

Record of Survey the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 35 North, Range 4 East, W.M.

OWNERS 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. FURTHER we have also been notified to execute and record deeds with the County Auditor to convey all the interest consistent with this boundary line adjustment.

In witness thereof we set our hands and seals.

Owner's Name Eduard S Datskiy

LEGAL DESCRIPTION BEFORE:

PARCEL "A":

A tract of land within the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 52, "FOREST ESTATES," as per plat recorded in Volume 8 of plats, pages 53 and 54, records of Skagit County, Washington; thence Southerly along the East line of said Section 28, 50.0 feet; thence Westerly parallel with the South line of said Lot 52, 193.01 feet; thence Northerly 50.0 feet to the Southwest corner of said Lot 52; thence Easterly along the South line of said Lot 52 to the point of beginning. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 50.0 feet of Lot 52, "FOREST ESTATES," as per plat recorded in Volume 8 of plats, pages 53 and 54, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington. Source of legal description is the Subdivision Guarantee issued by First American title Insurance Company #5003353-00028666

LEGAL DESCRIPTION AFTER:

A tract of land within the Northeast 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 52, "FOREST ESTATES," as per plat recorded in Volume 8 of Plats, pages 53 and 54, records of Skagit County, Washington; thence Southerly along the East line of said Section 28, 50.0 feet; thence Westerly parallel with the South line of said Lot 52, 193.01 feet; thence Northerly 50.0 feet to the Southwest corner of said Lot 52; thence Easterly along the South line of said Lot 52 to the point of beginning. TOGETHER WITH: The South 50.0 feet of Lot 52, "FOREST ESTATES," as per plat recorded in Volume 8 of Plats, pages 53 and 54, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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 EDUARD DATSKIY IN AUGUST OF 2020

Stephen Anthony Zitkovich
STEPHEN ANTHONY ZITKOVICH
CERTIFICATE NUMBER 46904



ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Eduard Datskiy is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes and mentioned therein.

Dated: Oct 15, 2020

Notary Clerk
Notary Public in and for the State of Washington
Residing: Walla Walla WA
My appointment expires: 4/30/2023

OWNERS 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. FURTHER we have also been notified to execute and record deeds with the County Auditor to convey all the interest consistent with this boundary line adjustment.

In witness thereof we set our hands and seals.

Owner's Name Eduard S Datskiy

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Jennifer Covey of the corporation Receiv's Bank is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes and mentioned therein.

Dated: Oct 15, 2020

Notary Clerk

Notary Public in and for the State of Washington
Residing: Walla Walla WA
My appointment expires: 4/30/2023

Name of Boundary Line Adjustment: Datskiy Residence
Planning: 2020 ENGR20-250
Located in Section 28, Township 35 North, Range 4 East

APPLICANT: STEPHEN ZITKOVICH,
P.O. BOX 432, CONCRETE, WA 98237
LAND SURVEYOR: STEPHEN ZITKOVICH,
P.O. BOX 432, CONCRETE, WA 98237
TELEPHONE: 360-391-3494

