





# SKAGIT VALLEY MOBILE MANOR BINDING SITE PLAN

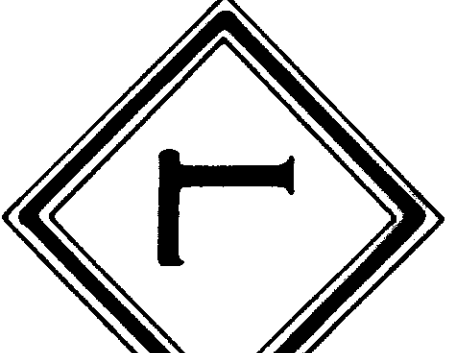
NOTES:

1. Dedication of 30' right of way for N. Kulshan Avenue and improvements plans are shown by reference. Incorporated herewith by reference. Subject to approval by Mr. Vernon City Engineer.
2. Dedication of 60' right of way for Kulshan Avenue, and improvements plans are shown by reference. Subject to approval by Mr. Vernon City Engineer.
3. Creation of 75' easement for drainage and maintenance of the watercourse, by separate documents incorporated herewith by reference. Subject to approval by Mr. Vernon Engineer.
4. Creation of necessary easements for utility purposes, ingress and egress within the boundary of the mobile home park are by separate documents incorporated herewith by reference. Subject to approval by Mr. Vernon Engineer.
5. Plans for sanitary sewer, water distribution system, storm drainage and grading are separate documents incorporated herewith by reference. Subject to approval by Mr. Vernon City Engineer, Skagit Valley Police Department, Fire Chief and other reviewing agencies.
