

202206210060

06/21/2022 01:01 PM Pages: 1 of 1 Fees: \$287.50
Skagit County Auditor

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN THE CITY OF MOUNT VERNON, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC# 2007001006, PAGE 0, L&A 314-012-002-0019, BEING KNOWN AND DESIGNATED AS:
LOTS 1 AND 2, BLOCK 12, MAP OF LOTS ADDITION TO MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.
KNOWN AS 802 S 9TH ST, MOUNT VERNON, WA 98274

BASIS OF BEARING

NORTH POINT WEST AS CALCULATED AND FIELD MEASURED BETWEEN THE CENTERLINE MONUMENTS OF S 9TH ST OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN HEREON.

REFERENCES

(R1) - RECORD OF SURVEY A# 201605140115

SURVEY NOTES

EQUIPMENT: 1" LEICA 1518 ROBOTIC TOTAL STATION

METHOD: FIELD TRAVERSE

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

RELATIVE ACCURACY AND/OR CLOSURES MEET OR EXCEED THE MINIMUM STANDARDS STATED IN WAC 332-150-085 AND 332-150-090. THIS SURVEY FOUND OCCUPATIONAL INDICATORS AS PER WAC 332-150-090. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE BOUNDARY AND DOES NOT CONSTITUTE A VERIFICATION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

UTILITY NOTES

IN PROVIDING THIS SURVEY, NO ATTORNEY HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY EXISTING ON THIS SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.

UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM RECORDS OF THE PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS OR VISIBLE FIELD EVIDENCE. ANY APPROXIMATE UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS. BUT ANY CERTAIN BEINGS OR CARRIES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OF SUBSURFACE OR ENVIRONMENTAL CONDITIONS WAS OBSERVED OR UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

SITE DATA

SITE ADDRESS: 802 S 9TH ST, MOUNT VERNON, WA 98274
TAX PARCEL NOS: 374-1-012-002-0019
GROSS SITE AREA: 8933.86 SF (0.206 ACRES)

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND SURVEY MARKER AS NOTED
- SET 1/2" X 3/4" REBAR & CAP STAMPED 1538807

RECORDING CERTIFICATE

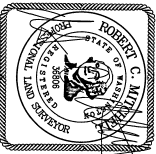
FILED FOR RECORD BY ROBERT C. MITCHELL THIS 21 DAY OF June, 2022 A.D., AT 1 MINUTES PAST 1 O'CLOCK P.M. AND RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

COUNTY AUDITOR

LAND 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 TIMOTHY FEHR IN APRIL, 2022.

ROBERT C. MITCHELL REGISTRATION #8808 DATE



Northline
Surveying
and Construction Technologies
2025 RIVERSIDE DRIVE
MOUNT VERNON, WA 98273
(360) 899-8598

RECORD OF SURVEY

FOR
TIMOTHY FEHR

PORTION OF SE 1/4 OF THE SW 1/4 OF SEC. 20,
TWP. 34 N. RGE. 04 E. W.M.

SKAGIT COUNTY, WASHINGTON

PREP: 05-15-2022
REV: _____
DRAWN: NGR
CHK: _____
SHEET 1 OF 1
PROJECT: 2232

