

**SURVEYOR'S NOTE**

THIS BOUNDARY LINE ADJUSTMENT WAS ORIGINALLY PROPOSED TO ADD AN ADDITIONAL ONE ACRE PIECE OF PROPERTY FROM SKAGIT COUNTY ASSESSOR'S PARCELS P-25024 AND P-25030 INTO PARCEL P-130224. PARCEL P-130224 WAS CREATED AS A TRACT FROM THE ORIGINAL P-25024 AND P-25030 WHICH EXTENDED EAST TO THE SUBDIVISION LINE AND ADJACENT TO PARCEL P-25024 AND P-25030. THIS BOUNDARY LINE ADJUSTMENT WAS MOVED FROM PARCEL P-130224 TO PARCEL P-130224 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 20100630008.

A SECOND BOUNDARY LINE ADJUSTMENT WAS PERFORMED TO RE-DEFINE THE BOUNDARY LINE BETWEEN PARCELS P-130224 AND P-25030. THIS BOUNDARY LINE ADJUSTMENT WAS MOVED FROM PARCEL P-130224 TO PARCEL P-130224 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 20204270085.

SUBSEQUENT TO THESE TWO BOUNDARY LINE ADJUSTMENTS, SKAGIT COUNCIL HOUSING AND A NEW ENTITY, MOUNT VERNON MANOR ANNEX, INC., ACQUIRED PARCEL P-25024 AND P-130224 AND LEFT THE P-25024 IN THE SKAGIT COUNCIL HOUSING OWNERSHIP. THE STATUTORY WARRANTY DEED WAS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 20210630004.

THE RESULT OF THIS CONVEYANCE CREATED NON-CONTIGUOUS OWNERSHIP AND SEPARATED THE PORTION OF P-130224 FROM P-25034 WHICH HAD BEEN PREVIOUSLY CONSOLIDATED BY BOUNDARY LINE ADJUSTMENT NO. LI-10-021.

IN ORDER TO MAINTAIN THE INTENT OF CONTIGUOUS OWNERSHIP, A SERIES OF BOUNDARY LINE ADJUSTMENT DEEDS WERE REQUIRED TO BE REPARCELED AND RECORDED TO INSURE THAT THE MOUNT VERNON MANOR ANNEX PROPERTY IS A CONTIGUOUS PARCEL AND THAT THE SKAGIT COUNCIL HOUSING OWNERSHIP MAINTAINS THE SAME AREA.

THE PROJECT TOOK FOUR DEEDS TO REFILE THE NECESSARY PATHWAY. THE FIRST IS THE ONE ACRE PARCEL FROM THURMAN (P-25024 AND P-25030) TO MOUNT VERNON MANOR ANNEX (P-130224).

THE SECOND IS MOUNT VERNON MANOR ANNEX (P-130224) TO SKAGIT COUNTY HOUSING (P-25034).

THE THIRD IS FROM SKAGIT COUNCIL HOUSING (P-25034) TO MOUNT VERNON MANOR ANNEX (P-130224).

THE FOURTH AND FINAL DEED COMBINES THE TWO MOUNT VERNON MANOR ANNEX PROPERTIES (P-130224) AND (P-25034) PER THE ORIGINAL INTENT OF STATUTORY WARRANTY DEED RECORDED UNDER AUDITORS' FILE NO. 20210630004.

SINCE THERE ARE MULTIPLE DEEDS INVOLVED THE SURVEY WILL SIMPLY SHOW THE ORIGINAL DESCRIPTIONS OF THE PROPERTIES AND THE FINAL DESCRIPTIONS OF THE PROPERTIES AND REFERENCE THE RECORDED DEED AND EXHIBIT FROM WHICH THE DESCRIPTIONS CAME FROM.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT. I HAVE BEEN AWARE OF THE DEEDS INVOLVED IN THIS SURVEY, THURMAN HUSBAND AND WIFE, SKAGIT COUNCIL HOUSING, A WASHINGTON NON-PROFIT CORPORATION, MOUNT VERNON MANOR ANNEX, A WASHINGTON NON-PROFIT CORPORATION, IN NOVEMBER 2023.

