

9309300143

SKAGIT VALLEY SQUARE BINDING SITE PLAN

A PORTION OF
NE 1/4, SE 1/4, SEC 18, TWP 34 N., RGE 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

EASEMENTS

1. AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN FEET OF FRONT AND FIVE FEET OF SIDE BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR TEN FEET OF REAR 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 DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

2. REFER TO EXISTING RECORDS AND EVIDENCE OF RIGHTS BY USE FOR ADDITIONAL EASEMENTS.

RESTRICTIONS

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.
2. REFER TO EXISTING RECORDS FOR ADDITIONAL COVENANTS, RIGHTS & RESTRICTIONS.
3. ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE BINDING SITE PLAN.

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS BINDING SITE PLAN WAS OUR FREE ACT AND DEED, AND IN WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HEREUNTO SUBSCRIBED THIS 31 DAY OF August, 1993.

SEATTLE MORTGAGE COMPANY

DAVID C. SMITH, VICE PRESIDENT

SKAGIT MALL 90 ASSOCIATES

KIRK WILSON

J. STEVE HITE

W & C CORPORATION

KIRK WILSON

GERALD CHRISTENSEN

ABC - PACIFIC CORPORATION

JACK C. ALHADEFF

APPROVALS

EXAMINED AND APPROVED THIS 29 DAY OF Sept, 1993.

CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 14 DAY OF September, 1993.

ATTEST:

MAYOR

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 1992.

THIS 14 DAY OF September, 1993.

CITY FINANCE DIRECTOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN OF SKAGIT VALLEY SQUARE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TWP. 34 N., RGE. 4 E., W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I FULLY COMPLIED WITH ALL OF THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING, IN ACCORDANCE WITH CITY APPROVED EXCEPTIONS.

Richard J. Ohlund July 21, 1993
RICHARD J. OHLUND, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 23602

COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF Serrano & Lissner
THIS 30 DAY OF Sept, AT 1 MINUTES PAST 4 PM, AND
RECORDED IN VOLUME 10 OF SP, PAGE 240 RECORDS OF
Skagit COUNTY, WASHINGTON 246

Derrin J. Lissner A.F. # 9309300143
COUNTY AUDITOR

by J. Lissner

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF August, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KIRK WILSON AND GERALD CHRISTENSEN, THE PRESIDENT AND SECRETARY, RESPECTIVELY OF W & C CORPORATION, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN

Karen Ashley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle/Woolley
MY COMMISSION EXPIRES 9-11-94

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF King

THIS IS TO CERTIFY THAT ON THIS 21 DAY OF July, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DAVID C. SMITH, THE VICE PRESIDENT OF SEATTLE MORTGAGE COMPANY, INC., A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN

Susan L. Collins
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle
MY COMMISSION EXPIRES 11/22/93

ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF King

THIS IS TO CERTIFY THAT ON THIS 29 DAY OF July, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JACK C. ALHADEFF, THE SECRETARY OF ABC PACIFIC CORPORATION, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

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MY COMMISSION EXPIRES 11/22/93

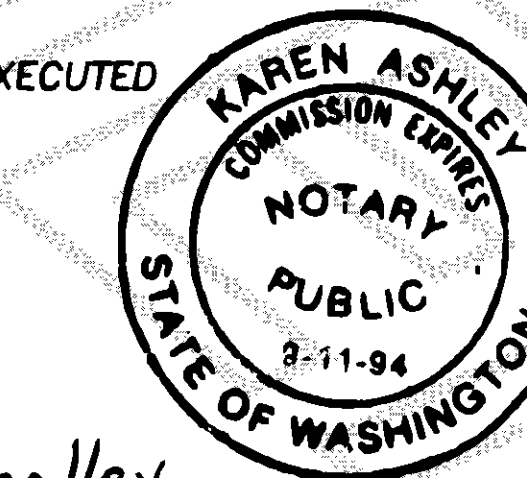
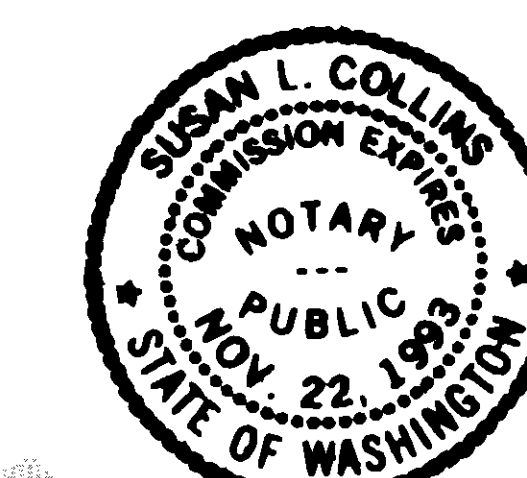
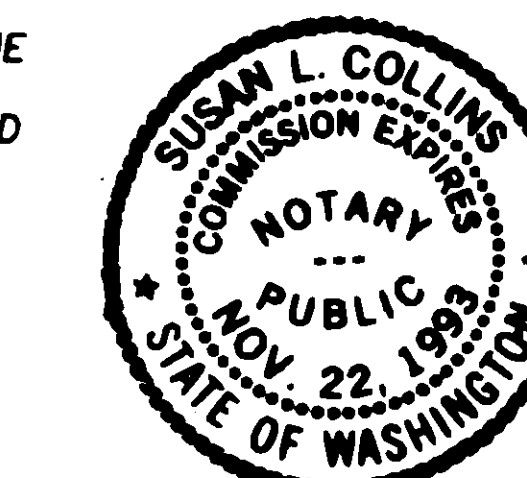
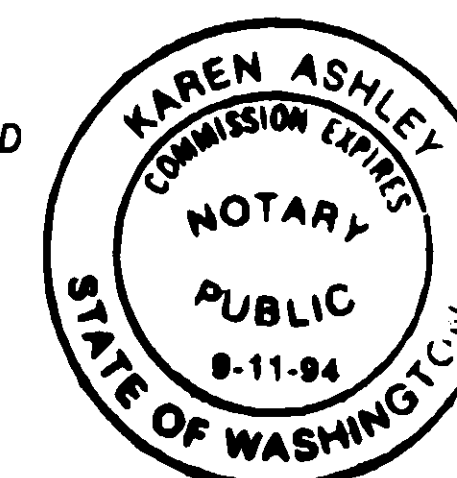
ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 31 DAY OF August, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KIRK WILSON AND J. STEVE HITE, THE MANAGING PARTNERS OF SKAGIT MALL 90 ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN

Karen Ashley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seattle/Woolley
MY COMMISSION EXPIRES 9-11-94



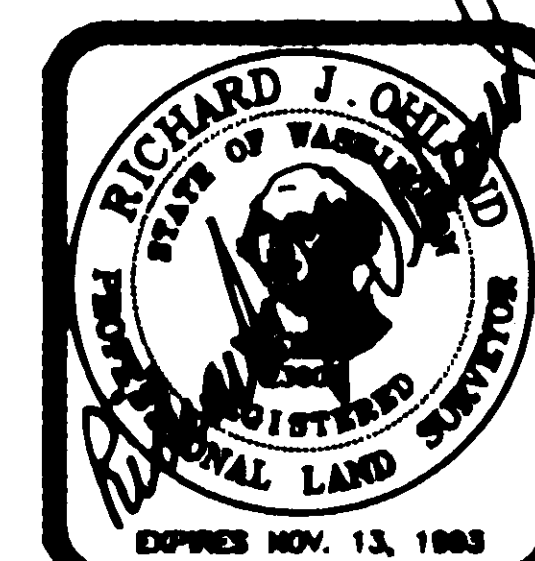
WJA

WJA, P.S.
Surveyor / Architects / Engineers / Planners
Everett Seattle Portland

Everett Office:
2911 Hewitt Ave.
Everett, WA 98201
(206) 252-8734

SURVEY: JUL 22, 1992
PLOT: JUL 16, 1993

SEAL: FOR WJA, P.S.



