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04/05/2023 09:17 AM Pages: 1 of 2 Fees: \$292.50
Stagley County Auditor

LEGAL DESCRIPTION:

CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON

OWNER'S POLICY NO. PROGRAM 620051264

EFFECTIVE DATE: DATE AND TIME OF RECORDING OF DEED (NOTE: DEED RECORDED JANUARY 11, 2023 AT 04:13 PM)

PARCEL A:

TRACTS A AND B OF CITY OF MOUNT VERNON SHORT PLAT NO. WY-22-76, APPROVED FEBRUARY 22, 1977, RECORDED FEBRUARY 23, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 34, UNDER AUDITOR'S RECORDING NO. 870760031, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED UNDER AUDITOR'S FILE NO. 910409029, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

TRACT 10, ASSESSOR'S PLAT OF PARCELS' TRACTS, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 10 FEET THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED UNDER AUDITOR'S FILE NO. 870760031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED UNDER AUDITOR'S FILE NO. 910409029, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

SURVEY REFERENCES:

- (R1) ASSESSOR'S PLAT OF PARCELS' TRACTS AS FILED IN VOLUME 9 OF PLATS AT PAGE 106 AND RECORDED UNDER AUDITOR'S FILE NO. 742016, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- (R2) SHORT PLAT NO. WY-22-76, AS FILED IN VOLUME 2 OF SHORT PLATS AT PAGE 34 AND RECORDED UNDER AUDITOR'S FILE NO. 870402, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- (R3) RECORD OF SURVEY FOR CRAIG EMERY AS RECORDED UNDER AUDITOR'S FILE NO. 201604150055, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES:

1. ENCUMBRANCES ESTABLISHED PER THIS SURVEY MAY NOT CONFORM TO EXISTING LINES OF OCCUPATION AND FENCE LINES AND COULD RESULT IN POSSIBLE BOUNDARY DISPUTES.
2. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF AN OWNER'S POLICY PROVIDED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF WHICH THE SURVEYOR IS UNAWARE AND THEREFORE NOT SHOWN HEREON.
3. DIMENSIONS TO AS-BUILT FEATURES ARE PERPENDICULAR TO OR PARALLEL WITH REFERENCED LINES, UNLESS OTHERWISE NOTED.

ATTAINING TABLE ITEMS:

1. MONUMENTS FOR SITE AND CONTROLLING MONUMENTS FOR DETERMINATION OF THE BOUNDARY ARE SHOWN ON SHEET 2 OF 3.
2. SITE ADDRESSES ARE AS FOLLOWS:
PARCEL A: 11513 SQUARE FEET OF LAND
PARCEL B: 12,657 SQUARE FEET OF LAND
TOTAL: 24,170 SQUARE FEET OF LAND
3. FLOOD ZONE CLASSIFICATION:
FLOOD INSURANCE RATE MAP NO. 530160002B
EFFECTIVE DATE: JANUARY 1, 1985
4. GROSS LAND AREAS:
PARCEL A: 11,513 SQUARE FEET OF LAND
PARCEL B: 12,657 SQUARE FEET OF LAND
TOTAL: 24,170 SQUARE FEET OF LAND
5. NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR. SETBACKS THEREFORE NOT SHOWN HEREON.
- 7d1. EXTERIOR DIMENSIONS OF BUILDINGS SHOWN ON SHEET 3 OF 3.
- 7d2. SQUARE FOOTAGE OF BUILDINGS ARE AS FOLLOWS:
SHEED: 75 SQUARE FEET
8. SUBSTANTIAL FEATURES AT TIME OF SURVEY ARE SHOWN ON SHEET 3 OF 3.
9. PARKING SPACES: 42
NO. OF HANDICAPPED SPACES: 3
13. NAMES OF ADJOINING OWNERS ARE SHOWN ON SHEET 2 OF 3.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK AT THE DATE OF THIS SURVEY.
18. PLOTTABLE EASEMENTS SHOWN ON SHEET 2 OF 3.

SPECIAL EXCEPTIONS:

CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON

OWNER'S POLICY NO. PROGRAM 620051264

EFFECTIVE DATE: DATE AND TIME OF RECORDING OF DEED (NOTE: DEED RECORDED JANUARY 11, 2023 AT 04:13 PM)

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S), RECORDED: OCTOBER 15, 1976 OF SKAGIT COUNTY, WASHINGTON, IN FAVOR OF: THE CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION, FOR: SWEET PEPPLES PARCEL A

(SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 3)

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S), RECORDED: JULY 9, 1979 IN FAVOR OF: MOUNTAIN VIEW RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR: UTILITIES AND DRAINAGE PARCEL A

(SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 3)

3. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MOUNT VERNON SHORT PLAT NO. WY-22-76:

RECORDING NO.: 651402 PARCEL A

(SURVEYOR'S NOTE: UTILITY EASEMENT SERVING PARCEL A SHOWN ON SHEET 2 OF 3)

4. AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO, AND BETWEEN: CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, FOR: ACCESS AND SERVICE FOR BROADBAND COMMUNICATION SYSTEM PARCEL A

(SURVEYOR'S NOTE: INSUFFICIENT GEOMETRY TO PLOT)

