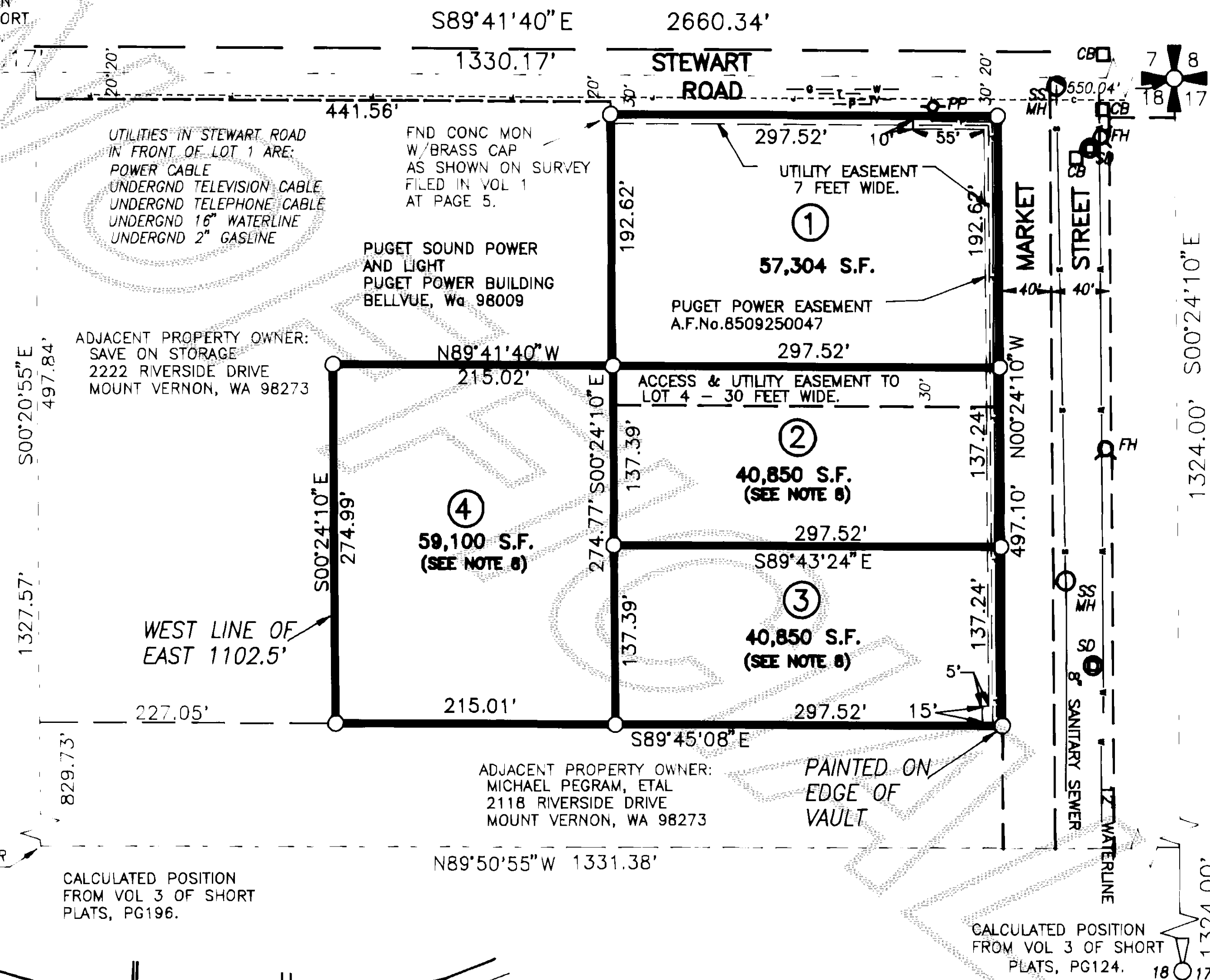


9104190001

Survey in the NE1/4 of the NE1/4 of Section 18, Twp. 34 N., Rng. 4 E., W.M.