PROJECT SURVEYOR:
RICHARD J. OHLUND
July 21, 1993

RECORD OF SURVEY

FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT1
WM NO: 18-34-04

SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 1 OF 7

SKAGIT VALLEY SQUARE
B.S.P. # MV-1-93 B.S.P.
S 18, T 34 N, R 4 E, W.M.

TITLE SHEET 1

val 10 SP p9240

SKAGIT VALLEY SQUARE BINDING SITE PLAN

SITE AREA

766,300 SF

LEASE PARCEL AREAS

APPROXIMATE

PAR 1	15,700 SF	(15,799 - CALC)
PAR 2	192,800 SF	(192,894 - CALC)
PAR 3	31,200 SF	(31,295 - CALC)
PAR 4	228,700 SF	(228,774 - CALC)
PAR 5	209,600 SF	(209,670 - CALC)
PAR 6	53,300 SF	(53,303 - CALC)
PAR 7	34,500 SF	(34,565 - CALC)

ZONING

C-2 GENERAL COMMERCIAL

INVERTS

1	RIM = 24.94 IE 8" N = 22.30 IE 8" S = 22.24	19	RIM = 28.79 IE 10" W = 22.49 IE 12" E = 22.49
2	RIM = 25.02 IE 10" NE = 21.86 IE 8" S = 21.93	20	RIM = 28.89 IE 15" N = 14.34 IE 15" S = 14.33
3	RIM = 24.97 IE 10" SW = 21.79 IE 10" E = 21.83	21	RIM = 29.52 IE 8" S = 17.82 IE 8" W = 17.73 IE 8" E = 17.86
4	RIM DISTURBED IE 10" E = 21.59 IE 10" W = 21.62	22	RIM = 28.23 IE 8" W = 18.42 IE 8" E = 18.42
5	RIM = 24.33 IE 10" W = 21.53 IE 10" E = 21.55	23	RIM = 28.04 IE 10" N = 22.49 IE 10" W = 22.54
6	RIM = 25.00 IE 8" N = 22.10 IE 10" W = 21.53 IE 10" E = 21.55	24	RIM = 29.07 IE 8" S = 22.81 IE 10" E = 22.90 IE 8" W = 22.93
7	RIM = 25.22 IE 12" SE = 22.35	25	RIM = 29.37 IE 15" N = 13.69 IE 15" S = 13.46 IE 6" E = 14.90 IE 6" W = 14.91
8	RIM = 25.71 IE 15" N = 14.47 IE 15" S = 14.47 IE 8" E = 15.92 IE 8" W = 18.20	26	RIM = 27.78 IE 15" N = 13.66 IE 15" S = 13.61
9	RIM = 24.90 IE 12" NW = 21.23 IE 10" W = 21.03 IE 12" E = 20.88 IE 12" NE = 21.27 IE 8" N = 24.4	27	RIM = 25.51 IE 8" N = 23.19
10	RIM = 25.12 IE 12" SW = 22.20	28	RIM = 24.41 IE 8" N = 19.31 IE 8" S = 19.31
11	RIM = 24.23 IE 8" NE = 21.12 IE 12" W = 20.69 IE 12" E = 21.00	29	RIM = 26.02 IE 8" E = 22.31 IE 8" S = 22.30
12	RIM = 24.46 IE 12" W = 20.50 IE 12" E = 20.50	30	RIM DISTURBED IE 10" E = 23.50 IE 8" S = 23.59
13	RIM = 24.42 IE 12" W = 20.34 IE 12" E = 20.17	31	RIM = 24.96
14	RIM = 25.82 IE 8" W = 20.14 IE 6" E = 21.54 IE 6" SE = 21.44	32	RIM = 28.59 IE 8" W = 22.84 IE 12" S = 19.99
15	RIM = 26.20 IE 12" W = 20.15 IE 10" E = 20.15 IE 12" S = 20.15	33	RIM = 25.59 IE 6" S = 24.13
16	RIM = 24.89 IE 8" S = 21.27	34	RIM = 25.49 IE 6" W = 24.02 IE 4" S = 24.39 IE 6" E =
17	RIM = 26.32 IE 36" N = 18.88 IE 36" S = 19.10 IE 24" W = 19.42 IE 24" E = 19.42	35	RIM = 25.66
18	RIM = 29.08 IE 12" N = 21.83 IE 12" W = 21.97 IE 10" S = 21.98	36	RIM = 25.96
		37	RIM = 28.56 IE 12" N = 22.61

LEGEND

— G —	GAS LINE	○	SEWER MANHOLE
— F —	FIRE LINE	○	UTILITY POLE
— W —	WATER LINE	○	UTILITY POLE ANCHOR
— P —	POWER LINE	○	WATER VALVE
— T —	TELEPHONE LINE	○	WATER METER
— SD —	STORM DRAINAGE LINE	○	LIGHT POLE
— SS —	SANITARY SEWER LINE	○	FIRE HYDRANT
— X —	FENCE	○	CONCRETE PLANTER W/ MAPLE TREE
—	PARCEL LINE	○	STORM DRAIN MANHOLE
—	SECTION LINE	○	CATCHBASIN
●	SHRUBS	○	BOLLARD
★	EVERGREEN TREE	○	FOUND AS NOTED
		○	SET 1/2" REBAR & CAP #23602
		○	SET TACK IN LEAD
		○	DECIDUOUS TREE