KEVIN G. LIGGER, P.L.S., CERTIFICATE NO. 20123164  
LIGGER & ASSOCIATES, PLLC  
2000 1<sup>ST</sup> AVENUE STREET  
P.O. BOX 1008  
MOUNT VERNON, WA 98273  
PHONE (360) 414-1442  
FAX (360) 414-0581  
E-MAIL KEVIN@LIGGER.COM

DATE: 1-8-24

**APPROVALS**

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 08<sup>TH</sup> DAY OF January, 2024.

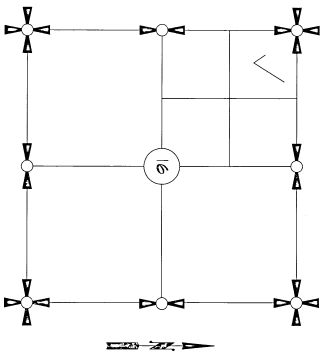
*[Signature]*  
PUBLIC WORKS DIRECTOR

**AUDITORS' CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF LIGGER & ASSOCIATES, PLLC, THIS 10<sup>TH</sup> DAY OF JAN 2024 AT 4:12 PM. 12 MINUTES PAST 4 O'CLOCK P.M. IN VOLUME 202401100068 UNDER AUDITORS' FILE NO. 202401100068 RECORDS OF SKAGIT COUNTY, WASHINGTON.

*[Signature]*  
SKAGIT COUNTY AUDITOR

*[Signature]*  
DEPUTY



SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.

VICINITY MAP  
N/A

SHEET 1 OF 8

CITY OF MOUNT VERNON B.L.A. ENGRS-0347

SURVEY IN A PORTION OF THE

NW 1/4 OF THE NW 1/4 OF

SECTION 16, T. 34 N., R. 4 E., 1/4 M.

CITY OF MOUNT VERNON, WASHINGTON

FOR: DEBORAH AND RICHARD THURMAN

SKAGIT COUNCIL HOUSING AND MOUNT VERNON MANOR ANNEX

PREPARED BY: LIGGER & ASSOCIATES, PLLC SCALE: AS SHOWN

DATE: 1/09/24

REVISIONS: NONE

BY: KEVIN G. LIGGER, P.L.S.

DATE: 1/09/24

SCALE: AS SHOWN

PROJECT: SKAGIT COUNCIL HOUSING AND MOUNT VERNON MANOR ANNEX

PROJECT NO.: 2023-141 B.L.A.

PROJECT NO.: 2023-141 B.L.A.

OWNER'S CONSENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO TITLE 16.36 AND BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND WE DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATION OF THE ADJUSTED BOUNDARY LINE OF THE LAND AND 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 THIS BOUNDARY LINE ADJUSTMENT. ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

Richard M. Thurman  
RICHARD M. THURMAN  
DEBORAH E. THURMAN

BY: [Signature]  
TITLE: vice president  
MOUNT VERNON MANORS ANNEX  
A WASHINGTON NON-PROFIT CORPORATION

BY: [Signature]  
TITLE: vice president

BANNER BANK  
A WASHINGTON CORPORATION  
BY: Dustin Koons  
TITLE: Dustin Koons



ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD M. THURMAN AND DEBORAH E. THURMAN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 9, 2024

SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 11-27-25  
RESIDING AT 1001st Vernon, WA

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tom Thelisen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/HEN/HE/SHE SIGNED THIS INSTRUMENT ON OATH AND ACKNOWLEDGED IT AS THE vice president OF SKAGIT COUNCIL HOUSING, A NON-PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 9, 2024

SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 11-27-25  
RESIDING AT 1001st Vernon, WA

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tom Thelisen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/HEN/HE/SHE SIGNED THIS INSTRUMENT ON OATH AND ACKNOWLEDGED IT AS THE vice president OF MOUNT VERNON ANNEX, A WASHINGTON NON-PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 8, 2024

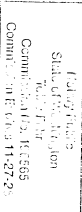
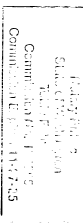
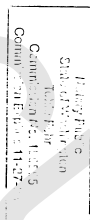
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 11-27-25  
RESIDING AT 1001st Vernon, WA

