

OWNER'S CONSENT AND DEDICATION

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.

Melissa Iverson Johnson
MELISSA IVERSON JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK A. IVERSON (DECEASED)

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, MELISSA IVERSON JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK A. IVERSON (DECEASED), IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 30, 2017

SIGNATURE *Leslie Ann Brown*
NOTARY PUBLIC
MY APPOINTMENT EXPIRES Nov. 18, 2018
RESIDING AT Boyle Co, Kentucky



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF September 2017 AT 5:50 MINUTES PAST 9 O'CLOCK A.M./P.M. IN VOLUME OF SURVEYS ON PAGE(S) UNDER AUDITOR'S FILE NO. 201709010052 RECORDS OF SKAGIT COUNTY, WASHINGTON

James Ferguson
SKAGIT COUNTY AUDITOR

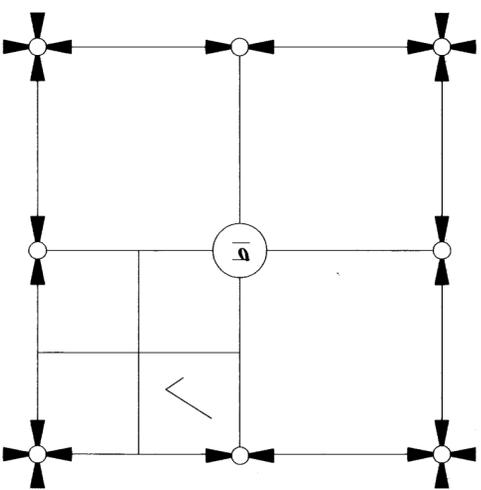
CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR APPROVAL

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 7 DAY OF SEPTEMBER, 2017.

[Signature]
PUBLIC WORKS DIRECTOR



201709070052 \$188.00
Skagit County Auditor 9/7/2017 Page 1 of 3 3:55PM



SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP

SHEET 1 OF 3

DATE: 7/17/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. PL-17-096

SURVEY IN A PORTION OF GOVERNMENT LOT 7 SECTION 19, T. 34 N., R. 4 E., N.M. CITY OF MOUNT VERNON SKAGIT COUNTY, WASHINGTON FOR: ESTATE OF MARK IVERSON (DECEASED)

FB: MERIDIAN: ASSUMED
PO: LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273
SCALE: DWG: 17-044 BLA

