SURVEYOR'S CERTIFICATE

### OMNERS CONSENT AND DECLARATION

KNAY ALL PEOPLE BY THESE PRESENTS THAT ME, THE INDENSISHED ONNERS OF THE LATE HEREIN DESCRIBED TO HEREBY MAKE A BOUNDARY LINE ADJUSTED THE PRESENTATION THE 6.36 BOUNDARY LINE ADJUSTED TO THE POINT VERYON MALIOPAL CODE, AND PELLAGE THIS DUBLISHED OF THE POINT VERYON MALIOPAL CODE, AND PELLAGE THIS SAID TO LIST MENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE MUDERSIGNED FIRSTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOTS AND TIES THAT THE MET THE LINES FIRSTHER METHAN AND DOESN'S THIRTHED TO EXECUTE AND RECORD DEEDS HIGH THE COUNTY AND TO CONVEY ALL THE INTEREST CONSISTENT WITH THE COUNTY AND TO SOLVEY ALL THE INTEREST CONSISTENT WITH THIS BOUNDARY LINES.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

CEDARDALE PROPERTIES, LLG. A PASHINGTON LIMITED LIABILITY COMPANY 1220 ANDERSON ROAD MOUNT VERVON, WA 98273 360-424-6164

AUXNOMENDONANT

BY: Jan Sylvand
PRINT NAME: SPANL HIGHMA
TITLE: MANAGE

STATE OF WASHINGTON

COUNTY OF SKAGIT

LERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TRUE. LIMANUAL IS THE PRESON WHO APPEARED BEFORE HE AND SAID PRESON ACKNOWLEDGED HE/SHEFFET SHONED THS INSTRUMENT, ON OATH STATED THAT HE/SHEFFHEY SHARE MITHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE MULTIMARIZED CEPARDALE PROPERTIES, LLC, A MASHINGTON LIMITED LIABILITY CEPARANT, TO BE THE FREE AND VOLUNTARY ACT OF SICH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. 9

DATED: \_ Nov. 24, 2021

MY APPOINTMENT EXPIRES 7-14-24 NOTARY PUBLIC BANG G. LISSEL SIGNATURE

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY .... PUBLIC
License # 73622
My Commission Expires 07-14-2024

RESIDING AT Mous Vegeice

BROOF I LISSER, PLS, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PILL

200 MILMANIES STREET
PO, BOX 1019
PHONE (360) 447-442
PHONE (360) 447-458
E-MAIL BRUCEBLISSERLOM 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 CEDARDALE PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN AUGUST 2021.

VICINITY MAP

# CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR APPROVAL

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 24DAY OF NOVE MB F.C., 2021.

PUBLIC WORKS DIRECTOR

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

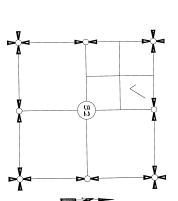
FILED FOR RECORD THIS 21 DAY OF WINDOWS 2021 AT 5 MINUTES PAST 1 5 OK LOCK P. M. IN VOLUME OF SIRVEYS ON RECORDS OF SIRVEYS AND ADMINISTRATION OF SIRVEYS ON RECORDS OF SIRVEYS AND ADMINISTRATION OF SIRVEYS AND ADMINISTRA

SKAGIT COUNTY AUDITOR

Namy Linaves Salgado



INTERSTATE HIGHWAY



SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VICINITY MAP

SHEET I OF 4

DATE: II/6/2I

BOUNDARY LINE ADJUSTMENT NO. ENGR 21-0313

SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, T. 34 N. R. 4 E., M.M.
SECTION 32, T. 54 N. R. 4 E., M.M.
SCASIT COUNTY, WASHINGTON
FOR: CEDARDALE PROPERTIES, LLC

FB. PG. LISSER & ASSOCIATES PLO SCALE:

SURFERIOR & LACSUCE CONSTITUTION DIVISION AND SETS 360-419-1442 DIVIS: 21-023 BLA

## PROPERTY DESCRIPTION PRIOR TO BOUNDARY ADJUSTMENT

CEDARDALE PROPERTIES, LLC, A MASHINGTON LIMITED LIABILITY COMPANY, PARCELS
PRIOR TO BOUNDARY LINE ADJUSTMENT

LOT I CUTY OF MOUNT VERKON SHORT PLAT NO. PLAN-20-0-341 APPROVAGE

PLE NO. 2020 OF THE NEW PLAN OF THE NORTHEAST I/A OFF

THE NO. 2020 OFF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST,

NEW NORTHWEST I/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST,

NEW NORTHWEST I/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST,

NEW NORTHWEST I/4 OFF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST,

NEW NORTHWEST I/4 OFF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST,

PARCEL P-128692 SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT1 JOF BINDING SITE PLAN NO. LUGE-058 AS RECORDED SEPTEMBER 22, 2004 JUNER AUDITOR'S FILE NO. 2004/0320043, BEING A MENDMENT TO BINDING SITE FLAN NO. FLOI-0516 AS RECORDED FERRUARY 2, 2004 MUDER AUDITOR'S FILE NO. 2004/02/2008/0. BEING A PORTION OF THE NORTH-ACT I/4 OF THE NORTH-MEST I/4 OF SECTION 32, TONNSHIP 34 NORTH, RANGE 4 EAST, MM.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND EASEMENTS, IF ANY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

AMENDED SUPERIOR COURT CAUSE NO. 21-2-00211-29 (DECREE QUIETING TITLE)

THE EAST & FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD, NOW KNOWN AS ANDERSON ROAD, AS SAID ROAD EXISTED ON JAWAKAY 12, 1434, WITH A POINT LYING & FEET FAST OF THE MEST LINE SECTION 32, TOWNSHIP SAI NORTH, RANGE 4 EAST, MH;
THENCE FAST ALONG THE SOUTH LINE A DISTANCE OF 125 FEET;
THENCE SOUTH A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 150 FEET;
THENCE SOUTH A DISTANCE OF 150 FEET;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED ON JANUARY 14, 1912 INDER SKABIT COUNTY AUDITOR'S FILE NO. 183155.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

### PROPERTY DESCRIPTION AFTER BOUNDARY ADJUSTMENT

GEDARDALE PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AFTER BOUNDARY LINE ADJUSTMENT

LOT I CITY OF MOUNT VERWON SHORT PLAT NO. PLAN-20-034, APPROVED OCTOBER 9, 2020 NIVER AUDITOR'S FILE NO. 2020/INDEG APPROVED OCTOBER 12, 2020 NIVER AUDITOR'S FILE NO. 2020/INDEG SENS A PORTION OF THE NORTHAFST I'M OF GETTION 30, TO THE NORTHAFST I'M A GETTION 30, TO THE NORTHAFST I'M A

TOGETHER WITH LOT! OF BNDING SITE PLAN NO. LIDGE-056 AS RECORDED SEPTEMER 22, 2004, UNDER WIDTOR'S FILE NO. 200407220044; BEING AN AVENDMENT OF BNDING SITE PLAN NO. PLOI-056 AS RECORDED FEBBUARY 2, 2004 WDER WIDTOR'S FILE NO. 2004072020006, BEING A PORTION OF THE KORTHEAST 1/4 OF BECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, NAY, THE NAY, AND THE NAY, AND

AND ALSO TOGETHER WITH THE EAST  $\vartheta$  FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD, NOW KNOWN AS ANDERSON ROAD, AS SAID ROAD EMSIED ON JANUARY IZ, 1943, WITH A POINT LYING & PHETI EAST OF THE MEST LINE OF THE HAST IZ OF THE MORTH-RAST ALONG THE SAID SOUTH LINE A DISTANCE OF 125 FEET; THENCE FAST A LONG THE SAID SOUTH LINE A DISTANCE OF 125 FEET; THENCE FAST A LONG THE MORTH-RAST IZ OF THE MORTH-RAST IZ OF THE MORTH-RAST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF MASHINGTON BY DEED RECORDED ON JANUARY 19, 1972 INDER SKAGIT COUNTY AUDITOR'S FILE NO. 163155.

ALL OF THE ABOVE BRING SUBJECT TO AND TOOETHER WITH EASEMENTS, RESERVATIONS RESERVATIONS COVENAVIS, LIBASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATED IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF MASHINGTON.

CONTAINING 153,389 SQ FT, 3.52 ACRES

- I. INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.

   INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- 2. DESCRIPTION INFORMATION IS FROM QUIT CLAIM DEED FOR BOUNDARY LINE ASJUSTNEN! RECORDED WIDER SCASIT COUNTY AUDITORS FILE NO. 2021/11/21 000 82. AN SEASIT COUNTY SUPERIOR SOURT ACAET OF A COUNTY SUPERIOR SUPER -II790-TO DATED AUGUST II, 2021
- 3 THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEKENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIFE, LEASES, CONT.