NOTES

- FOUND REBAR & CAP #7598, 92/8/14
- FOUND TACK IN LEAD, 0.4 N, 0.2 W, 92/8/14
- FOUND REBAR & CAP, 0.1 S, 0.1 E, & FOUND REBAR & CAP, 0.3 S, 0.25 E, 92/8/14
- FOUND REBAR & CAP #7598, 0.2 N, 92/8/14
- FOUND REBAR & CAP, 0.3 E, 92/8/14
- FOUND REBAR & CAP #7598, 0.2 S, 92/8/14
- FOUND REBAR & CAP #7598, 0.2 S, 92/8/14
- SET PK NAIL & TAG, 92/8/14
- FOUND REBAR & CAP #7598, 0.2 S, 92/8/14
- FOUND REBAR & CAP #7598, 92/8/14
- SET REBAR & CAP #23602, 92/8/14
- FOUND REBAR & CAP #7598, 0.2 N, 0.1 E, 92/8/14
- FOUND REBAR & CAP #3475, 92/8/14
- FOUND REBAR & CAP #3475, 92/8/14
- FOUND REBAR & CAP #3475, 92/8/14
- FOUND REBAR & CAP #3475, 92/8/14
- AF# 7910050029, S.P. MV 11-79 RECORD OF SURVEY, VOL 3, PG 192
- RECORD OF SURVEY, VOL 5, PG 132
- OVERHEAD POWER EASEMENT AF# 578510 INDETERMINATE
- NO DISCLOSURE OF ROAD R-O-W EXISTANCE OR VACATION SOUTH OF NORTH LINE, S 1/2, NE 1/4, SE 1/4
- EASEMENTS, RESTRICTIONS, COVENANTS & CONDITIONS NOT SHOWN INCLUDE: AF#S 777911, 778418, 790591, 771147, 784369, 787571, 791853, 778519, 8512020036, 8512020037, 9001250006, 7944488.
- POSSIBLE DEED GAPS
- SRS RIGHT OF WAY PLAN 7 OF 8, FEB 25, 1971, REVISION APR 15, 1988.
- NO TITLE DOCUMENTATION PROVIDED / REVIEWED
- PARKING EASEMENTS NOT SHOWN.
- P.S.P. & L EASEMENT AF# 578510 LOCATION NOT DETERMINED.
- PER EXHIBIT MAP FOR AF# 791457
- INSTRUMENTS NOT PROVIDED & THEREFORE NOT REVIEWED INCLUDE: SKAGIT COUNTY CAUSE #34107, AF#S 390035, 468073, 567025, 410371, 512833, S.P. MV 9-75, AND COMPLETE INSTRUMENTS FOR: AF#S 738533, 791450 & 884891.
- AF 8808140065
- AF 784369
- AF 790533

MARCH 25, 1993, ADDITIONS

- ALTERNATE DEED LINE LOCATIONS EXIST PER AF #S 744021 & 791450. ASSUMED ERRONEOUS PER AF# 512833.
- SET REBAR & CAP #23602, 0.2 W, 93/3/11
- FOUND REBAR & CAP #7598, 0.3 S, 93/3/15
- FOUND REBAR, 0.5 S, 93/3/15
- FOUND 3/4" IP, 0.4 N, 4.1 E, 93/3/15
- SET REBAR & CAP #23602, 0.1 E, 93/3/11

ADJOINING PARCEL OWNERS

4-003-0302 0-116-0106	WASHINGTON STATE HIGHWAY DEPT REAL ESTATE SERVICES OFFICE 15323 SE 30th PLACE BELLEVUE, WA 98007
4-003-0500	W & C CORPORATION 1286 BOUSLOG RD BURLINGTON, WA 98007
4-003-0809	PACIFIC COAST DEVEL COMPANY TRUSTEE c/o SKAGIT INVESTMENT CO. 4041 ROOSEVELT WAY NE SEATTLE, WA 98105
4-003-0807	INTERWEST SAVINGS P.O. 1649 OAK HARBOR, WA 98277
4-003-1102	HORIZON MUTUAL SAVINGS P.O. BOX 580 BELLINGHAM, WA 98227
4-005-0003	CITY OF MT. VERNON P.O. BOX 809 MT. VERNON, WA 98273
4-002-0006	MARLO G. MOLLANDER 151 E. McLEOD BELLINGHAM, WA 98228
4-008-0009	SKAGIT PROPERTIES 2 c/o DONALD DAHLGREN 801 SECOND AVE, SUITE 1702 SEATTLE, WA 98104
4-008-0108	SKAGIT PROPERTIES 1 c/o DONALD DAHLGREN 801 SECOND AVE, SUITE 1702 SEATTLE, WA 98104
0-116-0007	SKAGIT MALL 90 ASSOCIATES 2505 SECOND AVE, SUITE 420 SEATTLE, WA 98121
0-119-0004	UNION OIL CO. OF CALIFORNIA PROPERTY TAX DIVISION #6307 P.O. BOX 7800 LOS ANGELES, CA 90051
0-122-0009	PAUL ANDERSON 5435 GUIDE MERIDIAN ROAD BELLINGHAM, WA 98226
0-122-0207	WILLIAM ISACKSON CO. 304 E. COLLEGE WAY MT. VERNON, WA 98273
0-102-0003	U SAVE OIL COMPANY 9078 HOLMAN ROAD NW SEATTLE, WA 98107
0-104-0001	ROBERT D. BOOMER 1509 RIVERSIDE DRIVE MT. VERNON, WA 98273
0-106-0009	SEATTLE EYE BLDG CORP. 4020 E. MADISON STREET SUITE 320 SEATTLE, WA 98112
0-113-0000 0-114-0009	RBB PARTNERSHIP 13035 SECOND ST. SEATTLE, WA 98168

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT IN CASE AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE SOUTH 00°38'58" WEST 40 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTH LINE OF COLLEGE WAY EXTENDED EAST;
THENCE SOUTH 90°00'00" WEST 30 FEET ALONG SAID SOUTH LINE EXTENSION TO THE WEST LINE OF RIVERSIDE DRIVE;
THENCE CONTINUE SOUTH 90°00'00" WEST 198.00 FEET ALONG SAID SOUTH LINE OF COLLEGE WAY TO A NORTHEAST CORNER OF TRACT "A" OF SHORT PLAT MV 11-79 RECORDED UNDER AUDITOR FILE NO. 7910050029 AND THE POINT OF BEGINNING;

