

PORTION OF THE SW 1/4, NE 1/4, SEC. 18, TWP. 34N., RGE. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

LOT 2 OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED  
AUGUST 9, 2012 AND RECORDED AUGUST 14, 2012 AS AUDITOR'S FILE NO.  
20120814051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER AN ESTERL  
PORTION OF THE S SAWSHORT PLAT FOR FOREST, EGRESS AND UTILITIES, AS  
AS DEMONSTRATED ON THE FACE OF SAID SHORT PLAT. ALL OF THE ABOVE BEING  
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18T,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LOT 3 OF CITY OF MOUNT VERNON SHORT PLAT 0, U-109-065 APPROVED AUGUST 9, 2012 AND RECORDED AUGUST 14, 2012. AS AUDITOR'S FILE NO. 201208140051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER EASTERN PORTIONS OF LOT 3 OF SAID SHORT PLAT FOR INGRESS, EGRESS AND UTILITIES, AS DELINEATED ON THE FACE OF SAID SHORT PLAT. ALL OF THE ABOVE BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER STEWART TITLE REPORT  
GUARANTY NO. G-0000050916668 DATED APRIL 19, 2019.

PARCEL A LOT 2 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED MAY 20, 2012 AND RECORDED AUGUST 14, 2012 AS AUDITOR'S FILE NO. 2012081501. THE ABOVE DESCRIBED PARCELS ARE NON-EXCLUSIVE EASEMENTS OVER A PORTION OF LOT 2 OF PARCELS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832,

COMMON POINT THE NORTHEASTLY CORNER SAID LOT 2;  
THENCE NORTH 88°24'28" WEST, ALONG THE NORTHEASTLY  
DISTANCE OF 214.91 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 01°09'15" WEST, PARALLEL WITH THE WEST MARGIN OF FREEWAY  
DR., A DISTANCE OF 145.66 FEET;  
THENCE NORTH 88°54'32" WEST, A DISTANCE OF 146.53 FEET TO THE WESTERLY  
LINE SAID LOT 1;  
THENCE NORTH 01°08'42" EAST A DISTANCE OF 146.54 FEET;  
THENCE SOUTH 88°24'28" EAST A DISTANCE OF 146.39 FEET TO THE POINT OF  
BEGINNING.

AUGUST 9, 2012 AND RECORDED AUGUST 14, 2012 AS AUDITOR'S FILE NO. 2012081-40051, TOGETHER WITH NON-EXCLUSIVE EASEMENTS OVER EASTERLY PORTIONS OF LOT 3 OF SAID SHORT PLAT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT; ALL OF THE ABOVE BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2 OF THE MOUNT VERNON SHORT PLAT LU-09-045 RECORDED UNDER AF#201208140051.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 OWNERS	WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP
PARCEL ADDRESS	14073 HILDWOOD DRIVE BOW, WA. 98232
ZONE	SANBANK 208 EAST BLACKBURN, SUITE 100 MOUNT VERNON, WA. 98273 2021 FREEMWAY DR., MOUNT VERNON, WA. 98273 C-2

**PARCEL ADDRESS:** 2015 FREEMWAY DR., MOUNT VERNON, WA. 98273  
**ZONE:** C-2

AUDITOR'S CERTIFICATE:  
FILED FOR RECORD THIS 21<sup>st</sup> DAY OF September, 2010, AT P. M. ON  
MINUTES PAST 1 O'CLOCK A.M. IN BOOK OF SURV  
PAGE 47 AT THE REQUEST OF AHS SURVEILING AND MAPPING INC.  
APR 19 2010 RECORDS OF SAGAT COUNTY, WASHINGTON  
Sharon Halverson  
Auditor, SAGAT COUNTY  
Deputy County Auditor  
Cathy F. Cobb

## 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 WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP, IN APRIL 2019.

CERTIFICATE NO. 40094

THE UNDERSIGNED PARTNER ADVANCEMENT THAT THE APPROVAL AND RECOGNITION OF THE DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES, FURTHER, WE HAVE THE RIGHT TO BE CONSIDERED TO HAVE BEEN CONSENTED TO ALL THE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

*[Signature]* DATE 7/2/2019  
 REPRESENTATIVE FOR SAVIBANK  
 DATE

STATE OF Washington )  
COUNTY OF Snohomish ) ss.

