

950627067

# LEGAL DESCRIPTION

That portion of Government Lot 8 and of the Northeast Quarter ( NE 1/4 ) of the Southeast Quarter ( SE 1/4 ) of Section Eighteen ( 18 ), Township Thirty-four ( 34 ) North, Range Four ( 4 ) East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the West line of Riverside Drive ( also known as State Highway 99 ) with that certain "Old Established Fence" as set forth in Skagit County Cause No. 20342; thence South 89 degrees 20' 30" West along said fence, a distance of 380 feet to a point 410 feet West of the East line of said Government Lot 8; thence South 145 feet, more or less, to the North line of Willow Lane; thence East along said North line to the West line of Riverside Drive; thence Northerly along said West line a distance of 145 feet to the point of beginning, EXCEPT that portion condemned by the State of Washington for Highway purposes in Skagit County Superior Court Cause No. 19192.

SUBJECT TO an easement, and the conditions contained therein, to Puget Sound Power and Light Co. to construct, operate, maintain, repair and enlarge one or more electric transmission and/or distribution lines over and under the right of way inferred to lie within Willow Lane, formerly a private road, by that instrument dated January 7, 1930 and recorded January 11, 1930 under Auditor's File No. 230044, records of Skagit County, Washington.

AND SUBJECT TO an easement 7 feet in width situated parallel with and adjacent to and adjoining the Westerly right-of-way line of Riverside Drive, formerly Primary State Highway No. 1, Burlington to Mount Vernon, to the State of Washington for the purpose of constructing, installing, locating and/or maintaining highway slopes, sidewalks, sidewalk areas and/or poles in excavations and/or embankments by that instrument dated August 27, 1947 and recorded October 25, 1947 under Auditor's File No. 410380, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

# LEGEND

- Prop. Cor. Set Rebar Property Corner Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- Found Rebar Found Steel Rebar with Yellow Plastic Cap Imprinted: "LS 8992"
- Mon. Monument
- Set BW Set Concrete Nail & Brass Washer
- Set BT Set Brass Tack with Brass Tag Imprinted: "LS 3475" in Lead Plug in Concrete Curb/Gutter
- MH Manhole
- CB Catch Basin
- PP Power Pole
- ANC Power Pole Anchor
- GM Gas Meter
- WM Water Meter
- FH Fire Hydrant
- SP Sign Post on 3 Ft. Diam. Concr. Base
- 2" Gas Main
- 18" Water Main
- 30" Storm Drain Pipe
- 8" Sanitary Sewer Pipe
- Inlet
- Bearing referred to in Legal Description
- Note A 7 Ft. Wide Hwy. & Sidewalk Easement A.F. No. 410380
- Note B Gas Service - Location Uncertain
- 15 Ft. Wide Utilities Easement to Lot 3. See Also: SPECIAL EASEMENT PROVISION on Sheet 3.
- Property Line
- Wire Mesh Fence
- 6' to 8' Board Fence

Sheet 1 of 3 Sheets

# PROPERTY OWNER / ADDRESS

C & D Recycling 27 Willow Lane Mount Vernon, WA 98273	Tamsco Plaza 1221 Riverside Drive Mount Vernon, WA 98273
J & K Auto Repair 1225 Riverside Drive Mount Vernon, WA 98273	First American Title Co. 1301 B Riverside Drive Mount Vernon, WA 98273
United Buy & Sell Furniture Warehouse 300 Valley Mall Way Mount Vernon, WA 98273	K. M. Leamer 35 Willow Lane Mount Vernon, WA 98273

# UTILITIES NOTE

Utilities shown hereon have been reproduced from the records of Puget Sound Power and Light Company, Cascade Natural Gas Corporation, Skagit County Public Utility District No. 1, the City of Mount Vernon Engineering Department, and from field observation.