STATE OF Washington  
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dustin Koons IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED HE/HEN/HE/SHE SIGNED THIS INSTRUMENT ON OATH AND ACKNOWLEDGED IT AS THE vice president OF BANNER BANK, A WASHINGTON NON-PROFIT CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan-9-2024

SIGNATURE [Signature]  
NOTARY PUBLIC, TOMMY PHELAN  
MY APPOINTMENT EXPIRES 8-15-2025  
RESIDING AT EVERETT, WA



SHEET 2 OF 8		DATE: 1/10/24	
CITY OF MOUNT VERNON B/LA ENG-23-0347			
SURVEY IN A PORTION OF THE			
SECTION 16, T. 34 N. R. 4 E., NW.			
CITY OF MOUNT VERNON, WASHINGTON			
FOR: DEBORAH AND RICHARD THURMAN			
SKAGIT COUNCIL HOUSING AND MOUNT VERNON MANORS ANNEX			
FB:	PG:	LESSER & ASSOCIATES, PLLC	SCALE:
MEDIAN: ASSIGNED	MOUNT VERNON WA 98275	360-447-4442	DWG: 23-141 B/LA





PARCEL DESCRIPTIONS AFTER BOUNDARY LINE ADJUSTMENT

MOUNT VERNON MANOR ANNEX, A WASHINGTON NON-PROFIT CORPORATION  
PARCEL, "A"  
AFTER BOUNDARY LINE ADJUSTMENT  
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-25024 AND PORTIONS OF  
P-25024, P-25030, P-25034 AND P-190224)

