

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

SURVEY DESCRIPTION

PRIOR TO BOUNDARY LINE ADJUSTMENT PARCEL A (SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-12104)

LOT 33 HANDBERGED II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 39 AND 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

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

PRIOR TO BOUNDARY LINE ADJUSTMENT PARCEL B (SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER P-12949)

THAT PORTION OF TRACT 31 PLAT OF HANDBERGED III, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF THE PLAT OF HANDBERGED II, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 39 AND 40, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 41.41 FEET, THENCE NORTH 8°44'00" EAST, A DISTANCE OF 49 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 31 OF SAID PLAT OF HANDBERGED III, THENCE NORTH 64°26'00" WEST ALONG THE NORTH LINE OF SAID TRACT 31 TO THE NORTHWEST CORNER OF SAID TRACT 31, A DISTANCE OF 20 FEET TO THE SOUTH 1/4"53" WEST ALONG THE WEST LINE OF SAID TRACT 31, A DISTANCE OF 145.16 FEET TO THE POINT OF BEGINNING.

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

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

AFTER BOUNDARY LINE ADJUSTMENT

(SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-12104 AND P-12949)

LOT 33 HANDBERGED II ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 39 AND 40, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF TRACT 31 PLAT OF HANDBERGED III, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 33 OF THE PLAT OF HANDBERGED II, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 39 AND 40, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH 8°44'00" EAST, A DISTANCE OF 41.41 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 31 OF SAID PLAT OF HANDBERGED III, THENCE NORTH 64°26'00" WEST ALONG THE NORTH LINE OF SAID TRACT 31 BEING THE SOUTH LINE OF SAID DRIVE, A DISTANCE OF 20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 31, A DISTANCE OF 145.16 FEET TO THE POINT OF BEGINNING.

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

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

CONTAINING 17,201 SQ FT, 0.39 ACRES

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYORS ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND A MARSHED COUPLE, IN MARCH 2025.

KEVIN G. LISSEB, P.L.S., CERTIFICATE NO. 20129164  
LISSEB & ASSOCIATES, PLLC  
1000 10TH AVENUE, SUITE 1004  
MOUNT VERNON, WA 98275  
PHONE (509) 414-1142  
E-MAIL: KEVIN@LISSEB.COM

DATE 5-1-25



NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INCREASING 2021/28. REBAR OR IRON PIPE AS NOTED.
  - INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION INFORMATION IS FROM GAIT CLAIM DEED FOR FILE NUMBER 2020100009, SKAGIT COUNTY AUDITORS
- EASEMENT AND OTHER ENCUMBRANCES INFORMATION IS FROM SKAGIT COUNTY AUDITORS SURVEY FILE NO. 8002946, DATED MARCH 12, 2025.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD FOR THE ABOVE REFERENCED TITLE REPORTS, WHICH LIST THE FOLLOWING DOCUMENTS AND AUDITOR'S FILE NUMBERS: VOLUME 44 OF DEEDS, PAGE 422, 18494, 185094, 18495, 800296, 800291, 2020100009, 202101500049.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF HANDBERGED II RECORDED UNDER AUDITOR'S FILE NO. 184749, PLAT OF HANDBERGED III RECORDED UNDER AUDITOR'S FILE NO. 800296, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- MERIDIAN: ASSIGNED PER PREVIOUS SURVEYS (SEE NOTE NO. 5)
- BASIS OF BEARINGS: MONUMENTED CENTRAL LINE OF SIXTH DRIVE BEARING = SOUTH 64°26'00" EAST
- INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF BRANDON KNOTTS AND AMY KNOTTS, A MARRIED COUPLE, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER M.V.C. CHAPTER 332.50 (FENCES, TREES, ROCK WALLS, LINES OF OCCUPATIONS MAY INDICATE CLAIMS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP.
- PROPERTY OWNER: BRANDON KNOTTS AND AMY KNOTTS
- 520 SHOSHONE DRIVE, MOUNT VERNON, WA 98274
- SITE ADDRESS: 520 SHOSHONE DRIVE
- ZONING: R-1, 30
- PARCEL AREA AFTER ADJUSTMENT: 17,201 SQ FT, 0.39 ACRES
- MINIMUM LOT AREA REQUIREMENTS: 4,000 SQ FT
- MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:
  - FRONT YARD: 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS, BUILDING ON CORNERS, LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH SIDES.
  - A MINIMUM OF 15 FEET: THE TOTAL OF THE TWO SIDE YARDS SHALL BE C. REAR YARD: 20 FEET, WHERE A REAR YARD ABUTS AN ALLEY, ACCESSORY BUILDING, SLOTT AS PRIVATE DRIVE OR OTHER PROPERTY, OR D FOR STRUCTURES SUBJECT TO DESIGN REVIEW PER CHAPTER 17.10 M.V.C. SETBACKS ARE FOUND IN M.V.C. 17.10(T)(O)(A).