6. Improved landscaping, fencing and other improvements are shown on separate documents incorporated herewith by reference. Subject to approval by Mr. Vernon Engineer.
7. Prior to moving units onsite, all requirements of the City of Mt. Vernon regarding required right of way dedication, granting of easements, approval of plans, construction of required improvements, both on and offsite, shall be met.
8. This document is a binding site plan. No more than 172 dwelling units may be located onsite, including office structures.
9. This document is not a subdivision of land for sale. Dimensions and bearings shown hereon are binding and for use in describing leaseholds.
10. No dedication of right of way, granting of easement or other improvements are shown on this plan. It is how-ever binding upon both owner and the City of Mt. Vernon regarding the use of property within the site.
11. Boundary information from survey recorded in the Public Records at page 711 Records of Skagit County, under Auditor's file No. #890900027

## STATISTICAL DATA

SITE AREA (less Public Roads) 284 Ac.  
No. of Lots 172  
No. of R.V. Parking 23, per 7.5 Units  
No. of Guest Parking 27  
Open Space Area 43 Ac. 17 % of site area

APPROVED UNDER O.R.D. #2180  
REVISED LOT COUNT/R.V. PARKING/LOT GEOMETRY/per City Planning Dept.



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1309.34'

654.67'

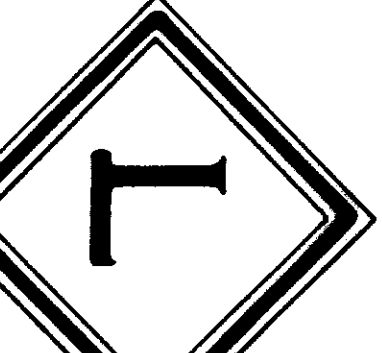
58977.31'E

PROPERTY LINE

654.67'

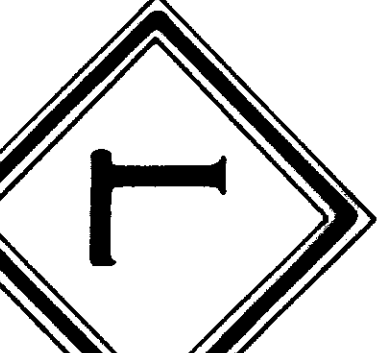
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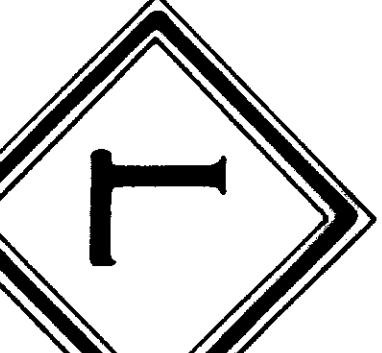
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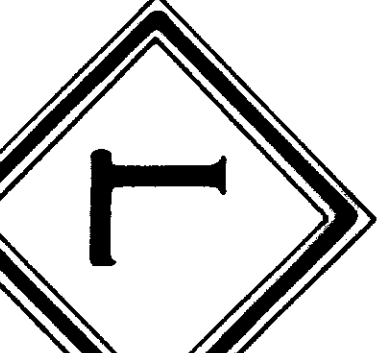
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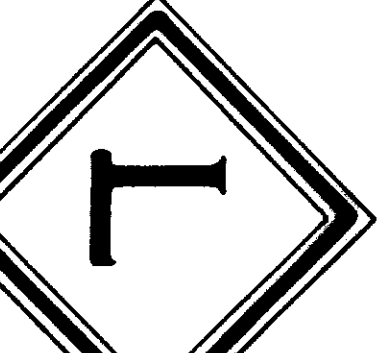
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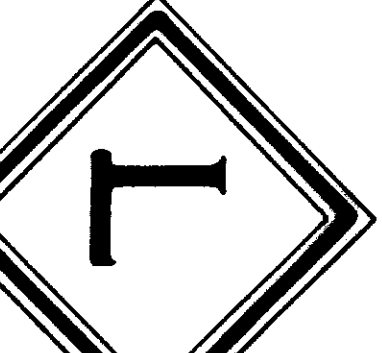
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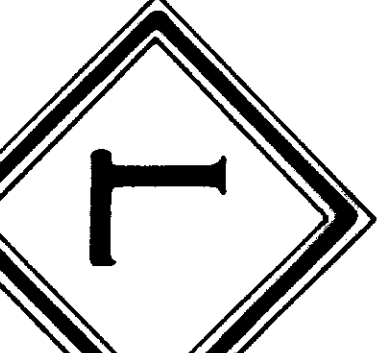
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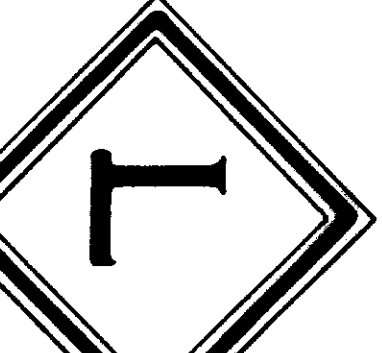
