

W 1/4 COR  
SEC. 22-34-4  
PER RECORD

21922-1173.48  
FOUND MON  
CASED  
178.12 TO 1/16TH  
178.00 (MON TO MON)  
FOUND JUDY  
CASED  
30.00  
12" DI  
2703.20 W 89°12'57" W  
PER SEC 22  
PER RECORD

AUDITOR'S CERTIFICATE  
Filed for the record at the request of Legro & Associates, LLC.  
Skagit County Auditor  
3/28/2017 Page 1 of 1 \$168.00  
201703280046  
3:11:47AM

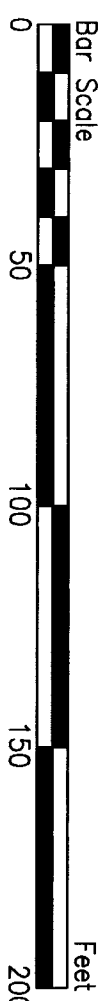
OWNER'S ADDRESS

Tract "C" of S/P MV-1-83  
Don & Colleen Stalcup  
4300 E. Division Street  
Mount Vernon, WA 98274  
Lot 4 of S/P LU-05-078  
Ston & Colleen Wade  
208 Lilly Lane  
Mount Vernon, WA 98274  
Lot 5 of S/P LU-05-078  
Epifanio Sedano  
214 Lilly Lane  
Mount Vernon, WA 98274

LEGEND

- PROP COR SET REBAR
- FOUND LISSER
- MON/REBAR "DS 9622"
- FOUND MON/JUDY CASED
- FOUND 1" IP
- W
- SS
- PERK-SD
- PCGFCO
- PP
- MH
- WM
- W
- CB
- FH
- PT
- Board Fence
- Sewer Manhole
- Water Meter
- Water Valve
- Catch Basin
- Fire Hydrant
- Power Transformer
- Sanitary Sewer Line
- Storm Drain Pipe
- Perforated Storm Drain Pipe
- Approx. Location Underground Power, Cable, Telephone, Gas & Fiber Optic
- Power Pole

PLAN  
Scale: 1" = 40'



Sheet 1 of 3 Sheets

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 in January, 2017 at the request of Don Stalcup.

LEGRO & ASSOCIATES, LLC  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

Denny D. Legro  
Denny D. Legro  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 3-16-17

RECORD OF SURVEY

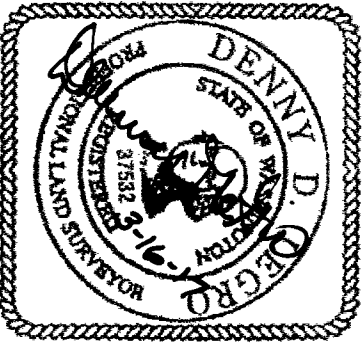
STALCUP, WADE & SEDANO BOUNDARY LINE ADJUSTMENT

LOT C, SHORT PLAT NO. MV-1-83  
LOTS 4 AND 5, SHORT PLAT NO. LU-05-078  
PTN NE 1/4 SW 1/4, SEC. 22, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

PL17-018

UTILITY NOTE:

The utilities depicted hereon have been reproduced from the "AS-CONSTRUCTED" engineering plans of the 6<sup>th</sup> Lot Short Plat No. LU-05-078 prepared by Ravnik & Associates, Inc., copy provided by the City of Mount Vernon, and from actual field location where visible during the course of this survey.



DONALD STALCUP LEGAL DESCRIPTION  
BEFORE BOUNDARY LINE ADJUSTMENT

Tract "C" of Short Plat No. MW-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, being a portion of the Southwest 1/4 of Section 22, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

DONALD STALCUP LEGAL DESCRIPTION  
AFTER BOUNDARY LINE ADJUSTMENT

Tract "C" of Short Plat No. MW-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, being a portion of the Southwest 1/4 of Section 22, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington; EXCEPT that portion thereof described as follows:

Beginning at the Southwest corner of Tract "C" of said Short Plat No. MW-1-83;  
thence N 1°45'39" E along the West line of said Tract "C", a distance of 214.52 feet;  
thence S 89°12'57" E along a line parallel to the South line of said Tract "C", a distance of 113.56 feet to the East line of said Tract "C";  
thence S 0°22'09" W, along the East line of said Tract "C", a distance of 214.50 feet to the Southeast corner thereof;  
thence N 89°12'57" W, along the South line of said Tract "C", a distance of 118.77 feet to the Point of Beginning.

