

SURVEY DESCRIPTION

LOT 6 AND 7, BLOCK 3, EASTGATE ADDITION, FLAT NO. 1 MOUNT VERNON, WASHINGTON AS PER FLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 401/2, RECORDS OF SKAGIT COUNTY.

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

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

NOTES

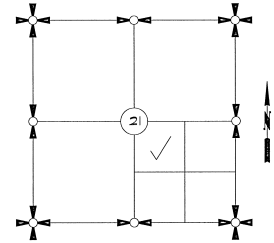
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP DESCRIBED L155ER 22460.
⊙ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
⊕ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON BARGAIN AND SALE DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202004080070.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE EASTGATE ADDITION FLAT NO. 1 MOUNT VERNON, WASHINGTON AS PER FLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 401 AND 402, EASTGATE ADDITION FLAT NO. 2, AS PER FLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 289, EASTGATE ADDITION FLAT NO. 3, AS PER FLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 44-46; FLAT OF DIGBY HEIGHTS PHASE I RECORDED UNDER AUDITOR'S FILE NO. 200904500683; FLAT OF DIGBY HEIGHTS PHASE II RECORDED UNDER AUDITOR'S FILE NO. 20100490027 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NO. 201904900716, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: SPECTRA FOCUS 35 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF DIGBY ROAD BETWEEN CENTERLINE OF DIVISION STREET AND LEANN STREET BEARING = NORTH 0°54'27" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES N. SCOTT AND MARY S. SCOTT, A MARRIED COUPLE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCE LINES AND LAND SCAPING) AS PER IAC 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 AT THE REQUEST OF L155ER 4 ASSOCIATES, PLLC. FILED FOR RECORD THIS 17 DAY OF June 2020 AT MINUTES PAST 7 O'CLOCK P.M. IN VOLUME OF SURVEYS ON PAGE(S) UNDER AUDITOR'S FILE NO. 202006170178 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Janice Perkins
SKAGIT COUNTY AUDITOR

Judy Small
CLERK



SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

VIGNITY MAP
N/A

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 JAMES N. SCOTT AND MARY S. SCOTT, A MARRIED COUPLE, IN JUNE 2020.

Bruce G. L155er June 17, 2020

BRUCE G. L155ER, P.L.S., CERTIFICATE NO. 22460 DATE
L155ER & ASSOCIATES, PLLC
520 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-1442
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E-MAIL BRUCE@L155ER.COM



SHEET 1 OF 2

DATE: 6/16/20

SURVEY IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 21, T. 34 N. R. 4 E. W.M. SKAGIT COUNTY, WASHINGTON FOR: JAMES AND MARY SCOTT	
FB:	L155ER & ASSOCIATES, PLLC
PG:	SKAGIT COUNTY LAND-USE CONSULTING
MERIDIAN: ASSUMED	MOUNT VERNON, WA 98273 360-414-1442 DWS: 20-066 R03
SCALE:	

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