# SOUTH TWELFTH STREET No.2

## BOUNDARY LINE ADJUSTMENT

ENGR22-0402

BEING A PORTION OF THE NE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

## LEGAL DESCRIPTION

**BEFORE BOUNDARY LINE ADJUSTMENT**

PER QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT
A.F.N. 202303160069

**PROPERTY A:**
THE NORTH 13.00 FEET OF THE SOUTH 33.00 FEET OF LOT 5, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

**PROPERTY B:**
THE SOUTH 20.00 FEET OF LOT 5, BLOCK 1, AND LOT 6, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 10.00 FEET OF SAID LOT 6, BLOCK 1.

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

**PROPERTY C:**
LOT 7 AND THE SOUTH 10.00 FEET OF LOT 6, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

## LEGAL DESCRIPTION

**AFTER BOUNDARY LINE ADJUSTMENT**

**PARCEL A:**
THE SOUTH 33.00 FEET OF LOT 5, TOGETHER WITH LOTS 6 AND 7, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

QUIT CLAIM DEEDS FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER: 202303160069

## BASIS OF BEARINGS

NAD 83/11 (USFT) WSRN NETWORK DERIVED TAKEN ALONG THE MONUMENTED CENTERLINE OF SOUTH 13TH STREET, BEING N 1°19'01" E

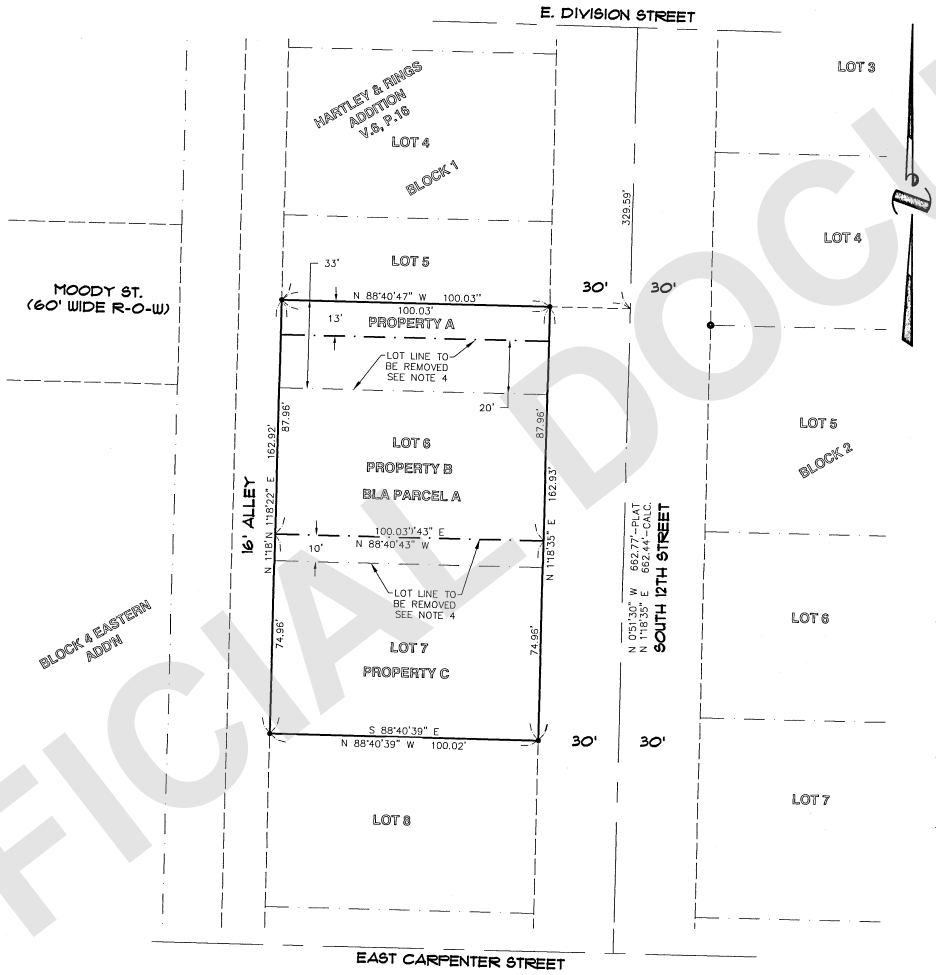
## SURVEY PROCEDURE

ANGULAR AND LINEAR MEASUREMENTS WERE MADE USING A COMBINATION OF GPS AND CONVENTIONAL METHODS. PRIMARY CONTROL AND TOPOGRAPHIC DATA WERE OBSERVED USING SURVEY GRADE CARLSON BRX6+ GPS RECEIVERS ON WSRN NETWORK AND GEOMAX CR2+ 2 SECOND ROBOTIC TOTAL STATION CALIBRATED AT A N.G.S. BASELINE WITHIN THE LAST YEAR.

PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.

## SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY RELIED UPON CHICAGO TITLE COMPANY ALTA COMMITMENT NO. 620044597 AND SUPPLEMENTAL NO.1 DATED OCTOBER 6, 2020 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, IF ANY.
2. BEARINGS AND DIMENSIONS SHOWN HEREON ARE BASED UPON RECORD OF SURVEY A.F.N. 202011080097
3. THE PURPOSE OF THIS SURVEY IS TO COMBINE PROPERTIES A THROUGH C.
4. ALL INTERIOR LOT LINES WITHIN BOUNDARY LINE ADJUSTMENT TO BE REMOVED BY THIS INSTRUMENT.




## OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO TITLE 16.36 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 THE BOUNDARY LIEN ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUT OUR HANDS AND SEALS.

SVH PARTNERS LLC

JOEL ASLANIAN, MANAGER

PRINT NAME – ACTING AS (OFFICE)

MATTHEW BRENNAN
APPOINTMENT EXPIRES NOVEMBER 06, 2023
NOTARY PUBLIC
COMMISSION # 20101121
STATE OF WASHINGTON

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
ss
COUNTY OF King )

ON THIS DAY PERSONALLY APPEARED BEFORE ME Joel Aslanian, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL

OF THIS 27 DAY OF February, 20 23

NOTARY PUBLIC

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
ss
COUNTY OF_____)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WITHIN THE FOREGOING DECLARATION AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL

OF THIS _____ DAY OF _____, 20 _____

NOTARY PUBLIC

## CITY PUBLIC WORKS DIRECTOR

THE PROPERTY DESCRIBED HEREON WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE.
THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

CHRIS PHILLIPS – PUBLIC WORKS DIRECTOR DATED 13 mar 23

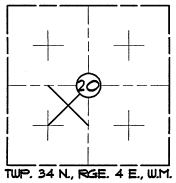
## SITE INFORMATION

REFER TO SHEET 2

## LEGEND (FEBRUARY, 2021)

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP MARKED "LSA 41035"

(IN FEET)
0 30 60
SCALE: 1" = 30'




TWP. 34 N., RGE. 4 E., W.M.

08920 BLA 12TH STREET NO2.DWG

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF March, 2023
AT 2:57 pm IN BOOK ___ OF SURVEYS ON PAGE ___ AT THE REQUEST OF LARRY STEELE AND ASSOCIATES, LAND SURVEYORS.

SKAGIT COUNTY AUDITOR
DEPUTY
AUDITOR'S FILE NUMBER .....

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SVH PARTNERS, LLC, IN FEBRUARY, 2021.

2/21/23
STEFAN LAUFER, P.L.S., CERTIFICATE NO. 41035

STEFAN LAUFER
STATE OF WASHINGTON
41035
REGISTERED
PROFESSIONAL LAND SURVEYOR
2/21/23

LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 1
1334 KING ST.
BELLINGHAM, WA 98229
360-676-9350

BEING A PORTION OF THE NE 1/4 OF THE SW 1/4, SEC. 20, TWP. 34 N., RNG. 4 E., W.M. SKAGIT COUNTY, WA.

F.BK. 680/47

| BOUNDARY LINE ADJUSTMENT FOR SVH PARTNERS LLC | | |
|---|---|---|
| DRWN BY SL | DATE 2/13/2023 | JOB NO. 08920.2 |
| CHKD BY BCM | SCALE 1"=30' | SHEET 1 OF 2 |

UNOFFICIAL DOCUMENT

202303160068
03/16/2023 02:57 PM Pages: 1 of 2 Fees: $292.50
Skagit County Auditor

202303160068
03/16/2023 02:57 PM Page 2 of 2

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CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

### SITE INFORMATION - EXISTING

**PROPERTY A**
OWNER: SVH PARTNERS LLC
TAX PARCEL: P53009
ADDRESS: N/A
ZONING: H-D, HEALTH CARE DEVELOPMENT
AREA: 1,300 S.F.+/-

**PROPERTY B**
OWNER: SVH PARTNERS LLC
TAX PARCEL: P53011
ADDRESS: 201 SOUTH 12TH STREET
ZONING: H-D, HEALTH CARE DEVELOPMENT
AREA: 7,498 S.F.+/-