THENCE SOUTH 00°38'58" WEST 218.14 FEET ALONG THE EAST LINE OF SAID TRACT "A" TO THE NORTH LINE OF TRACT "C" OF SAID SHORT PLAT MV 11-79;
THENCE NORTH 88°31'31" EAST 198.02 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT "C" AND THE WEST LINE OF RIVERSIDE DRIVE;
THENCE SOUTH 00°38'58" WEST 138.04 FEET ALONG THE EAST LINE OF SAID TRACT "C" TO THE SOUTHEAST CORNER OF SAID TRACT "C";
THENCE SOUTH 88°44'50" WEST 224.08 FEET ALONG THE SOUTH LINE OF SAID TRACT "C" TO THE SOUTHWEST CORNER OF SAID TRACT "C" AND THE EAST LINE OF SAID TRACT "A";
THENCE SOUTH 00°38'58" WEST 415.78 FEET ALONG SAID EAST LINE & EAST LINE EXTENDED SOUTH TO THE SOUTH LINE OF BOUNDARY LINE ADJUSTMENT CONVEYANCE PARCEL RECORDED UNDER AUDITOR'S FILE NO. 9303020106;
THENCE SOUTH 75°03'09" EAST 64.08 FEET ALONG SAID SOUTH LINE; THENCE NORTH 88°44'50" EAST 181.84 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF AND THE WEST LINE OF RIVERSIDE DRIVE;
THENCE SOUTH 00°38'58" WEST 97.61 FEET ALONG THE EAST LINE OF TAX PARCEL 4-009 TO THE SOUTHEAST CORNER THEREOF AND THE SOUTH LINE OF THE LLOYD V. MANNON TRACT RECORDED UNDER AUDITOR FILE NO. 738553;
THENCE SOUTH 88°49'20" WEST 380.08 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 4-009 AND THE SOUTHWEST CORNER OF SAID MANNON TRACT;
THENCE NORTH 00°38'58" EAST 75.72 FEET ALONG THE WEST LINE OF SAID PARCEL 4-009 AND THE WEST LINE OF SAID MANNON TRACT TO THE SOUTH LINE OF SAID TRACT "A" OF SHORT PLAT MV 11-79;
THENCE NORTH 89°35'38" WEST 859.98 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID TRACT "A" AND THE EAST LINE OF SR5;
THENCE NORTH 07°12'11" EAST 38.80 FEET ALONG SAID WEST LINE OF TRACT "A" AND EAST LINE OF SR5;
THENCE NORTH 11°28'15" EAST 509.90 FEET ALONG SAID WEST LINE OF TRACT "A" AND EAST LINE OF SR5;
THENCE NORTH 00°09'40" EAST 159.89 FEET ALONG SAID WEST LINE OF TRACT "A" AND EAST LINE OF SR5;
THENCE CONTINUE NORTH 00°09'40" EAST 40.11 FEET ALONG SAID EAST LINE OF SR5;
THENCE NORTH 31°10'51" EAST 87.54 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF COLLEGE WAY AND A NORTH LINE OF SAID TRACT "A" EXTENDED WEST;
THENCE SOUTH 90°00'00" EAST 244.73 FEET ALONG SAID NORTH LINE EXTENSION OF TRACT "A" AND NORTH LINE OF TRACT "A" TO A NORTHEAST CORNER THEREOF;
THENCE SOUTH 00°24'29" WEST 190.00 FEET ALONG AN EAST LINE OF TRACT "A" TO AN INTERIOR CORNER OF TRACT "A";
THENCE SOUTH 90°00'00" EAST 488.31 FEET ALONG A NORTHERLY LINE OF TRACT "A" TO AN INTERIOR CORNER OF TRACT "A";
THENCE NORTH 00°24'29" EAST 190.00 FEET ALONG A WEST LINE OF TRACT "A" TO THE SOUTH LINE OF COLLEGE WAY AND A NORTH LINE OF TRACT "A";
THENCE SOUTH 90°00'00" EAST 200.14 FEET ALONG SAID SOUTH LINE OF COLLEGE WAY AND NORTH LINE OF TRACT "A" TO THE POINT OF BEGINNING.

SUBJECT TO: RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF LAW.

NOTE

TOPOGRAPHIC SURVEY FEATURES SHOWN REPRESENT SURFACE FEATURES LOCATED ON THE SITE. ANY UTILITY LINES SHOWN ARE APPROXIMATE AND BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS. REFER TO AS-BUILT RECORDS AND UTILITY PROVIDERS FOR SPECIFIC AS-BUILT CONDITIONS. TELEPHONE LINES SHOWN ARE DIGITIZED FROM AS BUILT RECORDS AND LOCATIONS ARE UNRELIABLE.

UTILITY PROVIDERS

SEWER & STORM: CITY OF MT VERNON 1024 CLEVELAND/PO BOX 809 MT VERNON, WA 98272 (206) 336-6204	GAS: CASCADE NATURAL GAS 1520 S. 2ND MT VERNON, WA 98273 (206) 336-6157
WATER: P.U.D. NO. 1 OF SKAGIT CO. 1415 FREEWAY DRIVE MT VERNON, WA 98273 (206) 424-7104 BILL RASMUSSEN	TELEPHONE: GTE SYSTEMS OF THE NORTHWEST 1805 CONTINENTAL PLACE MT VERNON, WA 98273 (206) 428-3033
POWER: PUGET SOUND POWER & LIGHT CO. 1667 ANDIS ROAD BURLINGTON, WA 98233 (206) 757-8221 PHILIP H. PRENTISS	CABLE: TCI CABLEVISION OF WASHINGTON INC. 201 LULA LANE BURLINGTON, WA 98233 (206) 757-2877 EVERETT TICKNOR

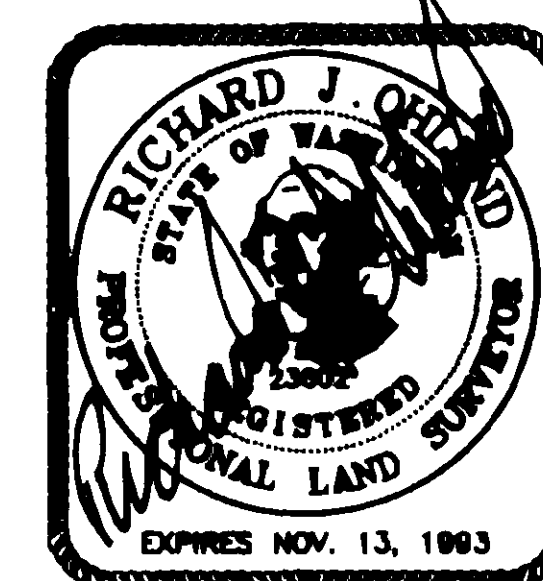
WJA

WJA, P.S.
Surveyors / Architects / Engineers / Planners
Everett Seattle Portland

Everett Office:
2911 Hewitt Ave.
Everett, WA 98201
(206) 252-8734

SURVEY: JUL 22, 1992
PLOT: JUL 16, 1993

SEAL: FOR WJA, P.S.



PROJECT SURVEYOR:
RICHARD J. OHLUND
JULY 21, 1993

RECORD OF SURVEY

FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT2
WM NO: 18-34-04
SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 2 OF 7

TITLE SHEET 2

SURVEY DATA JUL-22-92

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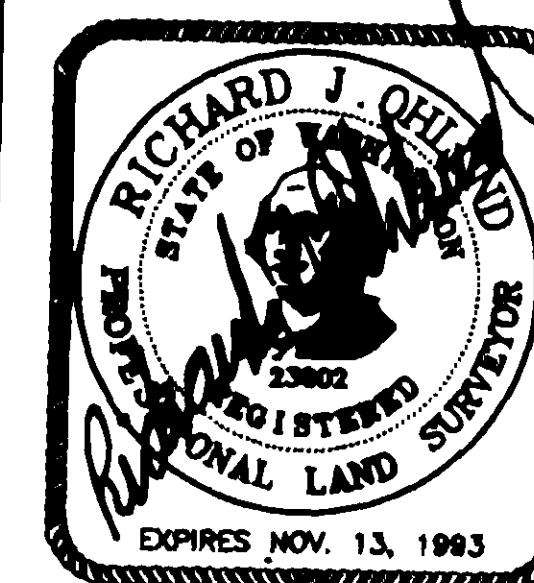
WJA

WJA, P.S.
Surveyors / Architects / Engineers / Planners
Everett Seattle Portland

Everett Office:
2911 Hewitt Ave.
Everett, WA 98201
(206) 252-8734

SURVEY: JUL 22, 1992
PLOT: JUL 16, 1993

SEAL: FOR WJA, P.S.



