

# E & R BOUNDARY LINE ADJUSTMENT

SITUATE IN A PORTION OF SE 1/4, NE 1/4  
SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

ENGR19-0331

## OWNER'S 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 REPRESENTATION 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, BUT IS LIMITED TO EXECUTING AND RECORDING DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HAND AND SEALS.

WHATCOMB EDUCATIONAL CREDIT UNION

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
SS. )  
COUNTY OF Whatcom )  
ON THIS 14th DAY OF October, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Edith Haas TO ME KNOWN TO BE THE Authorized OF EAR MANAGEMENT, LLC WHO EXECUTED THE FOREGOING INSTRUMENT, ALSO DESCRIBED AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED OF THE COMPANY FOR THE USED AND PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT LaSalle, WA  
DATE TERM EXPIRES 1/21/23

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
SS. )  
COUNTY OF Whatcom )  
ON THE 17th DAY OF October, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Nancy Whitson TO ME KNOWN TO BE THE Authorized OF EAR MANAGEMENT, LLC WHO EXECUTED THE FOREGOING INSTRUMENT, ALSO DESCRIBED AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED OF THE COMPANY FOR THE USED AND PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
RESIDING AT LaSalle, WA  
DATE TERM EXPIRES 9/15/22

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON, AND THAT THE ADJUSTMENT HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF THE STATUTES AND SUBDIVISION REGULATIONS OF THE CITY OF MT. VERNON, COUNTY OF SKAGIT, AND THE STATE OF WASHINGTON.

JOSHUA V. DANKERS  
STATE OF WASHINGTON LICENSE NO. 46880  
DATE 10/10/19

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF EAR MANAGEMENT, LLC.  
Filed for record this 16th day of October, 2019 at 04 minutes past 4 o'clock a.m. (pm) in  
Volume 2 of Surveys on page(s) 2 under Auditor's File No. 201910160089  
Records of Skagit County, Washington.

SKAGIT COUNTY AUDITOR  
DEPUTY

## LEGAL DESCRIPTION OF PORTION BEING ADJUSTED

THE EAST 200.00 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF.

NEW LEGAL DESCRIPTIONS SEE QUIT CLAIM DEED A.F. NO. 20191010090 AND 20191010091

## LOT 1

THE EAST 99.64 FEET OF TRACT 8, CITY OF MOUNT VERNON SHORT PLAT NO. MW-3-79 AS PER THE MAP THEREOF A.F. NO. 7904270002, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 99.64 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF.

## LOT 2

TRACT A, CITY OF MOUNT VERNON SHORT PLAT NO. MW-3-79 AS PER THE MAP THEREOF A.F. NO. 7904270002, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE EAST 200.00 FEET OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF. EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 27, 1997, UNDER AUDITOR'S FILE NO. 9702270002, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## CURRENT/EXISTING LEGAL DESCRIPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 19-169770

## PARCEL "A":

TRACT A, CITY OF MOUNT VERNON SHORT PLAT NO. MW-3-79 AS APPROVED APRIL 25, 1979, AND RECORDED APRIL 27, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 101, UNDER AUDITOR'S FILE NO. 7904270002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 27, 1997, UNDER AUDITOR'S FILE NO. 9702270002, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## PARCEL "B":

THAT PORTION OF TRACT 8, CITY OF MOUNT VERNON SHORT PLAT NO. MW-3-79 AS APPROVED APRIL 25, 1979, AND RECORDED APRIL 27, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 101, UNDER AUDITOR'S FILE NO. 7904270002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST LINE OF THE EAST 329.64 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.

THAT PORTION OF THE SOUTH 60.00 FEET OF THE NORTH 67.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE WEST LINE OF THE EAST 329.64 FEET THEREOF.

## CITY PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 10th DAY OF October 20 19.

JAN OF MOUNT VERNON  
PUBLIC WORKS DIRECTOR



POWERTEK SURVEYING

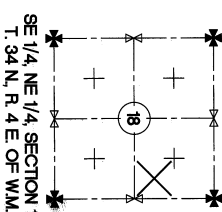
(360) 746-8801

#5426 BARRETT ROAD #104  
FERNDALE, WA 98248  
WWW.POWERTEK.NET

## E & R BOUNDARY LINE ADJUSTMENT

DRAWN BY:	DATE:	JOB NO.:
JAD	10/10/2019	2018048
REVIEWED BY:	SCALE:	SHEET:
JAD	N/A	1 OF 2

2018048\_BLA\_191010.dwg



# E & R BOUNDARY LINE ADJUSTMENT

SITUATE IN A PORTION OF SE 1/4, NE 1/4  
SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF W.M.

