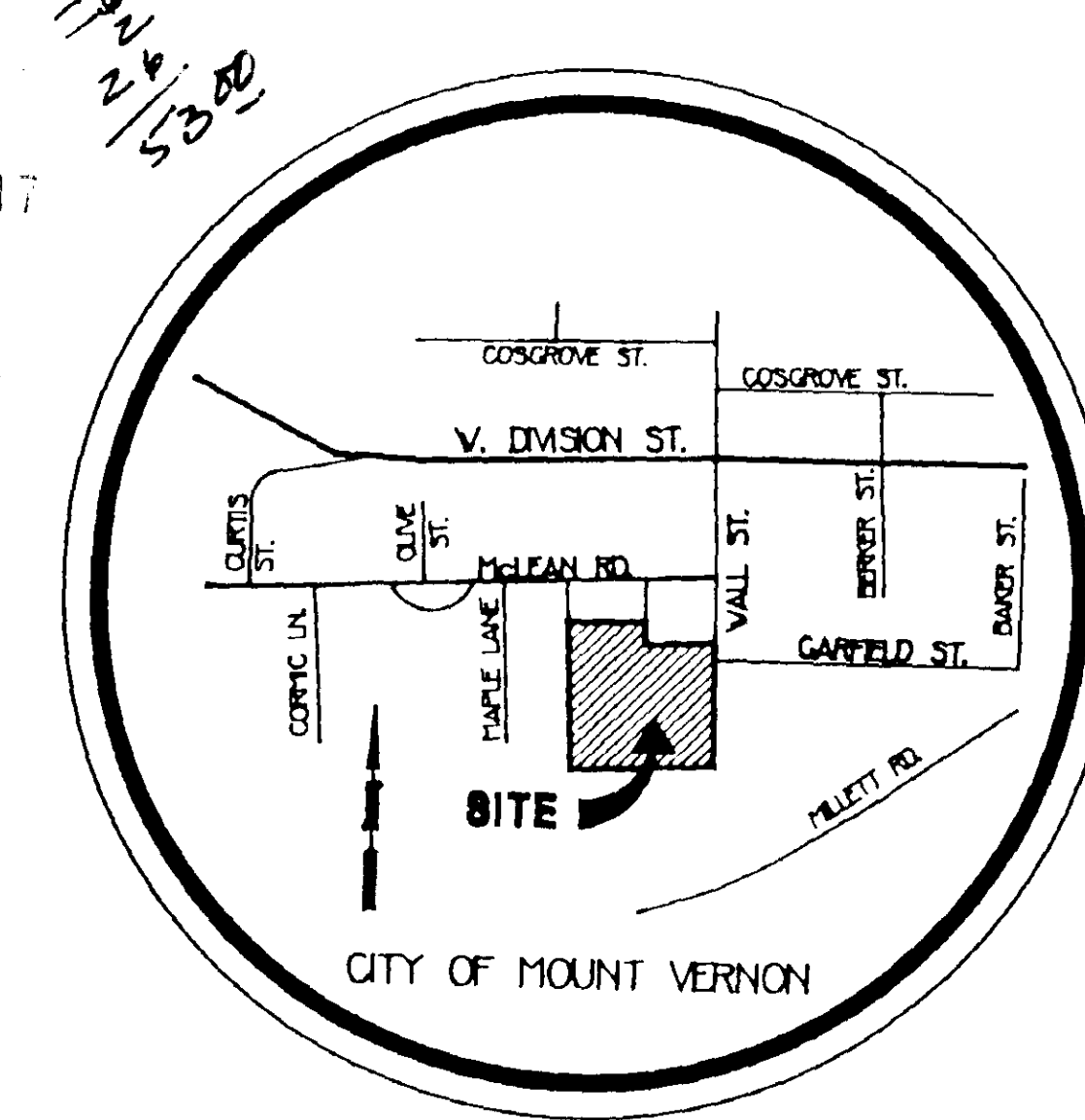


# BINDING SITE PLAN OF WESTFIELD PLACE

9312150018



VICINITY MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BINDING SITE PLAN OF WEST FIELD PLACE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 19, TOWNSHIP 34N, RANGE 4 E.W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

*Lawrence W. Steele*  
LAWRENCE W. STEELE, P.L.S. # 13138  
12/3/93  
DATE

## APPROVALS

CITY ENGINEER APPROVAL: EXAMINED AND APPROVED THIS 14 DAY OF DEC. 1993.