FILED

DO NOT WRITE

SURVEYOR'S CERTIFICATE

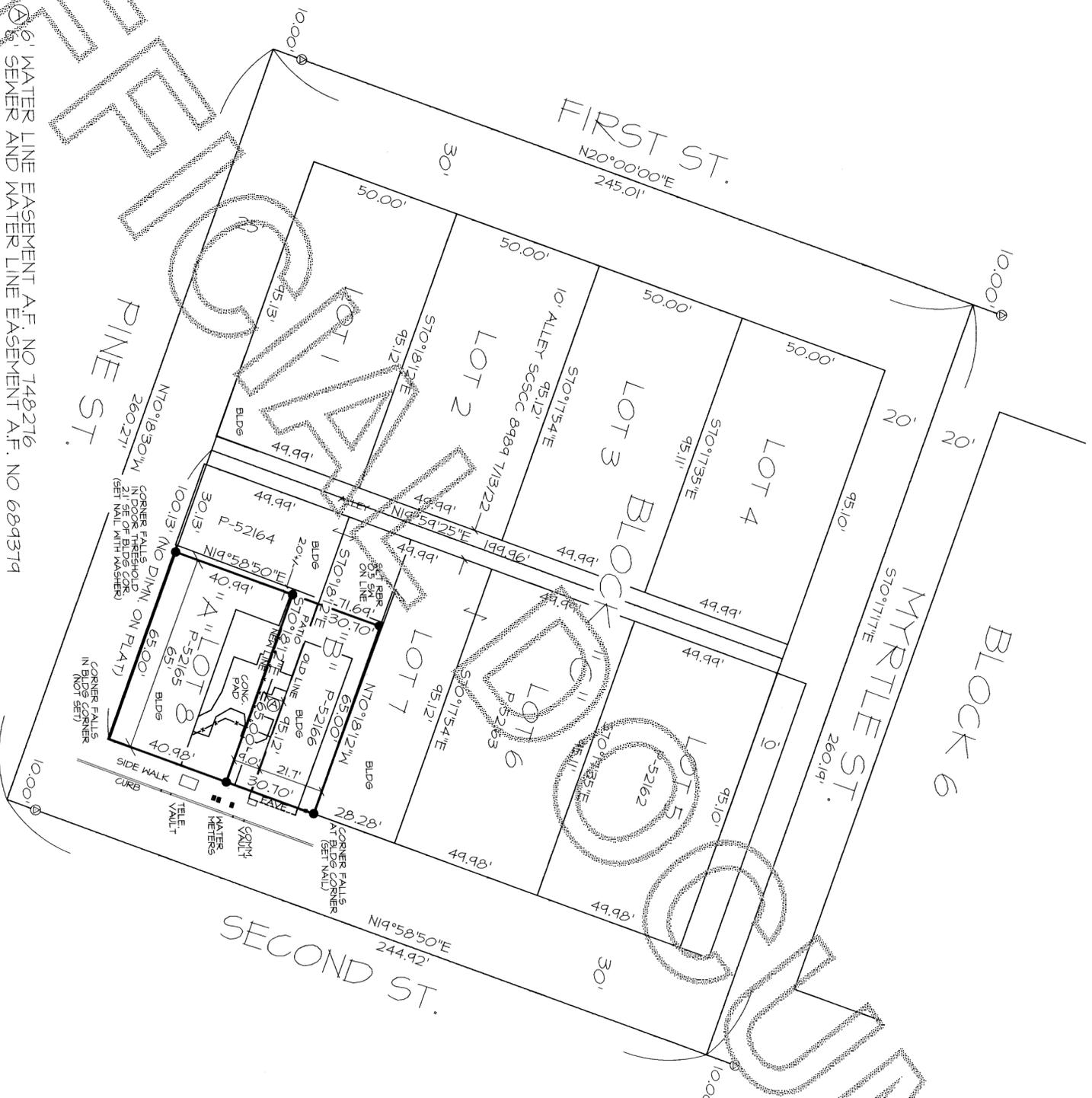
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MELISSA IVERSON JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK A. IVERSON (DECEASED), IN JULY, 2017.

DATE: Aug. 29, 2017

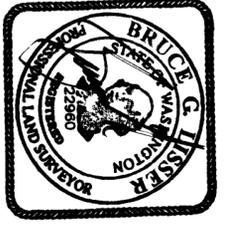
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 WILLAMUKE STREET
P.O. BOX 1104
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: BRUCE@LISSER.COM



UNOFFICIAL



6' WATER LINE EASEMENT A.F. NO 148216
 8' SEWER AND WATER LINE EASEMENT A.F. NO 689379



8-30-17



Skagit County Auditor
 9/7/2017 1:49
 2 of 3
 3:58PM
 1188.00

SHEET 2 OF 3
 MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. PL-17-096
 DATE: 8/30/17

SURVEY IN A PORTION OF
 GOVERNMENT LOT 7
 SECTION 19, T. 34 N., R. 4 E., M.M.
 CITY OF MOUNT VERNON
 SKAGIT COUNTY, WASHINGTON
 FOR: ESTATE OF MARK VERNON (DECEASED)

FB: 348 Pg: 54
 MERIDIAN: ASSUMED
 LISSENER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98275
 360-419-7442
 SCALE: 1"=30'
 DWG: 17-044 B1A

SURVEY DESCRIPTION PRIOR TO BOUNDARY LINE ADJUSTMENT

ESTATE OF MARK A. IVERSON (DECEASED) PARCEL A
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-52165)

THE EASTERLY 65 FEET OF LOT 8, BLOCK C, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 3,244 SQ. FT.