STANLEY WADE LEGAL DESCRIPTION  
BEFORE BOUNDARY LINE ADJUSTMENT

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 34 North, Range 4 East, W.M.; described as follows:

Lot 4, as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

STANLEY WADE LEGAL DESCRIPTION  
AFTER BOUNDARY LINE ADJUSTMENT

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 34 North, Range 4 East, W.M.; described as follows:

Lot 4, as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington; TOGETHER WITH that portion of Tract "C" of Mount Vernon Short Plat No. MW-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, described as follows:

Commencing at the Southwest corner of said Tract "C", said point being also the Southeast corner of Lot 5 as delineated on said Mount Vernon Short Plat No. LU-05-078;  
thence N 1°45'39" E along the common line between said Tract "C" and Lot 5, a distance of 121.25 feet to the Southeast corner of said Lot 4 of Short Plat No. LU-05-078 and the True Point of Beginning of this property description;

STANLEY WADE AFTER LEGAL DESCRIPTION CONTINUED:

thence continuing N 1°45'39" E along the common line between said Tract "C" and Lot 4, a distance of 93.27 feet;

thence S 89°12'57" E along a line parallel to the South line of said Tract "C", a distance of 113.56 feet to the East line of said Tract "C";  
thence S 0°22'09" W, along the East line of said Tract "C", a distance of 93.26 feet, more or less, to a point at the intersection of the Easterly projection of the South line of said Lot 4 and the East line of said Tract "C";  
thence N 89°12'57" W, a distance of 115.82 feet to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

EPIFANIO SEDANO LEGAL DESCRIPTION  
BEFORE BOUNDARY LINE ADJUSTMENT

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 34 North, Range 4 East, W.M.; described as follows:

Lot 5, as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, records of Skagit County, Washington, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

EPIFANIO SEDANO LEGAL DESCRIPTION  
AFTER BOUNDARY LINE ADJUSTMENT

That portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 34 North, Range 4 East, W.M.; described as follows:

Lot 5, as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, records of Skagit County, Washington, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington; TOGETHER WITH that portion of Tract "C" of Mount Vernon Short Plat No. MW-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, described as follows:

Beginning at the Southwest corner of said Tract "C", said point being also the Southeast corner of Lot 5 as delineated on said Mount Vernon Short Plat No. LU-05-078;

thence N 1°45'39" E along the common line between said Tract "C" and Lot 5, a distance of 121.25 feet to the Northeast corner of said Lot 5;

thence S 89°12'57" E along a line parallel to the South line of said Tract "C", a distance of 115.82 feet to the East line of said Tract "C";

thence S 0°22'09" W, along the East line of said Tract "C", a distance of 121.24 feet to the Southeast corner thereof;

thence N 89°12'57" W, along the South line of said Tract "C", a distance of 118.77 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

OWNER'S 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 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:

Donald L. Stalcup

Colleen J. Skidcup

Stanley D. Wade

Colleen E. Wade

Epifanio Sedano

NORTHWEST PLUS CREDIT UNION

Signature

Signature

Lydia Gurd

Print Name

Loan Officer

Print Title



Skagit County Auditor  
3/29/2017 Page 2 of 3 3:11:47AM

CITY PUBLIC WORKS DIRECTOR

This Boundary Line Adjustment map has been reviewed and is hereby approved this 17th day of MARCH, 2017.

Signature of City Public Works Director

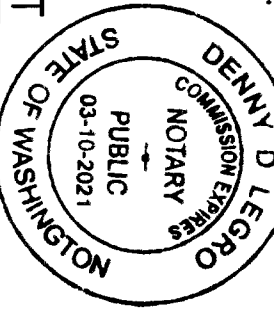
ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me Donald L. Stalcup & Colleen J. Stalcup, husband & wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of MARCH, 2017.

Signature of Notary Public in and for the State of Washington residing at Mount Vernon



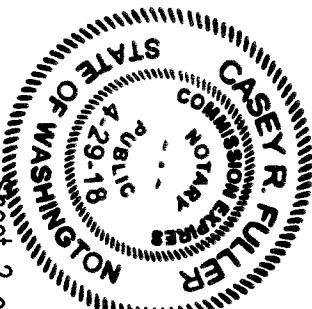
ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

This is to Certify that on this 20th day of MARCH, 2017 before me, the undersigned, a Notary Public, personally appeared Lyndee Gurd and Loan Officer, respectively, of Northwest Plus Credit Union, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Signature of Notary Public in and for the State of Washington residing at Burlington

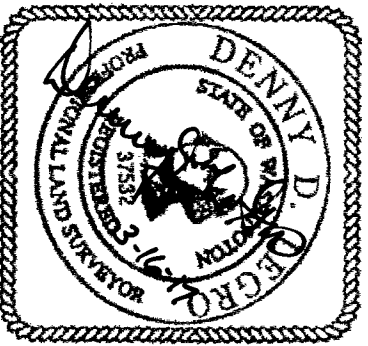


RECORD OF SURVEY

PL17-018

STALCUP, WADE & SEDANO BOUNDARY LINE ADJUSTMENT

LOT C, SHORT PLAT No. MW-1-83  
LOTS 4 AND 5, SHORT PLAT No. LU-05-078  
PTN NE 1/4 SW 1/4, SEC. 22, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



NOTES

1. Legal Descriptions for this survey have been taken from Quit Claim Deeds for Boundary Line Adjustments as follows:

PARCEL "X":

Quit Claim Deed from Donald L. Stalcup and Colleen J. Stalcup, husband and wife, to Stanley D. Wade and Coleen E. Wade, husband and wife, by that instrument dated 03-17, 2017, and recorded 03-28, 2017 under Auditor's File No. 201703280045, records of Skagit County, Washington.