  CAUSES AND OTHER INSTRUMENTS OF RECORD PER THE ABOVE REFERENCED ITILE REPORTS, WHICH LIST THE FOLLOWING DOCUMENTS 200402020080 200409220048 4 202010/2015, 280455 29749 39905 18995, 2020/07/2015), 381120, 394150, 400950, 109894, 105218, 161153, 2004020200714, 2004010/2015, 200000110/2015, 2004010/2030, 201803080044, SKAGIT COUNT SCHOOL OF A 2012031900002, 201803080044, SKAGIT COUNT CAUSE NO. 21-00211-94, 2012031900002, 201203190003, 201802140026, 201803140026, 2018031400026, 20180314 CAUSE NO. 21-00211-29, 20120314 201709250118 AND 201709250119.
- 4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE CITY OF MOUNT VERMON SHORT PLAT NO. PLAN-20-034, RECORDED UNDER AUDITOR'S FILE NO. 2020/102165, DINDING SITE PLAN NO. PLOY-0516 RECORDED WIDER AUDITOR'S FILE NO. 2004/2020/2008. BINDING SITE PLAN NO. LIUG-056 RECORDED WIDER AUDITOR'S FILE NO. 2004/2020/2004, RECORDED WIDER AUDITOR'S FILE NO. 2004/2020/24, RECORDES OF SKAGIT COUNTY, WASHINGTON,
- MERIDIAN: ASSUMED
- 6. BASIS OF BEARING, MONMENTED NORTH LINE OF THE NORTHWEST 1/4
  OF SECTION 3.7 TONNESHIP 94 NORTH, RANGE 4 BAST, MM.
  BEARING = SOUTH BATST33" EAST
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION TRIMBLE R-10 GPS
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

Ö .1

9. THIS SURVEY MAS PREPARED AT THE REQUEST OF CEDARDALE PROPERTIES, LLC, A MASHINGTON LIMITED LIABILITY COMPANY, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.

IO, THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS FER WAC.
CHAPTER 33339 FEMEL ILMS), LINES OF OCCUPATIONS MAY NOICATE
AREAS FOR POTENTAL COMMOTOR UNWESTEN ONECESHIP. THIS SURVEY
IS A RESULT OF MODIFICATION OF THE OFFICE TO MAINTAIN HARMONY
WITH RESPECT TO THE OCCUPATION.

SITE ADDRESSES; -29512 1206 ANDERSON ROAD -128692 1220 ANDERSON ROAD

12. ZONING: C-L COMMERCIAL

13. PARCEL AREAS AFTER ADJUSTMENT; CONTAINING 153,389 SQ FT, 3.52 ACRES

14. MINIMUM LOT SIZE; THERE ARE NO LIMITATIONS ON LOT AREAS AND WIDTH.

15. MINIMUM BUILDING SETBACK REQUIREMENTS IN THE C-L DISTRICT ARE AS FOLLOWS:

A FRONT YARD, 10 FEET, BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMAY SETBACK ON BOTH STREETS, FOR PROPERTIES THAT FROM IN AN ARTESTAL, THE MINIMAY SETBACK FROM THE RIGHT-OF-MAY SHALL BE 25 FEET. THE COMMUNITY AND ECONOMIC DEVLOPMENT MAD HELD WORKS DIRECTORS CAN THROUGH A TYPE I DECISION FROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN,

THIS SETBACK.
B. 50DE YARD AND REAR YARD, NOW EXCEPT ALONG ANY PROPERTY LINE ADJUNING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.

DRAINAGE DISTRICT NO. 17 17215 BRITT ROAD MOUNT VERNON WA 98273

1314 ANDERSON ROAD, LLC 1314 ANDERSON ROAD MOUNT VERNON, MA 98273

P-128693 AND P-126694 CEDARDALE PROPERTIES, LLC 1220 ANDERSON ROAD MOUNT VERNON, MA 98273

B&T ENTERPRISES, LLC P.O. BOX 570

BURLINGTON, WA 98233

ADJACENT PROPERTY OWNERS

BOUNDARY LINE ADJUSTMENT NO. ENGR. 21-0313 ď

SURVEY IN A PORTION OF THE NE 1/4 OF THE NM 1/4
SECTION 32, T. 34 N. R. 4 E. M.M.
SECTION 32, T. 34 N. R. 4 E. M.M.
SECTION 32, T. 34 N. R. 4 E. M.M.
SECTION 32, T. 34 N. R. 4 E. M.M.
SECTION 32, T. 34 N. R. 4 N. M.M.
SECTION 32, T. 34 N. R. 4 N. M.M.
SECTION 32, T. 34 N. M. M.M.
FOR: CEDARDALE PROPERTIES, LLC

LISSER & ASSOCIATES, PLLC SCALE:
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON MA 18273 360-414-7442 DMS: 21-023 BLA



