

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.

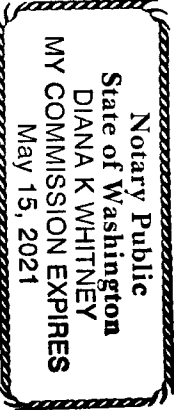
WOODSIDE 1 & 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: DEAN D. GUTTER
TITLE: MANAGER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEAN D. GUTTER SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF WOODSIDE 1 & 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: November 28th, 2017



SIGNATURE Diana K. Whitney
NOTARY PUBLIC State of Washington
MY APPOINTMENT EXPIRES 15 MAY 2021
RESIDING AT Bowl

AUDITOR'S CERTIFICATE

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

FILED FOR RECORD THIS 8 DAY OF DEC. 2017 AT 8 MINUTES PAST 4 O'CLOCK P.M. IN VOLUME 201712080089 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR FILE NO. 201712080089 RECORDS OF SKAGIT COUNTY, WASHINGTON.



[Signature]
SKAGIT COUNTY AUDITOR
DEPUTY GR

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 6th DAY OF DECEMBER, 2017.

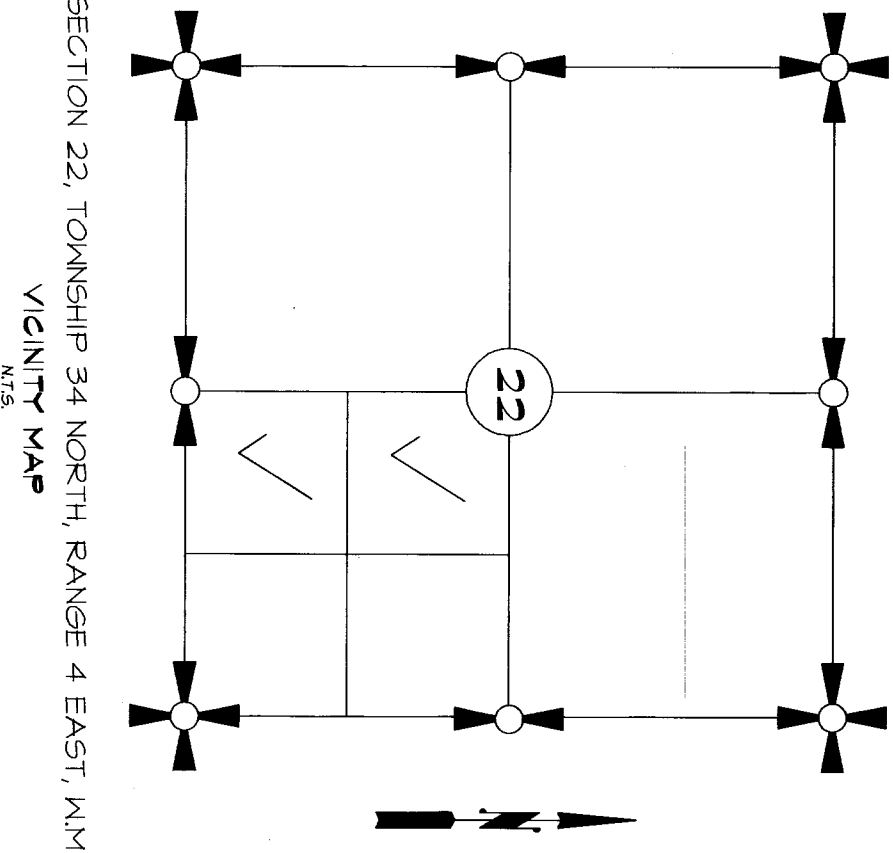
[Signature]
PUBLIC WORKS DIRECTOR

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

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

DATE: Nov 27, 2017
BRUCE G. LISSEY, PLLC, CERTIFICATE NO. 22960
LISSEY & ASSOCIATES, PLLC
320 MENAHOKE STREET
P.O. BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEY.COM



SHEET 1 OF 3

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO 15-17-122

DATE: 10/26/17

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

FB:	PO:	LISSEY & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	04-03216 LOT 94
		360-419-7442	