PARCEL "Y":

Quit Claim Deed from Donald L. Stalcup and Colleen J. Stalcup, husband and wife, to Epifanio Sedano, as his separate property, by that instrument dated 03-17, 2017, and recorded 03-28, 2017 under Auditor's File No. 201703280045, records of Skagit County, Washington.

2. Basis of Bearing: the North line of the SW 1/4 of Section 22, Township 34 North, Range 4 East, W.M. (centerline of East Division Street) as being N 89°12'57" W based upon existing monumentation.

3. Survey Method: Field Traverse  
Instrumentation: TOPCON PS-103  
Theodolite: Minimum Resolution/Accuracy 3"  
E.D.M.: Accuracy ± (1.55mm + 2ppm)

4. Meridian: Assumed.

5. Distances shown are in feet and decimals of a foot.

6. Subdivision Guarantee for this Boundary Line Adjustment issued by First American Title Insurance Company as prepared by Guardian Northwest Title Company of Skagit County Order No. 113371, effective date January 27, 2017 at 8:00 A.M.

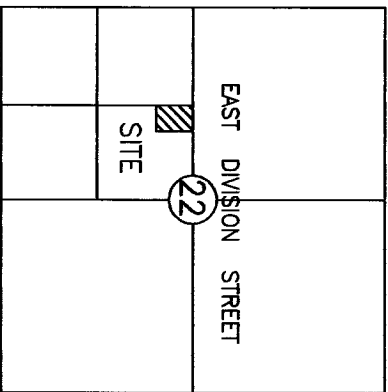
7. Title Exceptions as disclosed by said Subdivision Guarantee Order No. 113371 under Schedule "B-1" as follows:

A. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies, notes, provisions, and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey: Short Plat No. MW-1-83 recorded April 27, 1983 under Skagit County Auditor's File No. 8304270013.  
B. Standard Participation Contract, (regarding sewers), including the terms and conditions thereof between the City of Mount Vernon, a municipal corporation, and Keith Johnson by that instrument dated April 29, 1983 and recorded May 2, 1983 under Skagit County Auditor's File No. 8305020020.  
C. Easement, including the terms and provisions thereof in favor of George Jepson, Grantee, for perpetual easement for road purposes upon the East 20 feet of the North 170 feet of Tract C of Short Plat No. MW-1-83, by that instrument recorded January 14, 1948 under Skagit County Auditor's File No. 413355.

8. In accordance with WAC 332-130-050, this survey has depicted existing improvements which may indicate encroachment, lines of possession or conflict of title. Occupational indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.

LOT AREAS

LOT "C" S/P MW-1-83 Before BLA = 57,792 Sq. Ft.  
= 1.33 Acres  
LOT "C" S/P MW-1-83 After BLA = 32,876 Sq. Ft.  
= 0.75 Acres  
LOT 4 S/P LU-05-078 Before BLA = 13,500 Sq. Ft.  
= 0.31 Acres  
LOT 4 S/P LU-05-078 After BLA = 24,196 Sq. Ft.  
= 0.56 Acres  
LOT 5 S/P LU-05-078 Before BLA = 13,500 Sq. Ft.  
= 0.31 Acres  
LOT 5 S/P LU-05-078 After BLA = 27,720 Sq. Ft.  
= 0.64 Acres



VICINITY MAP

(Not to Scale)  
Sec. 22, T. 34 N., R. 4 E.

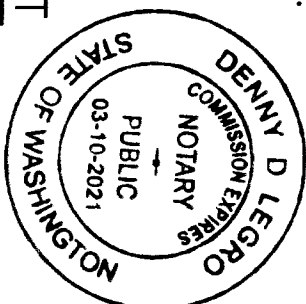
ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day, personally appeared before me Stanley D. Wade & Colleen E. Wade, husband & wife, to me known to be the individual who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 19<sup>TH</sup> day of MARCH, 2017.

Stanley D. Wade  
Notary Public in and for the State of WASHINGTON,  
residing at Mount Vernon



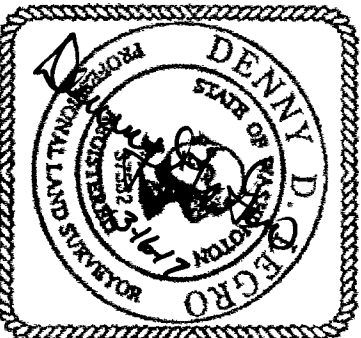
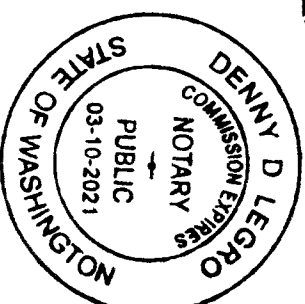
ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me Epifanio Sedano, as his separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 19<sup>TH</sup> day of MARCH, 2017.

Epifanio Sedano  
Notary Public in and for the State of WASHINGTON,  
residing at Mount Vernon



RECORD OF SURVEY

PL17-018

STALCUP, WADE & SEDANO BOUNDARY LINE ADJUSTMENT

LOT C, SHORT PLAT No. MW-1-83  
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MOUNT VERNON, SKAGIT COUNTY, WASHINGTON