

RESG HOMES LLC, BOUNDARY LINE ADJUSTMENT
IN A PORTION OF THE NW 1/4, SW 1/4, OF SECTION 20, T 34N, R 4E, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF JANUARY, 2023
AT 14 MINUTES PAST 10 O'CLOCK A.M.
IN VOLUME 1 OF SURVEY ON PAGE(S)
UNDER AUDITOR'S FILE NO. 202301260017
RECORDS OF SKAGIT COUNTY, WASHINGTON.

James A. Hildebrand
DEPUTY AUDITOR

EXISTING LEGAL DESCRIPTIONS

EXISTING PARCEL A:

THE WESTERLY 45.65 FEET OF THAT PORTION OF BLOCK 24, MAP OF MOUNT VERNON, GATES FIRST AND SECOND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200807230004, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 24;
THENCE NORTH 10°00'11" WEST, 98.87 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 24;
THENCE SOUTH 19°40'11" WEST, 98.87 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 24;
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING;
(ALSO BEING KNOWN AS LOT 5 OF SAID BLOCK 24, AS SHOWN ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200807230004).

SITUATED IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

EXISTING PARCEL B:

THAT PORTION OF BLOCK 24, MAP OF MOUNT VERNON, GATES FIRST AND SECOND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 24;
THENCE NORTH 10°00'11" WEST, 98.87 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 24;
THENCE SOUTH 19°40'11" WEST, 98.87 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 24;
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING;
(ALSO BEING KNOWN AS LOT 5 OF SAID BLOCK 24, AS SHOWN ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200807230004).

EXCEPT THE WESTERLY 45.65 FEET THEREOF.

SITUATED IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

NEW PARCEL A:

LOT 7, BLOCK 24, MAP OF MOUNT VERNON, GATES FIRST AND SECOND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

NEW PARCEL B:

LOT 7, BLOCK 24, MAP OF MOUNT VERNON, GATES FIRST AND SECOND ADDITIONS TO MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

GENERAL SURVEY NOTES

1. BASIS OF BEARINGS: ASSUMED, NORTH 19°45' 12" EAST BETWEEN FOUND MONUMENTS IN THE CENTERLINE OF SIXTH STREET, AS SHOWN ON THOSE SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 202107070151 AND 200807230004, AND AS DEPICTED HEREON.

2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION.

3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

4. THE SOURCE OF THE LEGAL DESCRIPTION RECITED HEREON IS DERIVED FROM THAT QUIT CLAIM TRANSFER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 202107070152.

5. ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

6. THE LOT CORNERS FOR EACH ADJUSTED PARCELS HAVE BEEN EITHER RECOVERED OR MARKED ON THE GROUND WITH 1/2" IRON REBAR, WITH PLASTIC CAP MARKED "HARMSEN L5 5886".

7. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT, IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE OF THE ACCURACY OF THE SURVEY, NOR DOES IT IMPLY ANY LIABILITY OR RESPONSIBILITY TO ANY PARTY BY CONTRACT, DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.

PROJECT INFORMATION

PARCEL A

ASSESSOR'S PARCEL NUMBER (EXISTING): P42135
SITE ADDRESS: UNASSIGNED (UNDEVELOPED)
AREA BEFORE ADJUSTMENT: 1,488 SQUARE FEET
AREA AFTER ADJUSTMENT: 1,488 SQUARE FEET

PARCEL B

ASSESSOR'S PARCEL NUMBER (EXISTING): P135417
SITE ADDRESS: UNASSIGNED (UNDEVELOPED)
AREA BEFORE ADJUSTMENT: 5,482 SQUARE FEET
AREA AFTER ADJUSTMENT: 4,888 SQUARE FEET

RECORD OWNERS (PARCELS A & B):
RESG HOMES LLC,
PO BOX 1194,
MOUNT VERNON, WA 98270

RESTRICTIONS, COVENANTS & EASEMENTS

1. SUBJECT TO COVENANTS, CODES AND RESTRICTIONS, EASEMENTS, RIGHTS AND INTERESTS, AS SHOWN ON THE SURVEY, RECORDED IN VOLUME 2 OF PLATS, PAGE 88, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200807230004.

3. SUBJECT TO COVENANTS, CODES AND RESTRICTIONS CONTAINED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200807230004.

4. SUBJECT TO EASEMENT AND TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 722589. (SEE EASEMENT REFERENCE B, SHEET 2 OF 2).

5. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200308160301.

6. THIS SURVEY AMENDS AND SUPERCEDES THAT BOUNDARY LINE ADJUSTMENT MAP REFERENCED AS CITY AND USE NUMBER ENGR22-0335, RECORDED UNDER AUDITOR'S FILE NUMBER 202107070151.

OWNER'S DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO TITLE 18.36 BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS DOCUMENT TO BE 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 THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF, WE SET OUT HANDS AND SEALS.

