

- KEY**
- REBAR SET WITH YELLOW CAP - SENRAU 29876
 - FOUND REBAR WITH YELLOW CAP - LUSSE ASSOC 22960
 - INDICATES CONCRETE MONUMENT IN CASE
 - FENCE, 6' HIGH CHAIN LINK FENCE

- ADDRESS AND AREA**
- | | | |
|--------|----------------------|------------------|
| P53701 | 101 MILWAUKEE STREET | 5192 SF, 0.12 AC |
| P53702 | 103 MILWAUKEE STREET | 5192 SF, 0.12 AC |
- ADJOINING OWNERS**
- P53703: COMMUNITY MENTAL HEALTH SERVICES, C/O COMPASS HEALTH, PO BOX 3810, EVERETT, WA 98203
 - P53699: KIM KEELEY, 110 SNOQUAME STREET, MOUNT VERNON, WA 98273
 - P53700: SRAKIT VALLEY HOSPITALITY HOUSE ASSOCIATION, 100 FRODOFAR HOUSE, PO BOX 5171, MOUNT VERNON, WA 98273

SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT NO. ENGR24-0113

BLOCK 1, MOODY'S ADD TO THE TOWN OF MT VERNON
SE 1/4 OF THE SE 1/4 OF S. 19, T. 34 N., R. 4 E., W.M.
FOR: ROBERT HAYTON AND SUSAN HUGHES-HAYTON

SENRAU ENGINEERING & SURVEYING
110 SNOQUAME STREET, MOUNT VERNON, WA 98273
TEL: 360-64-65
FAX: 360-64-65
MOUNT VERNON, WA 98273 360-64-6598
JOB NO. 6409

202406240057
06/24/2024 02:59 PM Pages: 1 of 2 Fees: \$420.50
Sheet: 1 County Auditor

LEGAL DESCRIPTIONS BEFORE

PARCEL "A" (P53702):
LOTS 12 AND 13, BLOCK 1, "MOODY'S ADDITION TO THE TOWN OF MT. VERNON", AS PER
PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 106, RECORDS OF SKAGIT COUNTY,
WASHINGTON, EXCEPT THE EAST 10 FEET OF SAID LOT 12.

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

PARCEL "B" (P53701):

LOT 11 AND THE EAST 10 FEET OF LOT 12, BLOCK 1, "MOODY'S ADDITION TO THE TOWN
OF MT. VERNON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 106, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

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

LEGAL DESCRIPTIONS AFTER

NEW PARCEL A

LOT 13, BLOCK 1, MOODY'S ADDITION TO THE TOWN OF MT. VERNON", RECORDED IN VOLUME 2 OF PLATS,
PAGE 106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 12, BLOCK 1 OF SAID PLAT DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 11;
THENCE SOUTH 89°36'29" EAST, A DISTANCE OF 4.00 FEET ALONG THE NORTH LINE OF LOT 12;
THENCE SOUTH 071°43' WEST PARALLEL, WITH THE WEST LINE OF LOT 12, A DISTANCE OF 64.08 FEET;
THENCE SOUTH 89°36'29" EAST PARALLEL, WITH SAID NORTH LINE, A DISTANCE OF 19.00 FEET;
THENCE SOUTH 071°43' WEST, A DISTANCE OF 64.11 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 12;
CORNER OF LOT 12, 54°56' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 23.00 FEET TO THE SOUTHWEST
THENCE NORTH 071°43' EAST ALONG THE WEST LINE OF LOT 12 TO THE NORTHWEST CORNER THEREOF
AND THE POINT OF BEGINNING.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON

NEW PARCEL B

LOT 11 AND LOT 12, BLOCK 1, MOODY'S ADDITION TO THE TOWN OF MT. VERNON", RECORDED IN VOLUME
2 OF PLATS, PAGE 106, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 12 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 12;
THENCE SOUTH 89°36'29" EAST, A DISTANCE OF 4.00 FEET ALONG THE NORTH LINE OF LOT 12;
THENCE SOUTH 071°43' WEST PARALLEL, WITH THE WEST LINE OF LOT 12, A DISTANCE OF 64.08 FEET;
THENCE SOUTH 89°36'29" EAST PARALLEL, WITH SAID NORTH LINE, A DISTANCE OF 19.00 FEET;
THENCE SOUTH 071°43' WEST, A DISTANCE OF 64.11 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 12;
CORNER OF LOT 12, 54°56' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 23.00 FEET TO THE SOUTHWEST
THENCE NORTH 071°43' EAST ALONG THE WEST LINE OF LOT 12 TO THE NORTHWEST CORNER THEREOF
AND THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

1. THE LEGAL DESCRIPTION FOR THIS SURVEY IS FROM TITLE REPORT ISSUED FROM LAND
TITLES, ETC., INC., FILE NO. 201304260109, FEBRUARY 16, 2024.
2. SOUTH OF THE INTERSECTION OF SNOQUALMIE STREET AND 10 SOUTH OF THE
INTERSECTION OF MILWAUKEE STREET AS SHOWN ON RECORD OF SURVEY RECORDED
UNDER AUDITOR'S FILE NO. 201304260109, BEARING S 071°43' W.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. THIS SURVEY WAS CONDUCTED BY SENARAU FIELD TRAVELERS, AS PER WAC, CHAPTER
332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF
UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP
OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD, NO RESOLUTION OF
OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS
SURVEY.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF June, 2024 AT 2:59 PM, UNDER
AUDITOR'S FILE # 202406240057 AT THE REQUEST OF SENARAU ENGINEERING
AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

OWNER'S CONSENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT 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
THAT THE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE
OF THE OWNERS.

THE UNDERSIGNED FURTHER AGREE THAT THE APPROVAL AND RECORDING OF THIS
DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES, NOR HAVE THE COUNTY AUDITOR
TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

THIS 13TH DAY OF June, 2024.

Robert Hayton
ROBERT HAYTON
SUSAN HUGHES-HAYTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OF HAVE SATISFACTORY EVIDENCE THAT ROBERT HAYTON SIGNED
THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 13TH DAY OF June, 2024
SIGNATURE: Susan P. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 12/31/2025

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OF HAVE SATISFACTORY EVIDENCE THAT SUSAN HUGHES-HAYTON
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE 13TH DAY OF June, 2024
SIGNATURE: Susan P. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 12/31/2025

OWNERS

ROBERT HAYTON AND SUSAN HUGHES-HAYTON
PO BOX 389
BURLINGTON, WA 98233



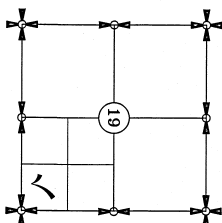
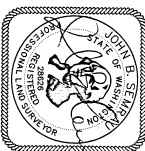
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT
AT THE REQUEST OF SUSAN HUGHES-HAYTON IN FEBRUARY, 2024.

ADRIAN B. SENARAU, P.E., P.L.S., CERTIFICATE NO. 28626

DATE: 5/30/2024

SENARAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE: 360-424-9566



VICINITY MAP
N.T.S.

BOUNDARY LINE ADJUSTMENT NO. ENGR24-0113

BLOCK 1, MOODY'S ADD TO THE TOWN OF MT VERNON
SE 1/4 OF SE 1/4 OF S. 19, T. 34 N., R. 4 E., W.M.

FOR: ROBERT HAYTON AND SUSAN HUGHES-HAYTON

SENARAU ENGINEERING & SURVEYING SCALE: 1" = 50'
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6409