PROJECT SURVEYOR:
RICHARD J. OHLUND
JULY 21, 1993

RECORD OF SURVEY

FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

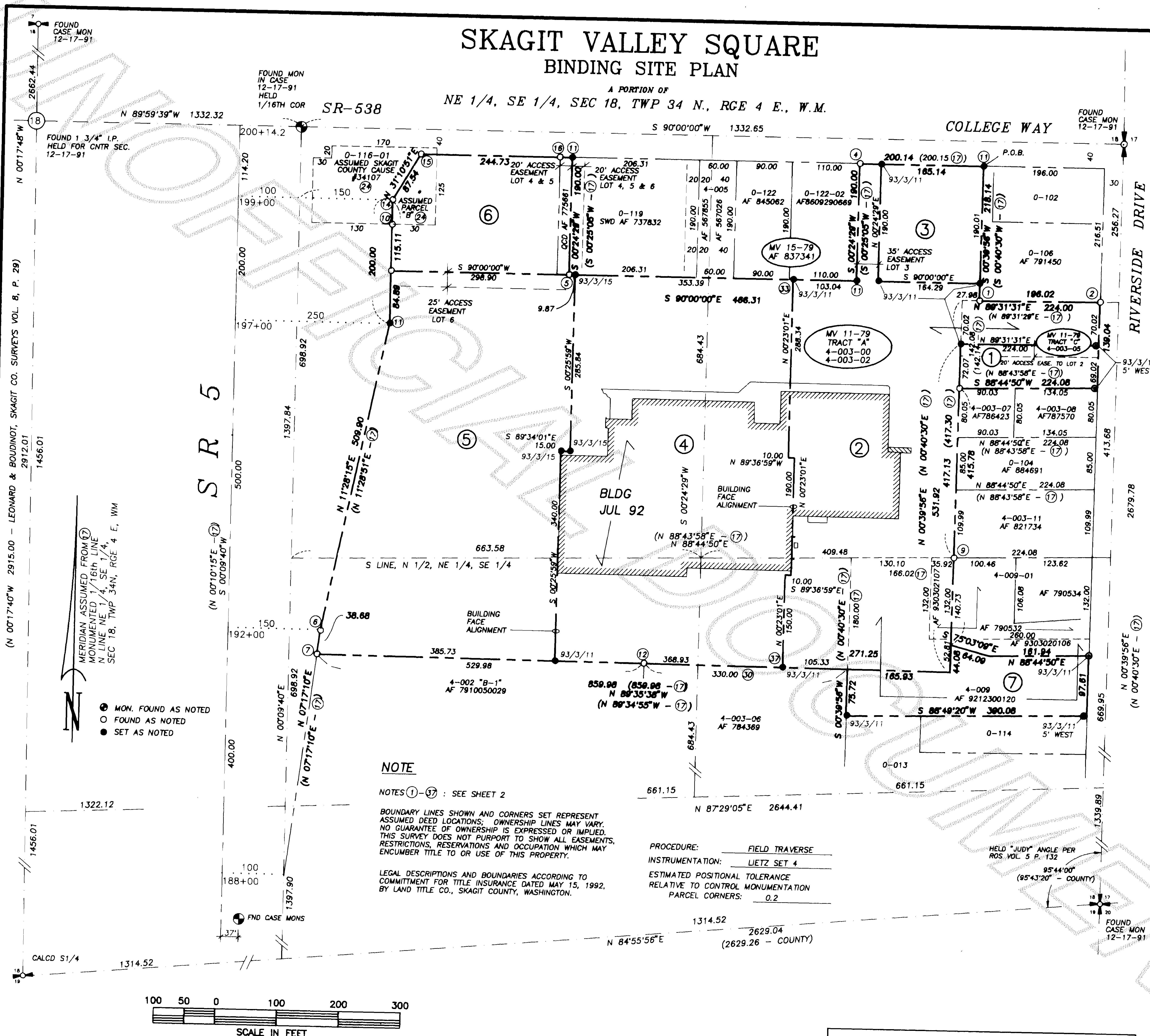
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DWG NO: 2171SHT3
WM NO: 18-34-04

SCALE: 1"=100'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 3 OF 7

SKAGIT VALLEY SQUARE BINDING SITE PLAN

A PORTION OF
NE 1/4, SE 1/4, SEC 18, TWP 34 N., RGE 4 E., W.M.



SURVEY PLAN COMPOSITE

SURVEY DATA JUL-22-92

Wac 10 Sp pg 242

9309.30 0143

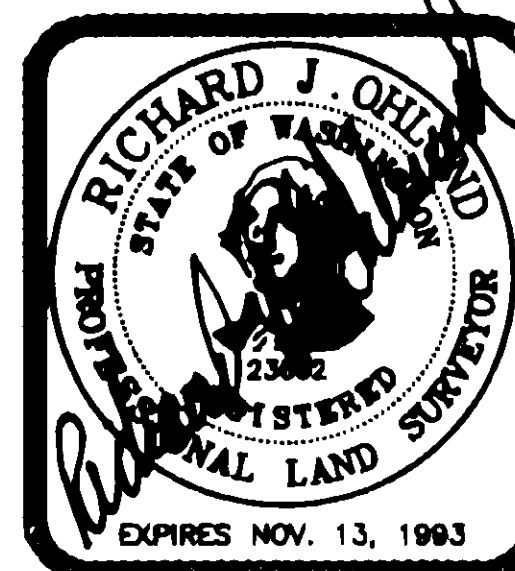
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PROJECT SURVEYOR:
RICHARD J. OHLUND
JULY 21, 1993

