

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.

WOODSIDE 1 AND 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]  
PRINT NAME: Bruce G. Lissner  
TITLE: Manager

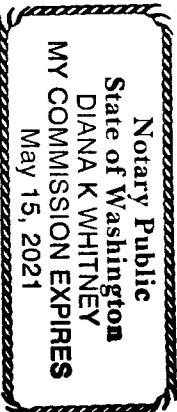
WOODSIDE PUD COMMUNITY ASSOCIATION, ALSO KNOWN AS THE WOODSIDE HOMEOWNERS ASSOCIATION

BY: [Signature]  
PRINT NAME: Michael D. Gearty  
TITLE: PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

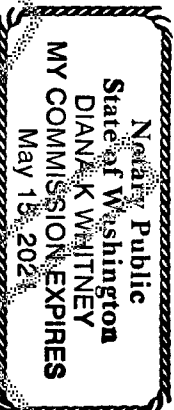
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diana D. Gearty SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF WOODSIDE 1 AND 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: JULY 17<sup>th</sup>, 2017



SIGNATURE [Signature]  
NOTARY PUBLIC DIANA K. WHITNEY  
MY APPOINTMENT EXPIRES 15 MAY 2021  
RESIDING AT Bow

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Diana D. Gearty SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PRESIDENT OF WOODSIDE PUD COMMUNITY ASSOCIATION, ALSO KNOWN AS THE WOODSIDE HOMEOWNERS ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: JULY 17<sup>th</sup>, 2017



SIGNATURE [Signature]  
NOTARY PUBLIC DIANA K. WHITNEY  
MY APPOINTMENT EXPIRES 15 MAY 2021  
RESIDING AT Bow

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.  
FILED FOR RECORD THIS 25 DAY OF JULY, 2017 AT 44 MINUTES  
PAST 2 O'CLOCK P.M. IN VOLUME 17 OF SURVEYS ON  
PAGE(S) 2 UNDER AUDITORS' FILE NO. 2017072500-78  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]  
SKAGIT COUNTY AUDITOR

DEPUTY [Signature]

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 24<sup>th</sup> DAY OF JULY, 2017.

[Signature]  
PUBLIC WORKS DIRECTOR

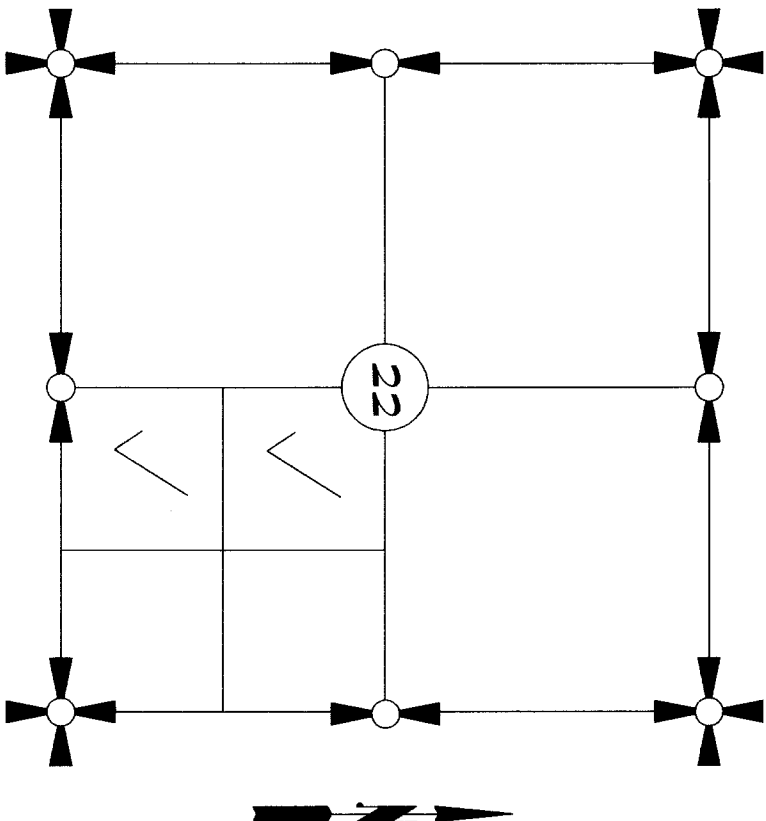
THIS BOUNDARY LINE ADJUSTMENT IS NOT FOR THE PURPOSE OF CREATING ADDITIONAL BUILDING LOTS.