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC, FILED FOR RECORD THIS 9 DAY OF MAY, 2025 AT 14 MINUTES PAST 2 O'CLOCK P.M. IN THE CITY OF MOUNT VERNON, WA. UNDER AUDITOR'S FILE NO. 202507090065. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 5 DAY OF MAY, 2025.

PUBLIC WORKS DIRECTOR

OWNERS CONSENT AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE REFERENCED BOUNDARY LINE ADJUSTMENT, THEREOF RESIDENT TO TITLE 16.36, HAVE HEREBY CONSENTED TO THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY DESCRIBED IN THE ABOVE REFERENCED BOUNDARY LINE ADJUSTMENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE ABOVE TITLE LINES AND BOUNDARIES HAVE BEEN DETERMINED BY THE SURVEYOR AND FURTHER WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

BRANDON KNOTTS  
AMY KNOTTS  
MARRIED COUPLE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS Beneficiary,  
AS TRUSTEE FOR BAY EQUITY, LLC, 15101A  
BY: Kevin G. Lisseb, Auditor  
TITLE: Kevin G. Lisseb, Auditor

ACKNOWLEDGEMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRANDON KNOTTS AND AMY KNOTTS, A MARRIED COUPLE, HAVE BEEN NOTIFIED 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: 5-1-25

Notary Public  
State of Washington  
KEVIN GORDON LISSER  
MY COM. EXPI. MARCH 15, 2026  
COM. NO. 22019265

STATE OF South Carolina  
COUNTY OF Greenville

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID EMMY CHAPMAN IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT HE/HEN/ET/ER SIGNED THIS INSTRUMENT, AND SAID PERSON(S) WERE FULLY CAPABLE OF UNDERSTANDING THE NATURE AND CONSEQUENCES OF THE INSTRUMENT, AND THAT HE/SHE/IT WAS THE ASSISTANT SECRETARY (MERS) ACTING SOLELY AS NOMINEE FOR BAY EQUITY LLC, TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Auditor Seal  
Notary Public Seal  
My Commission Expires 04/07/2030

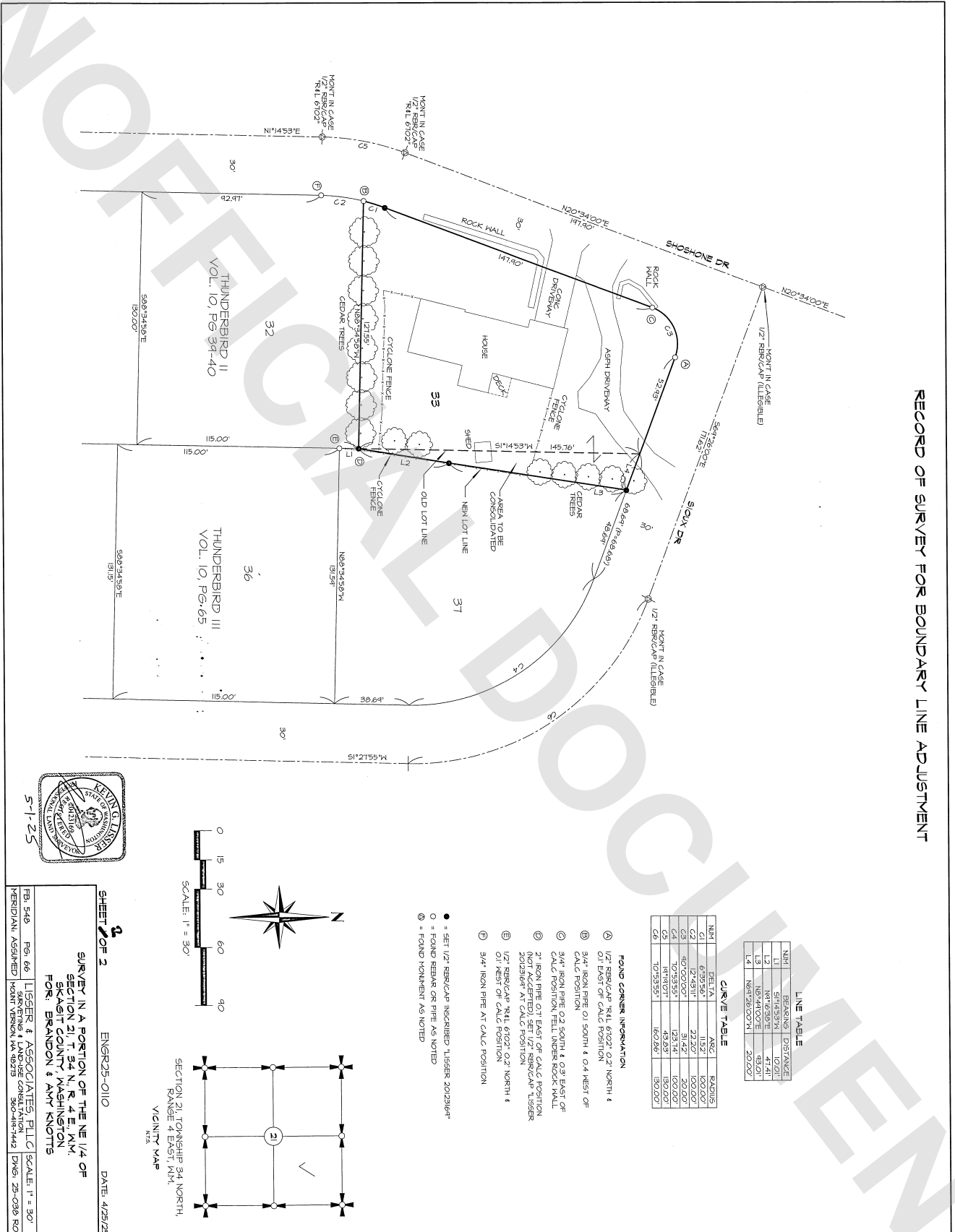
SIGNATURE Kevin G. Lisseb  
NOTARY PUBLIC  
MY COMMISSION EXPIRES April 07, 2030  
RESIDING AT 1000 10th Avenue, Mount Vernon, WA 98275