Be hereby advised, that prior to commencing excavation for new construction, 24 hour min. notice SHALL be provided to the Utilities Underground Location Center at 1-800-424-5555 to provide underground utilities locations within the area of proposed development. (RCW 19.122, Washington Law)

# OWNER - DEVELOPER

Scott Colglazier, Etal.  
% Wayne and Shirley Colglazier  
320 Widnor Drive  
Mount Vernon, WA 98273  
Phone: (360) 855-2221 : Scott

# ZONING CLASSIFICATION

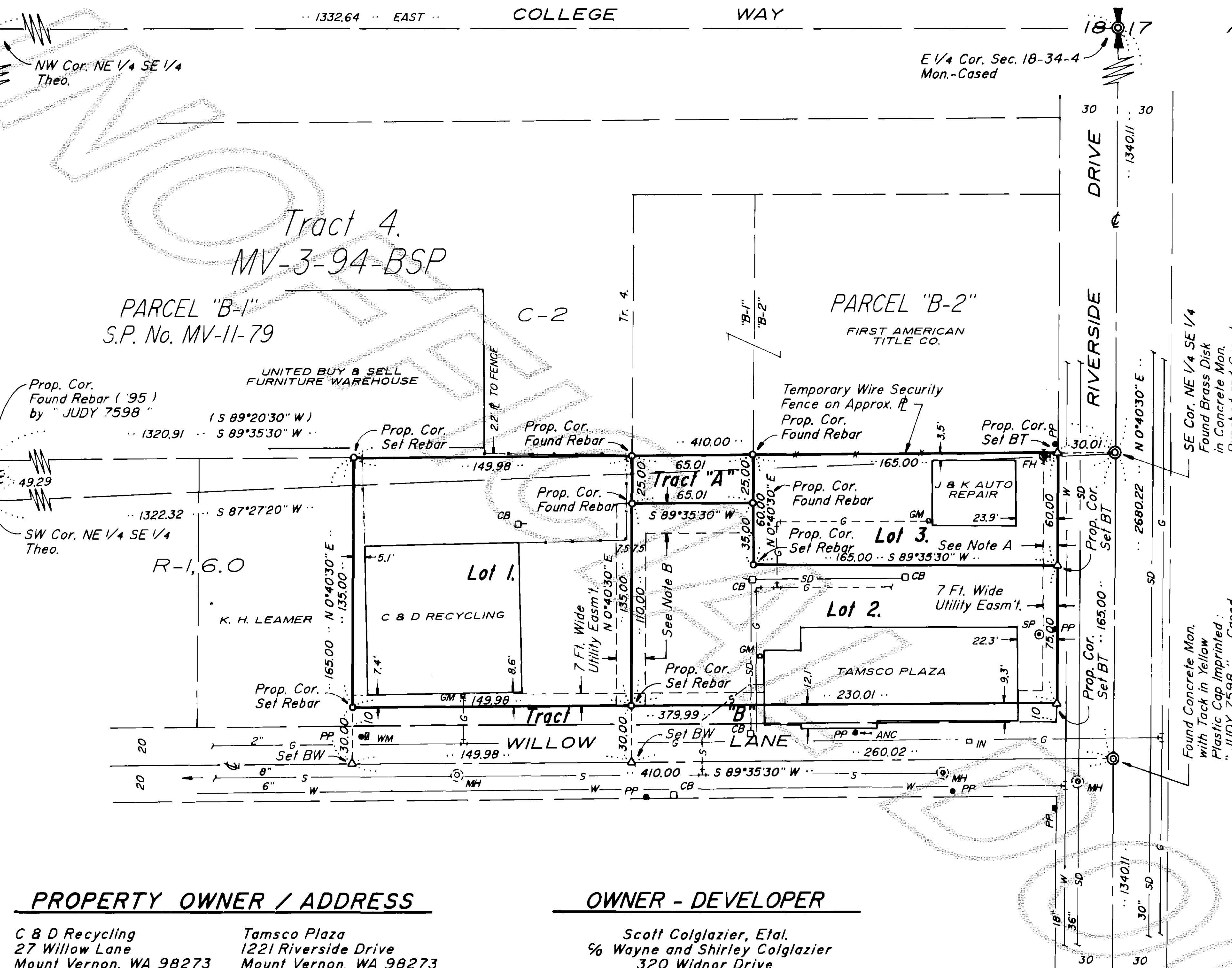
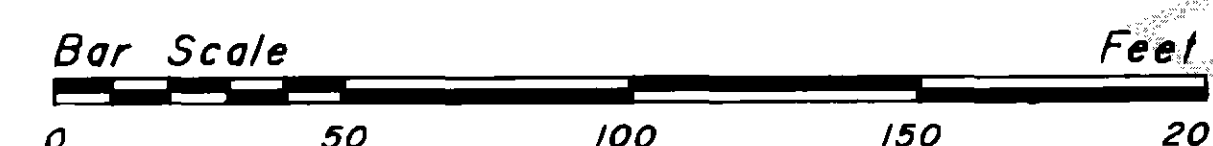
M-1: Light Manufacturing and Commercial