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 WOODSIDE 1 AND 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN JUNE 2017.

BRUCE G. LISSNER, PLS, CERTIFICATE NO. 22960  
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

DATE: JULY 14, 2017



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
VICINITY MAP  
N.T.S.

SHEET 1 OF 3

LU-07-004

DATE: 6/19/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO LU-17-

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., N.M.  
MOUNT VERNON, WASHINGTON  
FOR: WOODSIDE 1 & 2, LLC & WOODSIDE HOMEOWNERS ASSOC.

FB: PG: LISSNER & ASSOCIATES, PLLC SCALE:  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442 04-03216 LOT 33  
MERIDIAN: ASSUMED



LOT 33 PRIOR TO BOUNDARY LINE ADJUSTMENT

WOODSIDE I AND 2, A WASHINGTON LIMITED LIABILITY COMPANY PARCEL DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT (SKAGIT COUNTY ASSESSORS PARCEL NUMBER P-133367)

LOT 33, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", RECORDED, JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025.

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.

LOT 33 AFTER BOUNDARY LINE ADJUSTMENT

LOT 33, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", RECORDED, JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025.

TOGETHER WITH THAT PORTION OF TRACT 947, SAID "PLAT OF WOODSIDE PUD DIVISION 1 AND 2", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 33, SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, BEING A COMMON CORNER WITH LOT 32 OF SAID PLAT;

THENCE SOUTH 41°21'16" EAST ON A SOUTHEASTERLY PROJECT OF THE COMMON LINE BETWEEN SAID LOTS 32 AND 33 FOR A DISTANCE OF 8.21 FEET;

THENCE NORTH 46°23'23" EAST FOR A DISTANCE OF 17.84 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 33;

THENCE NORTH 84°27'56" WEST ALONG SAID SOUTH LINE OF LOT 33 FOR A DISTANCE OF 11.25 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID LINE AT A POINT BEARING NORTH 48°38'44" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 48°38'44" WEST ALONG A SOUTHERLY LINE OF SAID LOT 33 FOR A DISTANCE OF 450 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.

TRACT 947 PRIOR TO BOUNDARY LINE ADJUSTMENT

WOODSIDE PUD COMMUNITY ASSOCIATION, ALSO KNOWN AS THE WOODSIDE HOMEOWNERS ASSOCIATION PARCEL

DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT (SKAGIT COUNTY ASSESSORS PARCEL NO. P-133331)

TRACT 947, "PLAT OF WOODSIDE PUD DIVISION 1 AND 2", RECORDED, JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025.

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.

TRACT 947 AFTER BOUNDARY LINE ADJUSTMENT

TRACT 947, "PLAT OF WOODSIDE PUD DIVISION 1 AND 2", RECORDED, JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025.

EXCEPT THAT PORTION OF SAID TRACT 947, "PLAT OF WOODSIDE PUD DIVISION 1 AND 2", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 33, SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, BEING A COMMON CORNER WITH LOT 32 OF SAID PLAT;

THENCE SOUTH 41°21'16" EAST ON A SOUTHEASTERLY PROJECT OF THE COMMON LINE BETWEEN SAID LOTS 32 AND 33 FOR A DISTANCE OF 8.21 FEET;

THENCE NORTH 46°23'23" EAST FOR A DISTANCE OF 17.84 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 33;

THENCE NORTH 84°27'56" WEST ALONG SAID SOUTH LINE OF LOT 33 FOR A DISTANCE OF 11.25 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID LINE AT A POINT BEARING NORTH 48°38'44" EAST FROM THE POINT OF BEGINNING;

THENCE SOUTH 48°38'44" WEST ALONG A SOUTHERLY LINE OF SAID LOT 33 FOR A DISTANCE OF 450 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.

