

202101200137

01/20/2021 03:02 PM Pages: 1 of 2 Fees: \$192.50 Skagit County Auditor

**HOUSING AUTHORITY OF SKAGIT COUNTY
BOUNDARY LINE ADJUSTMENT/LOT COMBINATION
IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T 34N, R 4E, WM
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON**

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 THEREIN PURSUANT TO TITLE 16.38 BOUNDARY LINE ADJUSTMENT ACT. WE HAVE REVIEWED THE RECORDS OF THE COUNTY AND 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 BOUNDARY LINE ADJUSTMENT. WE HEREBY AGREE TO ALL THE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

By: *[Signature]*
HOUSING AUTHORITY OF SKAGIT COUNTY
JANE COLEMAN, Executive Director

ACKNOWLEDGEMENT

STATE OF WASHINGTON 388
COUNTY OF SKAGIT

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT Melanie Corey IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/IT) SIGNED THIS INSTRUMENT ON (DATE STATED THAT (HE/SHE/IT) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE EXECUTIVE DIRECTOR OF THE SKAGIT COUNTY HOUSING AUTHORITY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 10th Day of December, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Genevieve Sinclair
(NOTARY NAME PRINTED)
5/12/2023
MY APPOINTMENT EXPIRES

Notary Public
State of Washington
Renee C Sinclair
Commission No. 207474
My Commission Expires 5/12/2023

CITY PUBLIC WORKS DIRECTOR

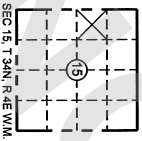
THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 4th Day of January, 2021.

[Signature]
PUBLIC WORKS DIRECTOR

SURVEYORS CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON STATE SURVEY RECORDING ACT AND THE REQUEST OF THE HOUSING AUTHORITY OF SKAGIT COUNTY IN CD 0589, 2020.

JAMES B SMITH, PLS OF PERS
CERTIFICATE NO. 2732
DATE 12/14/20



SEC 15, T 34N, R 4E, WM

LEGAL DESCRIPTION (BEFORE ADJUSTMENT/COMBINATION)

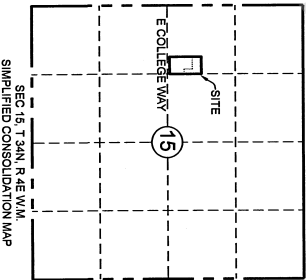
THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE NORTH 07°37'39" EAST 40.00 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE NORTHERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY KNOWN AS SR 538 AND EAST COLLEGE WAY, AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 07°37'39" EAST 271.00 FEET ALONG SAID SUBDIVISION LINE;
THENCE NORTH 07°37'39" EAST 62.00 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE NORTH 07°37'39" EAST 162.00 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH 07°37'39" WEST 43.04 FEET ALONG SAID WEST LINE TO THE NORTH MARSH OF SAID EAST COLLEGE WAY AT A POINT BEARING NORTH 89°30'17" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 89°30'17" EAST 338.14 FEET ALONG SAID NORTH MARSH OF EAST COLLEGE WAY TO THE TRUE POINT OF BEGINNING.

ALSO, THE SOUTH 816 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, FOR HIGHWAY PURPOSES, BY DEED DATED MAY 28, 1988, AND RECORDED UNDER AUDITOR'S FILE NO. 8910010200, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION (AFTER ADJUSTMENT/COMBINATION)

THE SOUTH 816 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, FOR HIGHWAY PURPOSES, BY DEED DATED MAY 28, 1988, AND RECORDED UNDER AUDITOR'S FILE NO. 8910010200, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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



SEC 15, T 34N, R 4E, WM
SIMPLIFIED CONSOLIDATION MAP

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF January, 2021
AT 2 MINUTES PAST 10 O'CLOCK A.M. IN OFFICE OF
OF SKAGIT COUNTY AUDITOR
UNDER AUDITOR'S FILE NO. 202101200137
RECORDS OF SKAGIT COUNTY, WASHINGTON