PARCEL, "A"  
THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE  
SAID SUBDIVISION FOR A DISTANCE OF 485.01 FEET;  
THENCE NORTH 0°01'51" WEST ALONG THE WEST LINE OF  
SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34  
NORTH, RANGE 4 EAST, 1N4, FOR A DISTANCE OF 30.00  
FEET, MORE OR LESS, TO THE EAST; THEN RIGHT-OF-WAY MARGIN OF  
LAURENCE ROAD, BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL,  
"A", CONVERTED TO RICHARD AND DEBORAH THURMAN, HUSBAND AND WIFE, BY  
STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S  
FILE NO. 900350028;  
THENCE CONTINUE SOUTH 84°35'04" EAST ALONG THE NORTH LINE OF  
SAID PARCEL, "A", OF THE THURMAN TRACT FOR A DISTANCE OF 144.90  
FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF TRACT 4, CITY OF  
MOUNT VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16,  
1981, AND RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS,  
POINT OF BEGINNERS AUDITOR'S FILE NO. 81041600294 AND BEING THE TRUE  
THENCE CONTINUE SOUTH 84°35'04" EAST ALONG THE NORTH LINE OF  
SAID THURMAN TRACT, ALSO BEING THE SOUTH LINE OF SAID TRACT 4,  
CITY OF MOUNT VERNON SHORT PLAT NO. 1N4-17-81, FOR A DISTANCE OF  
413.44 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST 1/4  
TRACT 4, BEING THE NORTHEAST CORNER OF SAID THURMAN  
VERNON SHORT PLAT NO. 1N4-17-81;  
THENCE SOUTH 0°04'45" WEST ALONG THE EAST LINE OF SAID  
NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE EAST LINE OF  
SAID THURMAN TRACT FOR A DISTANCE OF 165.00 FEET, TO THE  
SOUTHWEST CORNER OF SAID THURMAN TRACT;  
THENCE SOUTH 0°01'51" WEST ALONG THE SOUTH LINE OF SAID  
THURMAN TRACT FOR A DISTANCE OF 178.21 FEET, MORE OR LESS, TO A  
POINT BEARING SOUTH 0°01'51" EAST FROM THE TRUE POINT OF  
BEGINNING;  
THENCE NORTH 0°01'51" WEST PARALLEL WITH THE WEST LINE OF SAID  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 165.00 FEET,  
MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 4, SHORT PLAT NO. 1N4-  
17-81, APPROVED SEPTEMBER 16, 1981, AND RECORDED SEPTEMBER 16,  
1981 IN VOLUME 5 OF SHORT PLATS, PAGE 128 UNDER AUDITOR'S FILE  
NO. 81041600294 OF SHORT PLATS, PAGE 128 UNDER AUDITOR'S FILE  
THENCE SOUTH 84°35'04" EAST (CALLED NORTH 84°47'35" EAST ON  
SAID SHORT PLAT NO. 1N4-17-81) ALONG THE SOUTH LINE OF SAID TRACT  
4 FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 84°35'04" EAST ALONG SAID SOUTH LINE FOR  
A DISTANCE OF 165.87 FEET;  
THENCE SOUTH 0°04'45" WEST FOR A DISTANCE OF 241.02 FEET;  
THENCE NORTH 84°35'04" EAST ALONG SAID SOUTH LINE FOR  
A DISTANCE OF 165.87 FEET;  
THENCE NORTH 0°01'51" WEST FOR A DISTANCE OF 165.84 FEET TO A  
POINT BEARING SOUTH 0°01'51" EAST FROM THE TRUE POINT OF  
BEGINNING;  
THENCE NORTH 0°01'51" WEST FOR A DISTANCE OF 241.02 FEET, MORE  
OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST  
1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4,  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE  
NORTHWEST 1/4 TRACT 4, BEING THE SOUTHWEST CORNER OF TRACT 4, CITY OF  
MOUNT VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16,  
1981, AND RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS,  
PAGE 128 UNDER AUDITOR'S FILE NO. 81041600294 AND BEING THE TRUE  
THENCE SOUTH 0°01'51" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4  
TRACT 4, BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL,  
"A", CONVERTED TO RICHARD AND DEBORAH THURMAN, HUSBAND AND WIFE, BY  
STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S  
FILE NO. 900350028;  
THENCE CONTINUE SOUTH 84°35'04" EAST ALONG THE NORTH LINE OF  
SAID PARCEL, "A", OF THE THURMAN TRACT FOR A DISTANCE OF 144.90  
FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF TRACT 4, CITY OF  
MOUNT VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16,  
1981, AND RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS,  
PAGE 128 UNDER AUDITOR'S FILE NO. 81041600294 AND ALSO BEING THE  
NORTHWEST CORNER OF THAT CERTAIN TRACT CONVERTED TO MOUNT VERNON  
MANOR ANNEX, AND DESCRIBED AS PARCEL, "B", ON EXHIBIT "A" OF  
STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S  
FILE NO. 900350028;  
THENCE SOUTH 84°35'04" EAST ALONG SAID SOUTH LINE FOR A  
DISTANCE OF 144.90 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF  
SAID MOUNT VERNON MANOR ANNEX;  
THENCE NORTH 0°01'51" WEST ALONG THE WEST LINE OF SAID MOUNT  
VERNON MANOR ANNEX TRACT FOR A DISTANCE OF 165.00 FEET, MORE OR  
LESS, TO THE TRUE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THAT PORTION OF TRACT 4, SHORT PLAT NO.  
1N4-17-81, APPROVED SEPTEMBER 16, 1981, AND RECORDED SEPTEMBER 16,  
1981 IN VOLUME 5 OF SHORT PLATS, PAGE 128 UNDER AUDITOR'S FILE  
NO. 81041600294, BEING A PORTION OF THE NORTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST,  
1N4, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4, SHORT PLAT NO.  
1N4-17-81;  
THENCE SOUTH 84°35'04" EAST (CALLED NORTH 84°47'35" EAST ON  
SAID SHORT PLAT NO. 1N4-17-81) FOR A DISTANCE OF 235.87 FEET TO  
THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 0°01'51" WEST FOR A DISTANCE OF 178.21 FEET, MORE  
OR LESS, TO A POINT BEARING SOUTH 0°01'51" WEST FROM THE TRUE  
POINT OF BEGINNING;  
THENCE NORTH 0°04'45" EAST (CALLED NORTH 0°33'01" EAST ON  
SAID SHORT PLAT NO. 1N4-17-81) PARALLEL WITH THE EAST LINE OF SAID  
TRACT 4 FOR A DISTANCE OF 120.30 FEET, MORE OR LESS, TO THE NORTH  
LINE OF SAID TRACT 4;  
THENCE SOUTH 84°35'04" EAST (CALLED NORTH 84°47'35" EAST ON  
SAID SHORT PLAT NO. 1N4-17-81) ALONG SAID NORTH LINE FOR A  
DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF  
SAID TRACT 4;  
THENCE SOUTH 0°04'45" WEST ALONG THE EAST LINE OF SAID LOT 4  
FOR A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER THEREOF AT  
A POINT BEARING SOUTH 84°35'04" EAST FROM THE TRUE POINT OF  
BEGINNING;  
THENCE NORTH 84°35'04" WEST ALONG THE SOUTH LINE OF SAID TRACT  
4 FOR A DISTANCE OF 171.62 FEET, MORE OR LESS, TO THE TRUE POINT  
OF BEGINNING.



