

9103.40.17

NOTE:
Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, and the City of Mount Vernon Engineering Dept., and from field observation.

OWNER - DEVELOPER

A. Elliott Johnson
1520 Meadowlark Lane
Mount Vernon, Wa, 98273
Phone : 424 - 1198

LEGAL DESCRIPTION

That portion of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows :

LOT AREAS

- Tract "A" = 34,799.69 Sq. Ft. = 0.7989 Acres
- Tract "B" = 22,996.65 Sq. Ft. = 0.5279 Acres
- Tract "C" = 29,333.49 Sq. Ft. = 0.6734 Acres

Beginning at the Southeast corner of said subdivision; thence N 89°37'00" W, along the South line of said subdivision, a distance of 370.00 feet to the true point of beginning of this description; thence continuing N 89°37'00" W, along the South line of said subdivision, a distance of 302.70 feet; thence N 0°08'23" E, a distance of 630.00 feet; thence S 89°37'00" E, parallel with the South line of said subdivision, a distance of 298.19 feet; thence S 0°16'12" E along a line which is parallel with, and 370.00 feet West of the East line of said subdivision, a distance of 630.04 feet to the true point of beginning.

EXCEPT the North 300.00 feet thereof.
EXCEPT the South 30.00 feet thereof as College Way.

AND EXCEPT that tract of land as conveyed by A. Elliott Johnson and Eileen W. Johnson, husband and wife, to the State of Washington by that instrument recorded February 4, 1991, under Auditor's File No. 9102040082, described as follows :

All that portion of the hereinabove described tract lying Southerly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 31+77.03 on the SR 538 survey line of SR 538, Jct. SR 5 to LaVenture Road, and 40 feet Northerly therefrom; thence Easterly parallel with said survey line to a point opposite HES 36+58.02 thereon; thence Northeasterly along the arc of a curve to the left having a radius of 35 feet to a point opposite HES 36+92.62 on said survey line and 75 feet Northerly therefrom; thence Northerly to a point opposite HES 36+91.77 on said survey line and 150 feet Northerly therefrom; thence Easterly parallel with said survey line to a point opposite HES 37+51.77 thereon and the end of this line description.

SUBJECT TO an Easement to the City of Mount Vernon for sewer pipeline purposes by that instrument dated May 1, 1973 and recorded May 2, 1973 under Auditor's File No. 784408 across the South Ten (10) feet of the above described tract.

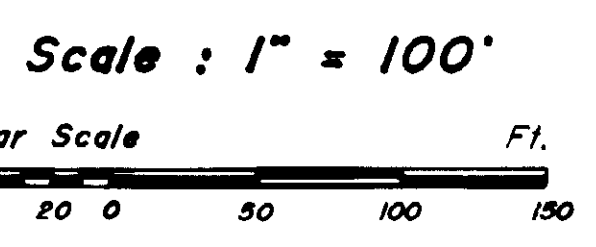
AND SUBJECT TO an Easement granted to the Puget Sound Power and Light Company for an unground electric transmission and or distribution system by that instrument dated July 3, 1973 and recorded July 13, 1973 under Auditor's File No. 787906 across a strip of land Seven (7) feet in width as staked and or as maybe constructed adjacent and parallel to Continental Court in the above described tract.

AND SUBJECT TO an Easement granted to the Public Utility District No. 1 of Skagit County, Washington for water pipeline purposes by that instrument recorded June 22, 1982 under Auditor's File No. 8206220052 across the North 20 feet and the East 6 feet of the West 120 feet of the North 26 feet of the above described tract.

AND SUBJECT TO an Easement granted to the Continental Telephone Company of the Northwest for underground telephone, telegraph and communication systems by that instrument recorded March 1, 1989 under Auditor's File No. 8903010023 across a Ten (10) feet right-of-way width as described therein.

