

### LEGAL DESCRIPTIONS:

PER TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY UNDER ORDER NO. 620055461, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2023 AT 8:00 A.M.

LOT 1 AND WEST 22 FEET OF LOT 2, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH PORTION OF ALLEY VACATED BY ORDINANCE NO. 3857 UNDER RECORDING NO. 202210060066.

THE EAST 32 FEET OF LOT 2; LOT 3, EXCEPT THE EAST 16 FEET THEREOF, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH PORTION OF ALLEY VACATED BY ORDINANCE NO. 3857 UNDER RECORDING NO. 202210060066.

PARCEL B:

LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK 2, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE FEE TITLE UNDERLYING PLATTED 3RD STREET, BLOCKS 2 AND 3 ABUTTING, MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

### BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOTS 3 & 4 NORTH 88°04'59" EAST A DISTANCE OF 70.01

THENCE SOUTH 01\*54'09" WEST A DISTANCE OF 128.01 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4 SOUTH 88°05'20" EAST A DISTANCE OF

70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE CONTINUING EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4 EXTENDED SOUTH 88°05'20" EAST A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID PLATTED 3RD STREET;

THENCE ALONG THE SOUTH LINE EXTENDED OF LOT 1, BLOCK 3 OF SAID PLAT SOUTH 87°58'47" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 NORTH 01°54'07" EAST A DISTANCE OF 118.06 FEET: THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3 NORTH 88°05'57" WEST A DISTANCE OF 30.00 FEET TO

THENCE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2 NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO THE EAST LINE OF SAID LOT 4; THENCE NORTHERLY ALONG SAID EAST LINE NORTH 01°54'07" EAST A DISTANCE OF 10.00 FEET TO THE NORTHEAST

CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING; TOGETHER WITH PORTION OF ALLEY AND STREET VACATED BY ORDINANCE NO. 3857 UNDER RECORDING NO.

## PARCEL D:

202210060066.

THAT PORTION OF LOT 1, BLOCK 3, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 9.82 FEET; THENCE NORTH 30°42'23" EAST A DISTANCE OF 13.99 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS NORTH 59°17'37" WEST A DISTANCE OF 270.00 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°45'27" AN ARC DISTANCE OF 88.39 FEET TO A POINT OF TANGENCY;

THENCE PARALLEL WITH THE NORTH LINE OF SAID LOT 1 NORTH 88\*05'36" WEST A DISTANCE OF 23.00 FEET TO THE WEST LINE OF SAID LOT 1, THENCE SOUTHERLY ALONG SAID WEST LINE SOUTH 01°54'07" WEST A DISTANCE OF 118.06 FEET TO THE SOUTHWEST

CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 3, "RIVERSIDE ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST

QUIT CLAIM DEED AND BOUNDARY LINE ADJUSTMENT, RECORDED JULY 11, 2022 UNDER RECORDING NO. ALSO TOGETHER WITH ANY INTEREST IN FEE TITLE UNDERLYING THE EAST HALF OF PLATTED 3RD STREET, BLOCK 3

OF THE WESTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3RD STREET ALIGNMENT DESCRIBED IN AND DEPICTED ON

ABUTTING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT SOUTH 87°58'46" EAST A DISTANCE OF 2.13 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 3RD STREET; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF 4.42 FEET TO THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN SOUTH 30°42'23" WEST A DISTANCE OF

47.27 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 02'43'22" AN ARC DISTANCE OF 15.68 FEET TO THE CENTERLINE OF THE PLATTED 3RD STREET RIGHT OF WAY:

THENCE NORTHERLY ALONG SAID PLATTED CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 59.28 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 10; THENCE EASTERLY ALONG SAID NORTH LINE EXTENDED SOUTH 87°58'46" EAST A DISTANCE OF 30.00 FEET TO SAID NORTHWEST CORNER OF LOT 10 AND THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF LOT 10. BLOCK 3. "RIVERSIDE ADDITION TO MOUNT VERNON". ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY MARGIN OF THE NEW 3RD STREET ALIGNMENT, WHICH RIGHT-OF-WAY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF WEST KINCAID STREET WITH THE WEST MARGIN OF PLATTED 3RD STREET, SAID INTERSECTION ALSO BEING THE NORTHEAST CORNER OF BLOCK 2, RIVERSIDE ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 78; THENCE ALONG SAID SOUTH MARGIN AND EXTENSION THEREOF, SOUTH 88°04'59" EAST A DISTANCE OF

30.00 FEET, TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE CONTINUING ALONG SAID MARGIN AND EXTENSION THEREOF, SOUTH 88°05'57" EAST A DISTANCE OF 140.06 FEET, TO THE NORTHEAST CORNER LOT 2, BLOCK 3 OF SAID PLAT; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 SOUTH 01°52'46" WEST A DISTANCE OF 28.62 FEET; THENCE SOUTH 46°54'03" WEST, A DISTANCE OF 4.74 FEET, TO A POINT OF CURVATURE, FROM WHICH THE RADIUS

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°44'54" AN ARC DISTANCE OF 119.50 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 30'42'23" WEST A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS SOUTH 59°17'37" EAST A DISTANCE OF 270.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'33" AN ARC DISTANCE OF 20.93 FEET TO A POINT OF COMPOUND CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63°44'10" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114°07'26" AN ARC DISTANCE OF 49.80 FEET TO A POINT ON THE NORTH MARGIN OF BROADWAY STREET; THENCE ALONG SAID MARGIN AND EXTENSION THEREOF, NORTH 87°51'36" WEST A DISTANCE OF 73.11 FEET TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE NORTHERLY ALONG SAID CENTERLINE NORTH 01°54'07" EAST A DISTANCE OF 68.72 FEET TO A POINT OF

THENCE DEPARTING SAID CENTERLINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'22" FOR AN ARC DISTANCE OF 15.6850 FEET TO A POINT OF TANGENCY; THENCE CONTINUING NORTH 30°42'23" EAST, A DISTANCE OF 81.64 FEET TO A POINT OF CURVATURE FROM WHICH

THE RADIUS POINT BEARS NORTH 59°17'37" WEST AN ARC DISTANCE OF 270.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18'45'27" A DISTANCE OF 88.39 FEET TO THE POINT OF TANGENCY;

CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 62°00'59" EAST A DISTANCE OF 330.00 FEET;

## THENCE NORTH 43°05'57" WEST A DISTANCE OF 32.29 FEET;

POINT BEARS NORTH 80°02'31" WEST A DISTANCE OF 330.00 FEET;

THENCE PARALLEL WITH SAID SOUTH MARGIN OF W. KINCAID STREET, NORTH 88\*05'57" WEST A DISTANCE OF 53.00 FEET TO THE CENTERLINE OF PLATTED 3RD STREET; THENCE PARALLEL WITH THE SOUTH MARGIN OF W. KINCAID STREET, NORTH 88°04'59" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST MARGIN OF PLATTED 3RD STREET; THENCE ALONG SAID MARGIN NORTH 01°54'07" EAST A DISTANCE OF 10.00 FEET TO SAID NORTHEAST CORNER OF LOT 4 AND THE POINT OF BEGINNING;

TOGETHER WITH PORTION OF ALLEY AND STREET VACATED BY ORDINANCE NO. 3857 UNDER RECORDING NO.

DATA DRAWN CHECKED

CALL BEFORE YOU DIG 1-800-424-5555										
REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION					
			1	12/21/23	EASEMENT EXHIBIT MAP					

# CITY OF MOUNT VERNON

910 CLEVELAND AVENUE MOUNT VERNON,WA 98273

## EASEMENTS EXHIBIT MAP

FUTURE SITE OF MOUNT VERNON LIBRARY

SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON



# PACIFIC SURVEYING & ENGINEERING, INC.

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