

SURVEY DESCRIPTION

THE NORTH 75 FEET OF TRACT "A" OF "CORREDED ADDITION" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKEGITT COUNTY, WASHINGTON, AND A PORTION OF THE NORTH 75 FEET OF TRACT "A" OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
THENCE SOUTH 84°33'30" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 363.01 FEET TO A POINT WHERE THE EAST LINE OF COLLIER STREET PROJECTED NORTHERLY INTERSECTS THE CENTERLINE THENCE SOUTH 0°12'30" EAST ALONG THE EAST LINE OF 14TH STREET, NORTHERLY A DISTANCE OF 224.25 FEET TO THE NORTH CORNER OF TRACT "A" OF "CORREDED ADDITION" TO THE CITY OF MOUNT VERNON, AS SHOWN IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKEGITT COUNTY, WASHINGTON, AND THE EXTENSION THEREOF ALONG THE NORTH LINE OF SAID TRACT "A" AND THE EXTENSION THEREOF ALONG THE NORTH LINE OF SAID TRACT THENCE SOUTH 84°33'30" EAST A DISTANCE OF 102 FEET;  
THENCE SOUTH 0°12'30" WEST A DISTANCE OF 102 FEET TO A POINT ON THE EAST LINE OF 14TH STREET;  
THENCE SOUTH 0°12'30" WEST ALONG THE EAST LINE OF 14TH STREET, A DISTANCE OF 75 FEET TO THE TRUE POINT OF BEGINNING.  
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT ORDERS AND OTHER INSTRUMENTS OF RECORD.

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

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGGER 2023046  
○ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED  
⑥ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKEGITT COUNTY AUDITOR'S FILE NUMBER 201403200048.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT CORREDED ADDITION RECORDED IN VOLUME 1 OF PLATS, PAGE 14, FILE NO. 4306030023. COMPLEX CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO. 4306030023. RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 420200023, 420200024, 420200025, 420200026, 420200027, 420200028, 420200029, 420200030, 420200031, 420200032, 420200033, 420200034, 420200035, 420200036, 420200037, 420200038, 420200039, 420200040, 420200041, 420200042, ALL IN RECORDS OF SKEGITT COUNTY AUDITOR.
- INSTRUMENTATION, TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE, STANDARD FIELD TRAVERSE
- MERIDIAN, ASSAILED
- BASES OF BEARING, MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14TH STREET, (CENTERLINE OF 14TH STREET)  
BEARING = SOUTH 0°13'00" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF PETER A. ACOSTA, AN UNMARRIED MAN, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PREPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT ORDERS, RESERVATIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES) AS SHOWN ON CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN WRITTEN OWNERSHIP. LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD AND LINES OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYORS 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 PETER A. ACOSTA, AN UNMARRIED MAN, IN MARCH 2022.

KEVIN G. LUGGER P.L.L.C., CERTIFICATE NO. 20123164  
320 MILLANES DRIVE, BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 414-7442  
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E-MAIL KEVIN@LUGGER.COM

DATE 3-7-22



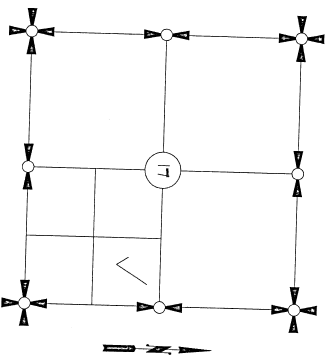
3-7-22

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUGGER & ASSOCIATES, PLLC, FILED FOR RECORD THIS 9 DAY OF March 2022 AT 28 MINUTES PAST 9 O'CLOCK A.M. IN VOLUME 1 OF SURVEYS ON RECORDS OF SKEGITT COUNTY, WASHINGTON.

SKEGITT COUNTY AUDITOR

Nancy Linnes



VICINITY MAP

SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.W. 1/4.

SHEET 1 OF 2

DATE 3/07/22

SURVEY IN A PORTION OF THE  
N.E. 1/4 OF THE SE 1/4 OF  
SECTION 17, T. 34 N., R. 4 E., 1/4  
SKEGITT COUNTY, WASHINGTON  
FOR: PETER ACOSTA

FB: MERIDIAN ASSAILED  
R6: LUGGER & ASSOCIATES, PLLC  
SKEGITT COUNTY, WASHINGTON  
360-414-7442  
SCALE: DN61, 22-013 825

3-7-22

A circular professional seal for Kevin G. Lissner, a Professional Land Surveyor in the State of Washington. The seal features a portrait of a man in the center, surrounded by the text "KEVIN G. LISSNER", "STATE OF WASHINGTON", and "PROFESSIONAL LAND SURVEYOR". The license number "P 20125109" is also visible. The seal is stamped over the bottom right corner of the document.