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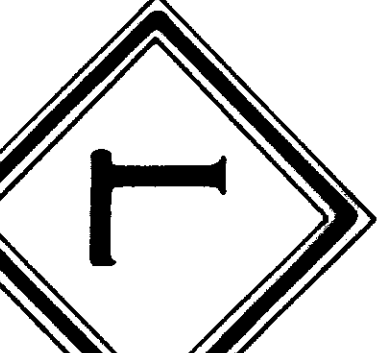
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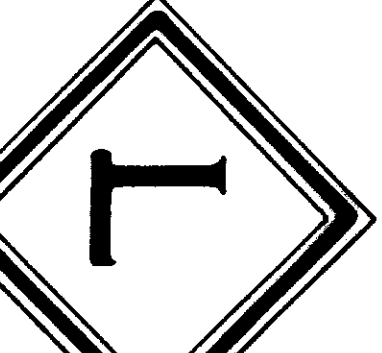
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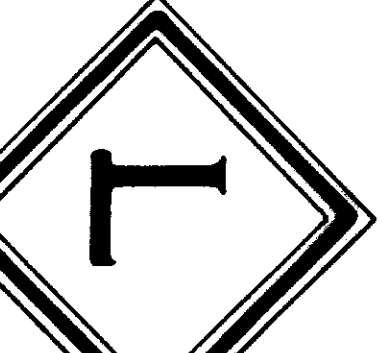
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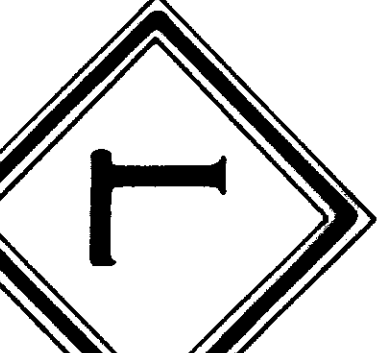
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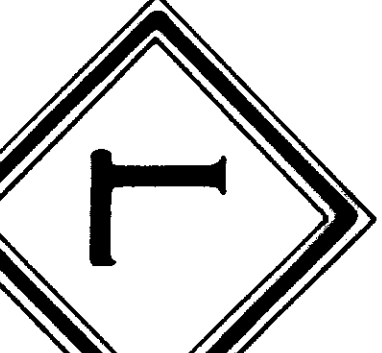
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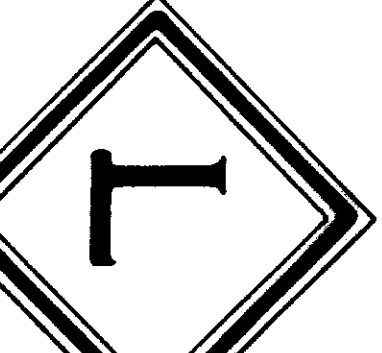
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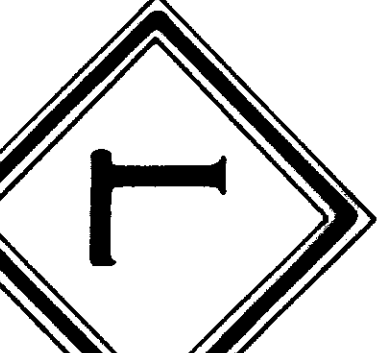
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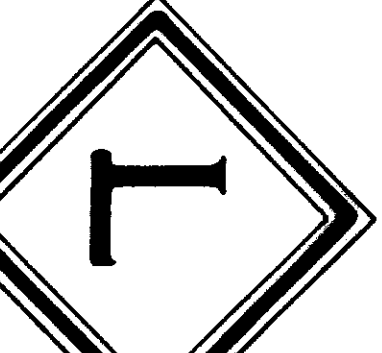
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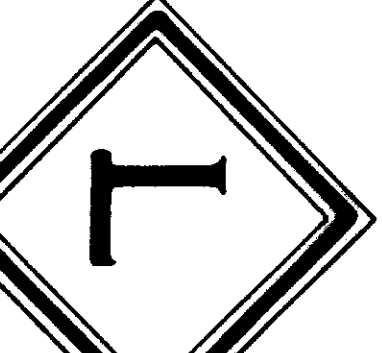
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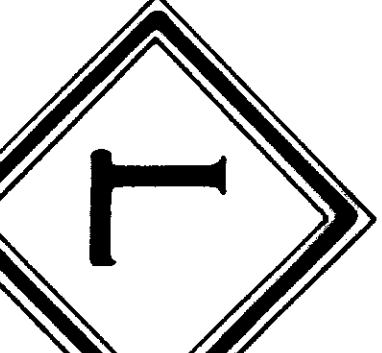
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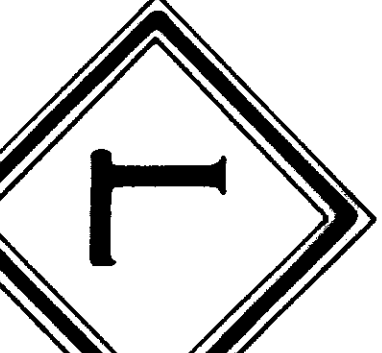
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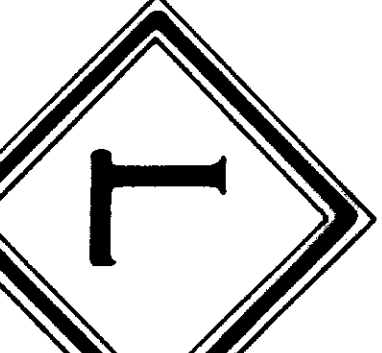