RECORD OF SURVEY

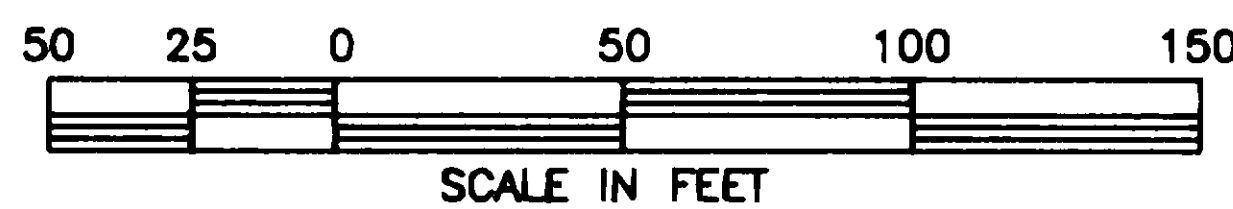
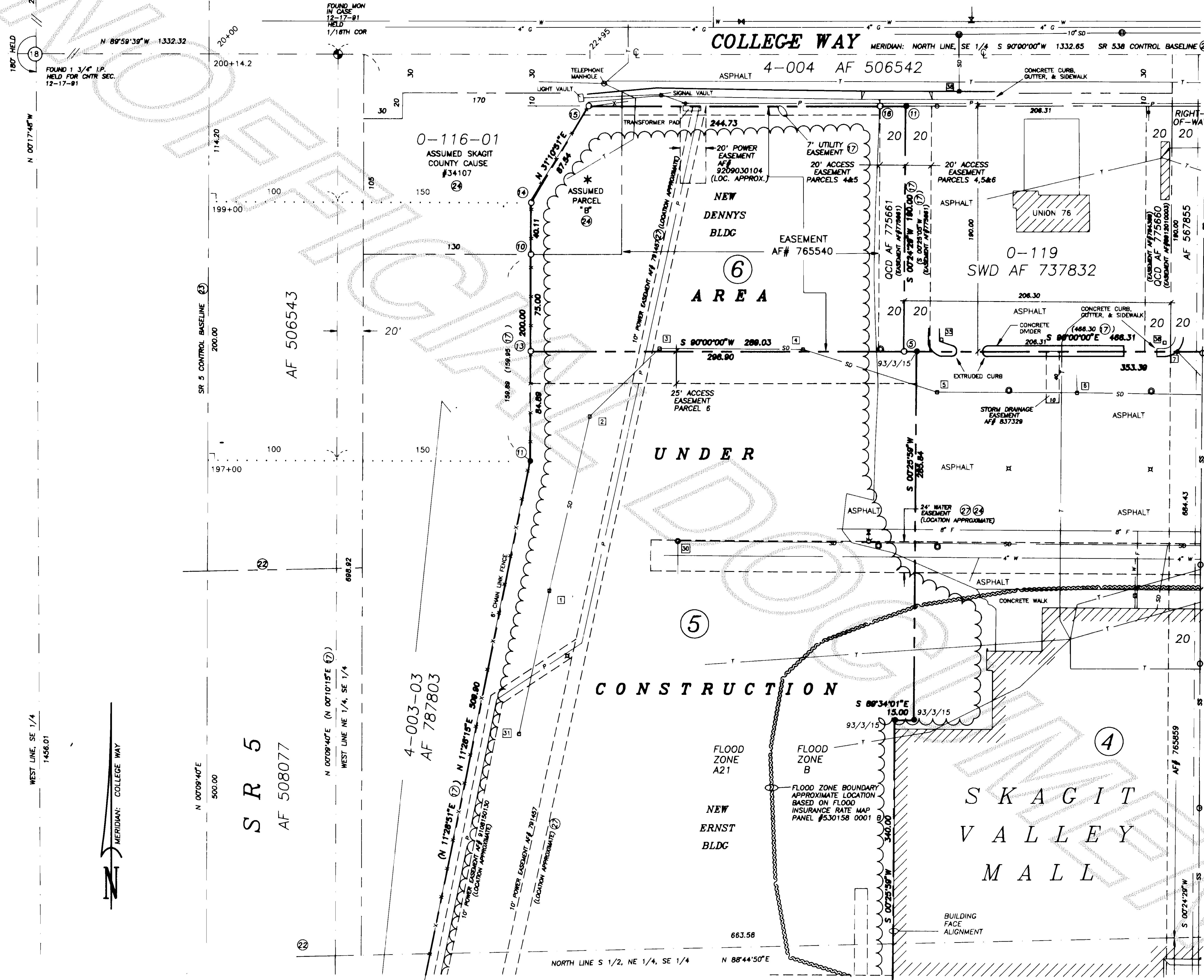
FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT4
WM NO: 18-34-04

SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 4 OF 7

SKAGIT VALLEY SQUARE BINDING SITE PLAN



SURVEY DETAIL NORTHWEST

SURVEY DATA JUL-22-92

wa 10 SP Pg-243

930 930 0143

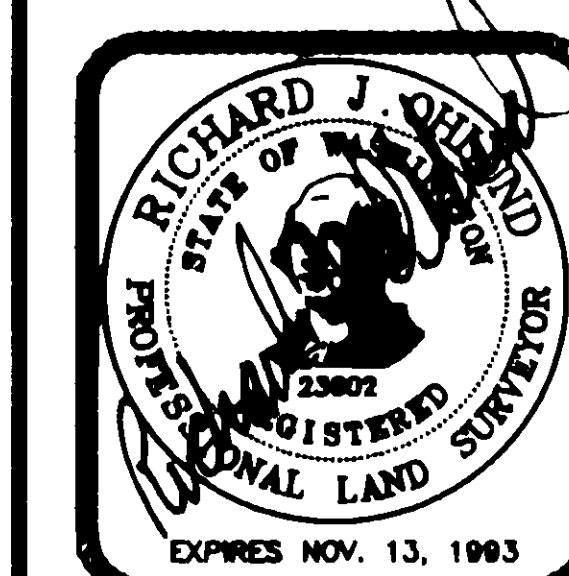
WJA

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SURVEY: JUL 22, 1992
PLOT: JUL 21, 1993

SEAL: FOR WJA, P.S.



