

VICINITY MAP  
N.T.6.

### LEGAL DESCRIPTION

PARCEL A:  
THE NORTH 483.00 FEET OF THE EAST 15 RODS (247.5 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE EAST 30 FEET THEREOF, CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET AND UTILITY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 870390, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO EXCEPT PUBLIC STREET ALONG THE NORTH LINE THEREOF KNOWN AS DIVISION STREET.

ALSO EXCEPT THE EAST 4 FEET OF THE NORTH 300 FEET OF THE ABOVE DESCRIBED PROPERTY LYING ADJACENT TO AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF LAVENTURE ROAD; ALSO EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 30 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 88 DEGREES 12' 42" WEST, A DISTANCE OF 4 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 12' 42" WEST, A DISTANCE OF 21 FEET; THENCE SOUTH 43 DEGREES 34' 56" EAST, A DISTANCE OF 29.89 FEET; THENCE NORTH 1 DEGREE 02' 50" EAST, A DISTANCE OF 21 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:  
THE EAST 15 RODS (247.5 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 483 FEET THEREOF. ALSO EXCEPT THE EAST 30 FEET THEREOF, CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET AND UTILITY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 870390, RECORDS OF SKAGIT COUNTY, WASHINGTON.

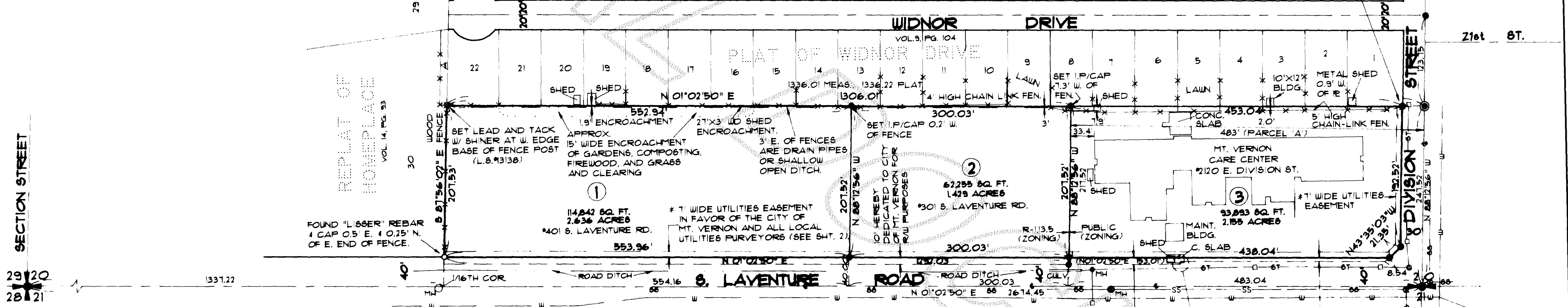
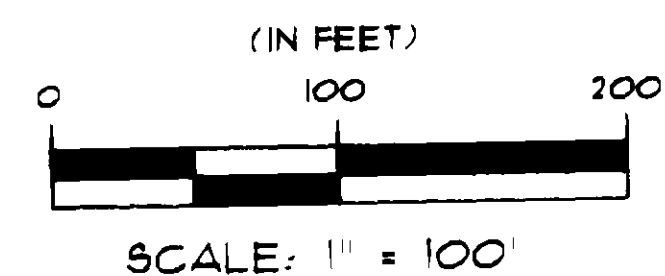
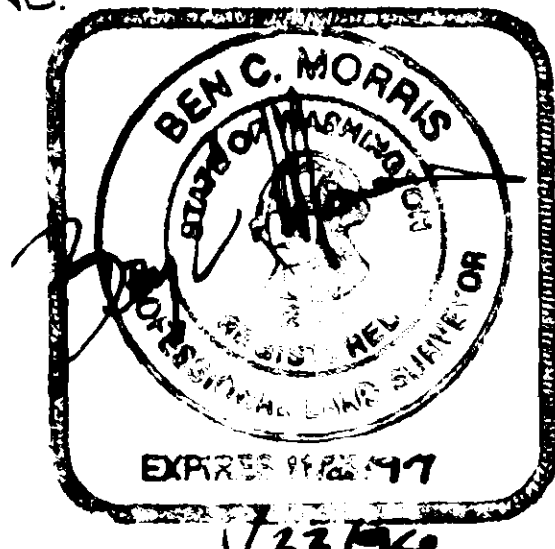
PARCELS A AND B ARE ALSO KNOWN AS THE EAST 15 RODS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY AUDITOR'S FILE NUMBERS 870390 AND 9201310075, AND ALSO EXCEPT PUBLIC STREET ALONG THE NORTH LINE THEREOF.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, RIGHTS, RESTRICTIONS AND AGREEMENTS OF RECORD.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

BEN C. MORRIS, PROFESSIONAL LAND SURVEYOR  
WASHINGTON STATE REGISTRATION NO. 22342  
LARRY STEELE & ASSOCIATES, INC.  
1323 LINCOLN STREET  
BELLINGHAM, WA 98226  
PHONE: (360) 676-9350