# LOT AREAS / ADDRESS

Lot 1.	=	20,244.36 Sq. Ft.
	=	0.465 Acre
27 WILLOW LANE		
Lot 2.	=	19,522.61 Sq. Ft.
	=	0.448 Acre
1221 RIVERSIDE DR.		
Lot 3.	=	9,898.23 Sq. Ft.
	=	0.227 Acre
1225 RIVERSIDE DR.		

# PLAN

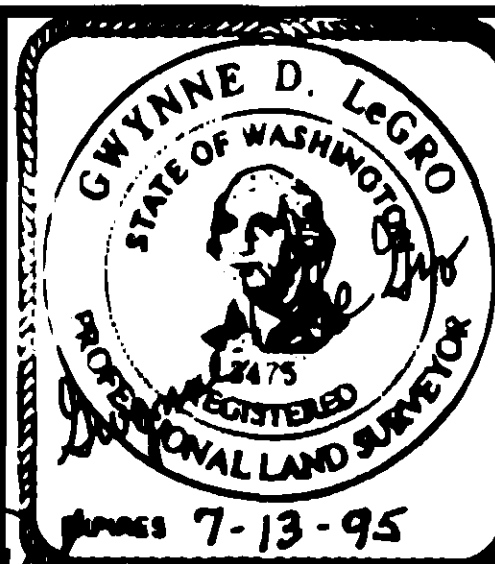
Scale: 1" = 50'



# AUDITOR'S CERTIFICATE

Filed for the record this 27 day of June, 1995, at 9:41 minutes past 3 o'clock P.M., in Volume 11 of Short Plats at pages 224 and 225 and recorded under Auditor's File Number 950627067, at the request of Scott Colglazier.

Kathy Hill  
Auditor, Skagit County  
by: [Signature]



# 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. 2632 as passed and adopted Dec. 14, 1994.

LEGRO & ASSOCIATES  
Engineer & Surveyor  
815 Cleveland Avenue  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

Gwynne D. Legro  
Registered Professional  
Engineer & Land Surveyor  
Date: 1-4-95 Lic. # 3475

SHORT PLAT NO. MV - 2 - 95

DATE: 6-27-95

S. COLGLAZIER, ETAL. PROPERTY SURVEY

PTN. GOV'T. LOT 8 & PTN. NE 1/4 SE 1/4  
SEC. 18, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

V. 11 Sh Plat pg 224



## NOTES

1. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
2. Sewage Disposal by Mount Vernon City Sewer.
3. Water by Skagit County Public Utility District No. 1.
4. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B (20)  
Theodolite:  
Min. Horiz. Circle Reading of 20"  
E.D.M.:  
Accuracy  $\pm$  (5mm + 5ppm)
5. Legal Description furnished by First American Title Company of Skagit County, Certificate for Short Plat Order No. 44805, dated December 1, 1994, at 8:00 A.M.
6. The Meridian for this survey is based upon existing monumentation on the East line of the SE 1/4 of Section 18, T. 34 N., R. 4 E.W.M. as being N 0°40'30" E.
7. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for new building construction.