PARCEL, "B"

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4, LYING NORTH OF  
THE NORTH LINE OF TRACT 4, SHORT PLAT 1N4-17-81, AS RECORDED IN  
VOLUME 5 OF SHORT PLATS, PAGE 128 UNDER AUDITOR'S FILE NO. 81041600294  
AND BEING THE SOUTHWEST CORNER OF SAID TRACT 4, CITY OF MOUNT  
VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16, 1981, AND  
RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 128  
UNDER AUDITOR'S FILE NO. 81041600294, AND LYING SOUTH  
OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B", SHORT PLAT 1N4-3-  
81, AS RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 24,  
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID  
TRACT 4, BEING THE NORTHEAST CORNER OF SAID TRACT 4, CITY OF MOUNT  
VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16, 1981, AND  
RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 128  
UNDER AUDITOR'S FILE NO. 81041600294, TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 84°47'35" WEST FOR A DISTANCE OF 398.13 FEET TO  
THE TERMINUS OF THIS LINE DESCRIPTION.

TOGETHER WITH THAT PORTION OF THE BELOW DESCRIBED TRACT X LYING  
SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT B, MOUNT VERNON  
SHORT PLAT NO. 1N4-3-81, BEING A POINT ON THE EAST LINE OF THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34  
NORTH, RANGE 4 EAST, 1N4;  
THENCE SOUTH 0°04'45" WEST (SHOWN AS SOUTH 0°33'01" EAST ON  
SAID SHORT PLAT NO. 1N4-3-81) ALONG THE EAST LINE OF SAID LOT B,  
1/4 FOR A DISTANCE OF 1125 FEET;  
THENCE NORTH 84°34'47" WEST, PARALLEL WITH THE NORTH LINE OF  
SAID LOT B, FOR A DISTANCE OF 185.00 FEET;  
THENCE SOUTH 0°04'45" WEST FOR A DISTANCE OF 156.00 FEET;  
THENCE NORTH 84°35'04" WEST FOR A DISTANCE OF 125.00 FEET;  
THENCE SOUTH 0°04'45" WEST FOR A DISTANCE OF 22.21 FEET, MORE  
OR LESS, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE  
SOUTHWEST, HAVING AN INITIAL TANGENT BEARING OF SOUTH 51°02'32"  
AN ARC DISTANCE OF 184.0 FEET, THROUGH A CENTRAL ANGLE 21°34'32".  
THE ABOVE DESCRIBED TRACT AND BEING THE TERMINUS OF SAID LINE.  
TRACT X

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1N4, DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B", SHORT PLAT NO.  
1N4-3-81, APPROVED JANUARY 15, 1981, RECORDED IN THE AUDITOR'S  
OFFICE OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTH 84°47'35" EAST AND ALONG THE NORTH LINE OF SAID  
TRACT 4, BEING THE NORTHEAST CORNER OF SAID TRACT 4, CITY OF MOUNT  
VERNON SHORT PLAT NO. 1N4-17-81, APPROVED SEPTEMBER 16, 1981, AND  
RECORDED SEPTEMBER 16, 1981 IN VOLUME 5 OF SHORT PLATS, PAGE 128  
UNDER AUDITOR'S FILE NO. 81041600294, TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 00°33'01" EAST AND ALONG THE EAST LINE OF SAID  
TRACT "B" AND ITS SOUTHERLY EXTENSION FOR A DISTANCE OF 305.00  
FEET;  
THENCE SOUTH 84°47'35" WEST, FOR A DISTANCE OF 343.13 FEET TO A  
POINT ON THE WEST LINE OF SAID TRACT "B" EXTENDED SOUTHERLY  
LINE OF TRACT "B", A DISTANCE OF 305.01 FEET TO THE POINT OF  
BEGINNING.

