

**LEGAL DESCRIPTIONS**

**PARCEL "A"**  
 LOT 3, EXCEPT THE WEST 28 FEET THEREOF, AND ALL OF LOT 4, BLOCK 4, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "B"**  
 THE NORTH 64 FEET OF LOT 5, BLOCK 4, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "C"**  
 THE SOUTH 64 FEET OF LOT 5, BLOCK 4, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SCHEDULE B PART II EXCEPTIONS:**

**A. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:**

RECORDED: JULY 11, 2006  
 AUDITOR'S NO.: 20060710142  
 EXECUTED BY: CASA DEL MONTE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
 AS FOLLOWS:

SKAGIT COUNTY HAS ESTABLISHED A POLICY FOR UNINCORPORATED AREAS TO PROTECT AND ENCOURAGE AGRICULTURE AND FORESTRY OPERATIONS. IF YOUR REAL PROPERTY IS LOCATED NEAR AN AGRICULTURE OR FORESTRY OPERATION, YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, FLIES AND OTHER ASSOCIATED PESTS, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, AND PESTICIDES. IF CONDUCTED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS, THESE INCONVENIENCES OR DISCOMFORTS ARE HEREBY DEEMED NOT TO CONSTITUTE A NUISANCE AS PROVIDED IN CHAPTER 7.48 RCW FOR PURPOSES OF THE SKAGIT COUNTY CODE AND SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. (AFFECTS PARCEL "C")

**B. MATTERS DISCLOSED BY RECORD OF SURVEY**  
 PREPARED BY: SEMRAU ENGINEERING & SURVEYING  
 RECORDED: AUGUST 3, 2004  
 AUDITOR'S FILE NO.: 200408030160

**NOTES**

1. THE DESCRIPTIONS FOR THIS SURVEY ARE FROM SUBDIVISION GUARANTEE ORDER NO. 15272-0, DATED AUGUST 19, 2015, PREPARED BY LAND TITLE AND ESCROW.
2. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF THIRD STREET AT BROADWAY STREET AND SNOQUALMIE STREET. BEARING = NORTH 00°01'11" EAST.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. ELEVATION BENCH MARK IS BRASS DISK ON SOUTH SIDE OF WALK OF COUNTY COURTHOUSE - ELEVATION = 21.71. CONTOUR INTERVAL - 1 FOOT.
5. INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN AUGUST 2015.
7. THIS SURVEY WAS REQUESTED BY DAN FITTING, SKAGIT COUNTY.
8. THIS PROPERTY IS LOCATED IN FLOOD ZONE AO, DEPTH 1, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR CITY OF MOUNT VERNON, WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530558 @002 B, EFFECTIVE DATE: JANUARY 3, 1985.
9. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 312.130. LINES OF OCCUPATION ONLY SHOW THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE FOR PURPOSES OF THIS SURVEY. EXCEPT AS SPECIFICALLY 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.
12. GROSS LAND AREA IS 0.40 ACRES, MORE OR LESS, (17,175 S.F.).
13. THIS PROPERTY AND OTHER PROPERTIES IN BLOCKS 3 AND 4, RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON, WERE SURVEYED BY LEGRO AND AUDY IN 1962, 1966, 1971 AND 1976. ALL OF THESE SURVEYS WERE STAKED PLAT DISTANCE FROM THIRD STREET.
14. THIS PROPERTY IS ZONED P (LOTS 3, 4, & M-1, LOT 5) ZONE "P" - PUBLIC DISTRICT.

**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 DAN FITTING, SKAGIT COUNTY IN AUGUST 2015.

JOHN B. SEMRAU P.E., P.L.S., CERTIFICATE NO. 28626  
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
 2118 RIVERSIDE DRIVE SUITE 208  
 MOUNT VERNON, WA 98273  
 PHONE 360-424-9566