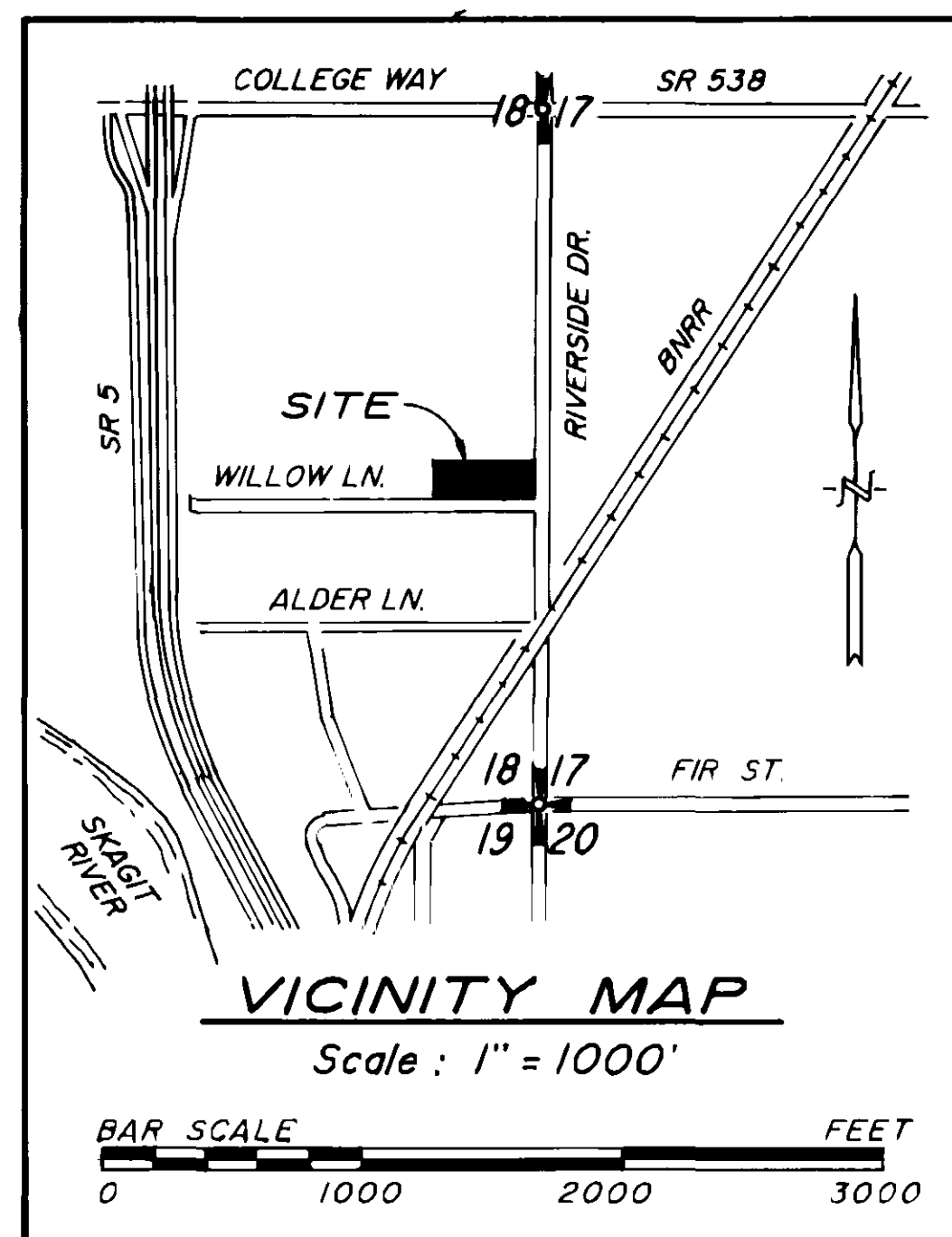
## EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, GTE Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of Lots 1, 2 and 3 of this Short Plat, as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing this Short Plat 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the Short Plat by the exercise of rights and privileges herein granted.

## SPECIAL PROVISIONS

Let it hereby be known that the required dedication of an additional 10 feet of property along Willow Lane for right-of-way purposes, referred to hereon as Tract "B" of this Short Plat, will create non-conforming setbacks of existing buildings. The City of Mount Vernon will not require the alteration of any existing building in any way to correct this situation until such future time that these existing buildings are demolished or significantly altered in some way. Any such demolition or significant alteration will require conformance with the newly established right-of-way line.

(Continued on Sheet 3 of 3 Sheets)



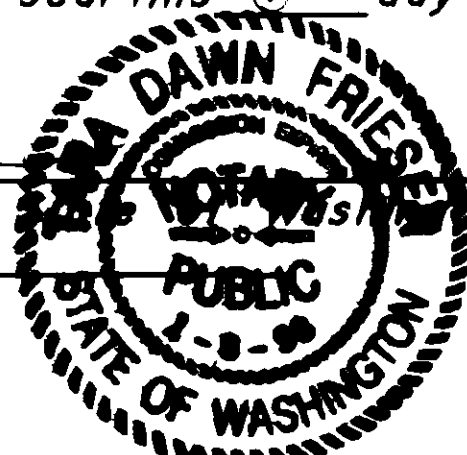
## ACKNOWLEDGEMENT

State of Washington }  
County of King } S.S.

