

OWNERS CONSENT AND DECLARATION

I, THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. I HAVE BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AND STATE. ALL TITLE INTERESTS SHOWN WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SIGNS
 MARY D. KING, WIFE
 MARY D. KING, WIFE

Mary D. King
 MARY D. KING, WIFE

Joe E. Badillo, Jr.
 JOE E. BADILLO, JR.
 AS HIS SEPARATE PROPERTY

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THERON E. KING AND MARY D. KING, HUSBAND AND WIFE, AS THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED 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: 9-6-23

SIGNATURE *Joe E. Badillo, Jr.*
 JOE E. BADILLO, JR.
 MY APPOINTMENT EXPIRES 3-15-26
 RESIDING AT 312 EAST SECTION STREET MOUNT VERNON WA 98273

STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOE E. BADILLO, JR., AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9-6-23

SIGNATURE *Kevin Lisser*
 NOTARY PUBLIC KEVIN LISSER
 MY APPOINTMENT EXPIRES 3-15-26
 RESIDING AT ABOAT VERNON, WA

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 JOE E. BADILLO, JR., AS HIS SEPARATE PROPERTY, AND THERON E. KING AND MARY D. KING, HUSBAND AND WIFE IN JULY 2023.

Kevin Lisser
 KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20129164 DATE: 9-6-23
 TOWN OF VERNON, WASHINGTON, PLLC
 320 MILWAUKEE STREET
 P.O. BOX 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 414-1442
 FAX (360) 414-0581
 E-MAIL KEVIN@LISSER.COM

NOTES

- INDICATES REBAR, SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER, 202309110067
- INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- INDICATES EXISTING MONUMENT FOUND AS NOTED
- DESCRIPTION INFORMATION IS FROM GUT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE NO. 202309110067
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, CONDITIONS, COVENANTS, CAUSES AND OTHER INSTRUMENTS OF RECORD FOR THE ABOVE REFERENCED TITLE REPORTS, WHICH LIST THE FOLLOWING DOCUMENTS: 202301210058.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITORS FILE NO. 202301210058.
- MERIDIAN: ASSUMED
- BASIS OF BEARING, MONUMENTS ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4M.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PREPARED AT THE REQUEST OF JOE E. BADILLO, JR., AS HIS SEPARATE PROPERTY AND THERON E. KING AND MARY D. KING, HUSBAND AND WIFE, TO ADJUST THE PROPERTY LINES AS SHOWN HEREON.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER M.A.C. CHAPTER 39C, RCW, WHICH ARE NOT TO BE CONSIDERED AS BOUNDARY AREAS FOR POTENTIAL CLAIMS OF UNREGISTERED OR UNRECORDED INTERESTS. THIS SURVEY IS A RESULT OF MODIFICATION TO PROPERTY LINES TO MAINTAIN HARMONY WITH RESPECT TO THE OCCUPATION.
- PROPERTY OWNERS: THERON E. AND MARY D. KING
 312 EAST SECTION STREET
 MOUNT VERNON WA 98274
 JOE E. BADILLO, JR.
 312 EAST SECTION STREET
 MOUNT VERNON WA 98273
- SITE ADDRESSES:
 P-54041 314 EAST SECTION STREET
 P-54042 312 EAST SECTION STREET
- ZONING: R-3, MULTI-FAMILY RESIDENTIAL, DISTRICT
- PARGE AREAS AFTER ADJUSTMENT:
 P-54041 = 3250 SQ FT, 0.1 ACRES
 P-54042 = 3442 SQ FT, 0.1 ACRES
- MINIMUM LOT SIZE: MINIMUM LOT AREA FOR A TWO-FAMILY OR TWO-UNIT TOWNHOUSE DWELLING SHALL BE 6900 SQ FT
- MINIMUM BUILDING SETBACK REQUIREMENTS IN THE R-3 DISTRICT ARE AS FOLLOWS:
 A. FRONT YARD: 20 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS. OTHER LOTS SHALL OBSERVE THE MINIMUM SETBACKS ON BOTH STREETS.
 B. SIDE YARD: 10 FEET ON EACH SIDE. NO PORTION OF A SECOND-STORY MALL SHALL BE CLOSER THAN 10 FEET TO THE SIDE YARD LINE. NO PORTION OF A THIRD-STORY MALL SHALL BE CLOSER THAN 20 FEET TO THE SIDE YARD LINE.
 C. REAR YARD: 20 FEET.

