, HUSBAND AND WIFE,
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-122907)

LOT 11, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST

EXCEPT THAT PORTION OF LOT 11, PLAT OF SPINNAKER COVE, DIVISION NO. 2, RECORDED MAY 18, 2005, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, SAID PLAT OF SPINNAKER COVE, DIVISION 2, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200505180106,

THENCE SOUTH 87°55'20" EAST ALONG THE SOUTH LINE OF SAID LOT 11 FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 2°04'40" EAST FOR A DISTANCE OF 18.80 FEET;

THENCE NORTH 34°59'29" WEST FOR A DISTANCE OF 71.26 FEET, MORE OR LESS, TO A POINT ON A NON-TANGENT CURVE ON THE NORTHWESTERLY LINE OF SAID LOT 11, ALSO BEING THE RIGHT-OF-WAY MARGIN OF NORTH 43RD PLACE;

THENCE ALONG SAID CURVE TO THE RIGHT, ALSO BEING ALONG SAID NORTHWESTERLY LINE OF LOT 11, CONCAVE TO THE NORTHWEST HAVING AN INITIAL TANGENT BEARING OF SOUTH 55°12'39" WEST, A RADIUS OF 134.02 FEET, THROUGH A CENTRAL ANGLE OF 1°16'57", AN ARC DISTANCE OF 3.00 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID LOT 11, ALSO BEING THE NORTHERLY MOST CORNER OF LOT 10 SAID PLAT OF SPINNAKER COVE, DIVISION NO. 2;

THENCE SOUTH 33°30'24" EAST ALONG THE LINE COMMON OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 41.70 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID LINE AT A POINT BEARING NORTH 0°29'15" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 0°29'15" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 34.99 FEET, MORE OR LESS, TO THE 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.

CONTAINING 36,082 SQ. FT.

NOTES

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 2260
o INDICATES EXISTING MONUMENT IN CASE
o INDICATES EXISTING MONUMENT IN CASE

2. DESCRIPTION, EASEMENT AND EXCEPTIONAL INFORMATION IS FROM LAND TITLE COMPANY REVISED SUBDIVISION GUARANTEE ORDER NO. 154026-5 DATED DECEMBER 1, 2015, AND QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. ~~201401070079~~ **201401070078** -----

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 20103070039, 20130210610101003, 200501100130, 200505180106, AND 200505180107

4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF SPINNAKER COVE DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 200505180106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

5. MERIDIAN: ASSUMED

6. BASIS OF BEARING: MONUMENTED CENTERLINE OF NORTH 43RD PLACE PER PLAT OF SPINNAKER COVE DIVISION 2
BEARING = (CHORD BEARING) NORTH 30°38'07" EAST

7. INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER

8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

9. THIS SURVEY WAS PREPARED AT THE REQUEST OF LYNN B. STRAUSS AND BARBARA A. STRAUSS, HUSBAND AND WIFE AND DENNIS D. CLANCY AND BETTY ANN CLANCY, HUSBAND AND WIFE, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.

10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER N.A.C. CHAPTER 332.130 (ROCKERY AND HEDGE ROWS). 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. FOR UTILITY INFORMATION ASSOCIATED WITH THE PLAT OF SPINNAKER COVE DIVISION 2, SEE AS-BUILT ENGINEERING DRAINAGES ON FILE WITH THE CITY OF MOUNT VERNON COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

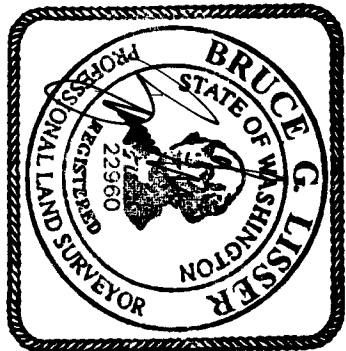
12. SITE ADDRESSES: LOT 10 1320 NORTH 43RD PLACE
LOT 11 1400 NORTH 43RD PLACE

13. ZONING: R-1, 4.0 SINGLE FAMILY RESIDENTIAL

14. PARCEL AREAS AFTER ADJUSTMENT:

LOT 10 = 8,600 SQ. FT.
LOT 11 = 36,082 SQ. FT.

15. MINIMUM LOT SIZE 7,500 SQ. FT.



SHEET 2 OF 3

DATE: 12/10/15

CITY OF MOUNT VERNON BLA NO. PL-15-087

SURVEY IN A PORTION OF THE

NE 1/4 OF THE SW 1/4 OF SECTION 15, T. 34 N., R. 4 E., WM.

SKAGIT COUNTY, WASHINGTON

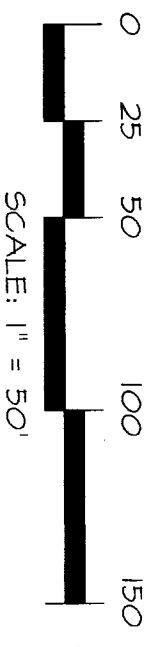
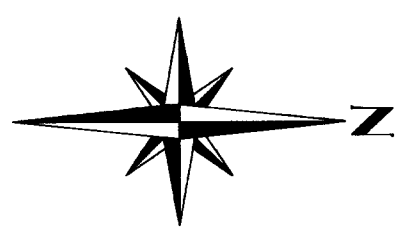
FOR: LYNN AND BARBARA STRAUSS
AND DENNIS AND BETTY ANN CLANCY

FB, 367 PG. TO

LISSNER & ASSOCIATES, PLLC SCALE:

MOUNT VERNON, WA 98215 509-415-1442 15-072 B.L.A.

- KEY
- REBAR SET WITH YELLOW CAP
ENSCRIBED: LISGER 20160
 - ⊙ EXISTING MOUNTMENT IN CASE
 - EXISTING REBAR FOUND PER PLAT



NUM	DELTA	ARC	RADIUS
C1	60°22'00"	114.87'	104.02'
C2	60°00'00"	104.96'	105.00'
C3	60°00'00"	85.18'	80.00'
C4	5°36'28"	13.12'	134.02'
C5	38°48'37"	90.78'	134.02'