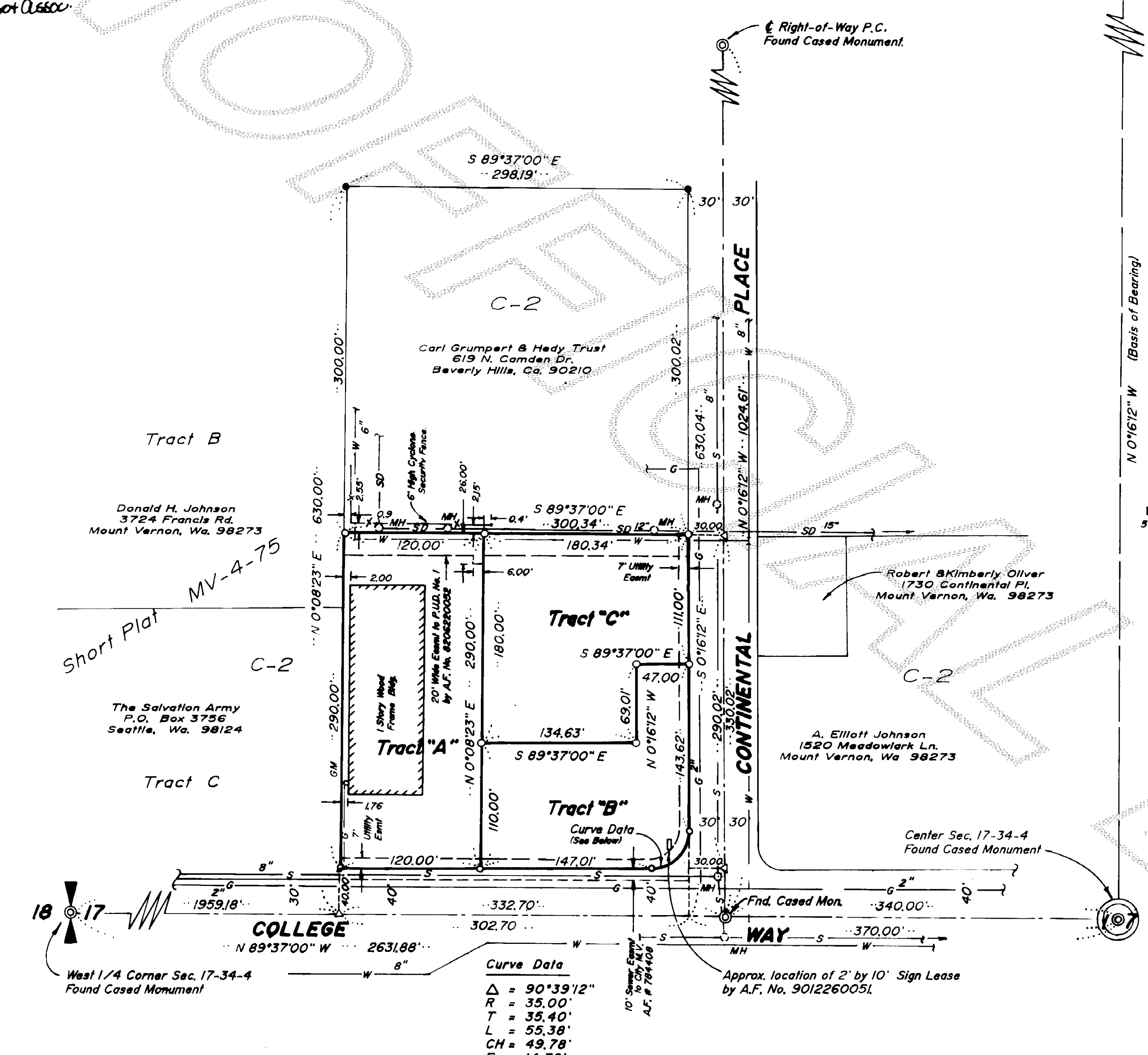
(Continued on sheet 2 of 2 sheets)

PLAN



NOTES

- Short Plat No. and Date of Approval shall be included in all Deeds and Contacts.
- Water is available by Skagit County Public Utility District No. 1
- Sewage Disposal by Mount Vernon City Sewer.
- Survey Procedure : This survey performed in accordance with the U.S. Department of the Interior, Bureau of Land Management, Manual of Survey Instructions; State of Washington Chapter Title 58 entitled Boundaries and Plats and Chapter 332-130 entitled Survey Standards.
- Instrumentation : TOPCON GTS-2B(20) Theodolite, 20" Min. Horizontal Circle Reading, with EDM, accuracy of ±(5mm+5ppm).
- Meridian is assumed from the plat of College Heights Addition as Recorded July 24, 1959 in Volume 7, Pages 101 and 102 of Plats, Records of Skagit County, State of Washington.
- Legal Description : From CERTIFICATE FOR SHORT PLAT, Order No. T-64176, furnished by Land Title Company of Skagit County, dated November 15, 1990 and Revised on December 13, 1990.
- The City of Mount Vernon shall be responsible for the installation of the sidewalk along the South side (College Way side) of Tract "B".
- The Property Owner shall complete the street improvements including sidewalks, curbs and street widening improvements on Continental Place for both Tracts "B" and "C" in accordance with the conditions cited in that Agreement For A Deposit In Lieu Of Construction Bond between A. Elliott Johnson and the City of Mount Vernon.
- In the event a local improvement district is proposed by the City of Mount Vernon, the owners of Tracts "B" and "C" agree to participate in a prorated participation with the other properties that front along Continental Place for the construction of a traffic signal at College Way and Continental Place.



