

SURVEY DESCRIPTION

LOTS 5, 7 AND 9, BLOCK 12, BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON, SKAGIT CO., WASH. AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CASES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

THE PLAT OF BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 101, HAS MINIMAL LOT DIMENSION INFORMATION AND APPEARS TO HAVE BEEN Laid OUT BASED ON THE PERIODIC RECORDED PLAT OF WEST MT. VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON. BLOCKS 3, 6 AND 7 SHOW A DIMENSION OF 401.00 FEET ON SAID PLAT OF WEST MT. VERNON AND HAS BEEN HONORED WITH THIS SURVEY. THE SUBSEQUENT PLAT, BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON SHOWS A DIMENSION OF 40 FEET ALONG THE EASTERN LOTS OF BLOCK 3. I EITHER BELIEVE THAT THE INTENT IS TO CREATE AN ANGLE POINT IN EITHER BLOCK 3 OR 6, OR TO CORRECT THE DIMENSION OF 40 FEET FROM SAID CENTERLINE HOLDING THE PLAT DIMENSIONS SHOWN ON SAID PLAT OF WEST MT. VERNON.

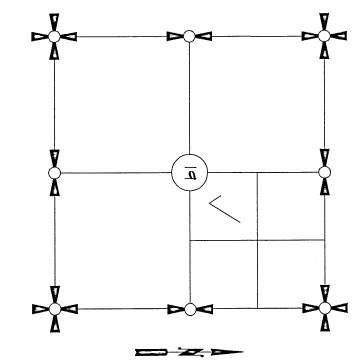
NOTES

- 1. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LIGSER 20123164.
- X INDICATES NAIL WITH WAGNER INSCRIBED LIGSER 20123164.
- o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- o INDICATES EXISTING MONUMENT AS NOTED
- 2. DESCRIPTION FOR THIS SURVEY IS BASED UPON QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 201410220090.
- 3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION PLAT OF WEST MT. VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 81, PLAT OF BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON, RECORDED IN VOLUME 2 OF PLATS, PAGE 101, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 1603240045, 1603200063, 2004022710042 AND 201020900085, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- 4. INSTRUMENTATION: SPECIFCA FOCUS 35 THEODOLITE DISTANCE METER
- 5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 6. MERIDIAN: ASSUMED
- 7. BASIS OF BEARING: NONMENTED CENTERLINE OF NORTH BAKER STREET BETWEEN WEST DIVISION STREET AND LINCOLN STREET BEARING = NORTH 0°35'49" EAST
- 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID CRANE PEPPERSON 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: UNRECORDED EASEMENTS, UNRECORDED RIGHTS, EASEMENTS, RESOLUTION ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- 10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
- 11. THIS SURVEY FOUND OCCUPATION INDICATORS (FENCE LINES, GARAGES) AS PER PLAT BEHRENS & MOODY'S ADDITION TO WEST MT. VERNON RECORDED IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON. THESE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP 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 RECORD THIS DAY OF June 2021 AT 4:06 P.M. IN VOLUME 2 OF PLATS, PAGE 101, RECORDS OF SKAGIT COUNTY, WASHINGTON. UNDER AUDITOR'S FILE NUMBER 20210617018.

Stacie Pelkey
 SKAGIT COUNTY AUDITOR
 Nancy Lincores S
 DEPUTY

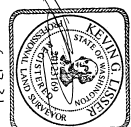


SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
 VICINITY MAP
 N.T.S.