On this day personally appeared before me MALCOLM L. EDWARDS, TRUSTEE for EB PENSION PLAN DIRECTED INVESTMENT ACCOUNT FOR MALCOLM L. EDWARDS, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6<sup>th</sup> day of February, 1995.

Notary Public in and for the State of Washington,  
residing at Seattle



## IMPACT FEE NOTICE

All Lots within this subdivision are subject to impact fees payable on issuance of a building permit.

## 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 1995.

This 26 day of June, 1995

Judy Ann Monahan  
Skagit County Treasurer

## 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 1995.

This 27<sup>th</sup> day of June, 1995.

John C. Wiseman  
Treasurer, City of Mount Vernon

## APPROVAL

Examined and approved this 27<sup>th</sup> day of JUNE, 1995, by the City Engineer of Mount Vernon, Washington.

John C. Wiseman  
JOHN C. WISEMAN  
City Engineer

Raymond T. Reep  
RAYMOND T. REEP  
Mayor

Mark S. Knowles  
MARK S. KNOWLES  
Finance Director

## NOTES CONTINUED:

8. "No Buildings" exist upon Tract "A" of this Short Plat to date. Said Tract "A" is to be combined or aggregated with contiguous property.
9. Tract "B" of this Short Plat is a 10 Feet wide strip of land dedicated herein to the City of Mount Vernon as additional street right-of-way. See DEDICATION and SPECIAL PROVISIONS hereon.
10. Tract "A" is not to be considered a separate building lot.

## OWNER'S CERTIFICATE

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 13 day of January, 1995.

Scott Colglazier  
SCOTT COLGLAZIER

Tammy Colglazier  
TAMMY COLGLAZIER

Wayne Colglazier  
WAYNE COLGLAZIER

Shirley Colglazier  
SHIRLEY COLGLAZIER

Robert Nordlund, Jr.  
ROBERT NORDLUND, JR.

Rose Nordlund  
ROSE NORDLUND

MALCOLM L. EDWARDS, TRUSTEE  
for EB Pension Plan Directed  
Investment Account For  
Malcolm L. Edwards

Malcolm L. Edwards  
Trustee

## DEDICATION

Know all men by these presents, that we, the undersigned, owners in fee simple or contract purchaser and/or mortgage holder of the land hereby platted, do hereby declare this plat and dedicate to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills as required in the reasonable grading of the roads shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 13 day of January, 1995

Scott Colglazier  
SCOTT COLGLAZIER

Tammy Colglazier  
TAMMY COLGLAZIER

Wayne Colglazier  
WAYNE COLGLAZIER

Shirley Colglazier  
SHIRLEY COLGLAZIER

Robert Nordlund, Jr.  
ROBERT NORDLUND, JR.

Rose Nordlund  
ROSE NORDLUND

MALCOLM L. EDWARDS, TRUSTEE  
for, EB Pension Plan Directed  
Investment Account For  
Malcolm L. Edwards

Malcolm L. Edwards  
Trustee

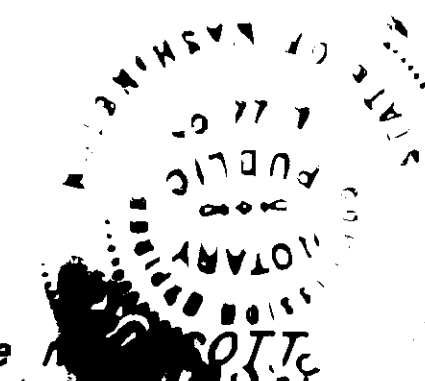
## ACKNOWLEDGEMENT

State of Washington }  
County of SKAGIT } S.S.

On this day personally appeared before me Scott Colglazier and Tammy Colglazier, 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.

Given under my hand and official seal this 13<sup>th</sup> day of JANUARY, 1995.

Notary Public in and for the State of Washington,  
residing at SEDOO WOOLLEY, WA



## ACKNOWLEDGEMENT

State of Washington }  
County of Arizona } S.S.

On this day personally appeared before me Wayne Colglazier and Shirley Colglazier, 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.