ENGR19-0331

## SURVEY NOTES:

- 1) THIS SURVEY WAS PERFORMED IN AUGUST 2019 AT THE REQUEST OF E&R MANAGEMENT, LLC.
- 2) FIELD SURVEY PERFORMED WITH TRIMBLE RM-3 GNSS RECEIVER AND LEICA TOPCON 1201+ ROBOTIC TOTAL STATION AND METERS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
- 3) BASIS OF BEARINGS IS PER RECORD OF SURVEY AUDITOR'S FILE NO. 200408100055, CENTERLINE OF RIVERSIDE DRIVE BEARING N002+07"W, A.F. NO. 940470073.
- 4) SEE RECIPROCAL EVIDENCE AGREEMENT A.F. NO. 9403101070 AND A.F. NO. 940470073.
- 5) THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF FIRST AMERICAN TITLE GUARANTEE NO. 5003353-00023844, DATED FEBRUARY 28, 2019.
- 6) ZONING: C-2
- 7) COMPREHENSIVE PLAN: RM/OC
- 8) OWNER: E&R MANAGEMENT, LLC  
2201 NORTHSIDE RD., BELLEVUE, WA 98226
- 9) SEE RIGHT OF WAY EXCEPTION PER STATUTORY WARRANTY DEED A.F. NO. 9702270002.
- 10) POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE AND/OR NOT VISIBLE.
- 11) OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:  
DISCREPANCIES IN OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF EJECTMENT. THESE DISCREPANCIES MAY BE THE RESULT OF A POTENTIAL FOR CLAIMS OF EJECTMENT BASED UPON UNWRITTEN TITLE CLAIMS THAT HAVE NOT BEEN RESOLVED BY THIS SURVEY.

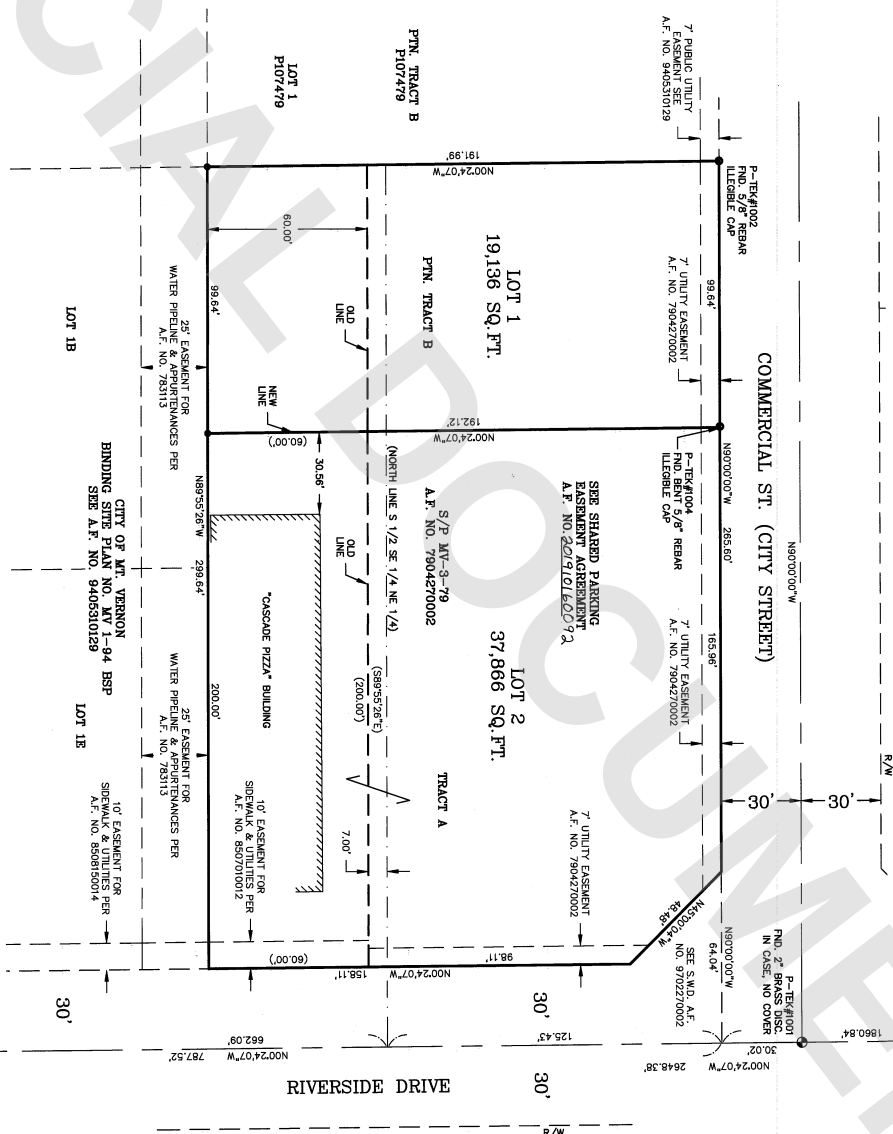
## LEGEND:

- FOUND CONC. MONUMENT
- FOUND REBAR & CAP
- SET REBAR & CAP, PLS #4680



NE 1/4 SECTION  
DETAIL  
1" = 100'

(SEE RECORD OF SURVEY A.F. NO. 200408100055)



## POWERTEK SURVEYING

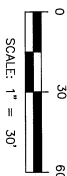
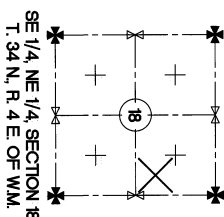
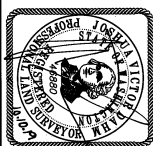
(360) 746.8801

#S426 BARRETT ROAD #104  
FERNDALE, WA 98248  
WWW.POWERTEK.NET

## E & R BOUNDARY LINE ADJUSTMENT

DRAWN BY:	DATE:	JOB NO.:
JAD	10/10/2019	2019046
REVIEWED BY:	SCALE:	SHEET:
JAD	1" = 30'	2 OF 2

2018048\_BLA\_1910101.dwg



COLLEGE WAY  
E 1/4 COR.  
CASED MON.  
(RECORDED)