



201902130018

02/13/2019 10:24 AM Pages: 1 of 2 Fees: \$105.00
Skagit County Auditor

SURVEY DESCRIPTION

LOT 1, 2 AND THE NORTH 1/2 FEET OF LOT 4 IN VACATED BLOCK 23, PLAT 10, HEREIN ADDITION TO MOUNT VERNON, WAS PER PLAT RECORDED IN VOLUME 2 OF PLAT, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID LOTS WHICH HAS REVERED BY OPERATION OF LAW.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L155ER 22X60 INSTEAD OF REBAR FOUND AS NOTED
② INDICATES EXISTING FOUND MOUNT VERNON
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201804030044.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF SOUTHERN ADDITION TO MOUNT VERNON RECORDED IN VOLUME 2 OF PLAT, PAGE 110 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 201722002, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA 1103 TOTAL PLUS THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSAIED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF DOUGLAS STREET BETWEEN HAZEL STREET AND VERA STREET
BEARING = SOUTH 00°00'29" EAST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF VARGAS REAL ESTATE GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, 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.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, LANDSCAPING BORDERS) AS PER MAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN COVENANTS. THIS SURVEY DOES NOT PURPORT TO REFLECT THE EXISTENCE OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

AUDITORS CERTIFICATE

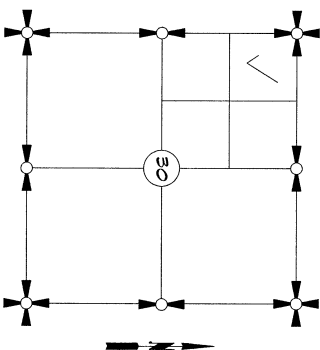
FILED FOR AT THE REQUEST OF L155ER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 13TH DAY OF FEB., 2019 AT 21 MINUTES PAST 10 O'CLOCK A.M. IN VOLUME 2 OF PLAT, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON.

UNDER AUDITOR'S FILE NO. 201902130018

SKAGIT COUNTY AUDITOR

DEPUTY



SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

VICINITY MAP
N.T.S.

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 VARGAS REAL ESTATE GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN FEBRUARY, 2019.

BRUCE G. L155ER, P.L.S., CERTIFICATE NO. 22460 DATE Feb 17, 2019

L155ER & ASSOCIATES, PLLC
360 4th N, SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@L155ER.COM



SHEET 1 OF 2

SURVEY IN A PORTION OF THE

NW 1/4 OF THE NW 1/4 OF
SECTION 30, T. 34 N., R. 4 E., WM.
SKAGIT COUNTY, WASHINGTON

FOR: VARGAS REALTY GROUP, LLC

L155ER & ASSOCIATES, PLLC SCALE: 1"=40'

MERIDIAN: ASSAIED SURVEYING & LAND-USE CONSULTATION 360-419-7442 DWG: 19-021 B05