AND ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN AUSTIN LANE, AS  
DEDICATED FOR STREET PURPOSES BY SHORT PLAT NO. 1N4-17-81,  
APPROVED SEPTEMBER 16, 1981.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,  
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER  
INCUMBRANCES OF RECORD.

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

CONTAINING 158,242 SQ. FT., 3.63 ACRES

SHEET 5 OF 8

DATE: 1/09/24

CITY OF MOUNT VERNON B.L.A. ENG-23-0347

SURVEY IN A PORTION OF THE  
1N4 1/4 OF THE 1N4 1/4 OF

SECTION 16, T. 34 N., R. 4 E., 1N4,

CITY OF MOUNT VERNON, WASHINGTON

FOR DEBORAH AND RICHARD THURMAN

SKAGIT COUNCIL HOUSING AND MOUNT VERNON MANOR ANNEX

FB:	11588	4 ASSOCIATES, PLLC	SCALE:
MERIDIAN, ASSIGNED	MOUNT VERNON, WA 98201	2024-01-14	DWG. 23-141 B.L.A.

## NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LUGGER 20123164  
a. DATE EXISTING REBAR OR IRON PIPE AS NOTED  
b. INDICATES EXISTING MONUMENT AS NOTED
2. DESCRIPTION INFORMATION IS FROM GAIT CLAIM DEEDS FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 201093-1-1 AND 201093-1-2 DATED NOVEMBER 28, 2023.
3. EASEMENT AND OTHER ENCUMBRANCES INFORMATION IS FROM LAND TITLE AND EESON COMPANY SUBDIVISION GUARANTEES ORDER NUMBERS 210850-LT16 201093-1-1 AND 210850-LT17 DATED NOVEMBER 28, 2023.
4. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EMBLEMENTS, ENCUMBRANCES AND OTHER INSTRUMENTS OF RECORD FOR THE ABOVE REFERENCED TITLE REPORTS, WHICH LIST THE FOLLOWING DOCUMENTS: AUDITOR'S FILE NUMBERS 169394, 16107100204, 16101600204, 16101600206, 16405040091, 202010150006, 201024270004, 201024010005, 201010310004, 1612101003, 201010620008, 201010470002, 201010410028, 201010310006, 201010310007, 514194, 514210, 16102000044, 5142838, 16102000045, 160150006, 1601500028, 20101600006, 20102100032, 201016030040, 1601200091.
5. FOR ADDITIONAL VERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NO. 160150006, SKAGIT PLAT NO. 16-1-82 RECORDED UNDER AUDITOR'S FILE NO. 1620100016, SHORT PLAT NO. 16-1-2 RECORDED UNDER AUDITOR'S FILE NO. 1601500061, SHORT PLAT NO. 16-11-8 RECORDED UNDER AUDITOR'S FILE NO. 16101600204 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 161060031, 1601200091, 200003240008, 201004020201 AND 201024270003. RECORDS OF SKAGIT COUNTY, WASHINGTON.
6. MERIDIAN: ASSALED
7. BASIS OF BEARING: NONMONTENT WEST LINE OF THE NORTHWEST 1/4 EASE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 BEARING = NORTH 07°01'31" WEST
8. INSTRUMENTATION: TRIANGLE 5-5 TOTAL STATION
9. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
10. THIS SURVEY WAS PREPARED AT THE REQUEST OF SKAGIT COUNTY HOUSING, A WASHINGTON NON-PROFIT CORPORATION, TO ADJUST THE PROPERTY LINES AS SHOWN HEREIN.
11. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER N.A.C. CHAPTER 24.02.010, 24.02.012, 24.02.013, LINES OF OCCUPATIONS MAY INDICATE AREAS FOR EASEMENTS TO PROPERTY LINES TO MAINTAIN HARBONY WITH RESPECT TO THE OCCUPATION.
12. PROPERTY OWNERS:  
RICHARD M. AND DEBORAH E. THURMAN  
2228 AUSTIN LANE  
MOUNT VERNON WA 98273
13. SKAGIT COUNCIL HOUSING  
2404 AUSTIN LANE  
MOUNT VERNON WA 98273
14. MOUNT VERNON MANOR ANNEX  
2405 AUSTIN LANE  
MOUNT VERNON WA 98273
15. SITE ADDRESSES:  
2405 AUSTIN LANE  
2405 AUSTIN LANE
16. PARCEL AREAS AFTER ADJUSTMENT:  
THURMAN 102,504 SQ FT, 2.35 ACRES  
SKAGIT COUNCIL HOUSING 64,060 SQ FT, 1.47 ACRES  
MOUNT VERNON MANOR ANNEX 159,242 SQ FT, 3.63 ACRES