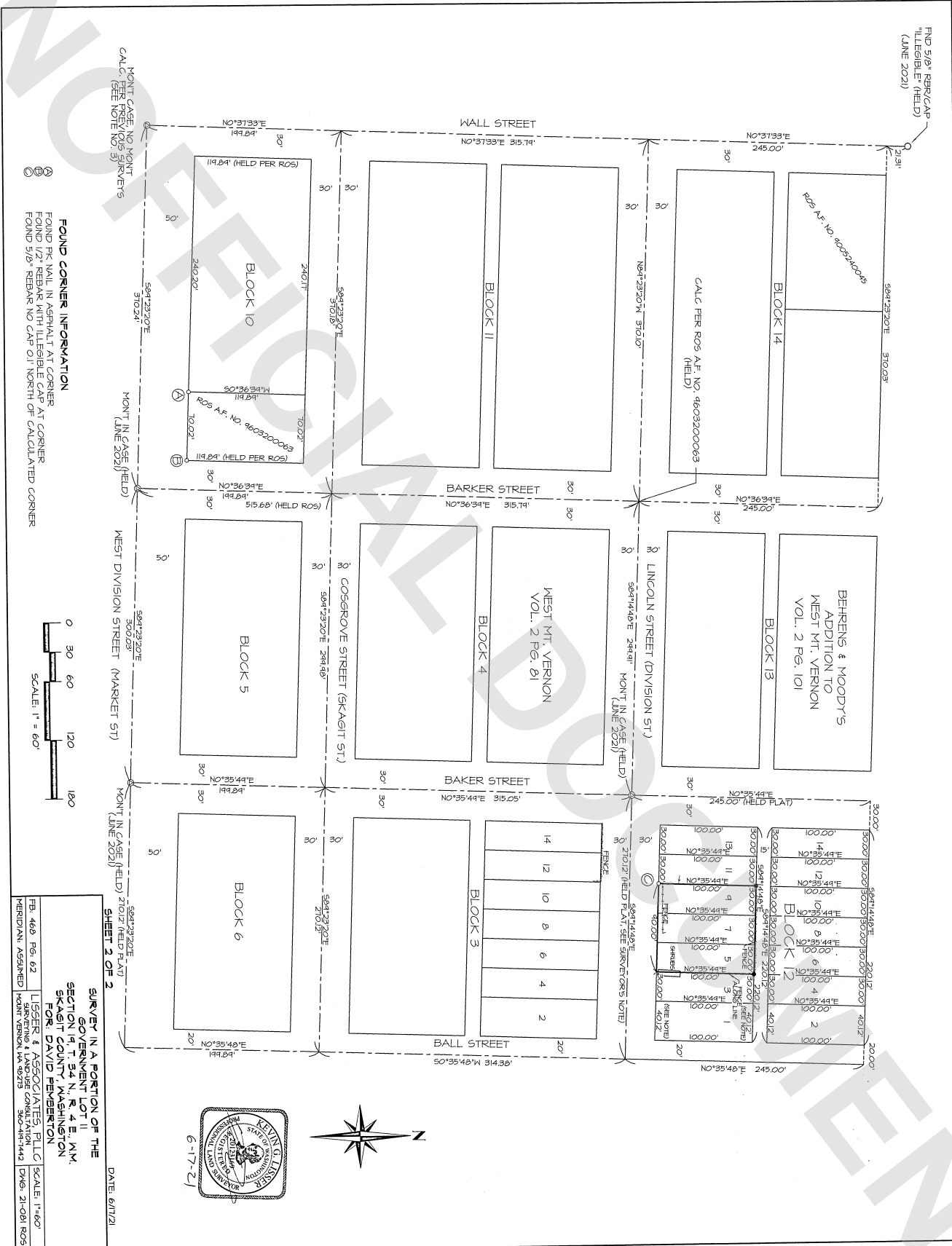
SURVEYOR'S CERTIFICATE

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 DAVID CRANE PEPPERSON, IN JUNE, 2021.

[Signature]
 KEVIN G. LISSEY, P.L.S., CERTIFICATE NO. 20123164 DATE 6-17-21
 LISSEY & ASSOCIATES, PLLC
 320 MILWAUKEE ST/PO BOX 1104
 MOUNT VERNON, WA 98275
 PHONE (509) 414-4432
 FAX (509) 414-0581
 E-MAIL: KEVIN@LISSEY.COM

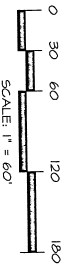


SHEET 1 OF 2		DATE: 6/17/21
SURVEY IN A PORTION OF THE GOVERNMENT LOT II, SECTION 19, T. 34 N., R. 4 E., WM., SKAGIT COUNTY, WASHINGTON. FOR: DAVID PEPPERSON		
FB:	MERIDIAN ASSUMED	SCALE: DN69 21001 R02
Pg:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 3800 NW 142	



MOUNT CASE, NO MOUNT CALC. FEE PER ROS SURVEYS (SEE NOTE NO. 3)

FOUND CORNER INFORMATION
 FOUND PE NAIL IN ASPHALT AT CORNER
 FOUND 1/2" REBAR WITH ILLIGIBLE CAP AT CORNER
 FOUND 5/8" REBAR NO CAP 0.11 NORTH OF CALCULATED CORNER



DATE 01/21



SURVEY IN A PORTION OF THE GOVERNMENT LOT II SECTION 14, T. 34 N., R. 4 E., 11M. SKAGIT COUNTY, WASHINGTON FOR DAVID FEVERSTON

FB-489 Pgs. 62
 LIGSER & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTATION
 BERIDIAN, ASSIGNED MOUNT VERNON WA 98278 360-444-4442 DWG# 21-081 ROS