

RECORD OF SURVEY LOCATED IN A PORTION OF  
 SE/4 NW/4, SECTION 16, TOWNSHIP 34 N, RANGE 4 E, W.M.

**BASIS OF BEARINGS**  
 GRID NORTH AS OBSERVED AT THE CENTER 1/4  
 SECTION 16, TOWNSHIP 34 N, RANGE 4 E, W.M.  
 STATE REFERENCE NETWORK AND EQUIPMENT LISTED  
 UNDER CONTROL METHODOLOGY.

**HORIZONTAL DATUM**  
 NAD83/11 WA STATE PLANE NORTH ZONE  
 COORDINATES ESTABLISHED THROUGH GPS RTK OBSERVATIONS VIA THE  
 WASHINGTON STATE REFERENCE NETWORK. ADDITIONAL CONTROL COORDINATES  
 WERE ESTABLISHED VIA CLOSED TRAVERSE.

OBSERVED CONTROL POINT POSITIONS:  
 CONTROL POINT NO. 25600  
 3" BRASS DISC WITH DRILL HOLE 1.4" BELOW SURFACE IN CASE AT  
 INTERSECTION OF E COLLEGE WAY (SR 539) AND N 30TH STREET.  
 NORTHING: 527085.39  
 EASTING: 1283773.83

CONTROL POINT NO. 25601  
 2" BRASS DISC WITH "X" 12" BELOW SURFACE IN CASE AT  
 INTERSECTION OF E COLLEGE WAY (SR 539) AND N LAVENTURE ROAD.  
 NORTHING: 527130.27  
 EASTING: 1281155.37

**CONTROL METHODOLOGY**  
 EQUIPMENT: LEICA GS14 GNSS RECEIVER  
 METHOD: 3 MINUTE OBSERVATIONS  
 EQUIPMENT: LEICA M550 MULTISTATION  
 METHOD: FIELD TRAVERSE

**RIGHT-OF-WAY NOTE**  
 SR 539 (COLLEGE WAY) RIGHT-OF-WAY SHOWN BASED UPON WEST RIGHT  
 OF WAY PLAN "SR 539 LAVENTURE ROAD TO N. 42ND PL." DATED JANUARY  
 10, 2002.

**SURVEY REFERENCES**

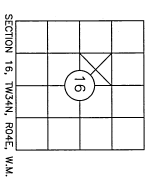
1. ROS AFN 863192 BY LEROUADUD
2. S/P M-7-80 AFN 8007160032 BY LEONARD AND BOUNDNOT
3. ROS AFN 8911160031 BY SKAGIT SURVEYORS
4. ROS AFN 9710100069 BY LEONARD, BOUNDNOT AND SKODJE
5. ROS AFN 201403100035 BY MINZCOAST



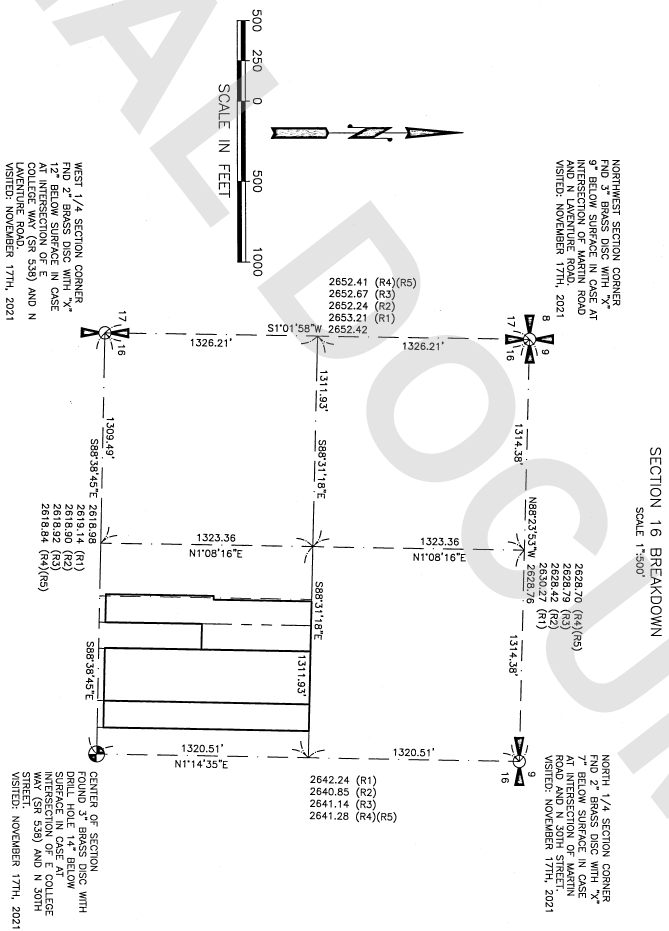
5-5-2022

**AUDITORS CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF Reid Middleton THIS 12 DAY  
 OF MAY 2022 AT 5:29 MINUTES PART II A M. AND RECORDED  
 UNDER AUDITOR'S FILE NO. 202205120046 RECORDS OF SKAGIT COUNTY, WASHINGTON

Skagit County Auditor  
 Deputy County Auditor



SECTION 16, T34N, R04E, W.M.