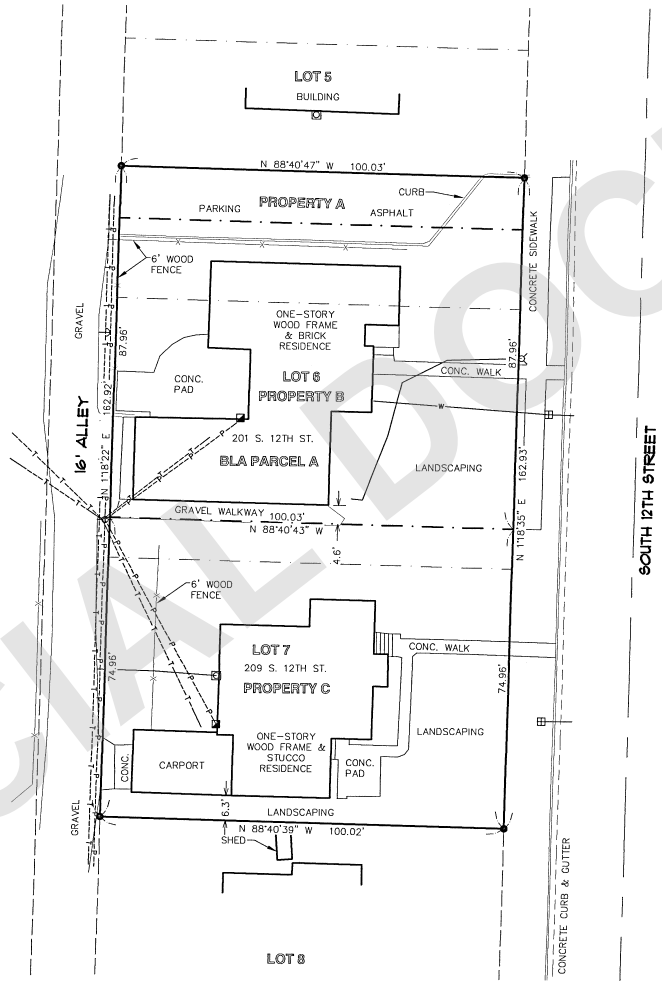
**PROPERTY C**
OWNER: SVH PARTNERS LLC
TAX PARCEL: P53012
ADDRESS: 209 SOUTH 12TH STREET
ZONING: H-D, HEALTH CARE DEVELOPMENT
AREA: 7,498 S.F.+/-

### SITE INFORMATION - PROPOSED

**PARCEL A**
OWNER: SVH PARTNERS LLC
TAX PARCEL: TBD
ADDRESS: TBD
ZONING: H-D, HEALTH CARE DEVELOPMENT
AREA: 16,296 S.F.+/-

### APPLICANT INFORMATION

SVH PARTNERS LLC
232 - 7TH AVENUE N. SUITE 100
SEATTLE, WA 98109




(IN FEET)
0 20 40
SCALE: 1" = 20'

### LEGEND (OCT., 2020)

- FOUND MONUMENT AS NOTED
- FOUND REBAR & CAP MARKED "LSA 41035"
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- STORM CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER CABINET
- TRAFFIC SIGNAL CABINET
- POWER VAULT
- POWER BACKUP SYSTEM
- POWER MANHOLE
- POWER JUNCTION BOX
- POWER TRANSFORMER
- POWER METER
- STREET LIGHT
- COMMUNICATION RISER BOX
- COMMUNICATION VAULT
- A/C UNIT
- UTILITY VAULT
- UTILITY POLE
- GUY ANCHOR
- GAS VALVE
- GAS METER
- SANITARY SEWER LINE
- STORM LINE
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- FIBER OPTIC LINE
- OVERHEAD CABLE LINE
- UNDERGROUND CABLE LINE
- FENCE LINE

08920 BLA 12TH STREET NO2.DWG

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS ..... DAY OF ....., 20 ...
AT ..... M, IN BOOK ..... OF SURVEYS ON PAGE ..... AT THE REQUEST, OF LARRY STEELE AND ASSOCIATES, LAND SURVEYORS.

SKAGIT COUNTY AUDITOR

DEPUTY

AUDITOR'S FILE NUMBER .....

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F.BK. 680/41

**BOUNDARY LINE ADJUSTMENT FOR SVH PARTNERS LLC**

| DRWN BY | DATE | JOB NO. |
|---|---|---|
| SL | 2/13/2023 | 08920.2 |
| CHKD BY | SCALE | SHEET |
| BCM | 1"=20' | 2 OF 2 |

UNOFFICIAL DOCUMENT