SHEET 1 OF 2 ENR25-0110 DATE: 4/25/25

SURVEY IN A PORTION OF THE NE 1/4 OF SECTION 21, T. 34 N., R. 4 E., 1M, SKAGIT COUNTY, WASHINGTON FOR: BRANDON & AMY KNOTTS

FE: 548 Pg. 66 LISSEB & ASSOCIATES, PLLC SCALE: 1"=40'  
MOUNT VERNON, WA 98275 SKAGIT COUNTY, WA 98275  
MOUNT VERNON, WA 98275 (509) 414-1142 DWS: 25-038 R05

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT



LINE TABLE

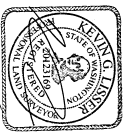
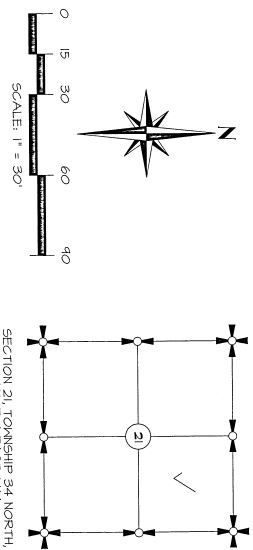
MARK	BEARING	DISTANCE
L1	S14°53'N	102.00'
L2	S14°00'E	41.41'
L4	N61°20'00"W	20.00'

CURVE TABLE

MARK	BEARING	DISTANCE
C1	S14°53'N	102.00'
C2	S14°00'E	41.41'
C3	S14°00'E	41.41'
C4	S14°00'E	41.41'
C5	S14°00'E	41.41'
C6	S14°00'E	41.41'

- FOUND CORNER INFORMATION
- ① 1/2" REBAR/PIPE S41 6102' 02" NORTH 4 01' EAST OF CALC POSITION
  - ② 3/4" IRON PIPE 01 SOUTH 1 04 WEST OF CALC POSITION
  - ③ 3/4" IRON PIPE 02 SOUTH 1 03 EAST OF CALC POSITION
  - ④ 3/4" IRON PIPE 03 EAST OF CALC POSITION
  - ⑤ 3/4" IRON PIPE 04 EAST OF CALC POSITION
  - ⑥ 1/2" REBAR/PIPE S41 6102' 02" NORTH 4 01' WEST OF CALC POSITION
  - ⑦ 3/4" IRON PIPE AT CALC POSITION

- = SET 1/2" REBAR/PIPE UNDESCRIBED 1/8" DIAMETER 2025/06/04
- = FOUND REBAR OR PIPE AS NOTED
- ⊙ = FOUND HOUBRENT AS NOTED



SHEET 2 OF 2

ENGR25-0110 DATE: 4/25/25

SURVEY IN A PORTION OF THE NE 1/4 OF SECTION 21, T. 34 N., R. 4 E., N.M. SAGAIT COUNTY, WASHINGTON FOR: BRANDON & AMY KNOTTS

FB 548 PG. 66 LEEGER & ASSOCIATES, PLLC SCALE: 1" = 30' SURVEYING & LAND USE CONSULTATION MOUNTAIN VERNON, WA 98273 360-414-7442 DWG# 25-035 R025