*Frederick Bachman*  
CITY ENGINEER  
*Raymond T. Rapp*  
MAYOR

*Walter H. Spaul*  
CITY CLERK

## AUDITOR'S CERTIFICATE

RECORDED THIS 15 DAY OF DEC. 1993  
UNDER AUDITOR'S FILE NUMBER 9312150018  
VOLUME 11 OF SHORT PLATS, AT  
PAGE(S) 32, 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## LEGAL DESCRIPTION:

Lots 3 and 4 of City of Mount Vernon Short Plat No. MV-5-83, approved August 24, 1983 and recorded August 24, 1983, under Auditor's File No. 8308240010 in Volume 6 of Short Plats, page 81, records of Skagit County, Washington; being a portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M. Also and except those areas of boundary adjustment and right-of-way as set forth under Skagit County Auditor's numbers 9312150015, 9312150016, 9312150017. Situate in the County of Skagit, State of Washington.

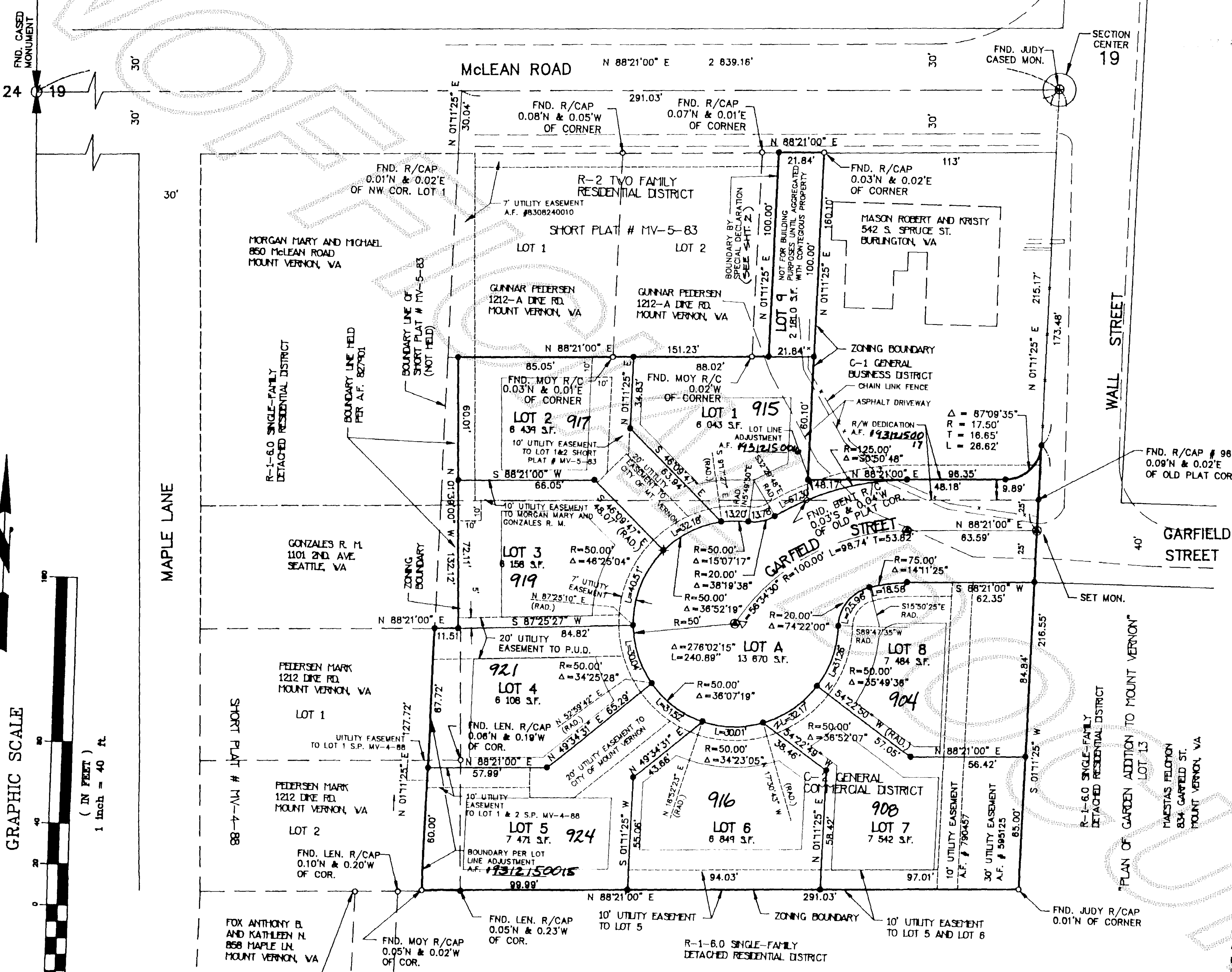
Together with and subject to all easements, covenants, rights, restrictions, and agreements of record.

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BINDING SITE PLAN No. M.V. 2-93 B.S.P.  
KENT HABERLY / GENE VAN SELUS  
SEC. 19, TWP. 34N., RNG. 4E., W.M.