ESTATE OF MARK A. IVERSON (DECEASED) PARCEL B
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-52166)

THE EAST 65 FEET OF THE SOUTH 21.7 FEET OF LOT 7, BLOCK C, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 1,410 SQ. FT.

SURVEY DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

ESTATE OF MARK A. IVERSON (DECEASED) PARCEL A
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-52165)

THE EASTERLY 65 FEET OF LOT 8, BLOCK C, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTH 9.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) THEREOF.

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 2,664 SQ. FT.

ESTATE OF MARK A. IVERSON (DECEASED) PARCEL B
AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-52166)

THE EAST 65 FEET OF THE SOUTH 21.7 FEET OF LOT 7, BLOCK C, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE NORTH 9.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE) OF THE EAST 65.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 8, BLOCK C, "MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 98, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

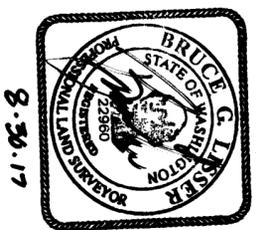
ALL OF THE ABOVE BEING SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.
CONTAINING 1,945 SQ. FT.

NOTES

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED L158R 22460 OR NAIL WITH WASHER INSCRIBED L158R 22460
 - o INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
 - o INDICATES MONUMENT IN CASE
2. DESCRIPTION, EASEMENT AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 01-63098-F DATED MAY 25, 2017 AND QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 201709070051
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 SUPERIOR COURT PROBATE CAUSE NO. 14-4-004320, AND SKAGIT COUNTY AUDITOR'S FILE NUMBERS 20151210052, 20151210053, 201604290162, 6002493, 684319, 749276, AND 9112310064.
4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE MAP OF MOUNT VERNON, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, VOLUME 2 OF PLATS, PAGE 98 AND SUPPLEMENTAL PLAT, GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, VOLUME 2 OF PLATS, PAGE 98 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 1604050020 RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: MONUMENTED CENTERLINE OF SOUTH SECOND STREET BETWEEN PINE AND MARTELLE STREETS
BEARING = SOUTH 19°58'50" WEST
7. INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER
8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
9. THIS SURVEY WAS PREPARED AT THE REQUEST OF MELISSA IVERSON JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARK A. IVERSON (DECEASED) TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER W.A.C. CHAPTER 35A.130 (BUILDINGS), LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY IS A RESULT OF MODIFICATION TO PROPERTY LINES TO MAINTAIN HARMONY WITH RESPECT TO THE OCCUPATION.
11. SITE ADDRESSES:
PARCEL A P-52165 619 SOUTH SECOND STREET
PARCEL B P-52166 615 SOUTH SECOND STREET
12. ZONING: C-1, CENTRAL BUSINESS DISTRICT
13. PARCEL AREAS AFTER ADJUSTMENT:
PARCEL A = 2,664 SQ. FT. (P-52165)
PARCEL B = 1,945 SQ. FT. (P-52166)
14. MINIMUM LOT SIZE NO LIMITATIONS ON LOT AREA OR WIDTH
15. MINIMUM BUILDING SETBACK REQUIREMENTS:
NO MINIMUM SETBACK REQUIREMENTS

Skagit County Auditor
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201709070052



8.30.17

SHEET 3 OF 3 DATE: 8/30/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. PL-17-046

SURVEY IN A PORTION OF
GOVERNMENT LOT 7
SECTION 19, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: ESTATE OF MARK IVERSON (DECEASED)

FB: LISSNER & ASSOCIATES, PLLC SCALE:
Pg: SURVEYING & LAND-USE CONSULTATION
MERRIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-419-7442 DWG: IT-044 BLA