PROJECT SURVEYOR:
RICHARD J. OHLUND
JULY 21, 1993

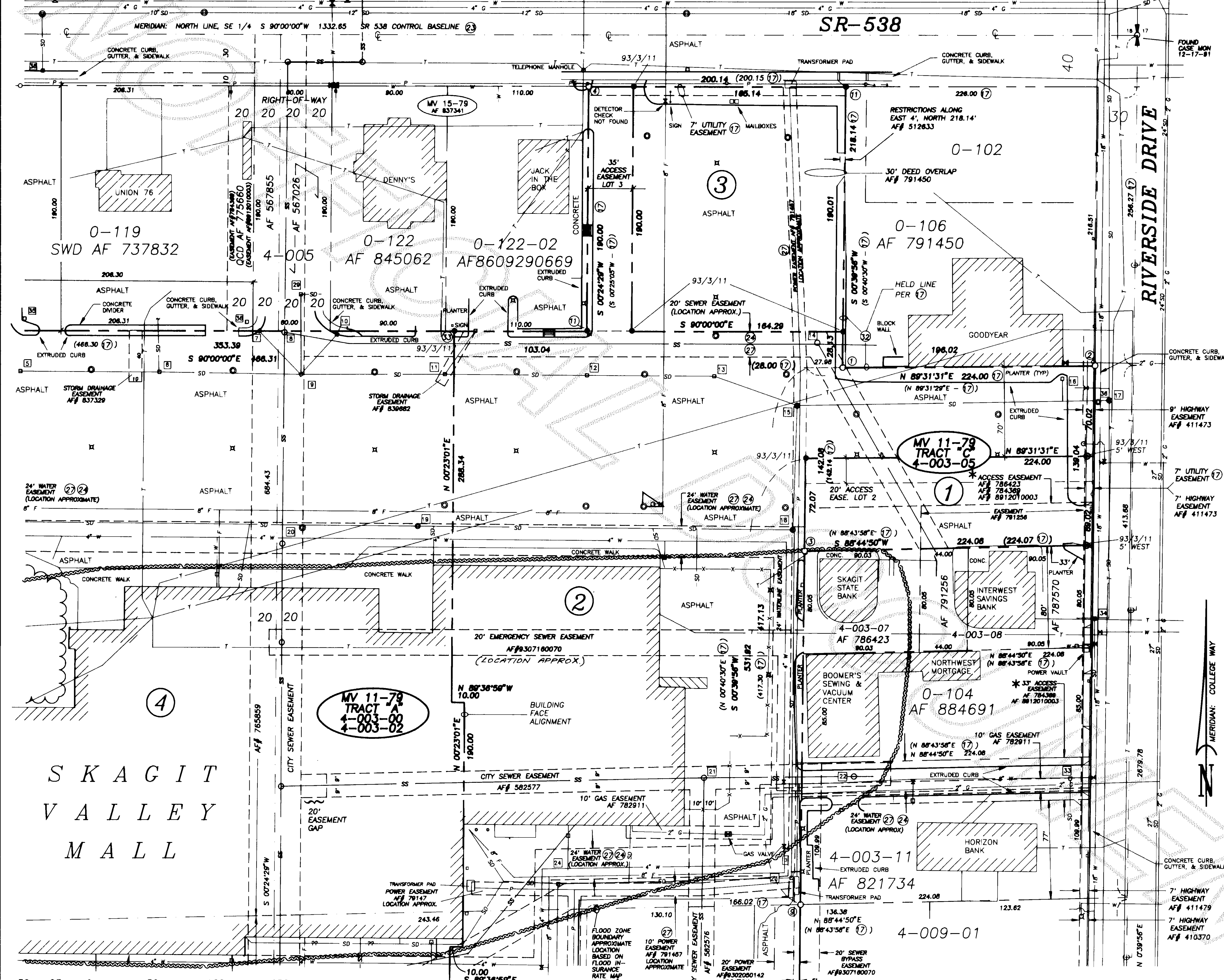
RECORD OF SURVEY

FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT5
WM NO: 18-34-04
SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 5 OF 7

SKAGIT VALLEY SQUARE BINDING SITE PLAN



SURVEY DETAIL NORTHEAST

SURVEY DATA JUL-22-92

map 10 SP Ry 244

9309320143

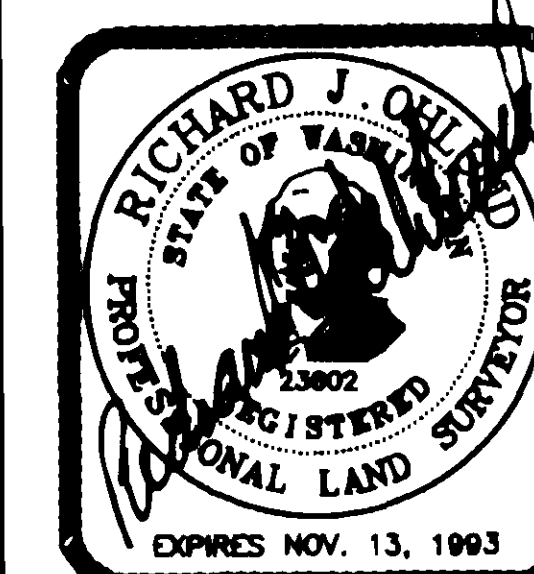
WJA

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Surveyors / Architects / Engineers / Planners
Everett Seattle Portland

Everett Office:
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Everett, WA 98201
(206) 252-8734

SURVEY: JUL 22, 1992
PLOT: JUL 16, 1993

SEAL: FOR WJA, P.S.



PROJECT SURVEYOR:
RICHARD J. OHLUND
JULY 21, 1993

RECORD OF SURVEY

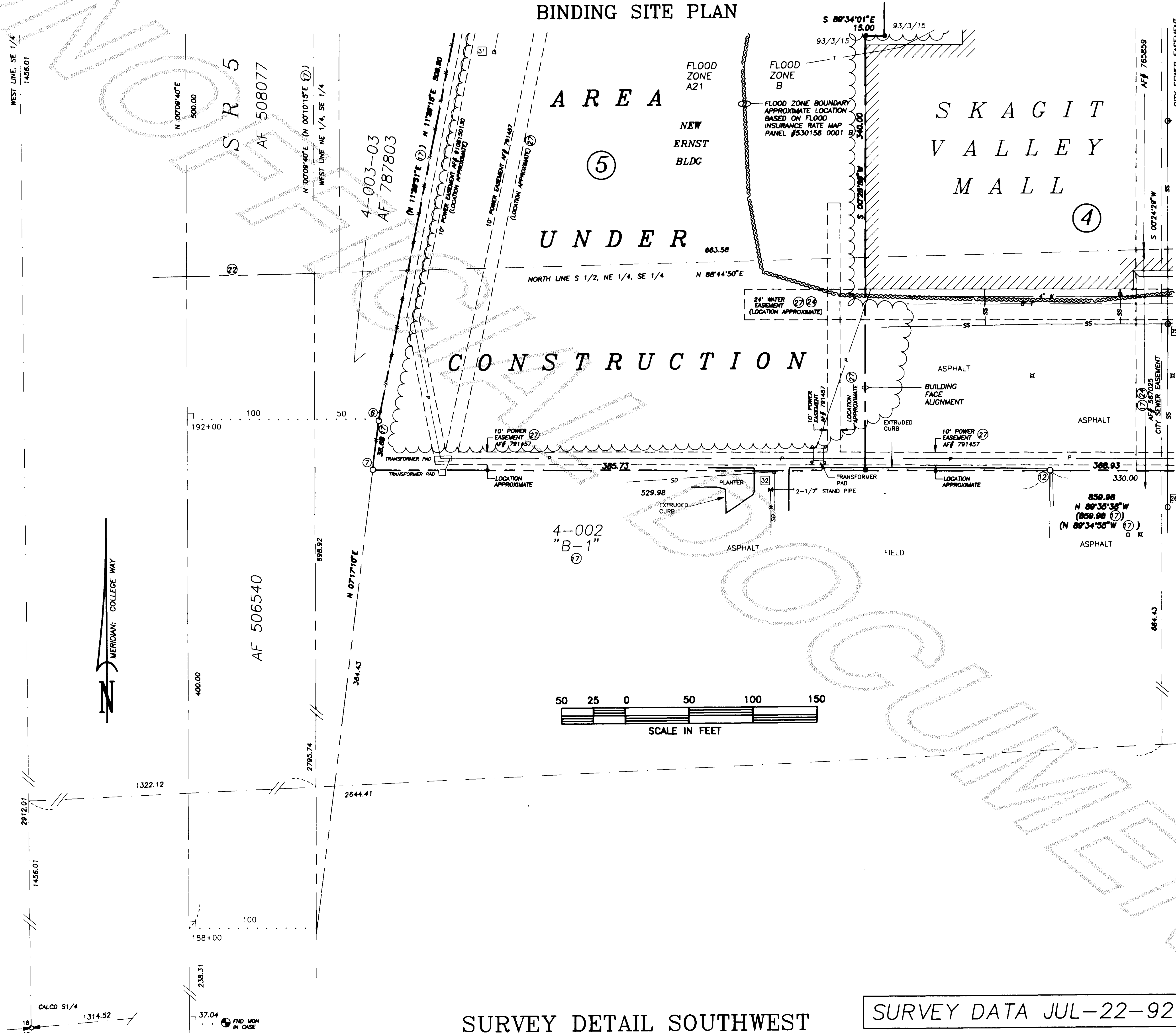
FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT6
WM NO: 18-34-04

SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 6 OF 7

SKAGIT VALLEY SQUARE BINDING SITE PLAN



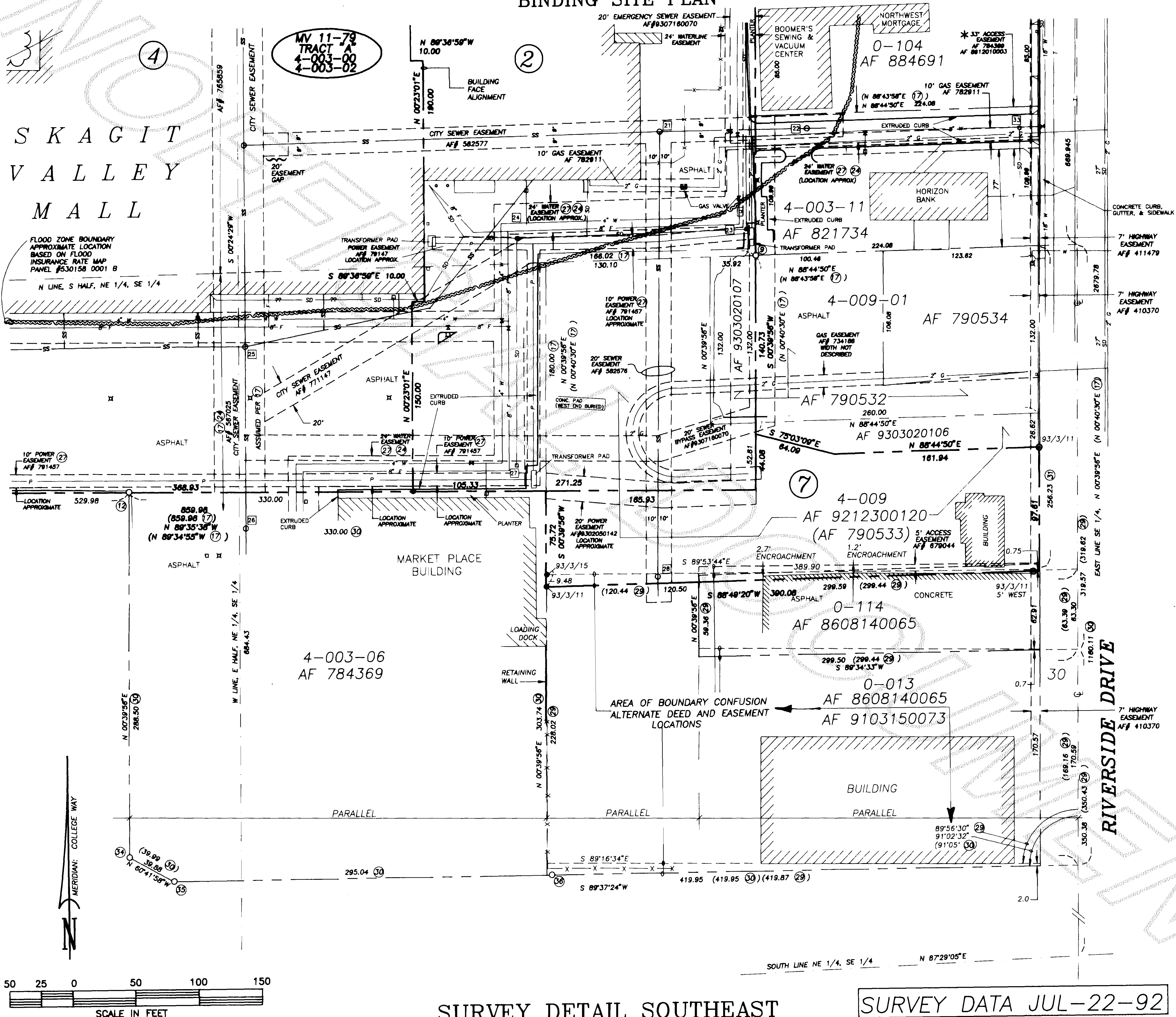
SURVEY DETAIL SOUTHWEST

SURVEY DATA JUL-22-92

was 10 SP P 9 245

9309300143

SKAGIT VALLEY SQUARE BINDING SITE PLAN



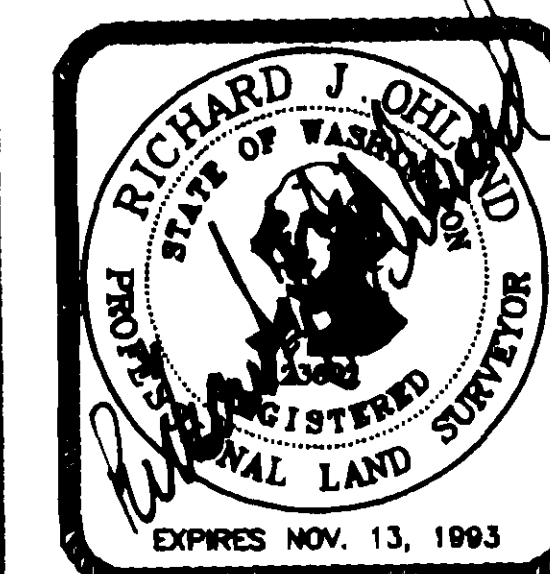
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PROJECT SURVEYOR:
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JULY 21, 1993

RECORD OF SURVEY

FOR: SKAGIT MALL 90 ASSOCIATES
202-A EAST COLLEGE WAY
MT. VERNON, WA 98273
206-424-9338

JOB NO: 92-2171
DWG NO: 2171SHT7
WM NO: 18-34-04

SCALE: 1" = 50'
DRAWN BY: SGL/RJO
BOOKS: 269/287/288

SHEET 7 OF 7

was 10 SD pg 248