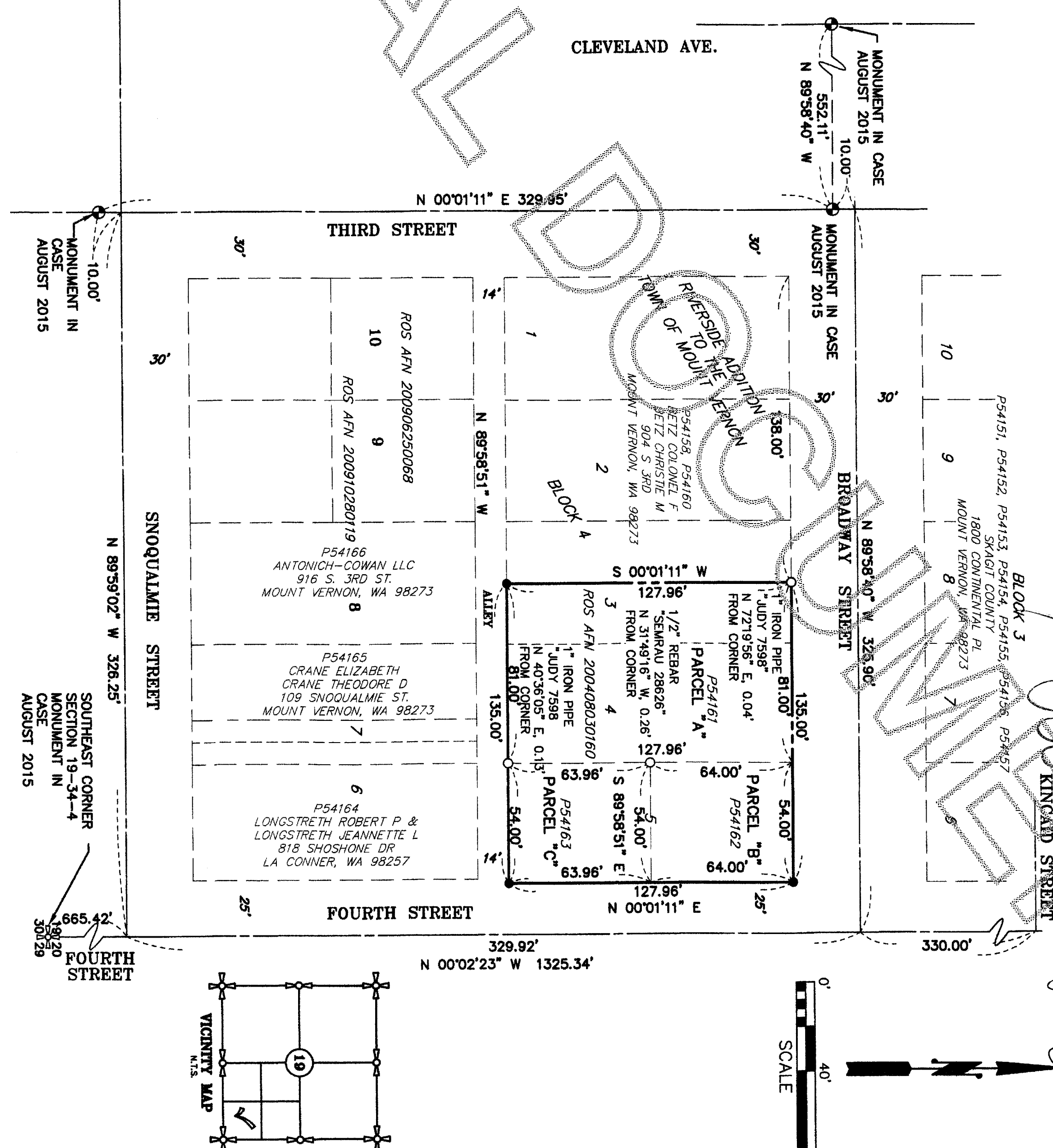
**NOTES CONT.**

**ZONE "M-1"** - LIGHT MANUFACTURING AND COMMERCIAL DISTRICT  
 SETBACKS - FRONT YARD: 10 FEET. BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH SIDES. FOR PROPERTIES THAT FRONT ON AN ARTERIAL, THE MINIMUM SETBACK FROM THE RIGHT-OF-WAY SHALL BE 25 FEET. THE COMMUNITY AND ECONOMIC DEVELOPMENT AND PUBLIC WORKS DIRECTORS CAN THROUGH A TYPE I DECISION PROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN, THIS SETBACK.

**BUILDING HEIGHT** - MAXIMUM BUILDING HEIGHT IN THE M-1 DISTRICT SHALL BE 4 STORIES.

**AUDITOR'S CERTIFICATE**

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.  
 I HAVE REVIEWED THIS SURVEY AND CERTIFY THAT IT CONFORMS TO THE REQUIREMENTS OF THE SURVEY RECORDING ACT.  
 DEPUTY COUNTY CLERK  
 Skagit County Auditor  
 12/21/2015 Page 1 of 1  
 110:21AM  
 2015122119038  
 \$157.00



**CORNER DESCRIPTIONS**

- SET 1/2" REBAR "SEMRAU 28626"
- FOUND CORNER AS DESCRIBED
- ⊙ MONUMENT IN CASE AS DESCRIBED

**SURVEY OF PORTION OF LOT 3, AND ALL OF LOTS 4-5, BLOCK 4 RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON SE 1/4, SE 1/4, SECTION 19, T. 34 N., R. 4 E., W.M. MOUNT VERNON, SKAGIT COUNTY, WASHINGTON**

DATE: 12-18-15

FB. LL	PG. 1-5	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 40'
MERIDIAN: ASSUMED		SURVEYING • ENGINEERING • PLANNING	JOB NO. 5399
		MOUNT VERNON, WA 98273 360-424-9566	