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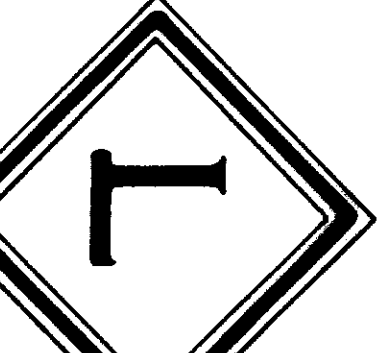
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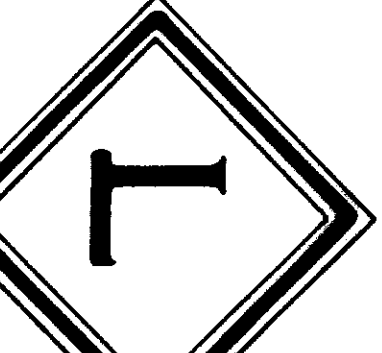
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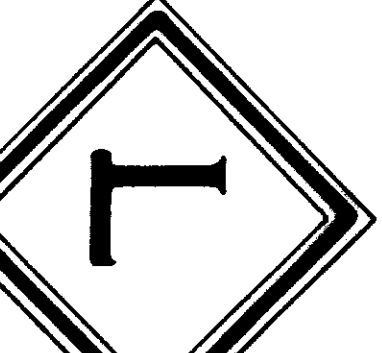
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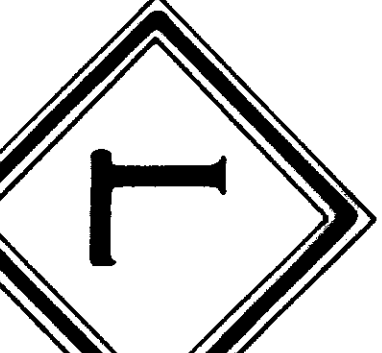
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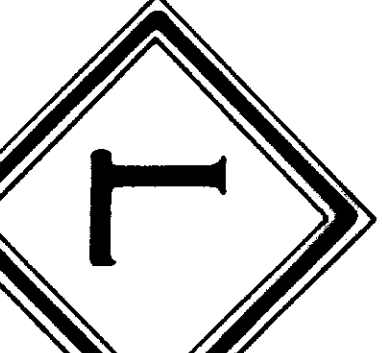
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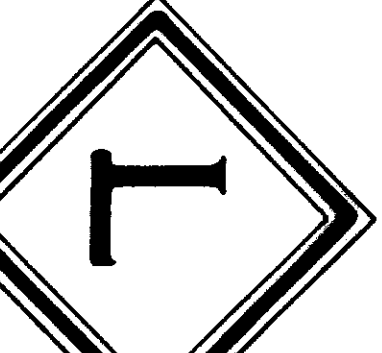
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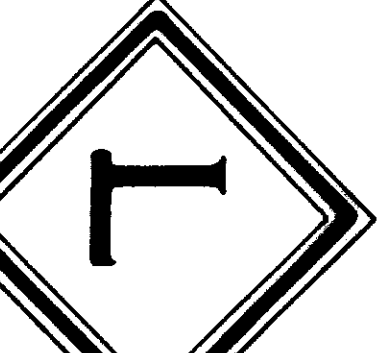
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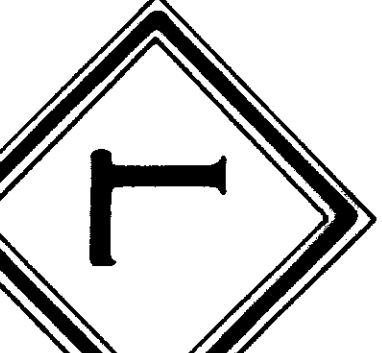
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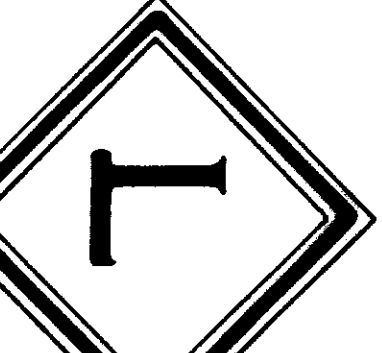
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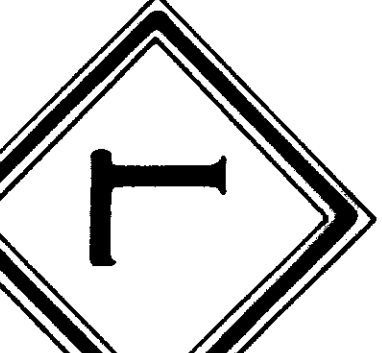
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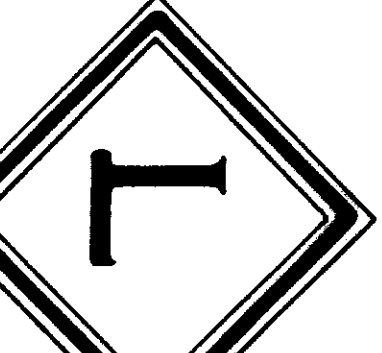