ZITKOVICH LAND SURVEYING, PLLC

PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

DRAWN BY: SAZ AUGUST 28, 2020 PAGE 1 OF 2
CHECKED BY: SAZ OCTOBER 13, 2020

Auditor's Certificate

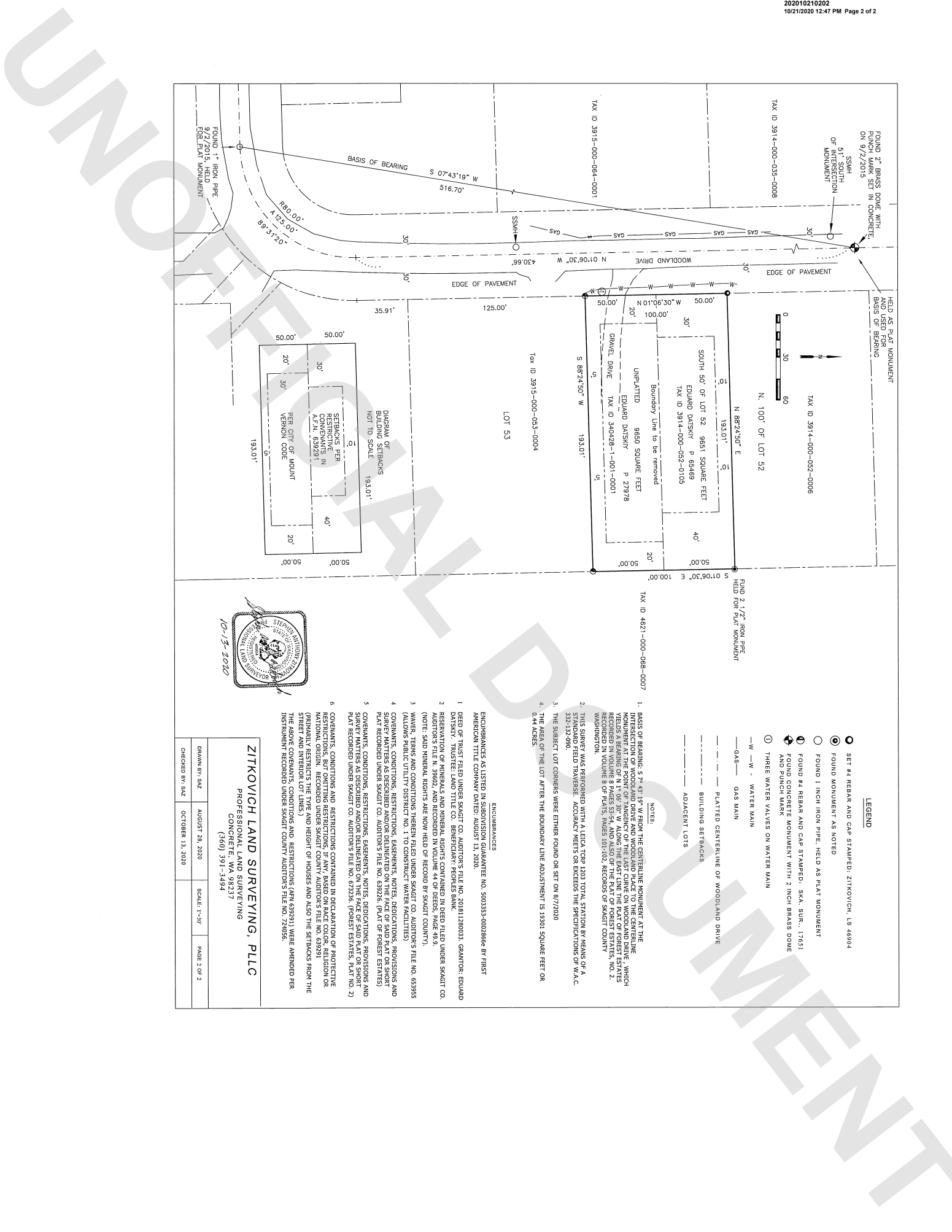
