

96516033

### LEGAL DESCRIPTION

That portion of the West Half (W 1/2) of the West Quarter (W 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Thirty-Four (34) North, Range Four (4) East of the Willamette Meridian, Skagit County, Washington, described as follows:

Beginning at the intersection of the North right-of-way line of Kincaid Street, according to the recorded plat of the Town of Mount Vernon, Washington, and a line drawn parallel with and distant 54.0 feet Easterly of, as measured at right angles to, Burlington Northern Railroad Company's (formerly Great Northern Railway Company's) Main Track centerline as originally located and constructed; thence Easterly along said North right-of-way line of Kincaid Street a distance of 185.0 feet; thence Northerly at right angles to the last described course a distance of 214.5 feet; thence Easterly at right angles to the last described course a distance of 45.0 feet; thence Northerly at right angles to the last described course a distance of 95.0 feet to the point of intersection with the Southwest right-of-way line of Gates Street, according to the recorded plat of the Town of Mount Vernon, Washington; thence Northwesterly along said Southwest right-of-way line of Gates Street to the point of intersection with said line drawn parallel with and distant 54.0 feet Easterly of said Main Track centerline; thence Southerly parallel with said Main Track centerline to the point of beginning. EXCEPT that portion thereof, if any, lying East of the West line of the East 30 feet of that property conveyed to The Seattle and Montana Railway Company by deed recorded in Volume 15 of Deeds, page 409, ALSO EXCEPT that portion thereof lying East of the East line of that property conveyed to The Seattle and Montana Railway Company by deed recorded in Volume 15 of Deeds, page 701.

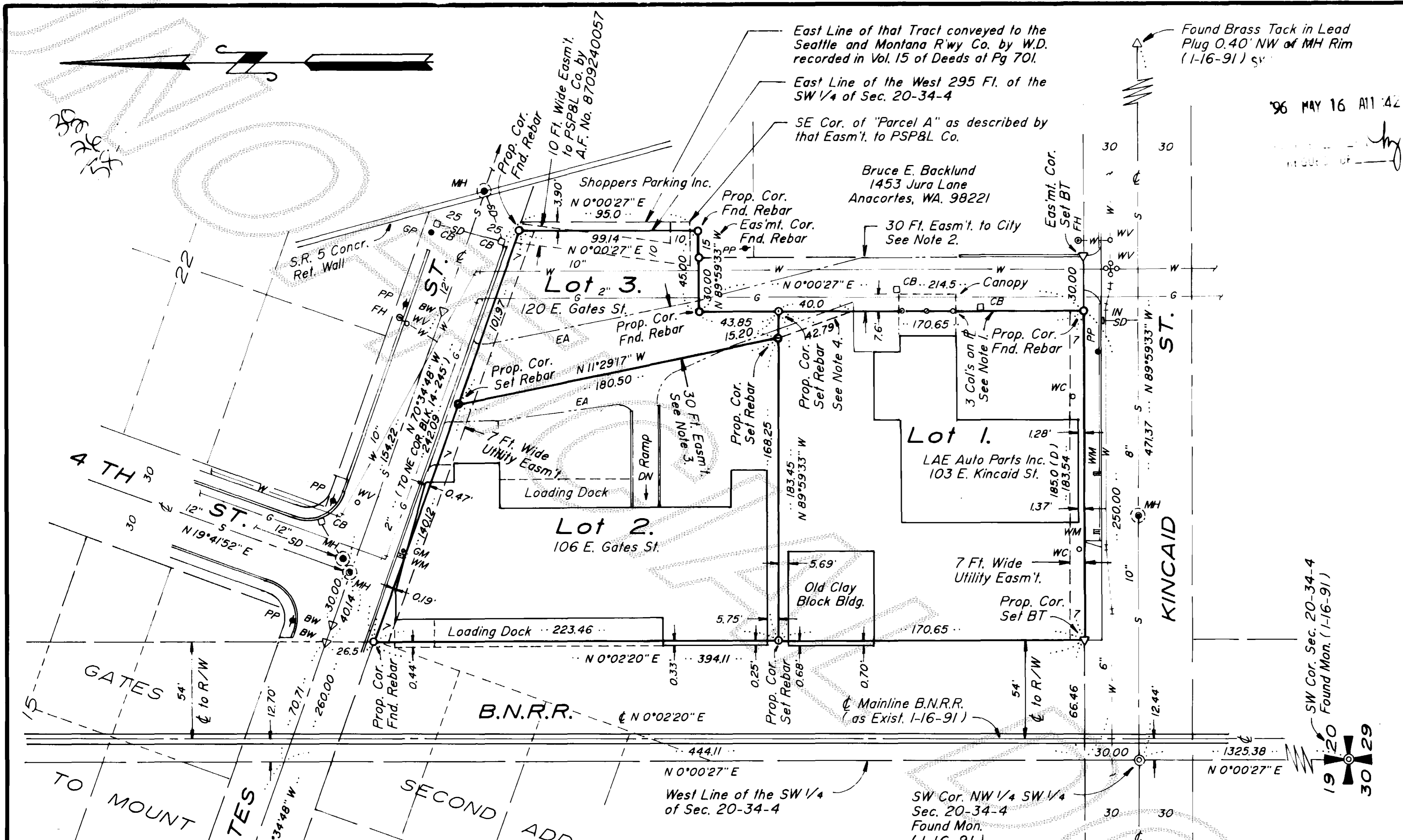
AND SUBJECT TO that 10 feet wide easement to Puget Sound Power and Light Company to construct, operate, maintain, repair or remove an overhead electric power transmission line(s) and/or telecommunication or cable communication systems by that instrument recorded September 24, 1987 under Auditor's File No. 8709240057, records of Skagit County, Washington.