5. MINIMUM LOT AREA REQUIREMENTS.
- a. MINIMUM LOT AREA FOR A TWO-FAMILY OR TWO-UNIT TOWNHOUSE DWELLING UNIT SHALL BE 6,500 SQUARE FEET.
- b. INCREASED DENSITY UP TO A MAXIMUM OF 20 DU/ACRE MAY BE ACHIEVED IF AT LEAST 50 PERCENT OF THE REQUIRED PARKING SPACES ARE PROVIDED IN A COVERED AREA BENEATH THE HABITABLE FLOOR OF THE BUILDING OR COMPLEX.
- c. MINIMUM LOT DIMENSIONS FOR A MULTIFAMILY DEVELOPMENT SHALL BE 60-FOOT WIDTH AT THE FRONT BUILDING LINE, 30-FOOT MINIMUM WIDTH AT THE SIDE LINE, AND 80-FOOT MINIMUM DEPTH.
- d. FOR SPECIAL NEED HOUSING FOR THE ELDERLY, THE REQUIRED LOT AREA SHALL BE THE SAME AS THAT PROVIDED IN THE R-3 DISTRICT.
- e. MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:
  - A. FRONT YARD, 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS. BUILDING ON CORNERS LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS.
  - B. SIDE YARD, 10 FEET ON ALL LOTS. NO PORTION OF A SECOND-STORY WALL SHALL BE CLOSER THAN 5 FEET TO THE SIDE YARD LINE. NO PORTION OF A THIRD-STORY WALL SHALL BE CLOSER THAN 20 FEET TO THE SIDE YARD LINE.
  - C. REAR YARD, 20 FEET.

## CONTIGUOUS PROPERTY OWNERSHIP INFORMATION

SOUTH  
 P-25001, P-25026  
 2006 E. KENNEDY  
 2006 N LAVENTURE STREET  
 MOUNT VERNON WA 98273  
  
 P-25024  
 SKAGIT VALLEY COLLEGE FOUNDATION  
 2405 E COLLEGE WAY  
 MOUNT VERNON WA 98273  
 EAST  
 P-25010  
 SKAGIT VALLEY COLLEGE  
 2405 E COLLEGE WAY  
 MOUNT VERNON WA 98273  
 NORTH  
 P-25035  
 C. JOHNSON R. KINNEY  
 1092 NORKLE ROAD  
 BOM WA 98232  
  