Given under my hand and official seal this 30 day of January, 1995.

Notary Public in and for the State of Washington,  
residing at Yuma, Arizona



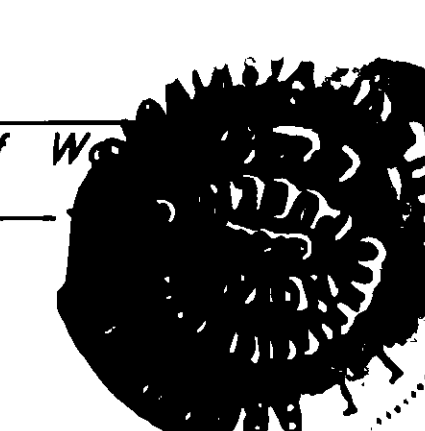
## ACKNOWLEDGEMENT

State of Washington }  
County of SKAGIT } S.S.

On this day personally appeared before me Robert Nordlund, Jr. and Rose Nordlund, 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.

Given under my hand and official seal this 13<sup>th</sup> day of JANUARY, 1995.

Notary Public in and for the State of Washington,  
residing at SEDOO WOOLLEY, WA



Sheet 2 of 3 Sheets



SHORT PLAT NO. MV - 2 - 95

DATE: 6-27-95

**S. COLGLAZIER, ETAL. PROPERTY SURVEY**  
PTN. GOV'T. LOT 8 & PTN. NE 1/4 SE 1/4  
SEC. 18, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

## SPECIAL PROVISIONS

(Continued from Sheet 2 of 3 Sheets)

Street and Storm Drainage improvements including appurtenances to Riverside Drive and Willow Lane may be required prior to issuance of Building Permits on Lots 1, 2, and 3.

## PRIVATE DRAINAGE SYSTEMS

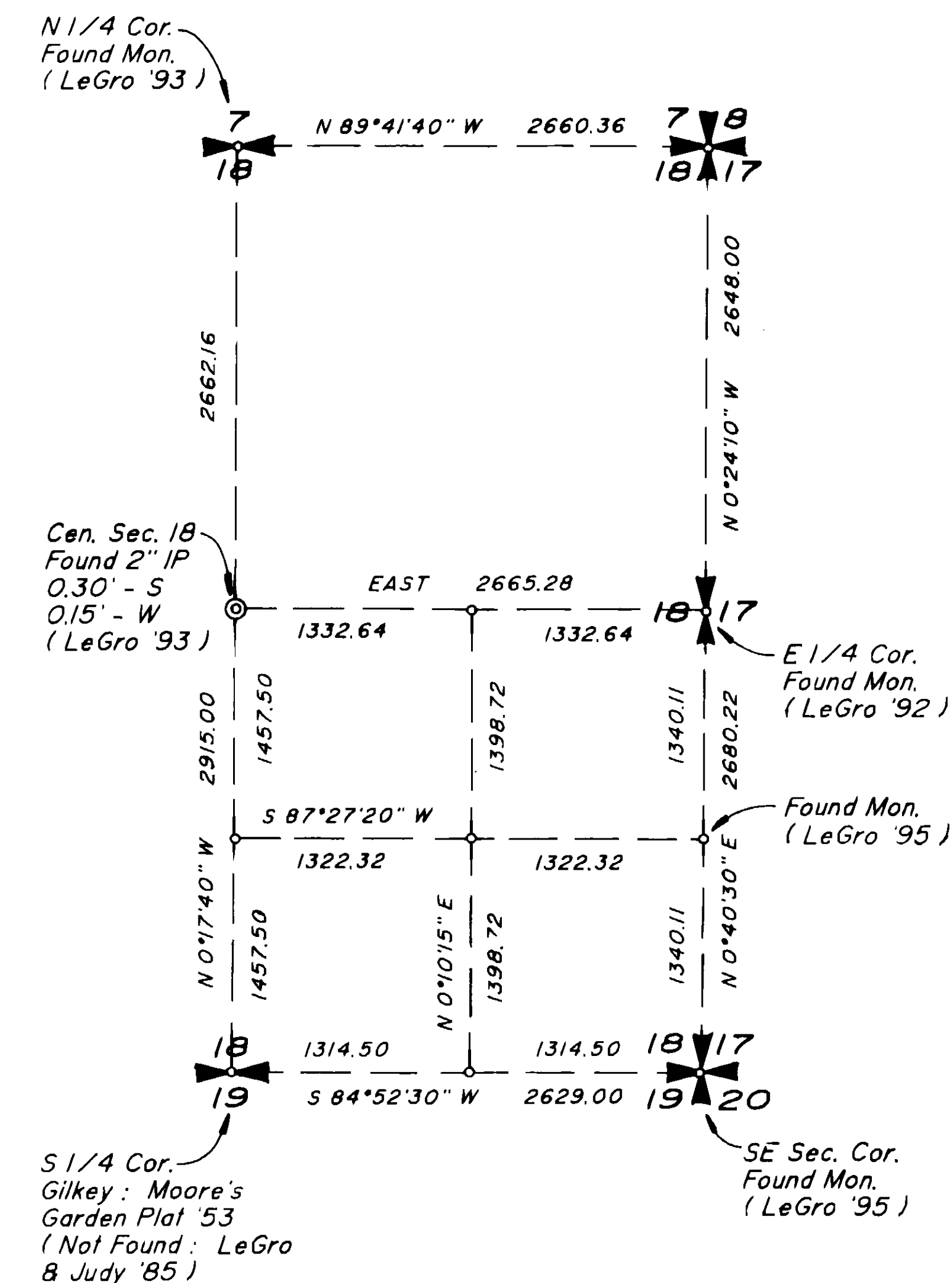
The maintenance of the private drainage systems as existing or re-established shall be the responsibility of, the cost thereof shall be borne proportionately upon useage by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is HEREBY GRANTED the right to access said systems for emergency purposes at its own discretion.