NOTES

- 1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED L1SSER 22460
  - o INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
  - o INDICATES EXISTING MONUMENT IN CASE

- 2. DESCRIPTION, EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEES, ORDER NUMBER 01-16330-F DATED MAY 23, 2017 AND QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201707250079

- 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 REPORT, WHICH LIST THE FOLLOWING DOCUMENTS 201608100036, 514230, 8408100036, 8503140025, 200005030063, 200104180045, 20061210207, 201510140051, 201607180127, 2016021010007, 201603210161, 201604190058, 4611400497, 8807140004, 200512040118, 20151030042, 201607210024, 201607210025, 201607210026. (SEE PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2 FOR ASSISTANCE WITH LOCATIONS OF THE ABOVE-REFERENCED DOCUMENTS).

- 4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF WOODSIDE PUD DIVISION 1 AND 2, RECORDED UNDER AUDITOR'S FILE NO. 201607210025, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

- 5. MERIDIAN: ASSUMED

- 6. BASIS OF BEARING: MONUMENTED CENTERLINE OF ALPINE VIEW DRIVE BEARING = SOUTH 27°35'42" EAST

- 7. INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER

- 8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 9. THIS SURVEY WAS PREPARED AT THE REQUEST OF WOODSIDE I AND 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.

- 10. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER M.A.C. CHAPTER 332.130.

- 11. LOCATIONS OF EXISTING UTILITIES ARE BASED UPON AS-BUILT DRAWINGS OF OBSERVABLE UTILITY LINES AND CITY OF MOUNT VERNON RECORDS. UNDERGROUND OR 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:

GAS (-C-)	CASCADE NATURAL GAS CO.
360-336-6155	
WATER (-M-)	SKAGIT COUNTY PUD. 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
360-571-6140	
ELECTRICAL (-P-)	PUGET SOUND ENERGY
360-336-4604	
TELEVISION (-T-)	COMCAST
360-527-8243	

ALL OF THE UNDERGROUND UTILITY COMPANIES SHOWN HEREON WILL PROVIDE UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND/OR OMISSIONS; THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTOR OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. UTILITY LINES SHOWN HEREON ARE BASED UPON READILY VISIBLE LOCATIONS AND/OR UTILITY COMPANY RECORDS, NO PRE-MARKS WERE REQUESTED

- 12. SITE ADDRESS AND ASSESSOR'S PARCEL NUMBERS:  
LOT 33 4704 WOODSIDE LANE P-133267  
TRACT 947 WOODSIDE LANE P-133331

- 13. ZONING: R-14.0 WOODSIDE PUD

- 14. PARCEL AREAS:  
LOT 33  
PRIOR TO BOUNDARY LINE ADJUSTMENT = 5,208 SQ. FT.  
AFTER BOUNDARY LINE ADJUSTMENT = 5,317 SQ. FT.

- TRACT 947  
PRIOR TO BOUNDARY LINE ADJUSTMENT = 10,584 SQ. FT.  
AFTER BOUNDARY LINE ADJUSTMENT = 10,480 SQ. FT.

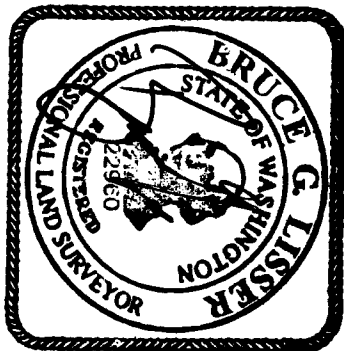
- 15. SEE PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2 REGARDING MINIMUM LOT SIZES.
- 16. MINIMUM BUILDING SETBACK REQUIREMENTS IN THE PLAT OF WOODSIDE PUD DIVISION 1 AND 2 ARE AS FOLLOWS:  
  
FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE. ACCESS EASEMENTS OR BACK OF YARD EASEMENTS, THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM THE BACK OF SIDEWALK, PROPERTY LINE OR ACCESS EASEMENT.