 P-25035  
 PAUL BERNAZ  
 2330 AUSTIN LAKE  
 MOUNT VERNON WA 98273  
  
 P-2443  
 RICHARD M. THURMAN  
 2228 AUSTIN LAKE  
 MOUNT VERNON WA 98273  
  
 P-10301  
 DEBBIE H. KRAAP  
 2230 AUSTIN LAKE  
 MOUNT VERNON WA 98273  
  
 P-0300  
 JOHN L. FINLAY  
 LINDA JEAN FINLAY  
 542 NE 83RD ST  
 SEATTLE WA 98115  
  
 P-25023  
 CHARLE A. GOAD  
 REBECCA L. GOAD  
 2210 AUSTIN LAKE  
 MOUNT VERNON WA 98273  
  
 P-25032  
 RAINIRO A. REYES  
 2228 N LAVENTURE ROAD  
 MOUNT VERNON WA 98273  
  
 NORTH AND WEST  
 P-25028  
 SKAGIT COUNCIL, HOUSING  
 ATTN MAIN OFFICE  
 2405 AUSTIN LAKE  
 MOUNT VERNON WA 98273  
  
 P-25031  
 JAMES E. HENDRIX, JR.  
 2406 AUSTIN LAKE  
 MOUNT VERNON WA 98273



1-B-24

[illegible]

[illegible]

NUM	DELTA	ARC	RADIUS
C1	150°00'00"	130.40'	50.00'
C2	88°24'34"	71.23'	50.00'
C3	21°34'32"	18.40'	50.00'
C4	24°53'42"	26.04'	50.00'

LINE TABLE		
N/M	BEARING	DISTANCE
L1	N30°51'37"E	22.21'
L2	S64°35'04"E	125.00'
L3	N0°04'45"E	156.00'
L4	S64°34'41"W	185.00'
L5	N84°35'04"E	15.08'
L6	S0°01'51"E	24.02'
L7	S0°24'51"W	24.02'
L8	N84°34'41"W	311.74'

[illegible]

SEE SHEET 8 OF 8 FOR EXISTING CONDITION INFORMATION

## BOUNDARY AND EASEMENT MAP

SHEET 7 OF 8

DATE:

CITY OF MOUNT VERNON BLA ENGR23-0397

SURVEY IN A PORTION OF THE  
NW 1/4 OF THE NW 1/4 OF  
SECTION 16, T. 34 N., R. 4 E., 10M.  
CITY OF MOUNT VERNON, WASHINGTON  
FOR DEBORAH AND RICHARD THURMAN  
SKAFT COUNCIL HOUSING AND MOUNT VERNON MAJOR ANNEA

N/M	DELTA	ARC	RADIUS
C1	150°00'00"	130.40'	50.00'
C2	88°24'39"	71.23'	50.00'
C3	51°33'14"	44.94'	50.00'

NUM	BEARING	DISTANCE
L1	N30°51'37"E	22.21'
L2	S04°35'04"E	125.00'
L3	N0°04'45"E	156.00'
L4	S04°34'47"E	185.00'
L5	N04°35'04"W	15.08'

PROJECT BENCH MARK  
TOP MOUNT IN CASE  
ELEV. = 136.50' NGVD '22  
5.35' N. OF CALCULATED  
CENTER OF CUL-DE-SAC  
(POSITION SHOWN  
NOT TO SCALE)

STORM TABLE	
SDH 2263	RM ELV = 1210' IE, $\delta^{\circ}$ P/C SW = 122.5' IE, 12' C/P S = 122.5'
CB 2265	RM ELV = 125.9' IE, $\delta^{\circ}$ P/C N = 123.2' IE, $\delta^{\circ}$ P/C SW = 123.2'
CB 3006	RM ELV = 120.3' IE, $\delta^{\circ}$ UNKNOWN N = 117.0 IE, 12' UNKNOWN N = 117.0
CB 3009	RM ELV = 135.2' IE, $\delta^{\circ}$ P/C SW = 134.7'

SHEET # OF 6  
DATE: 10/27/24

CITY OF MOUNT VERNON BLA ENGR23-0347

SURVEY IN A PORTION OF THE  
SECTION 16, T. 34 N., R. 4 E., WM.  
CITY OF MOUNT VERNON, WASHINGTON  
FOR DEBBARAH AND RICHARD THORMAN  
SKAT CONVOIL HOESING AND MOUNT VERNON VALUOR ANNEX

LIBER 523 PGS. 15 [USERR & ASSOCIATES, PLLC SCALE: 1" = 80'  
MOUNT VERNON WA 98275  
PHONE: 360-418-1142 DWS - 23-41 TORO