**STURDY ENGINEERING**  
CORPORATION  
Environmental Planning Community Development  
Phone: (206) 424-5849, (800) 585-5509, FAX: (206) 424-3468  
2204 Riverside Drive, Suite 240, Mount Vernon, WA 98273

PROJECT  
489-01  
SHEET  
1 OF 2



## BASIS OF BEARINGS

CENTERLINE OF McLEAN ROAD PER THE SHORT PLAT MV-5-83, RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 81, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEARING BEING N 88°21'00" E.

## SURVEY PROCEDURE AND EQUIPMENT

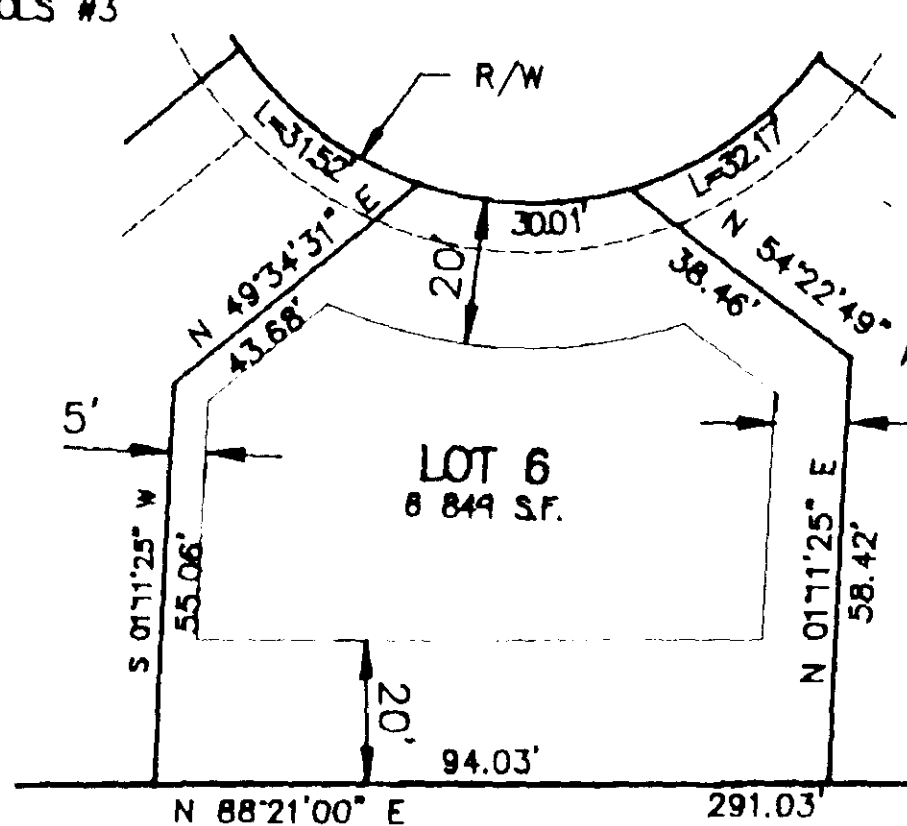
FIELD TRAVERSE USING A GTS-3B TOPCON TOTAL STATION

## DIRECTIONAL REFERENCE

FROM WEST 1/4 CORNER 19-34-4 (CONCRETE MONUMENT IN CASE) TO CENTER OF SECTION 19-34-4 (MONUMENT IN CASE).

## LEGEND:

- SET BRASS PLUG MONUMENT
- FOUND IRON REBAR / CAP (FB 548/PG 24 MARCH 93)
- ALL LOT CORNERS SET WITH IRON PIPE AND PLASTIC CAP (#13138) UNLESS OTHERWISE SHOWN
- ⊕ FOUND Cased MONUMENT
- ✦ CHISELED 'X' IN RIM OF C.O. 0.46' NW OF PROPERTY CORNER ON PROPERTY LINE



TYPICAL SETBACK DETAIL



9312150018

#### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS

THIS IS TO CERTIFY THAT ON THIS 16<sup>th</sup> DAY OF December, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED GUNNAR PEDERSEN TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

DATED ON THIS 16<sup>th</sup> DAY OF December, 1993.

Doreen R. Kooki  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Adair-Woolley

MY APPOINTMENT EXPIRES 8-15-95

#### TREASURER'S CERTIFICATE

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 1993 THIS 7<sup>th</sup> DAY OF December, 1993.

Geddyann Meneish  
SKAGIT COUNTY TREASURER

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GUNNAR PEDEDRSEN

THIS 5 DAY OF Dec, 1993 AND RECORDED IN

VOLUME 11 OF PLATS, PAGE(S) 32, 33

RECORDS OF SKAGIT COUNTY, WASHINGTON.

