

LEGAL DESCRIPTIONS BEFORE

E53674: LOT 4, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

E53675: LOT 4, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTIONS AFTER

E53674: LOT 4, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 4, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, ALSO BEING THE NORTHWEST CORNER OF LOT 5;
THENCE NORTH 1°20'13" EAST, ALONG THE EAST MARGIN OF SOUTH 10TH STREET, A DISTANCE OF 7.00 FEET;
THENCE SOUTH 87°19'26" EAST, A DISTANCE OF 98.97 FEET TO THE EAST LINE OF LOT 4;
THENCE SOUTH 1°19'12" WEST, A DISTANCE OF 5.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 4, ALSO BEING THE NORTHEAST CORNER OF LOT 5;
THENCE NORTH 88°28'12" WEST, A DISTANCE OF 99.95 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

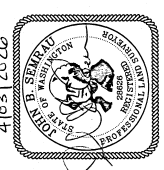
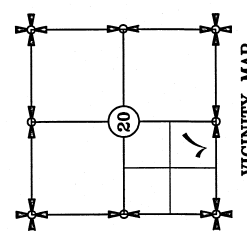
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

E53675: LOT 5, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 4, BLOCK 24, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, ALSO BEING THE NORTHWEST CORNER OF LOT 5;
THENCE NORTH 1°20'13" EAST, ALONG THE EAST MARGIN OF SOUTH 10TH STREET, A DISTANCE OF 7.00 FEET;
THENCE SOUTH 87°19'26" EAST, A DISTANCE OF 98.97 FEET TO THE EAST LINE OF LOT 4;
THENCE SOUTH 1°19'12" WEST, A DISTANCE OF 5.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 4, ALSO BEING THE NORTHEAST CORNER OF LOT 5;
THENCE NORTH 88°28'12" WEST, A DISTANCE OF 99.95 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ANDREW VANDER STOEP IN NOVEMBER, 2021.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 26826 DATE: 4/03/2026
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 05 DAY OF April, 2026 AT 1:14 P.M. UNDER AUDITOR'S FILE # 202604030053, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.
Terri D. Ditch
DEPUTY AUDITOR
SKAGIT COUNTY AUDITOR

BOUNDARY LINE AGREEMENT REFERENCE
SUPERIOR COURT CAUSE 23-2-00183-29, STIPULATION, ORDER, AND JUDGMENT TO CLERK TITLE RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202603020092.

SHEET 1 OF 2

SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 20, T. 34 N., R. 4 E., W.M. LOTS 4 AND 5, BLOCK 24, MAP OF MILLETT'S ADDITION TO MT. VERNON MOUNT VERNON, WASHINGTON FOR: ANDREW LEE VANDER STOEP
SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6085
HERIDIAM: WSPN



04/03/2026 02:46 PM Pages: 1 of 2 Fees: \$420.50

DRAWING FILE: 6085.DWG 3/26/2026

NOTES

- THE DESCRIPTIONS FOR THIS SURVEY ARE FROM STIPULATION, ORDER, AND JUDGMENT TO QUET TITLE, SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 23-2-00103-29, AND SUBDIVISION GUARANTEE NO. 5003353-0008916, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY SKAGIT COUNTY LAND TITLE AND ESROW COMPANY, FILE NO. 211886-L1, DATED APRIL 10, 2024.
- GENERAL SURVEY RECORD OF SURVEY AFN 20211080077, MONUMENTS FOUND IN CENTERLINE SOUTH STREET BEARING = NORTH T20°15' EAST.
- INSTRUMENTATION: LEICA MS60 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. 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 OWNERSHIP IS SHOWN ON THIS SURVEY MAP. THIS SURVEY DOES EXCEPT AS SPECIALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3" HIGH CHAIN LINK FENCE ON NORTH PROPERTY LINE, AND 6" HIGH WOOD FENCE ON SOUTH PROPERTY LINE. (SEE NOTES AT PROPERTY CORNERS).

KEY:

- REBAR SET WITH YELLOW CAP - SEMRAU 28626
- EXISTING REBAR WITH YELLOW CAP - SEMRAU 28626
- MONUMENT IN CASE, AS NOTED
- FOUND NAIL, AS NOTED
- WM - WATER METER

LOT AREA

PARCEL	BEFORE	AFTER
P53974 (PTN LOT 4)	4644 SF	4044 SF
P53975 (PTN LOT 5 & PTN LOT 4)	4644 SF	5244 SF
TOTAL:	9288 SF	9288 SF

SURVEY REFERENCES:

- R1 - RECORD OF SURVEY AFN 20211020023
- R2 - RECORD OF SURVEY AFN 202211080077
- R3 - RECORD OF SURVEY AFN 8802110045
- R4 - PLAT VOLUME 2 OF PLATS, PAGE 63

LOT ADDRESS INFORMATION

P53974:
THOMAS & AMY BEEK; AND JULIA LINKE
17665 S. SKYBRIDGE
MOUNT VERNON, WA 98274

P53975:
ANDREW LEE VANDER STOEP & CHERYL LAVALLEY MERGER
1118 S. 10TH ST.
MOUNT VERNON, WA 98274

SHEET 2 OF 2

SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4,
OF SECTION 20, T. 34 N., R. 4 E., W.M.
LOTS 4 AND LOT 5, BLOCK 24,
MAP OF MILLETT'S ADDITION TO MT. VERNON
MOUNT VERNON, WASHINGTON
FOR: ANDREW LEE VANDER STOEP

FR. 323 PG. 28-31 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-5866 JOB NO. 6085
MRRDRAIN: ASSUMED

