

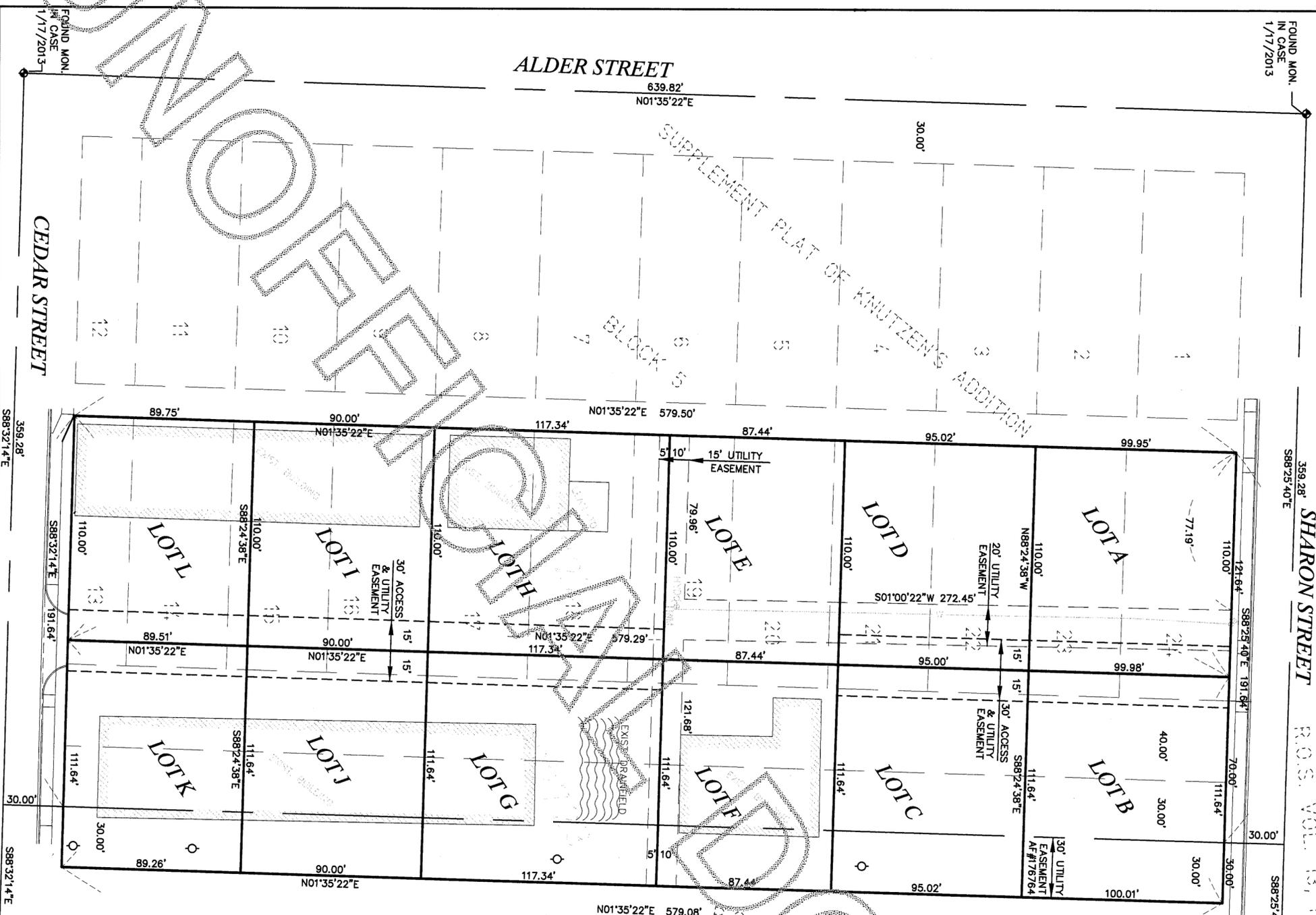
FOUND MON.  
IN CASE  
1/17/2013

359.28' SHARON STREET

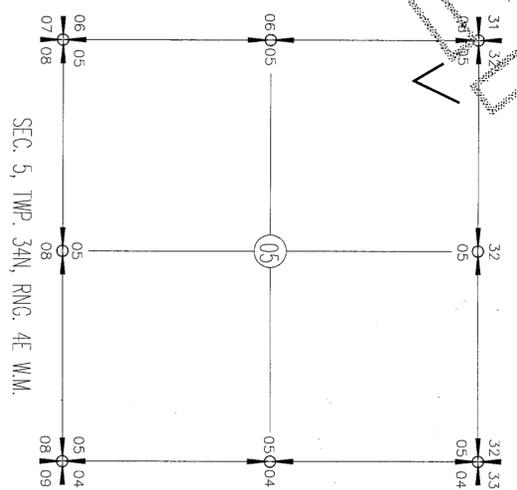
R.O.S. VOL. 131, PG. 111

20170315 008  
Skagit County Auditor  
2/15/2017 Page 1 of 2 2:09PM  
\$182.00

BY DEPUTY  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON



- NOTE:
1. THIS SURVEY ILLUSTRATES EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 352.160. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.
  2. THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  3. BASIS OF BEARING: SHORT PLAT NO. 2-84, RECORDED IN BOOK 7, PAGE 2, FIELD UNDER AUDITOR'S FILE NO. 8501310020. THE WEST LINE OF LOT 2 BEING S 01° 33' 33" W.
  4. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES) APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECONCILIATION BY THE LAND SURVEYOR.
  5. BOUNDARY LINES SHOWN AND COENERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF THIS PROPERTY.
  6. LOTS G, I, J, L AND K, IF HAVING BUILDINGS BUILT OVER NEWLY ADJUSTED PROPERTY LINES UNDER THIS BOUNDARY LINE ADJUSTMENT SHALL NOT BE OWNED SEPARATELY UNLESS THE STRUCTURE IS REMOVED OR RECONFIGURED TO FIT WITHIN THE SAID LOTS BOUNDARIES.



LEGAL DESCRIPTIONS (BEFORE BOUNDARY LINE ADJUSTMENT)  
LOTS 13 TO 24, INCLUSIVE, OF BLOCK 5, OF "SUPPLEMENT PLAT OF KNUTZEN'S ADDITION", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED WEST WALNUT STREET ADJACENT TO AND ABUTTING UPON SAID LOTS.

ALSO THAT PORTION OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY (NOW ABANDONED), AS SHOWN IN THE "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION", WHICH LIES BETWEEN THE SOUTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOT 24, EXTENDED EAST.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED DATED OCTOBER 27, 1980 AND RECORDED UNDER AUDITOR'S FILE NO. 8011240057, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- ⊕ FND CONC. MON./I.P. ON 01/22/13
- ⊙ FND R/C OR I.P. ON 01/17/13

OWNERS(S): F77722  
FREDRICKSON & GUNERUS LLC  
1020 CHIPPEWA STREET  
MOUNT VERNON, WA 98273

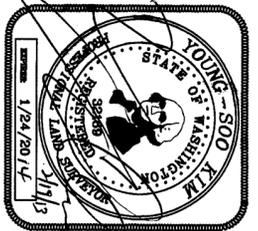
OWNERS(S): F77723  
FREDRICKSON & GUNERUS LLC  
1020 CHIPPEWA STREET  
MOUNT VERNON, WA 98273



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 ADAM WARE

JANUARY 2013



SURVEY EQUIPMENT & PROCEDURE  
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION IN JANUARY, 2013.

SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM

13011  
SUMMIT

LEGAL DESCRIPTIONS (AFTER BOUNDARY LINE ADJUSTMENT)

LOT A

Lot A of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C. Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot A as delineated on the face of said Survey.

LOT B

Lot B of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 23 and 24 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot B. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

LOT C

Lot C of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot C. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C.

LOT D