[Signature]
SKAGIT COUNTY AUDITOR
[Signature]
DEPUTY AUDITOR

SURVEY NOTES

- 1. BASIS OF BEARINGS: WASHINGTON COORDINATE SYSTEM NORTH ZONE, NAD 83 4112' W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, AS MONUMENTED AND SHOWN HEREON.
- 2. THIS SURVEY WAS ACCOMPISHED BY FIELD TRAVERSE WITH A 3 SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA CORRECTED WITH THE WASHINGTON STATE REFERENCE NETWORK.
- 3. THE PURPOSE OF THIS SURVEY IS TO DOCUMENT THE COMBINATION/CONSOLIDATION OF SKAGIT COUNTY PARCEL NUMBERS P2482 AND P13897 CURRENTLY OWNED BY THE HOUSING AUTHORITY OF SKAGIT COUNTY.
- 4. DISTANCES ARE IN INTERNATIONAL SURVEY FEET AND DECIMALS THEREOF.
- 5. THE LEGAL DESCRIPTION RECITED HEREON IS FROM FIRST AMERICAN TITLE COMMITMENT NO. NCS-1008224-WA-1, DATED OCTOBER 11, 2020.
- 6. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 7. OCCUPATIONAL INDICATORS ARE SHOWN ON THIS SURVEY PER WASHINGTON ADMINISTRATIVE CODE CHAPTER 322.130. LINES OF OCCUPATION MAY INDICATE AREAS OF UNWRITTEN OWNERSHIP WHICH ARE NOT RESOLVED BY THIS SURVEY.

PARCEL SITE INFORMATION

PARCEL P13897
OWNER: HOUSING AUTHORITY OF SKAGIT COUNTY
CURRENT AREA = 1.75 ACRES
ZONING: R-4
SITE ADDRESS: 4100 EAST COLLEGE WAY, MOUNT VERNON, WASHINGTON 98273
TOTAL CONSOLIDATED AREA = 4.78 ACRES