### LEGEND

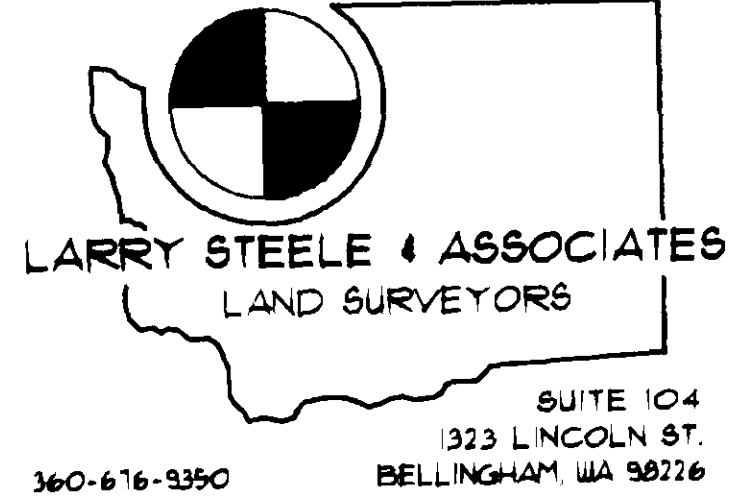
- SET IRON PIPE / CAP #3138 (OCT. 1995)
- ⊙ FOUND CASED CONCRETE MONUMENT (OCT. 1995)
- ST — STORM SEWER
- SS — SANITARY SEWER
- W — WATER MAIN

### BASIS OF BEARINGS

BASED ON THE PLAT OF WIDNOR DRIVE (VOL. 9, PG. 104); THE E. LINE OF THE SE 1/4, (LAVENTURE RD.) SEC. 20, TWP. 34N., R. 4E., W.M.; BEARING N 01° 02' 50" E.

### SURVEY PROCEDURE

FIELD TRAVERSE USING TOCON GT5-303 DIGITAL TOTAL STATION (5 SECOND).



SUBDIVIDER: LIFE CARE CENTERS OF AMERICA  
C/O BOCK AND CLARK  
537 NORTH CLEVELAND-MASSILLON ROAD  
AKRON, OHIO 44333 PH. 1-800-181-8397

SHORT PLAT MV-7-95		DATE 12/22/95
SURVEY IN A PORTION OF THE NE 1/4, SE 1/4 OF SECTION 20, TWP. 34N., R. 4E., W.M., IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON FOR LIFE CARE CENTERS OF AMERICA		
F.B.K. 538/12	LARRY STEELE AND ASSOC. SURVEYORS 1323 LINCOLN ST., BELLINGHAM, WA. 98226 (360) 676-9350	SCALE 1" = 100'
CHKD BY BCM		JOB NO. 12195.3

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF January, 1996  
AT 10:17 A.M. IN BOOK 12 OF SHORT PLATS, ON PAGE(S) 65-70 AT THE REQUEST OF LARRY STEELE & ASSOCIATES, INC. AUDITOR'S FILE NUMBER 9601260017

Kathy Hill  
COUNTY AUDITOR

Cheryl Jungquist  
DEPUTY



**NOTES:**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - LOTS 1 AND 2: R-1 13.5 (SINGLE FAMILY RESIDENTIAL) LOT 3: P (PUBLIC).
3. SEWAGE DISPOSAL - CITY OF MOUNT VERNON SANITARY SEWER SYSTEM.
4. WATER - P.U.D. NO. 1.
5. SEE SYMBOL LEGEND ON SHEET 1 FOR PROPERTY CORNER NOTES.
6. LEGAL DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. 47508, DATED DECEMBER 1, 1995.
7. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THESE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 423661 AND 851023003.
8. INSTRUMENTATION - TOPCON GTS-303 TOTAL STATION.
9. SURVEY PROCEDURE - FIELD TRAVERSE.
10. NO FURTHER DEVELOPMENT (ISSUANCE OF A BUILDING PERMIT) SHALL BE ALLOWED WITHIN THE LIMITS OF THE SHORT PLAT UNTIL THE REQUIRED PUBLIC IMPROVEMENTS FOR THIS SHORT PLAT HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OF MOUNT VERNON, OR A LOCAL IMPROVEMENT DISTRICT HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE CITY ENGINEER.

**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 COMPANY, G.T.E., CASCADE NATURAL GAS COMPANY, AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT SEVEN (7) FEET OF ALL LOTS ADJOINING E. DIVISION ST., S. LAVENTURE ROAD AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, 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 PRIVILEGE HEREIN GRANTED.