Lot D of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 21 and 22 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C. Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot D as delineated on the face of said Survey.

LOT E

Lot E of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots F and D and the West 15 feet of Lots B and C. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots F and D and the West 15 feet of Lots B and C. Subject to a non-exclusive easement for utilities over, under and across a 20-foot wide strip across a portion of said Lot E as delineated on the face of said Survey. Subject to a non-exclusive easement for utilities over, under and across a 10-foot wide strip across the South 10 feet of said Lot E.

LOT F

Lot F of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 19, 20 and 21 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot F. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots A and D and the West 15 feet of Lots B and C. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K. Subject to a non-exclusive easement for utilities over, under and across a 10-foot wide strip across the South 10 feet of said Lot F.

LOT G

Lot G of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 17, 18 and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot G. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K. Subject to a non-exclusive easement for utilities over, under and across a 5-foot wide strip across the North 5 feet of said Lot G.

LOT H

Lot H of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 17, 18 and 19 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot H. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K. Subject to a non-exclusive easement for utilities over, under and across a 5-foot wide strip across the North 5 feet of said Lot H.

LOT I

Lot I of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

LOT J

Lot J of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 15 and 16 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot J. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

LOT K

Lot K of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 13, 14 and 15 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; TOGETHER WITH those portions of vacated West Walnut Street and abandoned Pacific Northwest Traction Company right-of-way, delineated on the face of said Survey as lying within said Lot K. SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

LOT L

Lot L of Boundary Line Adjustment Survey recorded February \_\_\_\_\_, 2013 as Skagit County Auditor's File Number 201302 \_\_\_\_\_ being portions of Lots 13, 14 and 15 in Block 5 of "SUPPLEMENTAL PLAT OF KNUITZEN'S ADDITION" as per plat recorded in Volume 4 of Plats, Page 7, records of Skagit County, Washington; SUBJECT TO AND TOGETHER WITH a 30-foot wide non-exclusive access and utility easement delineated on the face of said Survey over, across and under the East 15 feet of Lots H, I and L and the West 15 feet of Lots G, J and K.

Skagit County Auditor  
2/15/2011 Paid  
\$192.00  
2 of 2 @.09PM

BY DEPUTY