## SPECIAL EASEMENT PROVISION

Lot 3 shall be allowed continued service by those existing utilities across Lot 2 until such time that future development upon said Lot 2 prohibits same, at which time the 15 feet wide utility easement to Lot 3 depicted hereon across Lots 1 and 2 may be utilized. Said utility replacement costs shall be borne by Lot 3.

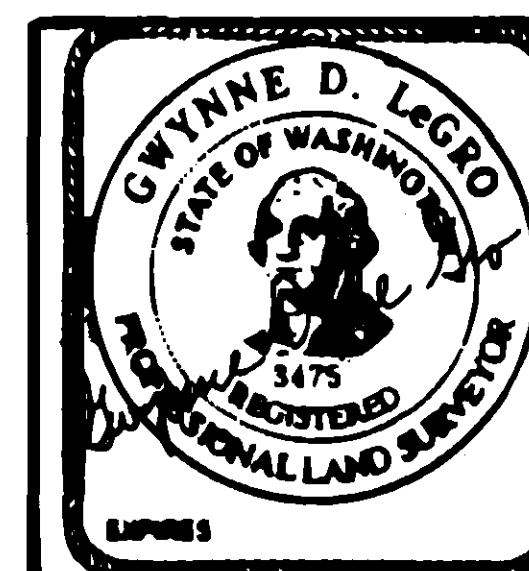
## SECTION SUBDIVISION E 1/2 SEC. 18, T. 34 N., R. 4 E.W.M.



### Section Subdivision Notes:

1. Section Subdivision for the SE 1/4 of Section 18, T. 34 N., R. 4 E.W.M. is by Frank Gilkey Jr. P.L.S., and on file with LeGro & Associates, formerly LeGro & Judy, Professional Engineer and Land Surveyors.
2. For additional subdivision monument information, refer also to:
  - a.) Binding Site Plan No. MV - 3 - 94 - BSP recorded October 21, 1994 under Auditor's File No. 9410210076, records of Skagit County, Washington.
  - b.) F.C. Investments, Inc. Record of Survey recorded October 27, 1993 under Auditor's File No. 9310270032, records of Skagit County, Washington.
  - c.) Binding Site Plan No. MV - 1 - 92 - BSP recorded September 18, 1992 under Auditor's File No. 9209180248, records of Skagit County, Washington.

Sheet 3 of 3 Sheets



SHORT PLAT NO. MV - 2 - 95

DATE: 6-27-95

**S. COLGLAZIER, ETAL. PROPERTY SURVEY**  
PTN. GOV'T. LOT 8 & PTN. NE 1/4 SE 1/4  
SEC. 18, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON