

HERON POINT BOUNDARY LINE ADJUSTMENT LOT CONSOLIDATION A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 34N., RANGE 4E., W.M., SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

(BEFORE BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION)

LOTS 5, INCLUSIVE, AS DELINEATED ON SHORT PLAT NO. LU 05-056, APPROVED ON FEBRUARY 7, 2007 AND RECORDED FEBRUARY 13, 2007 UNDER AUDITOR'S FILE NO. 200702130086, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTION

(BEFORE BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION)

LOT 6, INCLUSIVE, AS DELINEATED ON SHORT PLAT NO. LU 05-056, APPROVED ON FEBRUARY 7, 2007 AND RECORDED FEBRUARY 13, 2007 UNDER AUDITOR'S FILE NO. 200702130086, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

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PARCEL A

LOTS 5 AND 6, INCLUSIVE, AS DELINEATED ON SHORT PLAT NO. LU 05-056, APPROVED ON FEBRUARY 7, 2007 AND RECORDED FEBRUARY 13, 2007 UNDER AUDITOR'S FILE NO. 200702130086, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE CENTERLINE OF WAUGH ROAD BEARING N 0°51'0" E AS PER NAD 83/2011 GPS COORDINATES ON FOUND CASD BRASS DISKS.

SURVEYOR'S NOTES

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON AUGUST 24, 2021.
2. EQUIPMENT USED: LEICA M560: 0701" ±1 MM, ±1.5 PPM.
3. RELATIVE ACCURACY AND FIELD TRAVERSE CLOSURE EXCEEDS THE REQUIREMENTS OF WAC 332-130-085 AND WAC 332-130-090.
4. HORIZONTAL DATUM: NAD 83/2011
5. PURPOSE OF SURVEY: BOUNDARY LINE ADJUSTMENT/LOT CONSOLIDATION.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1909, AS AMENDED, AND THE REQUIREMENTS OF THE SKAGIT COUNTY, WASHINGTON, IN JANUARY 2022.

RAYMOND D. PETERSON, P.E.S. CERTIFICATE NO. 49287
5160 INDUSTRIAL PLACE #108
FERNDALE, WA 98248
PHONE: (360) 363-0620

OWNERS DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE READ THE INSTRUMENT DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO TITLE 16.36 BOUNDARY LINE ADJUSTMENT OF THE SKAGIT COUNTY, WASHINGTON, AND WE AGREE TO SIGN AND RECORD THIS SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL OF THE SKAGIT COUNTY AUDITOR IS REQUIRED FOR THE EXECUTION OF THIS INSTRUMENT. FURTHER, WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL INTERESTS CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

HUGH WEBER, OWNER
HERON POINT HOLDINGS LP

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS

I, RILEY MARCUS, CLERK OF THE COUNTY OF SKAGIT, DO HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HUGH WEBER, OWNER OF THE INSTRUMENT, HAS PERSONALLY APPEARED TO ME AND HAS REQUESTED THAT I EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE OWNER-HERON POINT HOLDINGS LP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12/14/2022

RAYMOND D. PETERSON, P.E.S.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN Ferndale, Washington.

MY COMMISSION EXPIRES: 03/13/2024.

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH OTHERS AND THE BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

16 MAY 23
DATED

AUDITORS CERTIFICATE

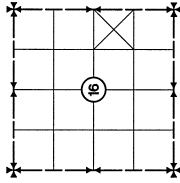
FILED FOR RECORD AT THE REQUEST OF LAND DEVELOPMENT ENGINEERING & SURVEYING, INC.

Jenna Dierich
PUBLIC WORKS DIRECTOR

SKAGIT COUNTY AUDITOR

OWNER

HERON POINT HOLDINGS LP
1830 SCOUT PLACE
FERNDALE, WA 98248



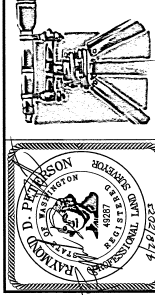
BOUNDARY LINE ADJUSTMENT #ENCR22-0058

BOUNDARY LINE ADJUSTMENT/LOT

CONSOLIDATION FOR:

HERON POINT HOLDINGS, LLP
SITUATE IN A PORTION OF THE NE 1/4 OF THE SE 1/4,
SECTION 16, TOWNSHIP 34N., RANGE 4E., W.M.,
SKAGIT COUNTY, WASHINGTON

DRAWN BY:	SLG	DATE:	4/28/2023	JOB#:	2167
CHECKED BY:	RDP	SCALE:	N.T.S.	SHEET:	1 OF 2



LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.
5160 INDUSTRIAL PL. #108
FERNDALE, WA 98248
Phone (360) 363-0620

