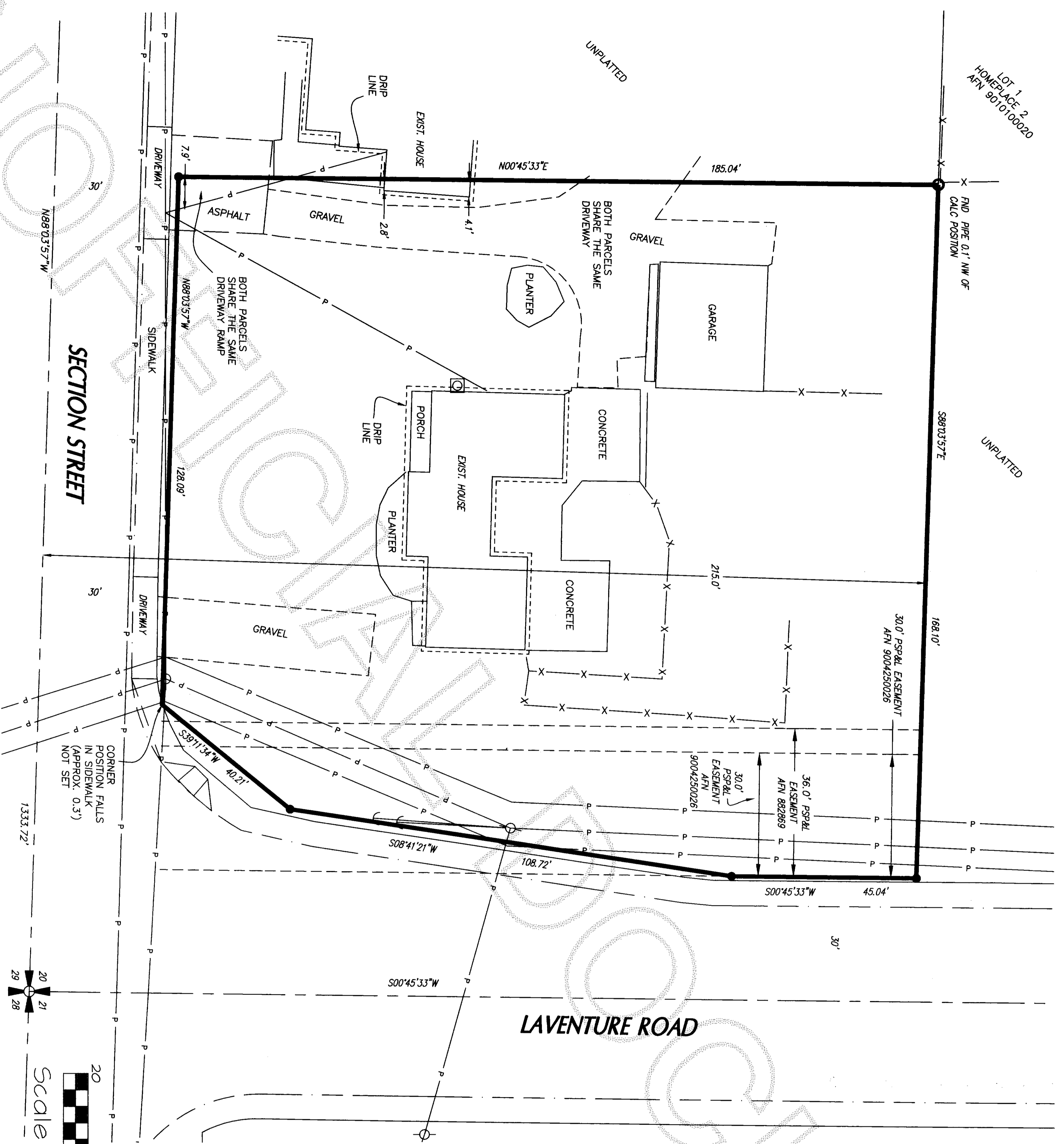


LOT 1  
HOMEPAGE 2  
AFN 9010100020

FND PPE 0.1' NW OF  
CALC POSITION

58803572E

UNPLATTED



200906230044  
Skagit County Auditor

6/23/2009 Page 1 of 1 1:17PM

J. Yarnquist  
Skagit County Auditor

**LEGAL DESCRIPTION**  
THE SOUTH 215 FEET TO THE CENTER OF THE RIGHT OF WAY OF THE FOLLOWING DESCRIBED TRACT:  
THE SOUTH 215 FEET TO THE CENTER OF THE RIGHT OF WAY OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION, COMMONLY KNOWN AS SECTION STREET; SAID POINT BEING 297 FEET EAST OF THE WEST LINE OF THE EAST 30 RODS OF SAID SUBDIVISION; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITORS FILE NO. 869709 FOR LA VENTURE STREET; THENCE NORTH ALONG SAID WEST LINE 660 FEET; THENCE WEST TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION, COMMONLY KNOWN AS SECTION STREET; THAT IS 30.00 FEET (TITL REPORT SHOWS 20.00 FEET) WEST OF THE EAST SUBDIVISION LINE; THENCE NORTH 1° 02' 36" EAST 140.00 FEET ALONG THE WEST LINE OF THE "LA VENTURE ROAD" RIGHT OF WAY AS DEEDED TO THE CITY OF MOUNT VERNON UNDER AUDITORS FILE NO. 869709 RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTH 8° 58' 24" WEST A DISTANCE OF 108.72 FEET; THENCE SOUTH 39° 28' 37" WEST A DISTANCE OF 40.20 FEET TO A POINT ON THE NORTH LINE OF THE ROAD ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 87° 46' 48" EAST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;  
AND EXCEPT ROADS:  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM LAND TITLE, ORDER NO. 129056-PE-A, DATED JULY 8, 2008)

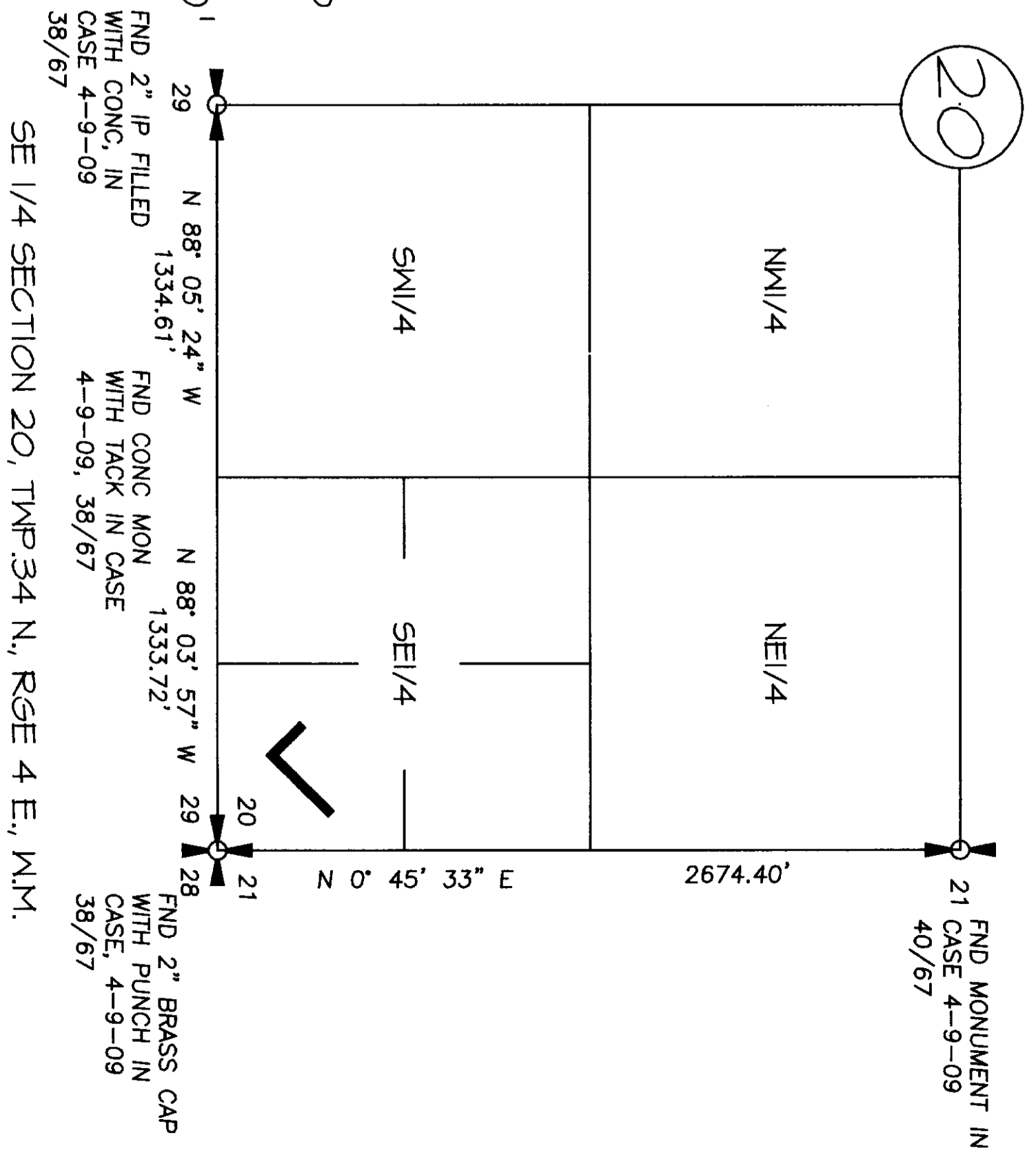
**BASIS OF BEARING**  
ASSUMED N 88° 03' 57" W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF SECTION STREET BETWEEN THE SOUTHEAST CORNER OF SECTION 20 AND THE EXISTING MONUMENT AT THE 1/16TH CORNER TO THE WEST.

**OCCUPATION NOTE**  
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332 130 THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**RESEARCH**  
PLAT OF HOMEPAGE 2, AFN 9010100020 AND SHORT PLAT LU-05-102, AFN 200607100137.

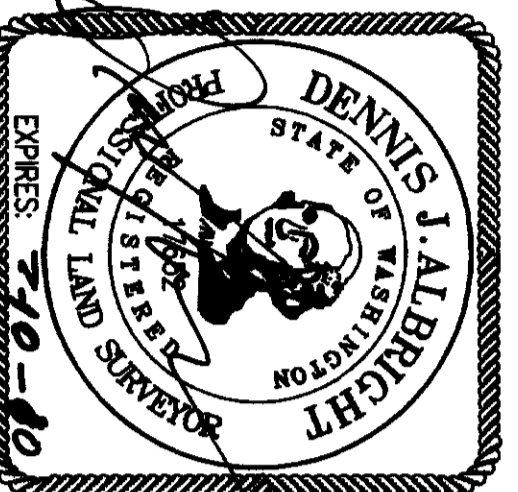
**INSTRUMENT NOTE**  
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

INDEX MAP



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 JANETTE CARROLL IN MAY 2009.



DENNIS ALBRIGHT, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 17852

LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17852"
- X- FENCE LINE
- P- OVERHEAD POWER LINE

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
1111 Cleveland Avenue, Suite 202  
Mount Vernon Wa. 98273  
Tel: 360-404-2010 Fax: 360-404-2013

RECORD OF SURVEY

FOR  
JANETTE CARROLL

A PORTION OF THE SE 1/4 OF THE SE 1/4 SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 5-18-09 BY: DJA SCALE: 1" = 20'  
PROJECT NO. 9018-R05-DWG F.B. 38/67



# Executive Summary

2149 E Section St, Mount Vernon, Washington, 98274  
Rings: 5, 10, 15 mile radii

Prepared by Esri  
Latitude: 48.41368  
Longitude: -122.31389

	5 miles	10 miles	15 miles
<b>Population</b>			
2000 Population	43,729	71,553	104,477
2010 Population	51,567	82,755	120,569
2017 Population	54,731	87,170	127,250
2022 Population	57,173	90,756	132,823
2000-2010 Annual Rate	1.66%	1.47%	1.44%
2010-2017 Annual Rate	0.82%	0.72%	0.75%
2017-2022 Annual Rate	0.88%	0.81%	0.86%
2017 Male Population	49.6%	49.6%	49.8%
2017 Female Population	50.4%	50.4%	50.2%
2017 Median Age	35.2	37.8	40.4

In the identified area, the current year population is 127,250. In 2010, the Census count in the area was 120,569. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 132,823 representing a change of 0.86% annually from 2017 to 2022. Currently, the population is 49.8% male and 50.2% female.

### Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	73.1%	77.7%	81.3%
2017 Black Alone	1.1%	0.9%	1.0%
2017 American Indian/Alaska Native Alone	1.6%	2.3%	2.0%
2017 Asian Alone	3.0%	2.4%	2.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	16.9%	12.7%	9.4%
2017 Two or More Races	4.1%	3.7%	3.7%
2017 Hispanic Origin (Any Race)	31.4%	23.9%	18.3%

Persons of Hispanic origin represent 18.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.6 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	15,668	26,106	38,652
2010 Households	18,728	30,805	45,884
2017 Total Households	19,652	32,088	47,897
2022 Total Households	20,434	33,250	49,760
2000-2010 Annual Rate	1.80%	1.67%	1.73%
2010-2017 Annual Rate	0.67%	0.56%	0.59%
2017-2022 Annual Rate	0.78%	0.71%	0.77%
2017 Average Household Size	2.75	2.68	2.62

The household count in this area has changed from 45,884 in 2010 to 47,897 in the current year, a change of 0.59% annually. The five-year projection of households is 49,760, a change of 0.77% annually from the current year total. Average household size is currently 2.62, compared to 2.59 in the year 2010. The number of families in the current year is 32,850 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

2149 E Section St, Mount Vernon, Washington, 98274  
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	5 miles	10 miles	15 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$55,911	\$58,865	\$62,798
2022 Median Household Income	\$61,626	\$66,246	\$72,896
2017-2022 Annual Rate	1.97%	2.39%	3.03%
<b>Average Household Income</b>			
2017 Average Household Income	\$72,448	\$75,618	\$80,635
2022 Average Household Income	\$83,560	\$86,838	\$92,790
2017-2022 Annual Rate	2.90%	2.81%	2.85%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$26,603	\$28,421	\$30,788
2022 Per Capita Income	\$30,451	\$32,398	\$35,181
2017-2022 Annual Rate	2.74%	2.65%	2.70%

Current median household income is \$62,798 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$72,896 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$80,635 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$92,790 in five years, compared to \$91,585 for all U.S. households

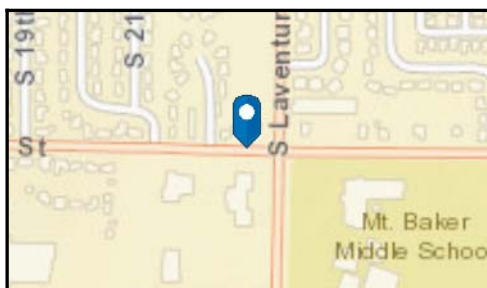
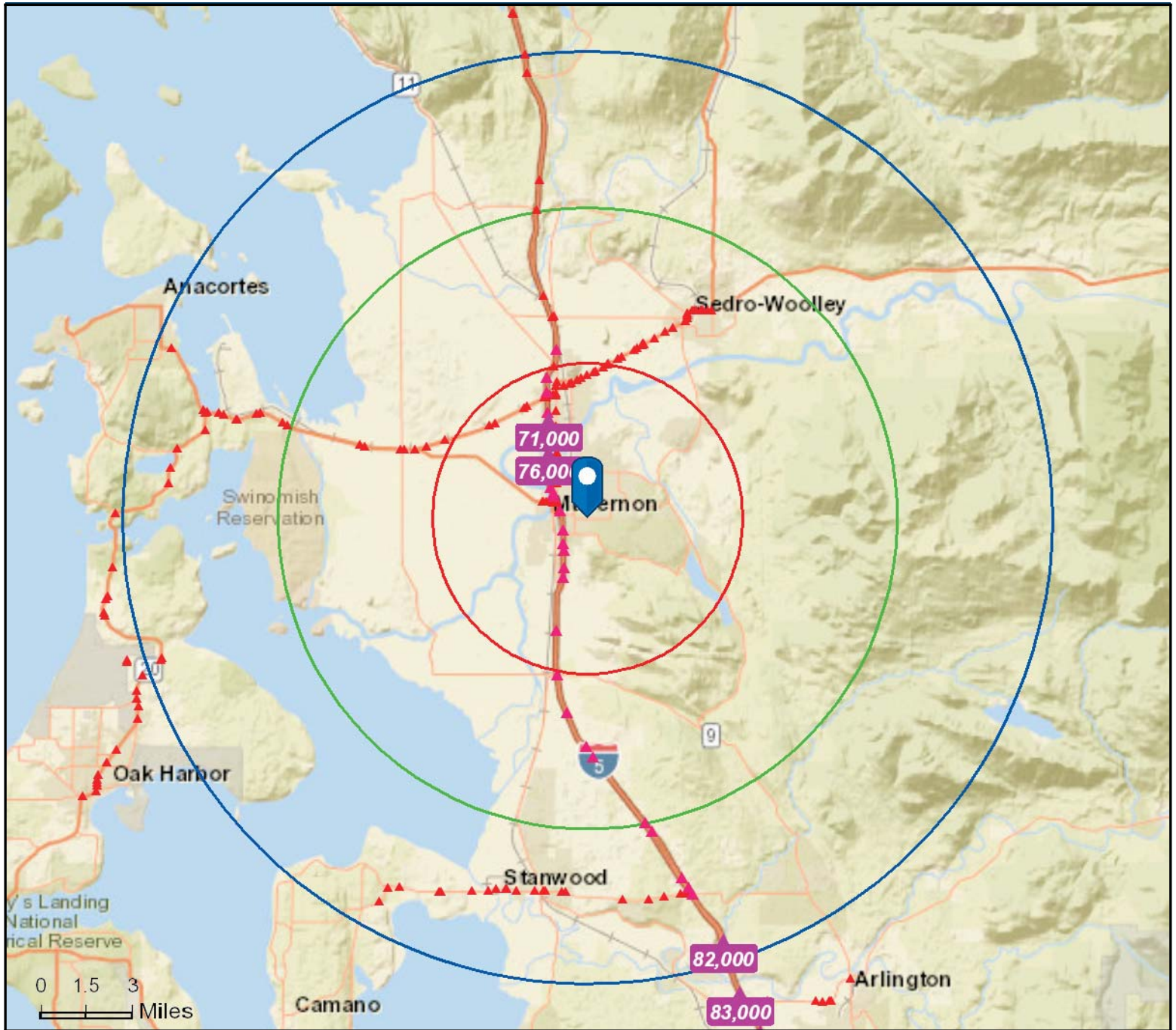
Current per capita income is \$30,788 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$35,181 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	16,436	27,612	41,682
2000 Owner Occupied Housing Units	9,761	17,502	27,227
2000 Renter Occupied Housing Units	5,907	8,604	11,425
2000 Vacant Housing Units	768	1,506	3,030
2010 Total Housing Units	19,974	33,245	50,402
2010 Owner Occupied Housing Units	11,481	20,183	31,712
2010 Renter Occupied Housing Units	7,247	10,622	14,172
2010 Vacant Housing Units	1,246	2,440	4,518
2017 Total Housing Units	20,929	34,592	52,570
2017 Owner Occupied Housing Units	11,945	20,754	32,667
2017 Renter Occupied Housing Units	7,707	11,334	15,230
2017 Vacant Housing Units	1,277	2,504	4,673
2022 Total Housing Units	21,811	35,923	54,705
2022 Owner Occupied Housing Units	12,432	21,485	33,876
2022 Renter Occupied Housing Units	8,001	11,765	15,884
2022 Vacant Housing Units	1,377	2,673	4,945

Currently, 62.1% of the 52,570 housing units in the area are owner occupied; 29.0%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 50,402 housing units in the area - 62.9% owner occupied, 28.1% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 1.89%. Median home value in the area is \$310,183, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.55% annually to \$406,438.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



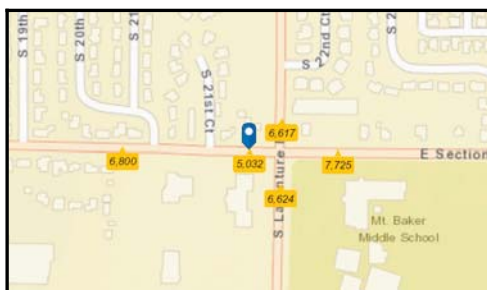
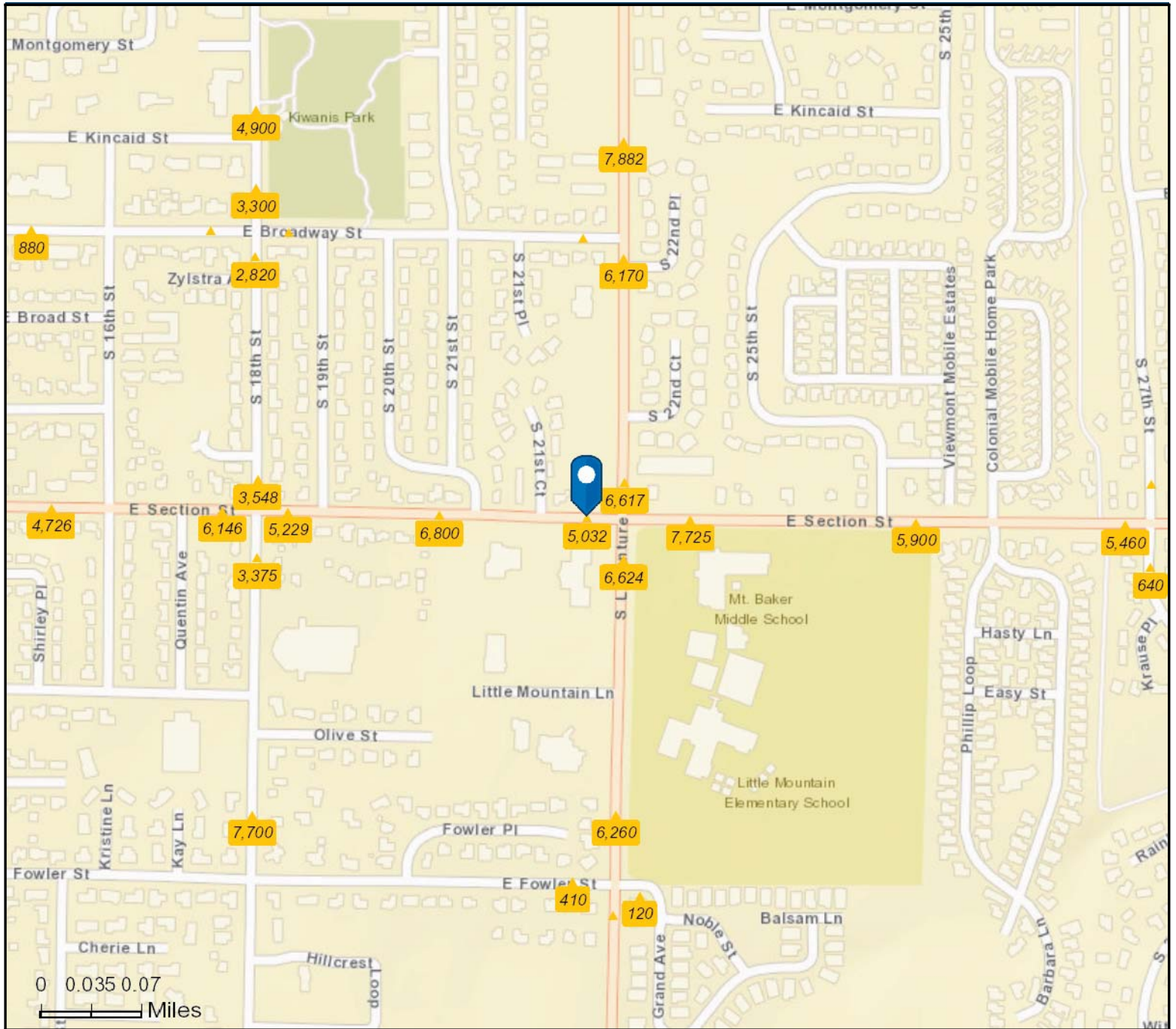
Source: ©2017 Kalibrate Technologies



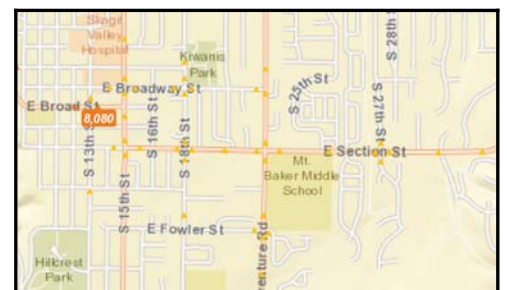
# Traffic Count Map - Close Up

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Source: ©2017 Kalibrate Technologies

April 26, 2018