NOTES

1. ● INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 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 01-165194-F DATED OCTOBER 10, 2017 AND QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201712080088

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 201602100036, 20171010001, 514230, 8408100036, 8503190025, 2000050300063, 201004180045, 20061210207, 201510140051, 201607180121, 201602100007, 201603210161, 201604190058, 961040097, 8807190004, 200512090118, 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 SOUTH 4TH STREET BEARING = NORTH 0°45'54" EAST

7. INSTRUMENTATION: LEICA 1103 TCRA PLUS THEODOLITE DISTANCE METER

8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

9. THIS SURVEY WAS PREPARED AT THE REQUEST OF WOODSIDE 1 AND 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.

10. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER I.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 UTILITIES AND THE UTILITY LOCATIONS ARE NOT ALL KNOWN OR WERE NO AVAILABLE TO US AT THIS TIME, EXCEPT AS SHOWN. SITE SPECIFIC UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:

GAS (G-) CASCADE NATURAL GAS CO. 360-336-6155
WATER (W-) SKAGIT COUNTY PUD. NO. 1 360-424-7104
SANITARY SEWER (S-) 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 360-336-9604
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 93 223 SOUTH 4TH STREET P-133286
LOT 94 211 SOUTH 4TH STREET P-133287

13. ZONING: WOODSIDE PUD

14. PARCEL AREAS:

LOT 93 PRIOR TO BOUNDARY LINE ADJUSTMENT = 4.712 SQ. FT.
AFTER BOUNDARY LINE ADJUSTMENT = 4.622 SQ. FT.

LOT 94 PRIOR TO BOUNDARY LINE ADJUSTMENT = 4.336 SQ. FT.
AFTER BOUNDARY LINE ADJUSTMENT = 4.426 SQ. FT.

15. SEE PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2 REGARDING MINIMUM LOT SIZES.

LOT 93 PRIOR TO BOUNDARY LINE ADJUSTMENT
WOODSIDE 1 & 2, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, PARCEL
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-133286)

LOT 93, "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 93 AFTER BOUNDARY LINE ADJUSTMENT

LOT 93, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", RECORDED JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 93, SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, BEING A COMMON CORNER WITH LOT 94 OF SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2;
THENCE NORTH 87°05'52" WEST ALONG THE NORTH LINE OF SAID LOT 93 FOR A DISTANCE OF 68.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 93;
THENCE SOUTH 32°13'17" WEST ALONG THE WEST LINE OF SAID LOT 93 FOR A DISTANCE OF 3.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH 84°14'04" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 84°14'06" EAST FOR A DISTANCE OF 70.11 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 94 PRIOR TO BOUNDARY LINE ADJUSTMENT

WOODSIDE 1 & 2 LLC, A WASHINGTON LIMITED LIABILITY COMPANY PARCEL
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-133287)

LOT 94, "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.

TRACT 94 AFTER BOUNDARY LINE ADJUSTMENT

LOT 94, "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 LOT 93, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", RECORDED JULY 27, 2016, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201607210025, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 93, SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2, BEING A COMMON CORNER WITH LOT 94 OF SAID PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2;
THENCE NORTH 87°05'52" WEST ALONG THE NORTH LINE OF SAID LOT 93 FOR A DISTANCE OF 68.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 93;
THENCE SOUTH 32°13'17" WEST ALONG THE WEST LINE OF SAID LOT 93 FOR A DISTANCE OF 3.00 FEET, MORE OR LESS, TO A POINT BEARING NORTH 84°14'04" WEST FROM THE POINT OF BEGINNING,
THENCE SOUTH 84°14'06" EAST FOR A DISTANCE OF 70.11 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.

16. MINIMUM BUILDING SETBACK REQUIREMENTS IN THE PLAT OF WOODSIDE PUD DIVISION 1 AND 2 ARE AS FOLLOWS:

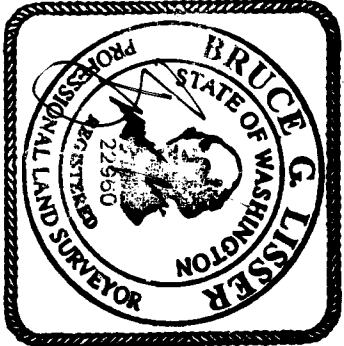
FRONT YARD: NOT LESS THAN 10 FEET FROM THE PROPERTY LINE. ACCESS EASEMENTS OR BACK OF SIDEWALK. THE FRONT OF PRIVATE GARAGES SHALL MAINTAIN AT LEAST 20 FEET FROM THE BACK OF SIDEWALK, PROPERTY LINE OR ACCESS EASEMENT.

REAR YARD: NOT LESS THAN 10 FEET. DRAINAGE EASEMENT NOTE: NO ADDITIONAL IMPROVEMENTS OTHER THAN LANDSCAPING MAY BE BUILT WITHIN THE DRAINAGE EASEMENT AREA, INCLUDING, BUT NOT LIMITED TO, SHEDS, STRUCTURES, PATIOS, PAVERS, 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 8 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.



11-27-17

SHEET 2 OF 3

DATE: 10/26/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO 16-17-122

SURVEY IN A PORTION OF THE

SOUTHEAST 1/4 OF

SECTION 22, T. 34 N., R. 4 E., 1M.

MOUNT VERNON, WASHINGTON

FOR: WOODSIDE 1 & 2, LLC

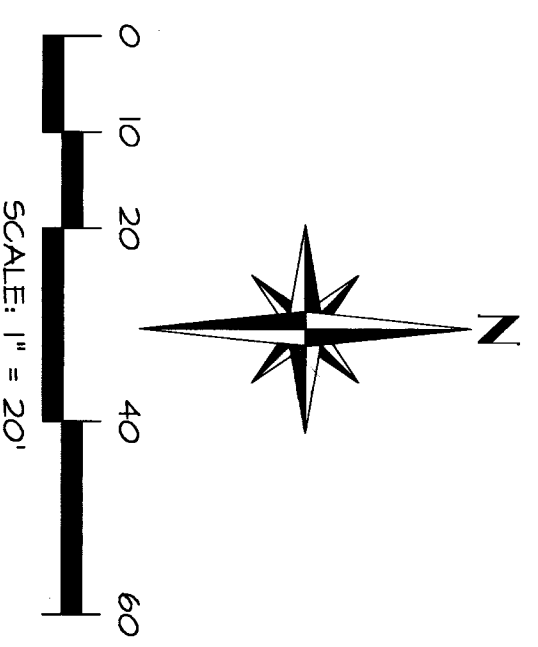
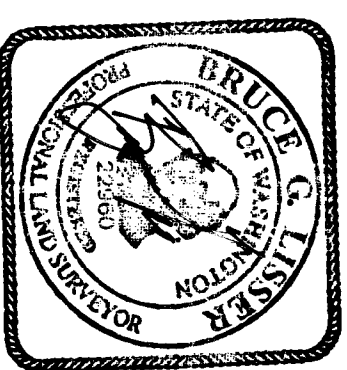
FB:	PO:	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	04-0321.6 LOT 94

NUM	BEARING	DISTANCE
L1	58°14'06"E	68.54'
L2	53°24'17"W	3.00'
L3	58°14'08"E	10.11'
L4	53°27'49"E	59.47'
L5	58°14'17"W	58.61'

CURVE TABLE

NAME	DELTA	ARC	RADIUS
C10	55°14'30"	144.62'	150.00'
C60	18°01'58"	53.03'	168.50'
C61	9°46'12"	28.73'	168.50'

LINE TABLE



SHEET 3 OF 3
DATE: 10/26/17

MOUNT VERNON BOUNDARY LINE ADJUSTMENT NO. 15-17-122

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

FB: PG: LIGSEER & ASSOCIATES, PLLC SCALE: 1" = 20'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
MERIDIAN: ASSUMED 04-03216 LOT 94