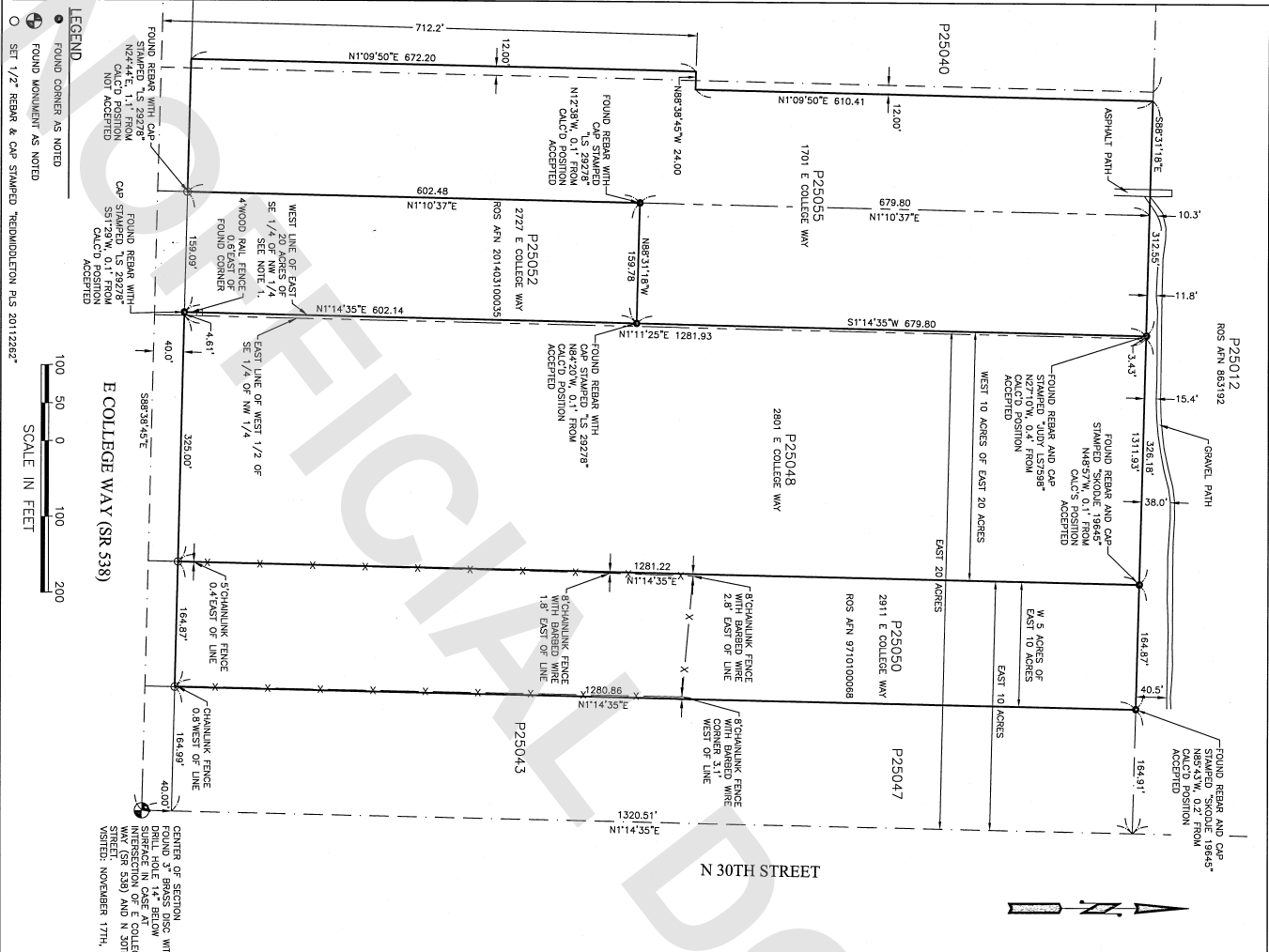
A.F.NO.

**SURVEYORS 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 SKAGIT COUNTY PARKS AND  
 RECREATION THIS 5 DAY OF MAY, 2022.