**IMPACT FEE NOTICE**

ALL LOTS WITHIN THIS SHORT SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

**OWNER'S CERTIFICATION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT 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 AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ROADS AND AVENUES SHOWN THEREON AND THE USES THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE 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 HEREON. THE UNDERSIGNED HEREBY REPRESENT AND COVENANT THAT (S)HE IS GENERAL PARTNER OF THE LIMITED PARTNERSHIP LISTED, AND HAVE FULL AUTHORITY TO ACT FOR AND BIND SAID PARTNERSHIP AND THE SUBJECT PROPERTY; AND THAT ALL PARTNERSHIP ACTS NECESSARY TO ACCOMPLISH THESE ENDS HAVE BEEN COMPLETED.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND

SEALS THIS 5<sup>th</sup> DAY OF JANUARY, 1996

SIGNATURE: J.P. O'Brien, Jr. DECLARANT: OWNER

NAME: John P. O'Brien, Jr. Vice President of Developers Investment Company, Inc.  
Corporate general partner  
 MT. VERNON MEDICAL INVESTORS LIMITED PARTNERSHIP  
 A TENNESSEE LIMITED PARTNERSHIP

SIGNATURE: Michael S. Benjamin DECLARANT: MORTGAGEE

NAME: MICHAEL S. BENJAMIN, SENIOR VICE PRESIDENT  
 MED TRUST MORTGAGE INVESTMENTS, INC.,  
 A DELAWARE CORPORATION

**ACKNOWLEDGEMENT**

STATE OF Tennessee  
 COUNTY OF Beasley

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
John P. O'Brien, Jr. Vice President of  
Developers Investment Company, Inc. Corporate general partner  
 SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED  
 TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL PARTNER  
 OF MT. VERNON MEDICAL INVESTORS, A TENNESSEE LIMITED PARTNERSHIP TO BE THE FREE  
 AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN  
 THE INSTRUMENT.

SIGNATURE: Michael S. Benjamin DATE 1-5-96

MY APPOINTMENT EXPIRES 3-12-97

**ACKNOWLEDGEMENT FOR MORTGAGEE:**

STATE OF Massachusetts  
 COUNTY OF Norfolk

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Michael S. Benjamin SIGNED THIS INSTRUMENT, ON  
 OATH STATED THAT (S)HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
 ACKNOWLEDGED IT AS THE Senior Vice President AGENT OR CORPORATE OFFICER, ETC.,  
 OF THE MORTGAGEE, MEDITRUST MORTGAGE INVESTMENTS, INC., TO BE THE  
 FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES  
 MENTIONED IN THIS INSTRUMENT.

DATED: January 17, 1996

Mary M. Toiyas November 13, 1998  
 NOTARY PUBLIC FOR THE STATE OF Washington MY COMMISSION EXPIRES  
Massachusetts

MARY M. TOIYAS  
 Notary Public

My Commission Expires Nov. 13, 1998

**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS  
 AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN  
 CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE,  
 ARE PAID IN FULL.

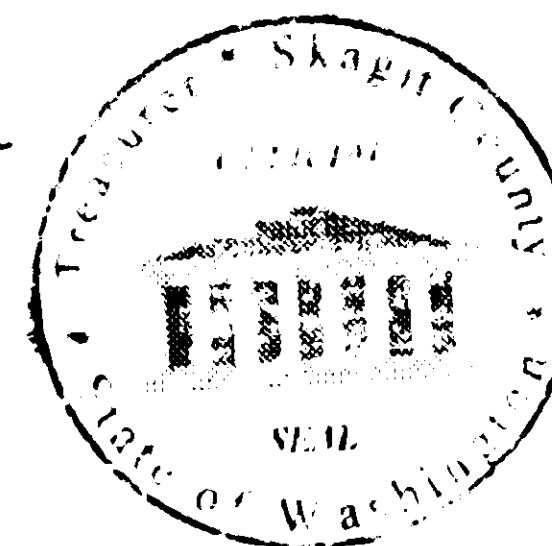
THIS 24<sup>th</sup> DAY OF JANUARY, 1996

Paul H. Hunsley  
 CITY TREASURER

**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 OF 1995.

Judith Menck  
 SKAGIT COUNTY TREASURER

**SPECIAL PROVISIONS**

LET IT HEREBY BE KNOWN THAT THE REQUIRED DEDICATION OF ADDITIONAL  
 PROPERTY ALONG S. LAVENTURE ROAD FOR RIGHT-OF-WAY PURPOSES,  
 REFERRED TO AS LOT 3 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 TIME THAT THE 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.

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS CERTIFICATE AND ACKNOWLEDGED IT TO BE THEIR FREE AND  
 VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS  
 INSTRUMENT.

DATED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**APPROVALS**

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF JANUARY, 1996

Paul H. Hunsley  
 ASST CITY ENGINEER FOR JOHN WISEMAN

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF JANUARY, 1996

MAYOR: She K. Ruckelshaus

CLERK: Paul H. Hunsley

SUBDIVIDER: LIFE CARE CENTERS OF AMERICA  
 C/O BOCK AND CLARK  
 531 NORTH CLEVELAND MASSILLON ROAD  
 AKRON, OHIO 44333 TEL. 1-800-781-8397

SHEET 2 OF 2

SHORT PLAT MV-7-95			DATE 12/22/95
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