REAR YARD: NOT LESS THAN 10 FEET.  
ADDITIONAL IMPROVEMENTS, OTHER THAN LANDSCAPING MAY BE BUILT WITHIN THE DRAINAGE EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, SHEDS, STRUCTURES, PATIOS, PAVEMENT, ETC.

SIDE YARD: THE SIDE YARD SETBACK SHALL BE A MINIMUM OF 5 FEET.

ALLOWING HOWEVER THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE.

TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE, OR THE INSTALLATION OF FENCES AND/OR SCREENING HEDGES WILL BE REQUIRED.



7-14-17

SHEET 2 OF 3

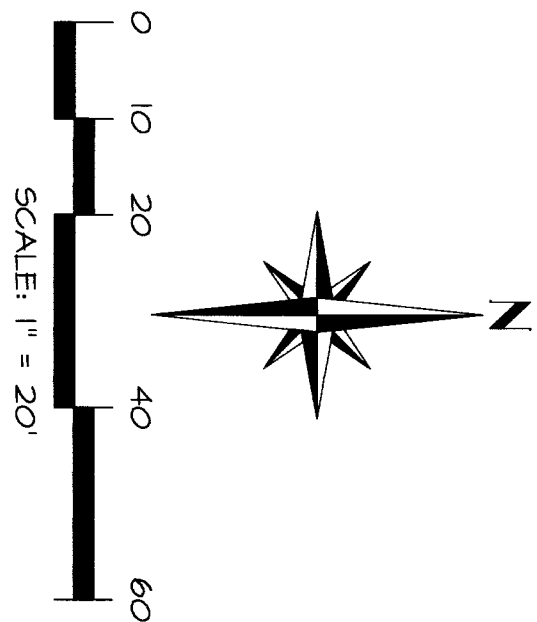
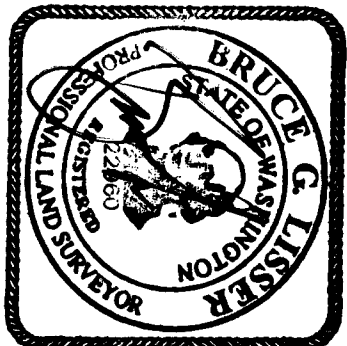
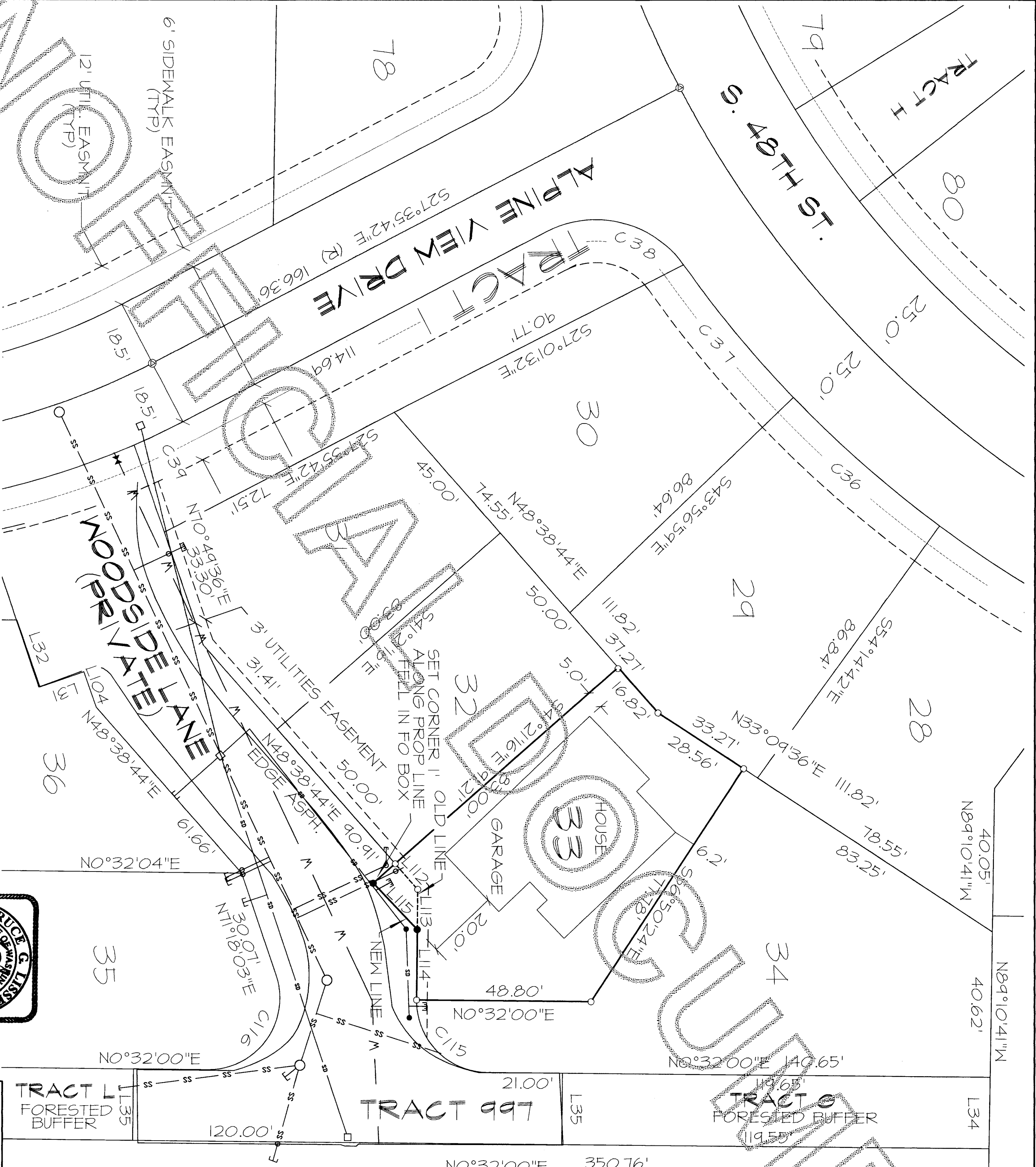
DATE: 6/19/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO LV-17-

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., M.M. MOUNT VERNON, WASHINGTON FOR: WOODSIDE I & 2, LLC & WOODSIDE HOMEOWNERS ASSOC.			
FB:	PO:	L1SSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 04-03216 LOT 33

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N48°10'24"W	13.00'
L32	N70°49'36"E	19.83'
L35	S89°27'56"E	20.00'
L104	S70°49'36"W	10.42'
L112	N48°38'44"E	9.50'
L113	S89°27'56"E	11.25'
L114	S89°27'56"E	19.69'
L115	N46°23'23"E	17.89'

CURVE TABLE			
NUM	DELTA	ARC	RADIUS
C36	9°35'24"	54.40'	325.00'
C37	8°30'04"	48.23'	325.00'
C38	8°20'05.2"	43.01'	30.00'
C39	3°57'34"	15.10'	218.50'
C115	90°00'04"	31.42'	20.00'
C116	104°13'57"	38.13'	20.00'



SHEET 3 OF 3 DATE: 6/16/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO LU-17-

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF  
SECTION 22, T. 34 N., R. 4 E., N.M.  
MOUNT VERNON, WASHINGTON  
FOR: WOODSIDE 1 & 2, LLC & WOODSIDE HOMEOWNERS ASSOC.

FB: 379 PG: LISSNER & ASSOCIATES, PLLC SCALE: 1" = 20'  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98213 360-419-1442 04-03216 LOT 33