William R. Kobler, P.S. 20117262

RECORD OF SURVEY FOR  
 SKAGIT COUNTY PARKS AND  
 RECREATION  
 SE/4 NW/4, SECTION 16, TOWNSHIP 34 N, RANGE 4 E, W.M.  
 CITY OF MOUNT VERNON, SKAGIT COUNTY, WA

DATE OF SURVEY	DATE OF RECORD	DATE OF SURVEY	DATE OF RECORD
5/04/2022	5/04/2022	5/04/2022	5/04/2022
BY: <b>Reid Middleton</b>	BY: <b>Reid Middleton</b>	BY: <b>Reid Middleton</b>	BY: <b>Reid Middleton</b>
FILE NO. 202205120046	FILE NO. 202205120046	FILE NO. 202205120046	FILE NO. 202205120046
SHEET 1 OF 2	SHEET 1 OF 2	SHEET 1 OF 2	SHEET 1 OF 2



**RECORD OF SURVEY LOCATED IN A PORTION OF  
SE/4 NW/4, SECTION 16, TOWNSHIP 34 N, RANGE 4 E, W.M.**

**LEGAL DESCRIPTION:**

P25050 PER STATUTORY WARRANTY DEED A/N 200708980102 AND RELATED WARRANTY DEED A/N 200309890199. THE WEST 1/2 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION OF THE WEST 1/2 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THAT GENERAL RECORD OF SURVEY RECORDED IN BOOK 19 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 9710100068, RECORDS OF SKAGIT COUNTY, WASHINGTON. THENCE NORTH 88°28'09" WEST ALONG THE NORTH LINE THEREOF, 659.34 FEET TO THE NORTHWEST CORNER OF SAID SOUTH/EAST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE SOUTH 01°17'43" WEST ALONG THE WEST LINE THEREOF, 679.80 FEET. THENCE NORTH 88°28'09" WEST PARALLEL WITH SAID LINE NORTH LINE, 159.80 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH/EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16. THENCE NORTH 01°13'44" EAST ALONG SAID WEST LINE, 679.80 FEET TO SAID NORTH LINE. THENCE SOUTH 88°28'09" EAST ALONG SAID NORTH LINE, 160.59 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 2.50 ACRES.

PARCEL "A".

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THEREFROM THE WEST 12 FEET OF THAT PORTION LYING NORTH OF THE NORTH LINE OF THE SOUTH 712.20 FEET THEREOF; EXCEPT THAT PORTION OF THE WEST 1/2 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THAT GENERAL RECORD OF SURVEY RECORDED IN BOOK 19 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 9710100068, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION OF THE WEST 1/2 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON THAT GENERAL RECORD OF SURVEY RECORDED IN BOOK 19 OF SURVEYS AT PAGE 188, UNDER AUDITOR'S FILE NO. 9710100068, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND ALSO EXCEPT MINERAL RIGHTS RESERVED BY THE STATE OF WASHINGTON BY DEED DATED MARCH 29, 1917, AND RECORDED APRIL 5, 1917, AS AUDITOR'S FILE NO. 118532. ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B".

THE EAST 1200 FEET OF THE SOUTH 712.20 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT STATE HIGHWAY SR 538 RIGHT-OF-WAY ALONG THE SOUTH LINE THEREOF. ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**NOTE 1:**

THE LEGAL DESCRIPTIONS FOR PARCELS P25048 & P25055 LEAVE A GAP BETWEEN THEM. PARCEL P25048 IS DESCRIBED AS A PORTION OF THE EAST 20 ACRES OF THE SE 1/4 OF THE NW 1/4 EXCEPT ANY PORTION LYING WITHIN THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4, WHILE PARCELS P25048 & P25055 ARE DESCRIBED AS PORTIONS OF THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 EXCEPT ANY PORTION LYING WITHIN THE EAST 20 ACRES OF THE SE 1/4 OF THE NW 1/4. THE EXCEPTIONS IN THESE LEGAL DESCRIPTIONS RESULT IN A STRIP OF LAND VARRING IN WIDTH BETWEEN 3.4' GRADING LIMITS FOLLOW THE WEST LINE OF THE EAST 20 ACRES.

A.F.N.O.

**RECORD OF SURVEY FOR  
SKAGIT COUNTY PARKS AND  
RECREATION**

SE/4 NW/4, SECTION 16, TOWNSHIP 34 N, RANGE 4 E, W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WA

728 13th Street SE, Ste 200  
Everett, Washington 98204  
Ph: 425-741-3800

6755PP  
JANUARY, 2022  
FILE NO. 212018.016  
SHEET 2 OF 2

**Reid Middleton**

DATE DRAWN: 5/04/2022  
DATE CHECKED: 5/04/2022  
SCALE: 1"=100'  
DRAWN BY: IDW  
CHECKED BY: WRM

5-5-2022