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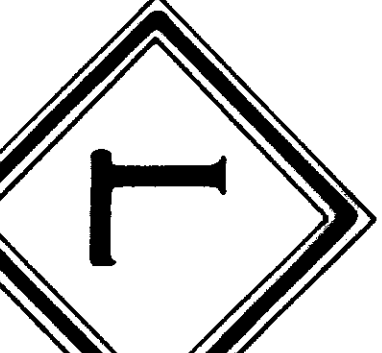
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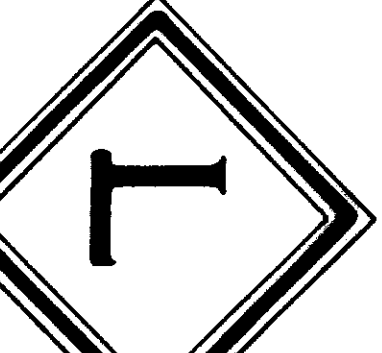
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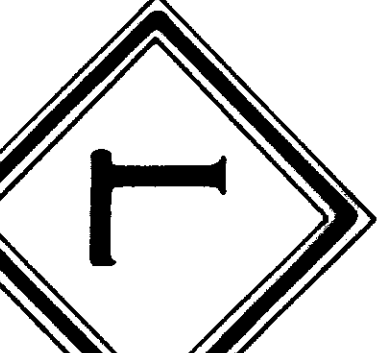
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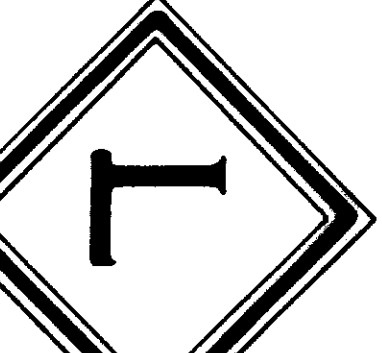
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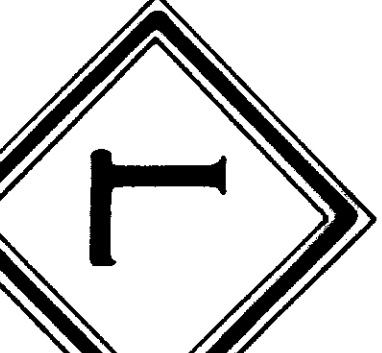
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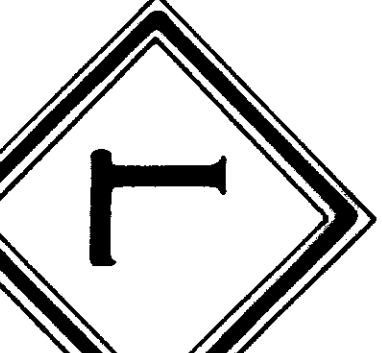
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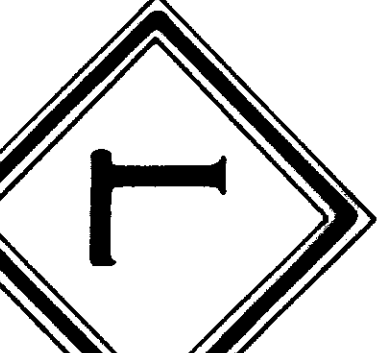
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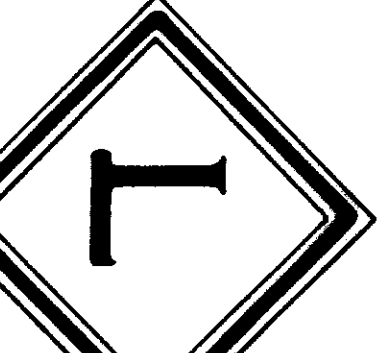
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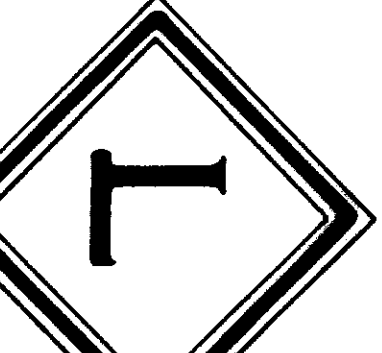
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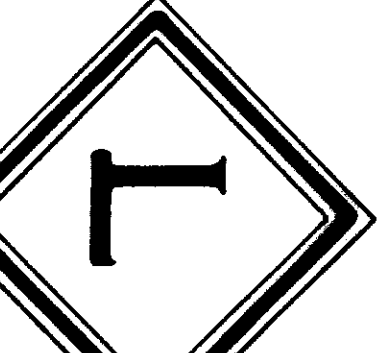
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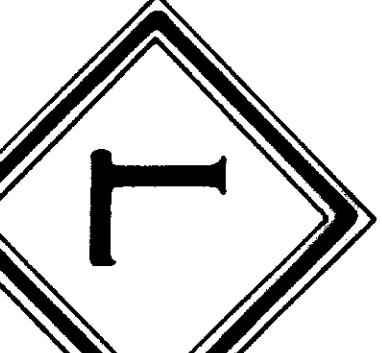
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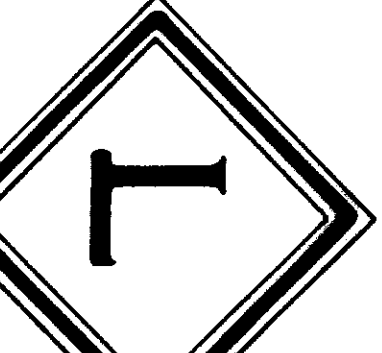