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, DISCLOSED BY INSTRUMENT(S), RECORDED: AUGUST 7, 2003 IN FAVOR OF: COASTAL OF WASHINGTON, A MUNICIPAL CORPORATION, FOR: ACCESS AND SERVICE FOR BROADBAND COMMUNICATION SYSTEM PARCEL A

(SURVEYOR'S NOTE: BLANKET EASEMENT AFFECTING ALL OF PARCEL A)

6. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF MOUNT VERNON SHORT PLAT NO. WY-22-76:

RECORDING NO.: 201604150055 PARCEL A

(SURVEYOR'S NOTE: AFFECTS PARCEL B, INSUFFICIENT GEOMETRY TO PLOT)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: COMCAST CABLE COMMUNICATIONS, INC. BY INSTRUMENT(S), RECORDED: OCTOBER 18, 2017 RECORDING NO.: 20170180225 PARCEL A

(SURVEYOR'S NOTE: BLANKET EASEMENT AFFECTING ALL OF PARCEL A)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, WASHINGTON, BY INSTRUMENT(S), RECORDED: JANUARY 13, 1995 RECORDING NO.: 520681 PARCEL B

(SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 3)

SPECIAL EXCEPTIONS CONT:

CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON

OWNER'S POLICY NO. PROGRAM 620051264

EFFECTIVE DATE: DATE AND TIME OF RECORDING OF DEED (NOTE: DEED RECORDED JANUARY 11, 2023 AT 04:13 PM)

9. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON PARCELS' TRACTS:

RECORDING NO.: 742016 PARCEL B

- (SURVEYOR'S NOTE: THE WATER LINE EASEMENT AFFECTING PARCEL B AS SHOWN ON SAID RECORD UNDER AUDITOR'S FILE NO. 742016, RECORDS OF SKAGIT COUNTY, WASHINGTON AS SHOWN ON SHEET 2 OF 3 AND NO LONGER AFFECTS THE SUBJECT TRACTS)

(SURVEYOR'S NOTE: SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: PUEBLO SOUND POWER & LIGHT COMPANY, UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

RECORDING DATE: JANUARY 30, 1979

RECORDING NO.: 7808090008 PARCEL B

(SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 3)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: SKAGIT COUNTY, UTILITIES AND DRAINAGE PARCEL A

RECORDING DATE: JANUARY 9, 1979

RECORDING NO.: 7808090008 PARCEL B

(SURVEYOR'S NOTE: DOES NOT AFFECT THE SUBJECT TRACTS AS IT WAS LATER DEEDED TO THE CITY OF MOUNT VERNON BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 870760031, RECORDS OF SKAGIT COUNTY, WASHINGTON AS SHOWN ON SHEET 2 OF 3)

CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON

OWNER'S POLICY NO. PROGRAM 620051264

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12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO: PUEBLO SOUND POWER & LIGHT COMPANY, UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM

RECORDING DATE: APRIL 12, 1991

RECORDING NO.: 910410003 PARCEL B

(SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 3)

SEE SPECIAL EXCEPTION NO. 6

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CONSEQUENCE AFFECTING THE TITLE THAT WOULD BE AN ACQUIVATE AND COMPLETE SURVEY OF THE LAND.

(SURVEYOR'S NOTE: SEE SHEET 3 OF 3 FOR ENCROACHMENTS)

NOTE: ITEMS 14, 15, 16, 18 & 20 HAVE BEEN INTERNATIONALLY DELETED FROM THIS REPORT.

NOTE: ITEMS 14, 15, 16, 18 & 20 HAVE BEEN INTERNATIONALLY DELETED FROM THIS REPORT.

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FREDERICK F. POWNER

REGISTRATION NO. 12716

Survey For: WHISPERING WILLOWS OF MOUNT VERNON

Survey By: Cascade Surveying & Engineering, Inc.
F.O. BOX 326, ARJUNING, WASHINGTON, 98223 (105 EAST DIVISION STREET)
3/29/23

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 5th day of April 2023 AT 9:17 AM IN BOOK OF SURVEYING & ENGINEERING, INC. AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC. J. Pauline Pauline DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECONSTRUCTION ACT, AT THE REQUEST OF WHISPERING WILLOWS OF MOUNT VERNON IN JANUARY 2023

REGISTERED LAND SURVEYOR

L.S. NO 12716

SCALE: TEXT

DRAWN BY: L.F. 3/28/2023
CHECKED BY: L.F.
FIELD SURVEY: 1/18/2023
JOB #: 23482
F.B. #: SK, 71, SN, 1013

WHISPERING WILLOWS OF MOUNT VERNON

Engineers

Surveyors

Planners

CASCADE SURVEYING & ENGINEERING, INC.



Engineers

105 E. Division-PO Box 32
ARLINGTON, WA 98223
PHONE: (360) 435-5551
FAX: 435-4012

PORTN SW1/4, NW1/4, SEC.21, TWP.34N, RGE.4E, W.M.
JOB# 23482 DRAWN BY: LAF FIELD BOOK # SK. 71, SN. 1013
DATE: 3/28/2023 REVISED: CHECKED BY: FP

ORDERED BY

SHEET 2 OF 2