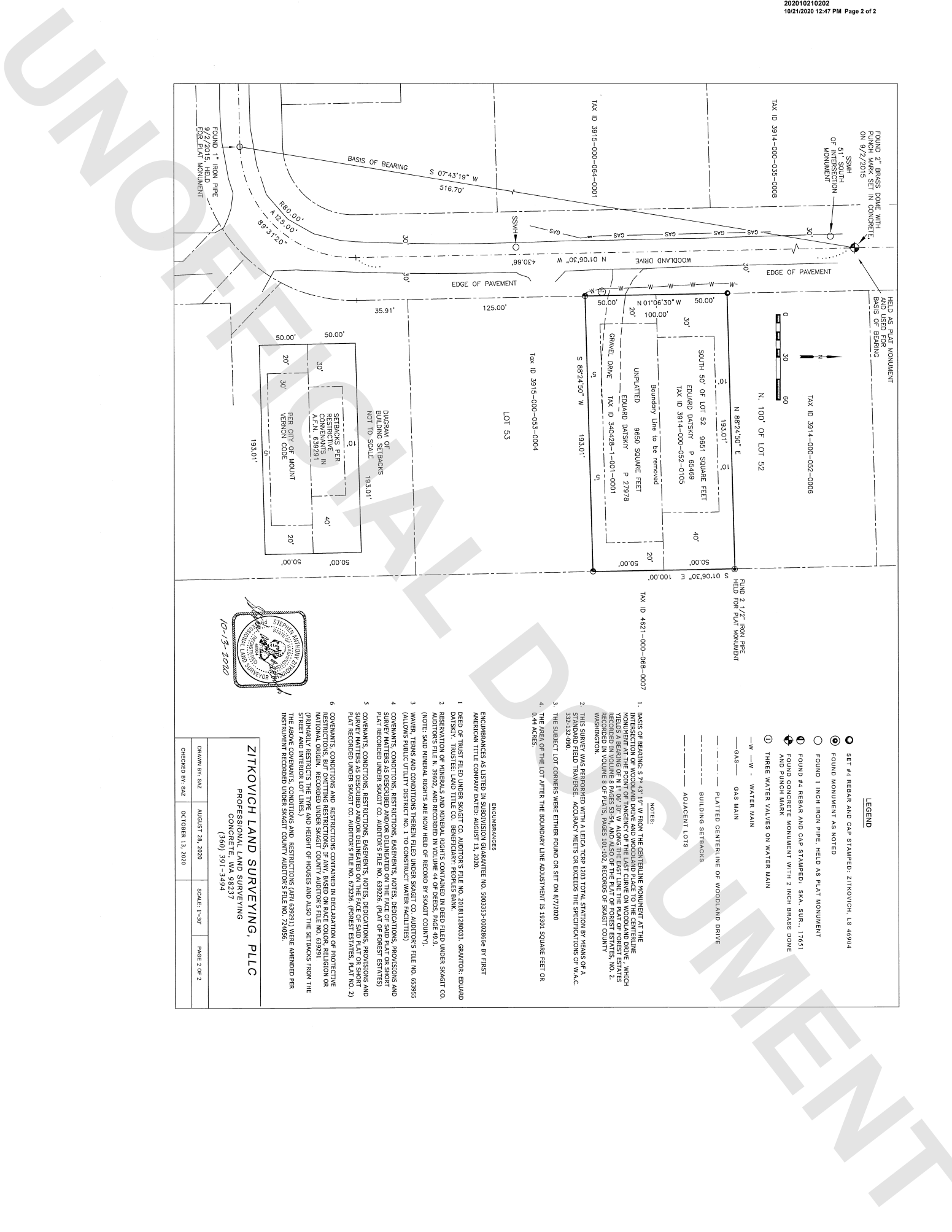
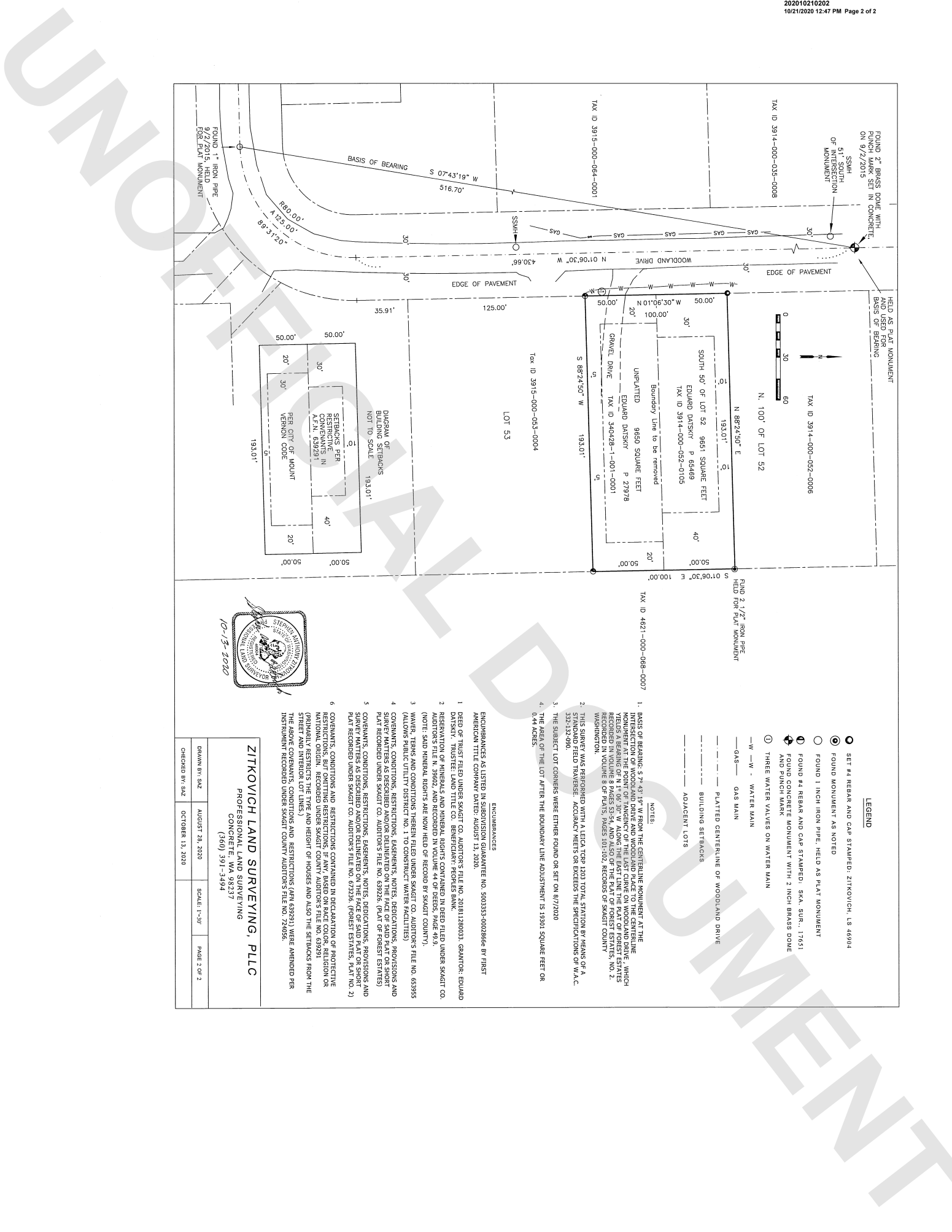
Filed for record this 21 day of October, 2020
at Walla Walla in book 2 of Surveys at page 1
at the request of Zitkovich Land Surveying,
under Auditor's File Number 202010210202