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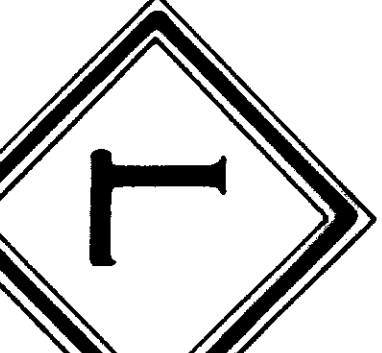
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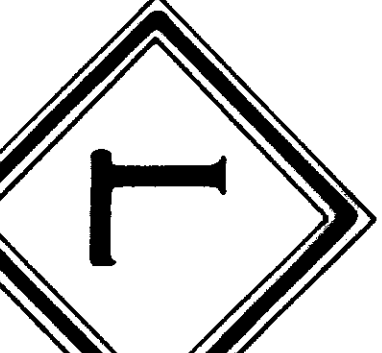
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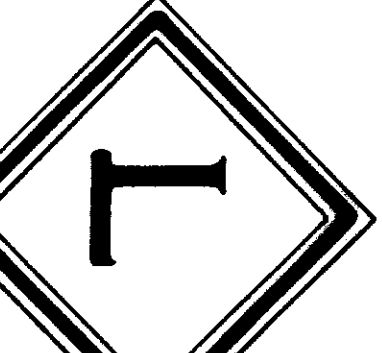
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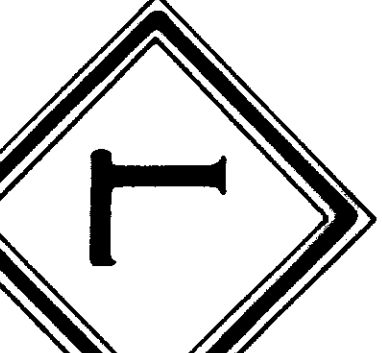
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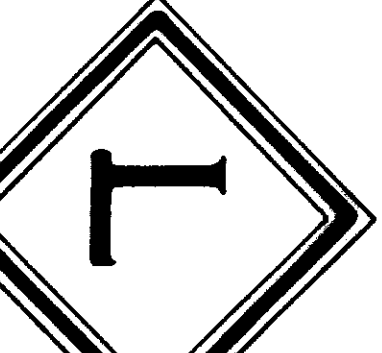
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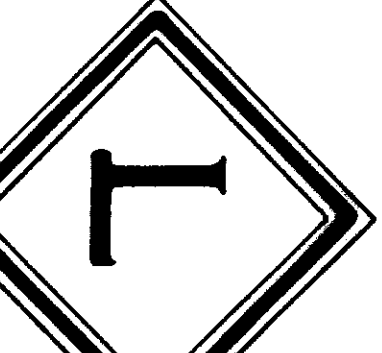
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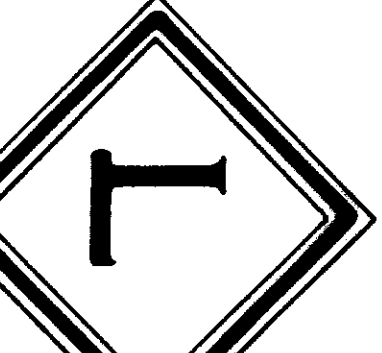
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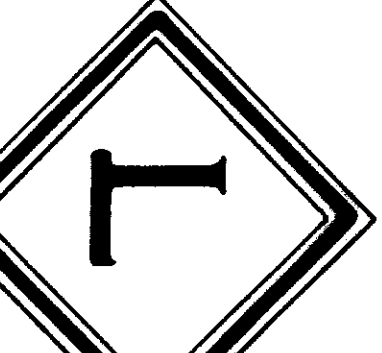
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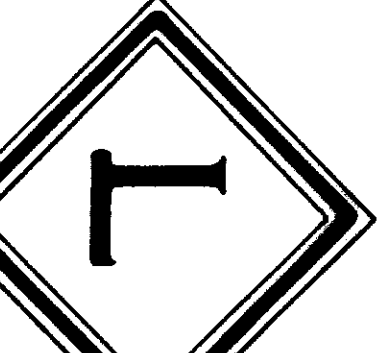
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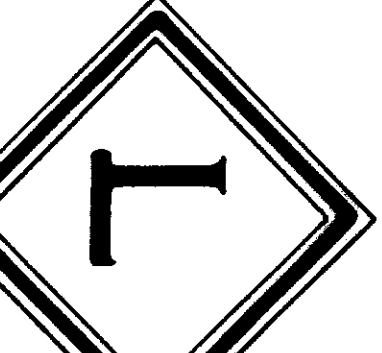
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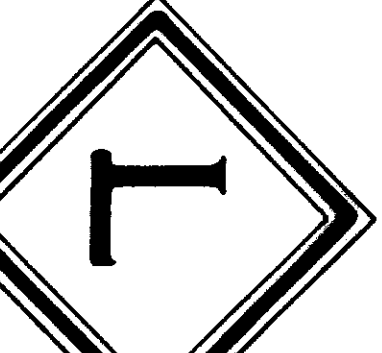