\_\_\_\_\_  
(The S/H) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE  
General for the  
ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH  
Cathy FOR THE USES AND PURPOSES MENTIONED IN  
THE INSTRUMENT.

DATED June 28, 2019

PRINT NAME: RUTH Davidson  
NOTARY PUBLIC IN AND FOR THE STATE  
OF Washington  
MY COMMISSION EXPIRES 8/2/22

MY COMMISSION EXPIRES 8/2/22

**CORPORATION**  
STATE OF Washington)

County of Shasta ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Todd Anderson SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAVANA VICE President OF SAVANNAH AND ACKNOWLEDGED SUCH SAVANA VICE FREE AND VOLUNTARY ACT OF SUCH SAVANA VICE IT TO BE THE FOR THE USES

AND PURPOSES MENTIONED IN THE

PRINT NAME: Kinda E. Thomas  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
MY COMMISSION EXPIRES 10-1-22

**CITY PUBLIC WORKS DIRECTOR:**  
**THIS BOUNDARY LINE ADJUSTMENT MAY**

PUBLIC WORKS DIRECTOR

**WATSON PROPERTIES,  
A WASHINGTON LIMITED  
PARTNERSHIP  
14073 HILLWOOD DR.**



15241 NE 90TH ST  
REDMOND, WA 98052  
TEL. 425.823-5700  
FAX 425.823-6700

JOB NO. 18-200	DATE 5/30/1
DRAWN BY ARH	CHECKED ZLN
SCALE N/A	SHEET 1 OF 2

(A) CONTAINED BY THE STATE OF WASHINGTON, OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF PUBLIC UTILITIES, AND OF THE PUBLIC TRAIL RIGHTS ACT, 1956 IN SNOHOMISH COUNTY COURT CASE NO. 22871. EXCEPT THAT RIGHT OF REASONABLE ACCESS SHALL BE GRANTED TO THA THAT CERTAIN FRONTAGE ROAD TO BE CONSTRUCTED ALONG THE WESTERL BOUNDARY OF SAID HIGHWAY. (NOT PLOTTABLE)

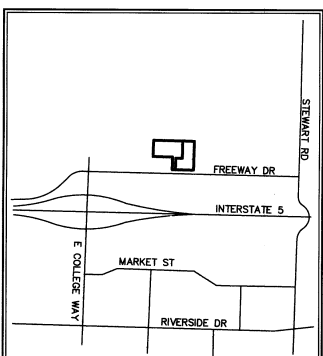
(B) ASSESSMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED UNDER THE AUDITOR'S FILE NUMBERS 629616 & 729663.

(C) PROJECT SOUND POWER & LIGHT CO. ESSENTIAL FOR AN ELECTRIC LINE

- (D) STORM WATER FACILITIES AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 653635.  
(E) DRAINAGE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 201208140031. (NOT PLATABLE)  
(F) DEED OF TRUST MADE BY WATSON PROPERTIES, A LIMITED LIABILITY COMPANY, FOR THE BENEFIT OF THE INSTRUMENT MODIFIED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201212200091.  
(G) DEED OF TRUST MADE BY WATSON PROPERTIES, A LIMITED LIABILITY COMPANY, FOR THE BENEFIT OF THE INSTRUMENT MODIFIED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201212200091.  
(H) DEED OF TRUST MADE BY WATSON PROPERTIES, A LIMITED LIABILITY COMPANY, FOR THE BENEFIT OF THE INSTRUMENT MODIFIED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201212200091. (NOT PLATABLE)

- 1 EAST END CHAIN LINK FENCE IS 3.3' SOUTH OF PROPERTY LINE
- 2 CHAIN LINK FENCE IS 1.3' SOUTH OF PROPERTY LINE
- 3 CHAIN LINK FENCE IS 2.4' SOUTH OF PROPERTY LINE
- 4 WEST END WOOD FENCE IS 1.4' SOUTH OF THE PROPERTY LINE. EAST END WOOD FENCE IS 1.7' SOUTH OF THE PROPERTY LINE
- 5 WEST EDGE POWER VAULT IS 0.1' WEST OF THE PROPERTY LINE

OR EXCEEDS THE STANDARDS SET BY WAQS 332-130-080/090.



VICINITY MAP  
1" = 1000'

BLA-ENGR19-0184

## STEWART DR.

PORTION OF THE SW 1/4, NE 1/4, SEC. 18, TWP. 34N., RGE. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