Stephen Zitkovich
Skagit County Auditor (Deputy)

This Boundary Line Adjustment is hereby approved.

Public Works Director

Date 10/19/2020



- [illegible]

202010210202
10/21/2020 12:47 PM Page 2 of 2

LEGEND

- SET #4 REBAR AND CAP STAMPED: ZITKOVICH, L.S. 46904
- ⊙ FOUND MONUMENT AS NOTED
- FOUND 1 INCH IRON PIPE, HELD AS PLAT MONUMENT
- ① FOUND #4 REBAR AND CAP STAMPED: SKA, SUR., 17651
- ⊕ FOUND CONCRETE MONUMENT WITH 2 INCH BRASS DOME AND PUNCH MARK
- ③ THREE WATER VALVES ON WATER MAIN
- W— WATER MAIN
- GAS— GAS MAIN
- - - PLATTED CENTERLINE OF WOODLAND DRIVE
- - - BUILDING SETBACKS
- - - ADJACENT LOTS

NOTES:

- BASIS OF BEARING: S 7° 43' 19" W FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF WOODLAND DRIVE AND WOODLAND PLACE TO THE CENTERLINE MONUMENT AT THE INTERSECTION OF WOODLAND DRIVE AND WOODLAND PLACE, WHICH YIELDS A BEARING OF N 1° 06' 30" W ALONG THE EAST LINE THE PLAT OF FOREST ESTATES RECORDED IN VOLUME 8 PAGES 53-54, AND ALSO OF THE PLAT OF FOREST ESTATES RECORDED IN VOLUME 8 OF PLATS, PAGES 101-102, RECORDS OF SNAKE COUNTY WASHINGTON.
- THIS SURVEY WAS PERFORMED WITH A LEICA TOPCON 1203 TOTAL STATION BY MEANS OF A TRIPLET METHOD. ACCORDANCE IS MADE TO THE SPECIFICATIONS OF I.A.C. 332-132-090.
- THE SUBJECT LOT CORNERS WERE EITHER FOUND OR SET ON 8/7/2020
- THE AREA OF THE LOT AFTER THE BOUNDARY LINE ADJUSTMENT IS 1390.1 SQUARE FEET OR 0.44 ACRES.

ENCUMBRANCES

ENCUMBRANCES AS LISTED IN SUBDIVISION GUARANTEE NO. 5003335-0002866 BY FIRST AMERICAN TITLE COMPANY DATED AUGUST 13, 2020.

- DEED OF TRUST FILED UNDER SNAKE CO. AUDITOR'S FILE NO. 20181128003, GRANTEE: EDUARD DATSKY, TRUSTEE: LAND TITLE CO. BENEFICIARY: PEOPLES BANK.
- RESERVATION OF MINERALS AND MINERAL RIGHTS CONTAINED IN DEED FILED UNDER SNAKE CO. AUDITOR'S FILE NO. 35862, AND RECORDED IN VOLUME 44 OF DEEDS, PAGE 49.2.
(NOTE: SAID MINERAL RIGHTS ARE NOW HELD OF RECORD BY SNAKE COUNTY.)
- WATER, TERMS AND CONDITIONS THEREIN FILED UNDER SNAKE CO. AUDITOR'S FILE NO. 653955 (ALDOVA PUBLIC UTILITY DISTRICT NO. 1 TO CONSTRUCT WATER FACILITIES)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEICATIONS, PROVISIONS AND PLAT RECORDED UNDER SNAKE CO. AUDITOR'S FILE NO. 639226 (PLAT OF FOREST ESTATES)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEICATIONS, PROVISIONS AND PLAT RECORDED UNDER SNAKE CO. AUDITOR'S FILE NO. 672236 (FOREST ESTATES, PLAT NO. 2)
- COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON PALE COLOR RELICTION OR (PRIMAIRY RESTRICTS THE TYPE AND HEIGHT OF HOUSES AND ALSO THE SETBACKS FROM THE STREET AND INTERIOR LOT LINES.)

THE ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS (APN 639291) WERE AMENDED PER INSTRUMENT RECORDED UNDER SNAKE COUNTY AUDITOR'S FILE NO. 724056.

TITLE BLOCK:

ZITKOVICH LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

CHECKED BY: SAZ OCTOBER 13, 2020
DRAWN BY: SAZ AUGUST 28, 2020
SCALE: 1"=30'
PAGE 2 OF 2