CALCULATED POSITION FROM VOL 3 OF SHORT PLATS AT PAGE 196.



FND BRASS CAP MON IN CASE 7/25/90. AS SHOWN ON SHORT PLAT FILED VOL 4 AT PAGE 196

Legend

- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- SSMH=SANITARY SEWER MANHOLE
- SD=STORM DRAIN
- FH=FIREF HYDRANT
- CB=CATCH BASIN
- PP=POWER POLE

Legal Description

The North 3/4ths of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.; EXCEPT the North 30 feet of the East 887.50 feet thereof as conveyed to the State of Washington and to the City of Mount Vernon and to Skagit County for road purposes by Deeds recorded under Auditor's File Nos. 80832 (Volume 83 of Deeds, page 80), 293262 (Volume 172 of Deeds, page 441) and 840582, records of Skagit County, Washington; AND ALSO EXCEPT the North 20 feet of that portion thereof lying West of the East 887.50 feet of said Northeast 1/4 conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 80832; AND ALSO EXCEPT that portion thereof lying East of the West line of that property conveyed to the City of Mount Vernon for street and utility purposes by Deed recorded under Auditor's File No. 840582, records of Skagit County, Washington; AND ALSO EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1; AND ALSO EXCEPT those portions thereof lying within the boundaries of the following described tract:

1. The West 215 feet of the East 1102.5 feet of the North 202.605 feet of that portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., lying Southerly of the County road as it existed on June 20, 1973 which runs along the North line of said subdivision.
2. That portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., lying West of the West line of the East 1102.5 feet of said subdivision.

Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this Binding Site Plan is made as our free and voluntary act and deed.