Ferris M. Zimhoff  
COUNTY AUDITOR

Samuel J. Tranger  
DEPUTY

#### WATER PIPELINE EASEMENT(S)

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT No.1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE P.U.D. TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE, PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS BINDING SITE PLAN TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

#### CITY FINANCE DIRECTOR 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, INCLUDING THE YEAR OF 1993.

THIS 6 DAY OF Dec, 1993.  
Wah Kooki  
CITY FINANCE DIRECTOR

#### SPECIAL DECLARATION

WE, THE UNDERSIGNED OWNERS AND ADJACENT LANDOWNERS, HEREBY DECLARE THE WESTERLY BOUNDARY OF LOT 9 OF THIS BINDING SITE PLAN (ABUTTING LOT 2 OF S.P. "MV-5-83"), AS SHOWN, NOTED, AND FURTHER EVIDENCED BY THE LOCATION OF SURVEY CORNER MARKERS (IRON PIPES AND CAPS #13138), TO BE THE COMMON BOUNDARY BETWEEN OUR ABUTTING PROPERTY (LOT 2, "SHORT PLAT # MV-5-83"), AND THIS BINDING SITE PLAN, FOR LENGTH OF SAID WESTERLY BOUNDARY OF LOT 9.

DATED ON THIS 6 DAY OF Dec, 1993.

Gunnar Pedersen  
GUNNAR PEDERSEN

#### SUMMARY

ACREAGE	1.61 ACRES (69 944 S.F.)
NUMBER OF LOTS	9 LOTS
DENSITY	5.16 DU/ARCE BASED ON 8 LOTS
EXISTING ZONNING	C-2 GENERAL COMMERCIAL DISTRICT
SEWAGE DISPOSAL	CITY OF MOUNT VERNON
WATER	PUBLIC UTILITY DISTRICT # 1
STORM DRAINAGE	CITY OF MOUNT VERNON
POWER	PUGET POWER
TELEPHONE	GTE NORTHWEST
TV CABLE	TCI CABLEVISION OF WASHINGTON INC.
FLOOD ZONE	A - 0

#### ADDRESSES:

<b>OWNER</b> GUNNAR PEDERSEN 1212-A DIKE RD. MOUNT VERNON, WA	<b>DEVELOPER</b> KENT HABERLY / GENE VAN SELUS P. O. BOX 2116 MOUNT VERNON, WA TEL.: (206) 424-5020
<b>CIVIL ENGINEER</b> STURDY ENGINEERING CORP. 2204 RIVERSIDE DR. MOUNT VERNON, WA TEL.: (206) 424-5849	<b>SURVEYOR</b> LARRY STEELE AND ASSOCIATES, INC. 1323 LINCOLN ST., STE. 104 BELLINGHAM, WA TEL.: (206) 676-9350

#### EASEMENT(S)

AN EASEMENT IS HEREBY RESERVED FOR UTILITIES AND GRANTED TO CITY OF MOUNT VERNON AND THEIR RESPECTIVE SUCCESSORS AND ASIGNS UNDER THE EXTERIOR SEVEN FEET PARALLEL & ADJACENT TO THE STREET FRONTAGE OF ALL LOTS, SOUTH TEN FEET OF LOTS 6 AND 7, NORTH TEN FEET OF LOT 3, TWENTY FEET OF LOT 2 AND 5, 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 THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

AN EASEMENT IS HEREBY RESERVED FOR UTILITIES AND GRANTED TO MORGAN M.M., GONZALES R.M. AND THEIR RESPECTIVE SUCCESSORS AND ASIGNS UNDER THE NORTH TEN FEET AND NORTH TWENTY FEET OF WEST TEN FEET OF LOT 3

AN EASEMENT IS HEREBY RESERVED FOR UTILITIES AND GRANTED TO PEDERSON MIKE AND THEIR RESPECTIVE SUCCESSORS AND SIGNS UNDER THE WEST FIFTY FEET OF NORTH TEN FEET OF LOT 5.

AN EASEMENT IS HEREBY RESERVED FOR UTILITIES AND GRANTED TO PEDERSEN GUNNAR AND THEIR RESPECTIVE SUCCESSORS AND SIGNS UNDER THE NORTH FIFTY FIVE FEET OF EAST TEN FEET OF LOT 2.

#### OWNER'S DECLARATION AND DEDICATION

KNOW BY ALL MEN THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS

DATED ON THIS 6 DAY OF Dec, 1993.

Gunnar Pedersen  
GUNNAR PEDERSEN

BINDING SITE PLAN No. M.V. 2-93 D.S.P.

**KENT HABERLY / GENE VAN SELUS**  
SEC. 19, TWP. 34N., RNG. 4E., W.M.

**STURDY ENGINEERING**  
C O R P O R A T I O N  
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2204 Riverside Drive, Suite 240, Mount Vernon, WA 98273

PROJECT  
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SHEET  
2 OF 2

48901BSP 12/01/93 10:00

*Larry Steele*  
74  
12/3/93