APPLICANT

HOUSING AUTHORITY OF SKAGIT COUNTY
CO MELANIE COREY, EXECUTIVE DIRECTOR
1689 PORT DR, BURLINGTON, WA 98233
360-423-1859

ENGR20-0325

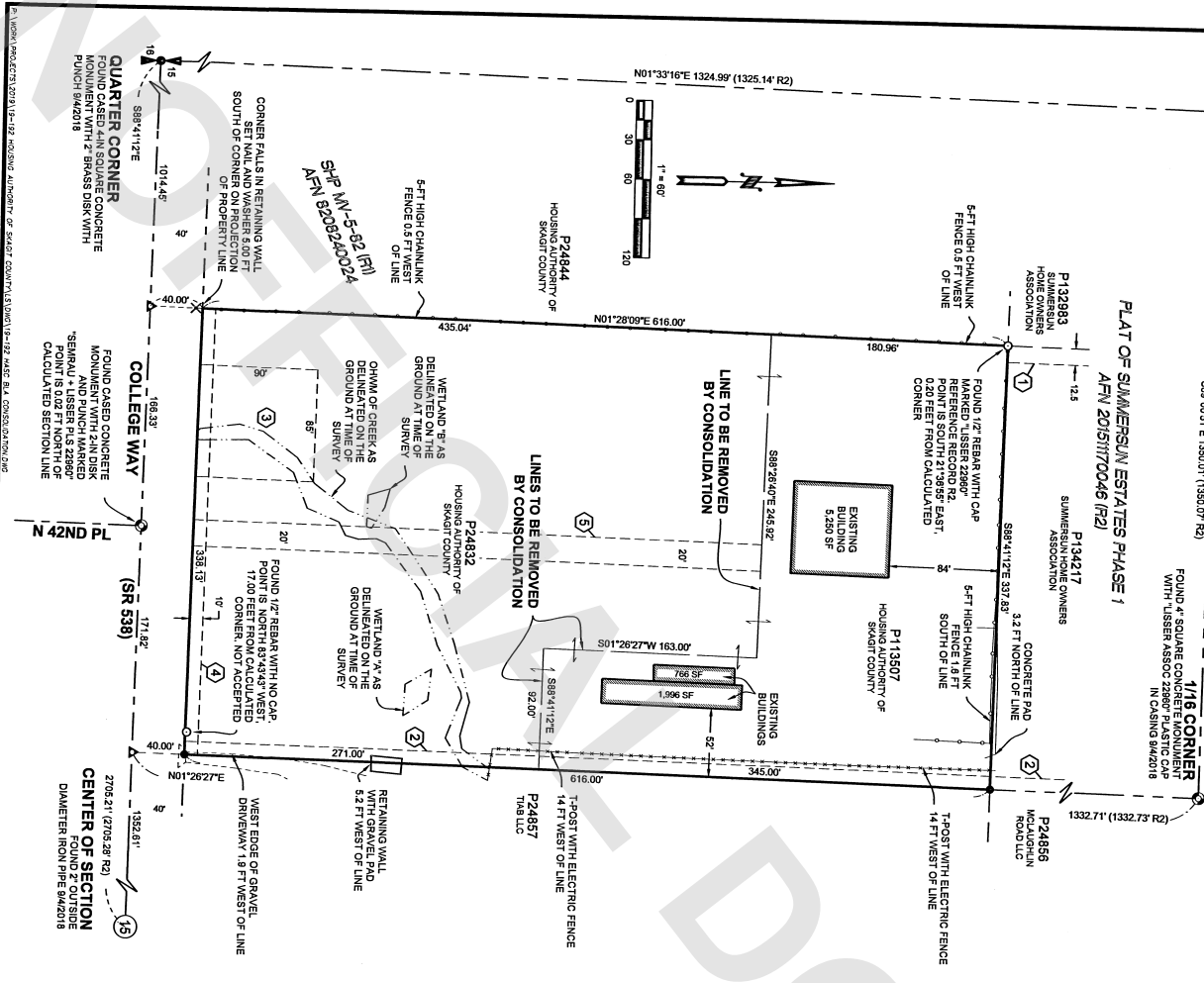
**BOUNDARY LINE ADJUSTMENT
LOT CONSOLIDATION SURVEY**

HOUSING AUTHORITY OF SKAGIT COUNTY

SCALE: 1"=40'	SHEET: 1 OF 2
DRAWN: JTF	DATE: 11/17/20
REVIEWED BY: JBS	DATE: 11/17/20
FBI: MW-128	DATE: 11/17/20
DATE: 11/17/20	DATE: 11/17/20
603 SOUTH FIRST STREET MOUNT VERNON, WA 98273 TEL: (360) 326-9198	
SEC 15, T 34N, R 4E	

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**HOUSING AUTHORITY OF SKAGIT COUNTY
BOUNDARY LINE ADJUSTMENT/LOT COMBINATION
IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T 34N, R 4E, WM
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON**



GENERAL NOTES

1. THIS SITE IS UNDERGOING A REDEVELOPMENT BY THE SKAGIT COUNTY HOUSING AUTHORITY. THE REDEVELOPMENT WILL BE FOR THE CONSTRUCTION OF A COMMERCIAL VERNON. AS SUCH, EXISTING INFRASTRUCTURE PERTAINING TO THE SITE, INCLUDING BUT NOT LIMITED TO EXISTING BUILDINGS SHOWN HEREON, WILL BE DEMOLISHED AND REMOVED FROM THE SITE PENDING DEVELOPMENT APPROVALS.
2. THE PURPOSE OF THIS SURVEY IS TO DOCUMENT THE CONSOLIDATION OF TWO SEPARATE PARCELS TO FACILITATE A FUTURE DEVELOPMENT PROPOSAL.
3. ENCROACHMENTS ALONG THE EASTERN PROPERTY BOUNDARY WERE DISCLOSED ON A PREVIOUS ATLASERS SURVEY AND ARE KNOWN TO BOTH THE HOUSING AUTHORITY AND THE EASTERN ADJOINING OWNERS. THESE ENCROACHMENTS WILL BE REMOVED AND/OR RELOCATED AS PART OF THE SITE DEVELOPMENT PROCESS.