LEGEND

- Property Corner: Set 5/8" by 18" Long Steel Re-bar with Yellow Plastic Cap Imprinted: "LEGRO" 3475
- Monument - Cased: Set PK Nail
- Manhole
- Water Main - 8": 8"
- Water Main - 6": 6"
- Sanitary Sewer - 8": 8"
- Gas Main - 2": 2"
- Fence

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and TCI Cablevision, Inc., and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and television service, together with the right to enter upon the lots at all times for the purposes stated.

ZONING CLASSIFICATION

C - 2

AUDITOR'S CERTIFICATE

Filed for record this 4th day of March 1991, at 21 minutes past 10 O'clock A.M., in Volume 9 of Short Plats at pages 329 and 330 and recorded under Auditor's File No. 9103140017 at the request of A. Elliott Johnson.

Jerry McInturff
Auditor, Skagit County

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2372 as passed and adopted February 28, 1990.

LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, Wa 98273
Phone : 336-3220

Gwynne D. Legro
GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor

SHORT PLAT NO. MV-3-91

A. ELLIOTT JOHNSON PROPERTY SURVEY

PTN. SE 1/4 NW 1/4
SEC. 17, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

VOL 9 Short Plats Pg. 329

9103140017

LEGAL DESCRIPTION

(Continued from Sheet 1 of 2 Sheets)
AND SUBJECT TO those Terms and Conditions of that certain Agreement between A. Elliott Johnson and Vine Street Commercial Partnership by that instrument recorded January 23, 1984 under Auditor's File No. B401230003 affecting the North 10 feet of the South 20 feet of the East 5 feet of the above described tract.

AND FURTHER SUBJECT TO those modifications to that certain lease recorded January 23, 1984 under Auditor's File No. B401230003 as stipulated by those terms and conditions of certain Modification of Lease between A. Elliott Johnson, et al. and John J. Solin, et al. by that instrument recorded December 26, 1990 under Auditor's File No. 9012260051 shifting the leased premises and base of sign as described therein to facilitate street improvements by the State of Washington and/or the City of Mount Vernon.

Situate in the County of Skagit, State of Washington.

APPROVAL

Examined and approved this 13 day of MARCH, 1991, by the City Engineer of Mount Vernon, Washington.

John Wiseman
FOR JOHN WISEMAN
City Engineer

Raymond T. Reep Jr.
RAYMOND T. REEP
Mayor

Mark S. Knowles
MARK S. KNOWLES
City Clerk

CITY TREASURER'S APPROVAL

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1991.

This 17 day of March, 1991.

Mark S. Knowles
Treasurer, City of Mount Vernon

COUNTY TREASURER'S APPROVAL

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1991.

This 14 day of March, 1991.

Richard M. Menich
Skagit County Treasurer

OWNER'S CERTIFICATION

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 5TH day of MARCH, 1991.

A. Elliott Johnson Eileen M. Johnson
A. ELLIOTT JOHNSON EILEEN M. JOHNSON

SKAGIT STATE BANK

Bert Bouenkamp [Signature]
Signature Signature

BERT BOUENKAMP [Signature]
Print Name Print Name

Print Title Print Title

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me A. ELLIOTT JOHNSON and EILEEN M. JOHNSON, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Danny D. Heber
Notary Public in and for the State of Washington, residing at Mount Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

This is to certify that on this 5th day of March, 1991, before me, the undersigned, a Notary Public, personally appeared Bert Bouenkamp and [Signature], to me known to be the President and [Signature], respectively, of the SKAGIT STATE BANK, a Washington corporation, which corporation has executed the foregoing instrument and each of said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

[Signature]
Notary Public in and for the State of Washington, residing at Mount Vernon home

SHORT PLAT NO. MV- 3-91
A. ELLIOTT JOHNSON PROPERTY SURVEY
PTN. SE 1/4 NW 1/4
SEC. 17, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

Danny D. Heber
3-5-91