RESG HOMES LLC

RESG HOMES LLC by *[Signature]*
NAME AND TITLE (PRINTED): *Andrew Stewer, Managing Member*

ACKNOWLEDGMENT

COUNTY OF SKAGIT } SS.

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Andrew Stewer* SIGNED THIS INSTRUMENT, ON OATH STATING THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE He OF RESG HOMES LLC, A WASHINGTON STATE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: 1/11/23



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
MY COMMISSION EXPIRES: 12/31/2023
RESIDING AT: 14011 11TH AVE N.E., DUVALL, WA 98015
MY APPOINTMENT EXPIRES: 12/31/2023

CITY PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 14th DAY OF JANUARY, 2023. THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

[Signature]
PUBLIC WORKS DIRECTOR

SURVEYOR'S CERTIFICATE

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 AT THE REQUEST OF RESG HOMES, LLC IN MARCH, 2022.

[Signature]
JAMES A. HILDEBRAND, P.S., C.L.S.
DATE: 12/16/22
CERTIFICATE NO. 5388



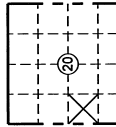
CITY LAND USE # ENGR22-0335

RESG HOMES, LLC

CITY OF MOUNT VERNON

BOUNDARY LINE ADJUSTMENT

SCALE: 1" = 100'	DATE: 1/11/23	SHEET: 1 OF 2
DRAWN BY: JAH	DATE: 1/11/23	
REVIEWED BY: JAH	DATE: 1/11/23	
SEC 20, T 34N, R 4E W.M.		
803 SOUTH FIRST STREET		
MOUNT VERNON, WA 98273		
TEL: (800) 398-9159		



RESG HOMES LLC. BOUNDARY LINE ADJUSTMENT
IN A PORTION OF THE NW 1/4, SW 1/4, OF SECTION 20, T 34N, R 4E, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

LEGEND & ABBREVIATIONS

- FOUND REBAR WITH CAP AS NOTED
- ✕ FOUND NAIL AND WASHER AS NOTED
- ⊗ FOUND MONUMENT IN CASE AS NOTED
- FOUND MONUMENT WITH CAP MARKED
- △ CALCULATED POSITION
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ LIGHT POST
- ⊕ UTILITY MARKER POLE
- ⊕ UTILITY LINE CONTINUES
- ① FOUND CORNER, SEE FOUND CORNER DESCRIPTION THIS SHEET
- Ⓐ EXISTING EASEMENT, SEE EASEMENT REFERENCES THIS SHEET
- GAS LINE
- SEWER LINE
- OVERHEAD POWER LINE
- APN - AUDITOR'S FILE NUMBER
- BLA - BUILDING
- BLA - BUILDING
- BLA - BOUNDARY LINE ADJUSTMENT
- FT - FOOT
- NO. - NUMBER
- LS - LAND SURVEYOR
- R - RECORD
- SG - SQUARE FEET