REFERENCE SURVEYS

- R1 CITY OF MOUNT VERNON SHORT PLAT NW 542, SKAGIT ESTATES P.L.L.C., RECORDED AUGUST 24, 1982 UNDER AUDITOR'S FILE NUMBER 822824024, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- R2 CITY OF MOUNT VERNON SHORT PLAT NW 542, SKAGIT ESTATES P.L.L.C., RECORDED OCTOBER 15, 2015, UNDER AUDITOR'S FILE NUMBER 20151117066 RECORDS OF SKAGIT COUNTY, WASHINGTON.
- R3 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED SR 893 LAVENTURE ROAD TO N. 42ND PL, SKAGIT COUNTY, AS APPROVED JANUARY 10, 2002.

REFERENCED EASEMENTS

1. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR THE PURPOSE OF FLOOD CONTROL, MAINTENANCE AND CLEANING EASEMENT, GRANTED TO PUGET SOUND ENERGY UTILITIES CORPORATION BY THE HOUSING AUTHORITY OF SKAGIT COUNTY, RECORDED SEPTEMBER 2, 2019 AS AUDITOR'S FILE NO. 894199, SAID EASEMENT AS DESCRIBED DOES NOT RESIDE ON THE SUBJECT PROPERTY.
2. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR UTILITY LINES AND UTILITIES AS LOCATED DO NOT RESIDE WITHIN THE EASEMENT AREA.
3. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR THE PURPOSE OF CONSTRUCTION INCLUDING TERMS AND PROVISIONS THEREOF GRANTED TO STATE OF WASHINGTON AND ITS ASSIGNS RECORDED AUGUST 2, 1985 AS AUDITOR'S FILE NO. 1441 WEST OF LINE TO WHICH REVISIONS WERE MADE BY SHORT PLAT NW 542, SKAGIT ESTATES P.L.L.C., REVERSED MARCH 4, 1988, SAID PLAT HAS BEEN SUPERSEDED BY THOSE STATE RIGHT-OF-WAY PLANS REFERENCED ABOVE AS R3, SAID EASEMENT IS NOT SHOWN OR REFERENCED ON THE NEITHER RIGHT-OF-WAY PLANS SHOWN AS RECORD R3.
4. EASEMENT AFFECTING A PORTION OF SUBJECT PROPERTY FOR UTILITY LINES AND UTILITIES AS LOCATED DO NOT RESIDE WITHIN THE EASEMENT AREA.
5. REGULATION OF EASEMENT AFFECTING A PORTION OF THE SUBJECT PROPERTY FOR THE PURPOSE OF FLOOD CONTROL, MAINTENANCE AND CLEANING EASEMENT, GRANTED TO ADJACENT PROPERTY OWNERS RECORDED AUGUST 24, 1982 AS AUDITOR'S FILE NO. 868220073.

LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND REBAR WITH CAP - SEE SHEET 1
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "H41 27327" THIS SURVEY
- SET MAGNETIC NAIL WITH WASHER MARKED "27327" THIS SURVEY
- △ CALCULATED POSITION
- AN - AUDITOR'S FILE NUMBER
- APN - ASSESSOR'S PARCEL NUMBER
- CL - CENTERLINE
- F - FEET
- M - MOUNT VERNON SURVEY FEET
- OHWM - OBVIOUS HIGH WATER MARK
- P - PROFESSIONAL LAND SURVEYOR
- SR - SHORT PLAT



**BOUNDARY LINE ADJUSTMENT
LOT CONSOLIDATION SURVEY**

HOUSING AUTHORITY OF SKAGIT COUNTY

ENGR20-0325

SCALE: 1" = 60'	SHEET:
DRAWN BY: JTF	2 OF 2
DATE: 11/17/20	
REVIEWED BY: JBS	
DATE: 12/15/20	
J. HARMENSEN	
1403 SOUTH FIRST STREET VAN VEGAN, WA 98293 TEL: (360) 338-4199	
FILE NUMBER: SW 1/4, NW 1/4 SEC 15, T34N, R4E	