AUDITOR'S CERTIFICATE

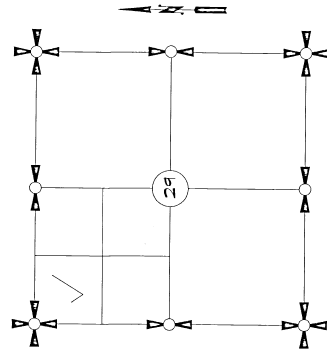
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
 MINUTES PAST 9 O'CLOCK P.M. IN VOLUME 202309110067 OF SURVEYS ON PAGE(S) 1 UNDER AUDITOR'S FILE NO. 202309110067 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Terri DeLorch
 TERRI DELORENZO
 DEPUTY

CITY OF MOUNT VERNON APPROVAL

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 17 DAY OF SEPTEMBER, 2023.

Chris Torres
 CHRIS TORRES
 PUBLIC WORKS DIRECTOR



SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4M.
 VICINITY MAP

SHEET 1 OF 3 ENGR23-021T DATE: 05/23

SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T. 34 N., R. 4 E., 4M., SKAGIT COUNTY, WASHINGTON FOR: THERON KING	
FB: 502 P61 59	LISSER & ASSOCIATES, PLLC SCALE:
MERIDIAN: ASSUMED	MOUNT VERNON WA 98273 360-414-1442 DWG: 23-002 BLA

SURVEY DESCRIPTIONS PRIOR TO BLA

PRIOR TO BOUNDARY LINE ADJUSTMENT
 PARCEL P-540-42

PARCEL "A"

LOT 4, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 4.0 FEET THEREOF.

PARCEL "B"

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., LYING EAST OF A LINE THAT IS 660 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 AND SOUTH OF THE SOUTH LINE OF SECTION STREET AND NORTH OF THE SOUTH LINE OF LOT 4, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

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

PRIOR TO BOUNDARY LINE ADJUSTMENT

PARCEL P-540-41

LOT 3, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

CONTIGUOUS PROPERTY OWNERSHIP INFORMATION

NORTH
 P-204-65
 JONAS BERGQUIST, ET AL
 1403 E HIGHLAND DRIVE
 MOUNT VERNON WA 98273

SOUTHWEST
 P-204-22
 THE CITY OF SKAGIT COUNTY
 ATTENTION: SUSAN ROBE
 1214 SOUTH 6TH STREET
 MOUNT VERNON WA 98273

SOUTH
 P-103-45
 NEZT PALACIOS
 MARIA PALACIOS REYES
 1213 SOUTH 7TH STREET
 MOUNT VERNON WA 98273

EAST
 P-404-0
 ERIC GRAHAM
 JODY L. GRAHAM
 491 STEIN LAKE
 CANYON ISLAND WA 98282

SURVEY DESCRIPTIONS AFTER BLA

AFTER BOUNDARY LINE ADJUSTMENT
 PARCEL P-540-42

PARCEL "A"

LOT 4, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 4.0 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) THEREOF.

AND ALSO EXCEPT THE EAST 2.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) THEREOF.

PARCEL "B"

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., LYING EAST OF A LINE THAT IS 660 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 AND SOUTH OF THE SOUTH LINE OF SECTION STREET AND NORTH OF THE SOUTH LINE OF LOT 4, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

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

AFTER BOUNDARY LINE ADJUSTMENT

PARCEL P-540-41

LOT 3, BLOCK 1, ZINDORF'S FIRST ADDITION TO MOUNT VERNON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EAST 2.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF LOT 4, BLOCK 1, ZINDORF'S FIRST ADDN TO MOUNT VERNON, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON EXCEPT THE SOUTH 4.0 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) THEREOF.

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

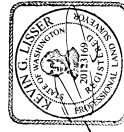
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 2 OF 3 ENGR23-0217 DATE: 9/5/23

SURVEY IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, T. 34 N., R. 4 E., 11M. SKAGIT COUNTY, WASHINGTON FOR: THEON MINS

FB: 502 Pg: 50
 MERIDIAN: ASSUMED
 LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND CONSULTATION
 1001 W. BERNYAN BLVD STE 200
 SEASIDE WA 98138
 SCALE: DWG: 23-002.BLA

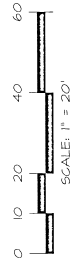


7-6-23

DATE: 9/5/23
ENGR23-0211

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NW 1/4 OF
SECTION 24, T12N, R11E, N1M,
SKAGIT COUNTY, MOUNTAIN
FOR THE OWNERS

FEL 502 PGS 5B
L ISSER, T. AEGOCATES PLLC SCALE: 1" = 20'
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, VA 19278 360-414-1442 (PH), 239-002-ROD (MERIDIAN), ASSUMED



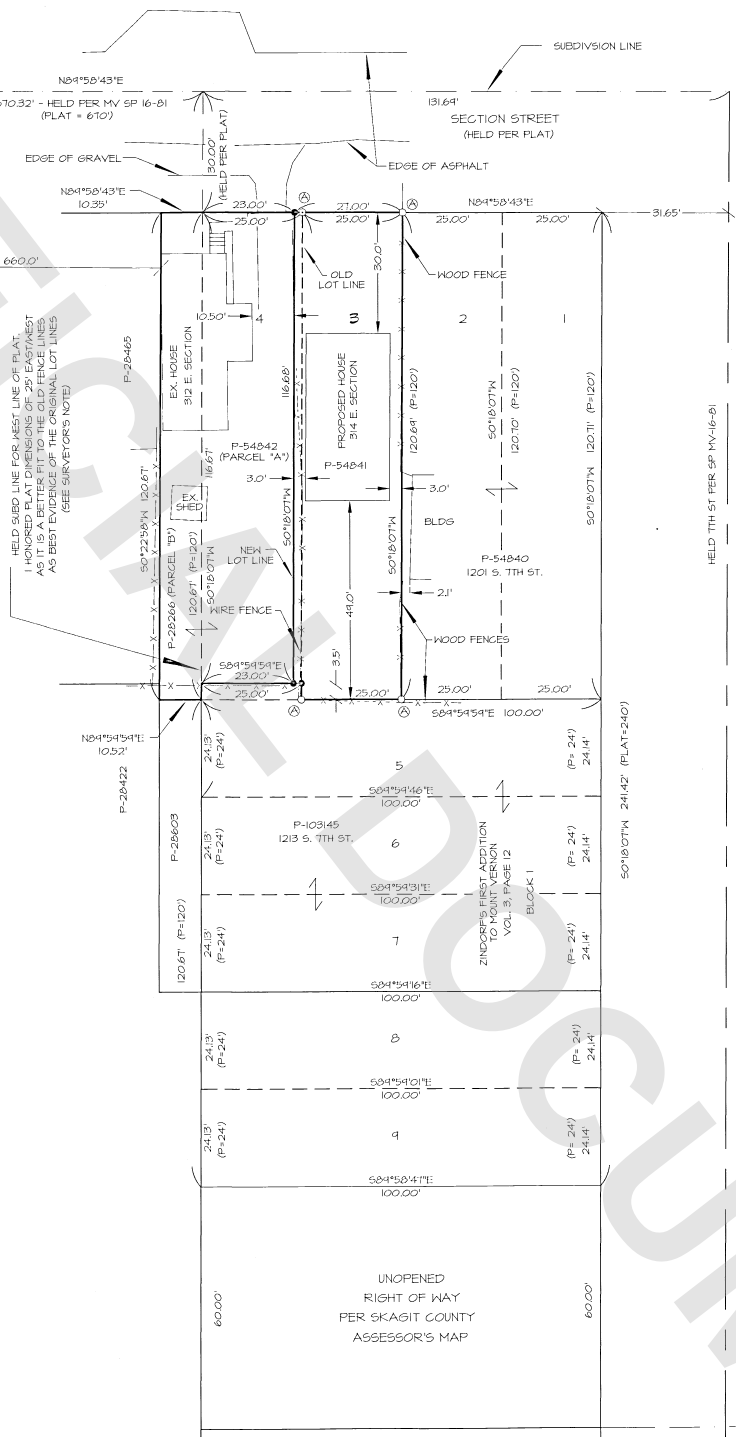
SECTION CORNER
SEARCHED BUT DID NOT FIND
GALV. PER FREQ. SURVEYS
(SEE NOTE NO. 3)



WEST 1/4 CORNER
MONT IN CASE
(FEB. 2023)

SURVEYORS NOTE

THIS SURVEY HELD THE INITIAL POINT OF THE PLAT OF ZINDORF'S ADDITION TO MOUNT VERNON AS BEING THE NORTHWEST CORNER OF LOT 4 OF SAID PLAT, 670.32' (EAST PLAT=670.00') AS MEASURED ALONG THE SECTION LINE, AND 300.00' SOUTH, AS MEASURED ALONG THE SECTION LINE, FROM THE INITIAL POINT. THIS SOLUTION IS A BETTER FIT TO THE EXISTING FENCE LINES RUNNING NORTH AND SOUTH. THE FENCE LINES WERE UTILIZED AS THE BEST EVIDENCE OF THE ORIGINAL PLAT LINES. THE PROPERTY LINES WERE THEN PROPORTIONED NORTH AND SOUTH TO MATCH THE SECTION SUBDIVISION LINES.



- ⊙ INDICATES REBAR AND CAP 'L' ISSER, 201231641* FOUND PER ROS AT# NO. 2023012100558
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP 'L' ISSER, 201231641*
- INDICATES EXISTING PIPER OR REBAR FOUND AS NOTED

FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE
RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 2023012100558