\$0%-Save on Storage, Limited Partnership, a Washington Limited Partnership

U.S. Bank of Washington, National Association

Acknowledgements

State of Washington

County of _____

I certify that I know or have satisfactory evidence that

signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____

of _____, a _____, Limited Partnership

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature _____

Title _____ Date March 14, 1991

My appointment expires _____

State of Washington

County of _____

I certify that I know or have satisfactory evidence that

signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____

of _____, a _____, Limited Partnership

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

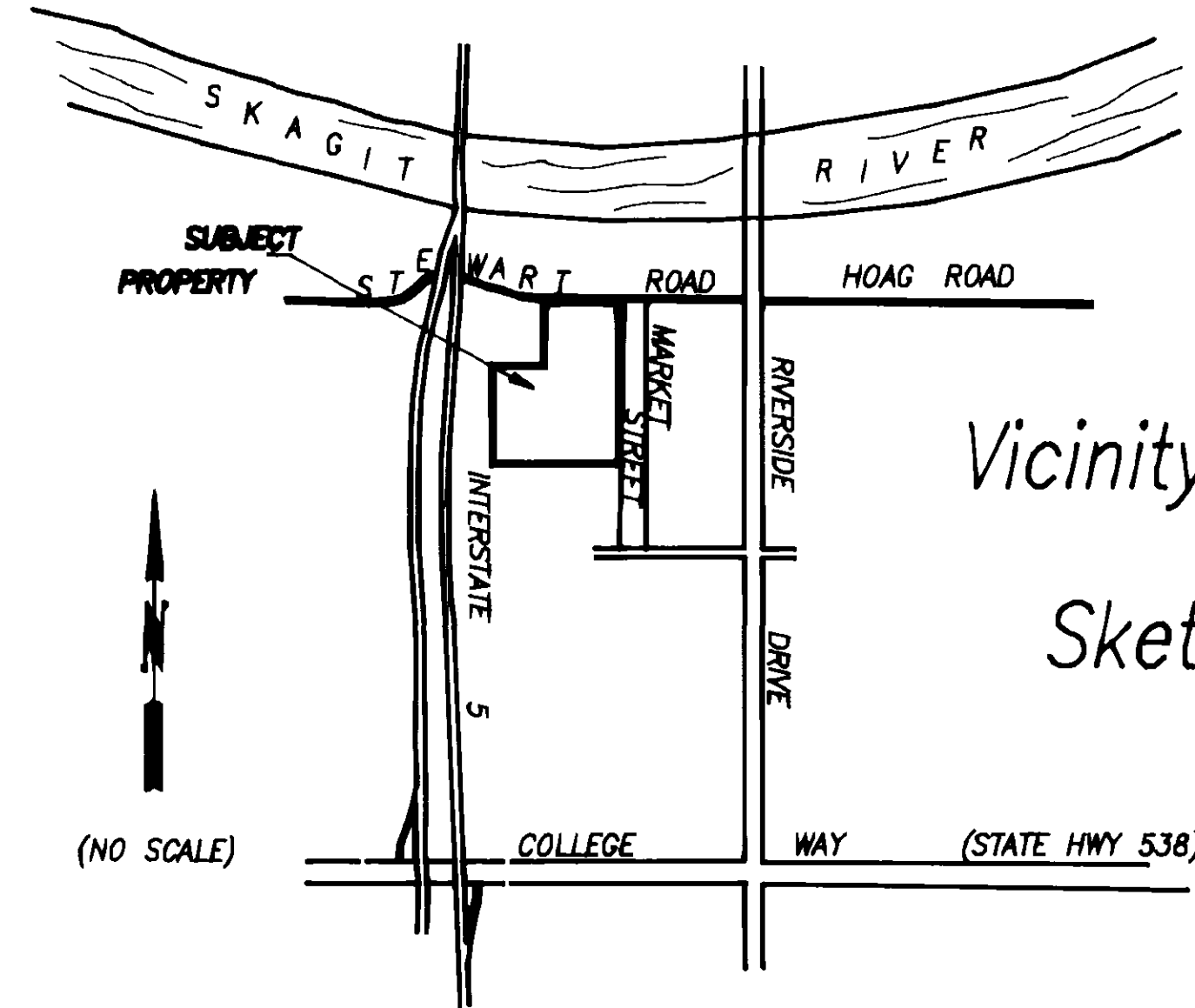
Notary signature _____

Title _____ Date 3-12-91

My appointment expires _____

Binding Site Plan No. MY 1-91

Date 4-18-91



Vicinity Sketch

Notes

1. Binding Site Plan (B.S.P.) number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning - C2
4. Water - Skagit County P.U.D. No. 1.
5. Sewer - City of Mt. Vernon sewer system.
6. Basis-of-bearings - Assumed S 89°41'40"E on the South line of the Northeast quarter of Section 18.
7. Street improvements as outlined by the City Engineer shall be completed to Market Street abutting lots 2 & 3 of Binding Site Plan prior to issuance or a building permit for either lots 2, 3 or 4.
8. The subject property may be affected by easements and restrictions recorded in the following instruments:
Puget Power: AF #8509250047
Sewer and Pipes: Auditor's No. 569471, Vol. 296 page 571, 572.
Highway Slopes to Highway No. 1: Auditor's No. 504046, Vol. 263 page 748.

Easements

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Approval

Examined and approved this 18 day of April, 1991.

City Engineer

Mayor

City Clerk

Treasurer's Certificate

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

Skagit County Treasurer

Date 4-19-91

AUDITOR'S CERTIFICATE

Filed for record this 19 day of April, 1991 at 5:00 minutes past 8 o'clock A.M., and recorded in Volume 9 of Short Plats at page 352, records of Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.# 9104190001

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 1991 at the request of \$0%-Save on Storage

John L. Abernethy
Date 3-12-91
CERT.# 17651



Skagit Surveyors
INC. 330 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-1658 FAX: (206) 855-1658

| DATE | REVISION | BY | JOB# | DRAWN | CHECKED | DATE | SCALE | SHEET |
|------|----------|----|---------|-------|---------|---------|-----------|--------|
| | | | 0993-90 | FM-W | JLA | 24JAN91 | 1" = 100' | 1 OF 1 |