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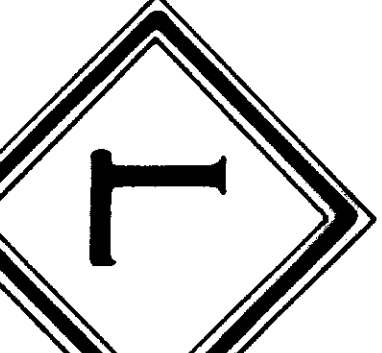
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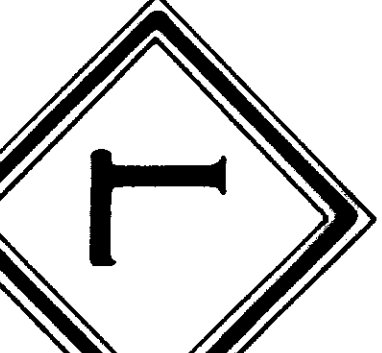
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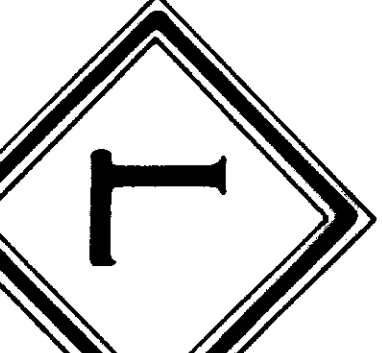
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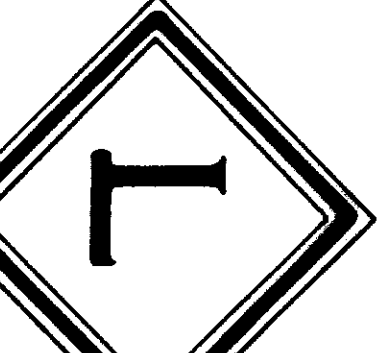
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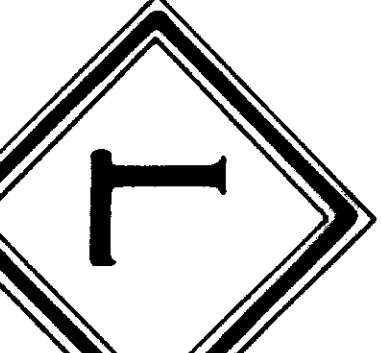
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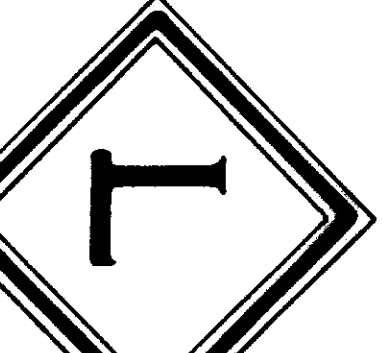
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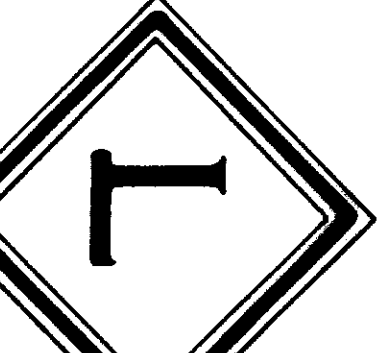
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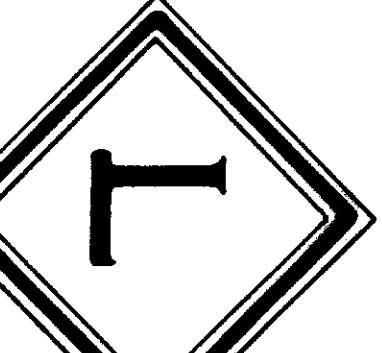
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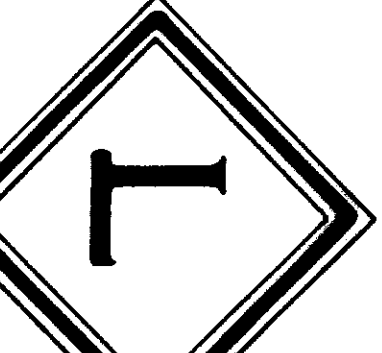
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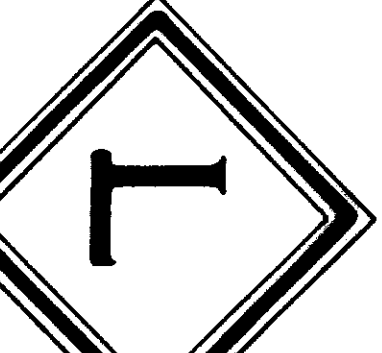
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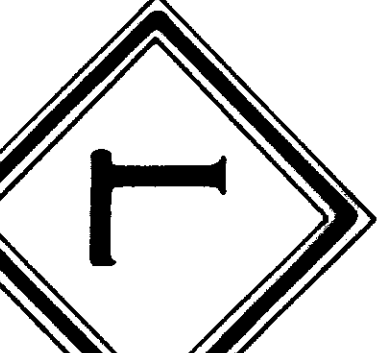
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