FOUND CORNER DESCRIPTIONS

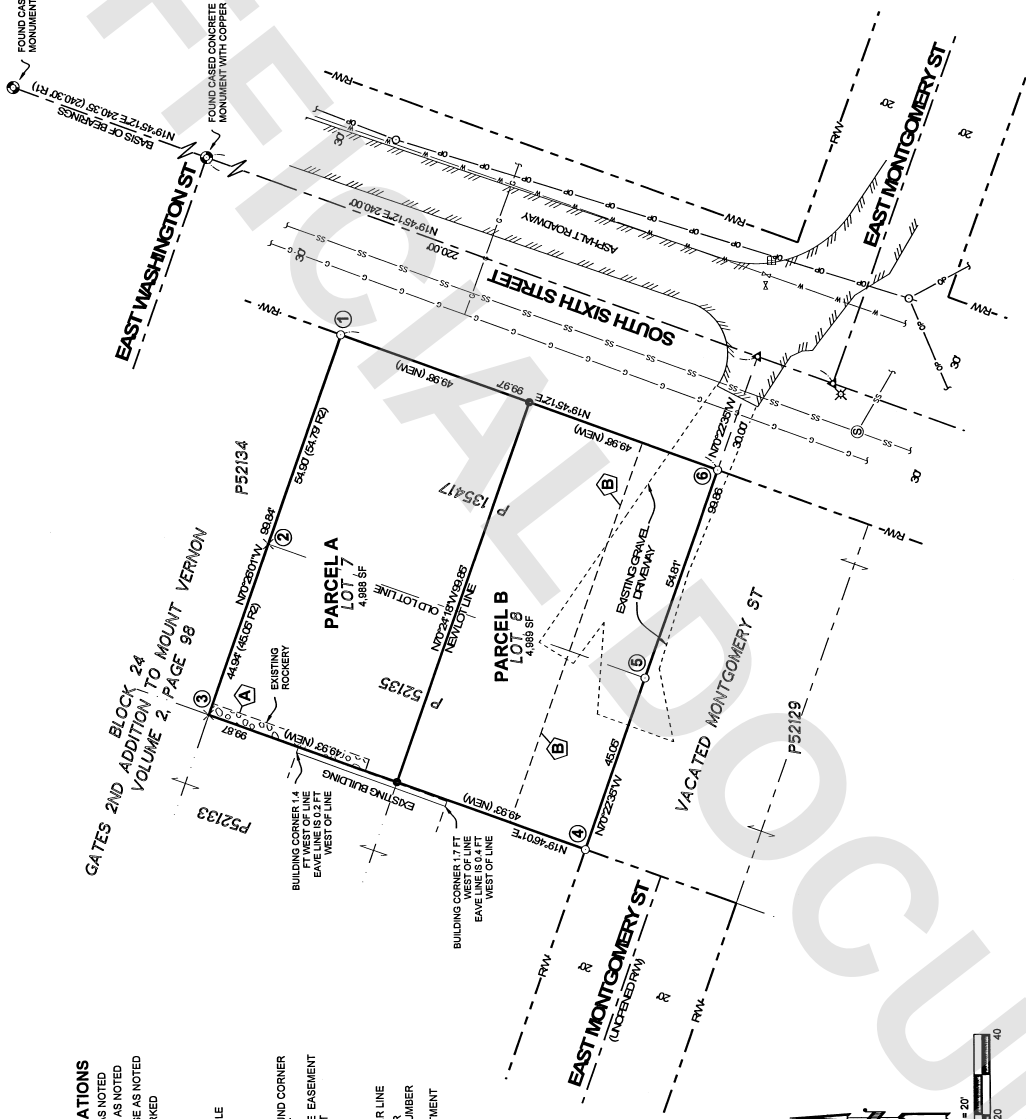
- ① FOUND 1/2" DIAMETER REBAR WITH CAP MARKED "SEMRAU 28822" AT CORNER POSITION SHOWN ON SURVEY RECORD R2.
- ② FOUND LEAD IN BOULDER WITH TACK AND WASHER MARKED "30450 30585" POINT FOUND ON NORTHERLY BOUNDARY LINE PER SURVEY RECORD R2.
- ③ FOUND NAIL WITH WASHER MARKED "SEMRAU 28822" IN TOE OF ROCK RETAINING WALL AT POSITION REPORTED ON SURVEY RECORD R2.
- ④ FOUND 1/2" DIAMETER REBAR WITH CAP MARKED "SEMRAU 28822" AT CORNER POSITION SHOWN ON SURVEY RECORDS R1 AND R2.
- ⑤ FOUND 1/2" DIAMETER REBAR WITH CAP MARKED "G-4 30450 30585" SET PER SURVEY RECORD R1.
- ⑥ FOUND 1/2" DIAMETER REBAR WITH CAP MARKED "SEMRAU 28822" AT CORNER POSITION SHOWN ON SURVEY RECORDS R1 AND R2.

REFERENCED SURVEYS

- R1 SURVEY FOR MARIO AND GAYN DEL NAGRO RECORDED JULY 23, 2008 UNDER AUDITOR'S FILE NUMBER 200807230004.
- R2 BOUNDARY LINE ADJUSTMENT FOR RESG HOMES, LLC. RECORDED JANUARY 7, 2021 UNDER AUDITOR'S FILE NUMBER 202101070151.

UTILITY LOCATION NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE SCHEMATIC IN NATURE AND BASED ON OBSERVED SURFACE EVIDENCE IN FIELD. THE LOCATION OF UTILITIES SHOWN HEREON SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.



EASEMENT REFERENCES

- Ⓐ 3.00 FOOT WIDE BY 41.50 FOOT LONG EASEMENT GRANTED TO PARCEL P52133 (WEST ADJACENT) OVER THE NORTHWESTERLY PORTION OF PARCEL A AS SHOWN AND DESCRIBED ON SURVEY RECORD R2. SAID EASEMENT SHALL BE PERMANENT AND FOR THE USAGE FOR ROCKERY PURPOSES AND SHALL RUN WITH THE LAND.
- Ⓑ EXISTING 20 FOOT WIDE INGRESS, EGRESS, AND PARKING EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 122266.



CITY LAND USE # ENGR22-0335

RESG HOMES, LLC

CITY OF MOUNT VERNON

BOUNDARY LINE ADJUSTMENT

HARMSEN

SCALE: 1" = 20'
DRAWN BY: JTF
DATE: 10/17/22
REVIEWED BY: JAH
FBI: 1354
22-004
SHEET: 2 OF 2
S.I.R. INDEX
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
TEL: 509.336-5109