(Legal Description Continued on Sheet 2, Column 3)

### LEGEND

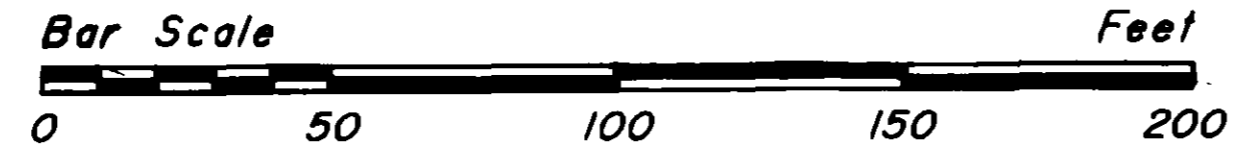
- Prop. Cor. Property Corner
- o Set/Fnd. Rebar Set and/or Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- △ Set BT Set Brass Tack with Brass Tag Imprinted: "LS 3475" in Lead Plug in Concrete Curb/Sidewalk.
- ⊙ Found Mon Found Brass Nail in Concrete Monument - Cased. Date Visited.
- △ BW Found Concrete Nail and Brass Washer.
- ⊙ MH Manhole
- CB / IN Catch Basin / Inlet
- PP Power Pole
- GP Guy Pole
- ⊙ FH Fire Hydrant
- ⊙ WV Water Valve
- ⊙ GM Gas Meter
- ⊙ WM Water Meter
- ⊙ WC Bolted Well Cap Cover
- EA Edge of Existing Asphalt Pavement
- 8" 8" Combined Sanitary and Storm Sewer
- 10" 10" Water Main
- G 4" Gas Main
- SD 12" Storm Drain Pipe
- 1.28' Offset in Feet and Decimal Feet as measured perpendicular from Property Line to Building Exterior Wall, etc.

Sheet 1 of 2 Sheets



### PLAN

Scale: 1" = 50'



### UTILITIES NOTE

Utilities shown hereon have been reproduced from the records of the Skagit County Public Utility District No. 1 (Water), Cascade Natural Gas Corporation, the City of Mount Vernon Engineering Department, and from field observation where possible.

### LEGEND CONTINUED:

- CL Centerline/Property Line
- Note 1. East Line of the West 250 Feet of the SW 1/4 of Sec. 20-34-4.
- Note 2. 30 Feet wide Easement to the City of Mount Vernon for Street Purposes by A.F. No. 820073 and East 30 Feet of deed recorded in Vol. 15 of Deeds Page 409 (See Legal Descr.: EXCEPTION)
- 185.0 (D) Distance Referred to by Legal Descr.

(Legend Continued on Sheet 2, Column 2)

### OWNER - DEVELOPER

ALFCO, INC.  
c/o ALF CHRISTIANSON SEED CO.  
101 E. Section Street  
P.O. Box 98  
Mount Vernon, WA. 98273  
Phone: (360) 336-9727

### ZONING CLASSIFICATION

M-1: Light Manufacturing and Commercial

### LOT AREAS

- Lot 1. .... = 31,313.08 Sq. Ft. = 0.719 Acres
- Lot 2. .... = 29,648.68 Sq. Ft. = 0.681 Acres
- Lot 3. .... = 10,226.02 Sq. Ft. = 0.235 Acres

### AUDITOR'S CERTIFICATE

Filed for the record this 10th day of May, 1996 at 12 minutes past 11 o'clock A.M., in volume 2 of Short Plats at pages 96 and 97 and recorded under Auditor's File Number 96516033, at the request of Phil Haupt.

Kathy Hill  
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 the 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  
GWYNNE D. LEGRO  
Registered Professional  
Engineer & Land Surveyor  
Date: 5-10-96 Lic. # 3475

### SHORT PLAT NO. MV - 1 - 96

DATE: May 10, 1996

## ALFCO, INC. PROPERTY SURVEY

PTN. W 1/2 W 1/2 SW 1/4  
SEC. 20, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

Vol 12 sh 0598

**NOTES**

- Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- Sewage Disposal by Mount Vernon City Sewer.
- Water by Skagit County Public Utility District No. 1.
- Survey Method : Field Traverse  
Instrumentation : TOPCON GTS-2B (20)  
Theodolite :  
Min. Horiz. Circle Reading of 20"  
E.D.M. :  
Accuracy ± ( 5mm + 5ppm )
- Legal Description furnished by First American Title Company of Skagit County, Certificate for Subdivision Guarantee No. H-177097, Order No. 47095, dated October 9, 1995, at 8:00 A.M.
- Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for new building construction.
- The Meridian for this Survey is based upon existing monumentation on the West line of the SW 1/4 of the SW 1/4 of Section 20, T. 34 N., R. 4 E.W.M. as being N 0°00'27" E as shown on the "GREAT NORTHERN RAILWAY CO., EVERETT - BLAINE SECTIONS, MT. VERNON NO. 1" railroad map dated Dec. 1920, revised June 1958, Office of Dist. Eng'r., Seattle, WN.
- "No Buildings" exist on Lot 3 of this Short Plat as described hereinabove at the date of filing this subdivision with the Skagit County Auditor.
- Refer also to the ALFCO, INC. Record of Survey by LeGro and Associates, by that instrument filed February 13, 1991 in Volume II of Surveys at Pages 2 and 3 and recorded under Auditor's File No. 9102130060, records of Skagit County, Washington.

**IMPACT FEE NOTICE**

All Lots within this subdivision are subject to Impact fees payable to the City of Mount Vernon on issuance of a building permit.

**EASEMENT PROVISIONS**

An Easement is hereby reserved for and granted to the City of Mount Vernon, Washington, 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 (Kincaid Street and Gates Street) 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. Grantee shall refrain from constructing new structures within the limits of the easements.

**RESTRICTIONS**

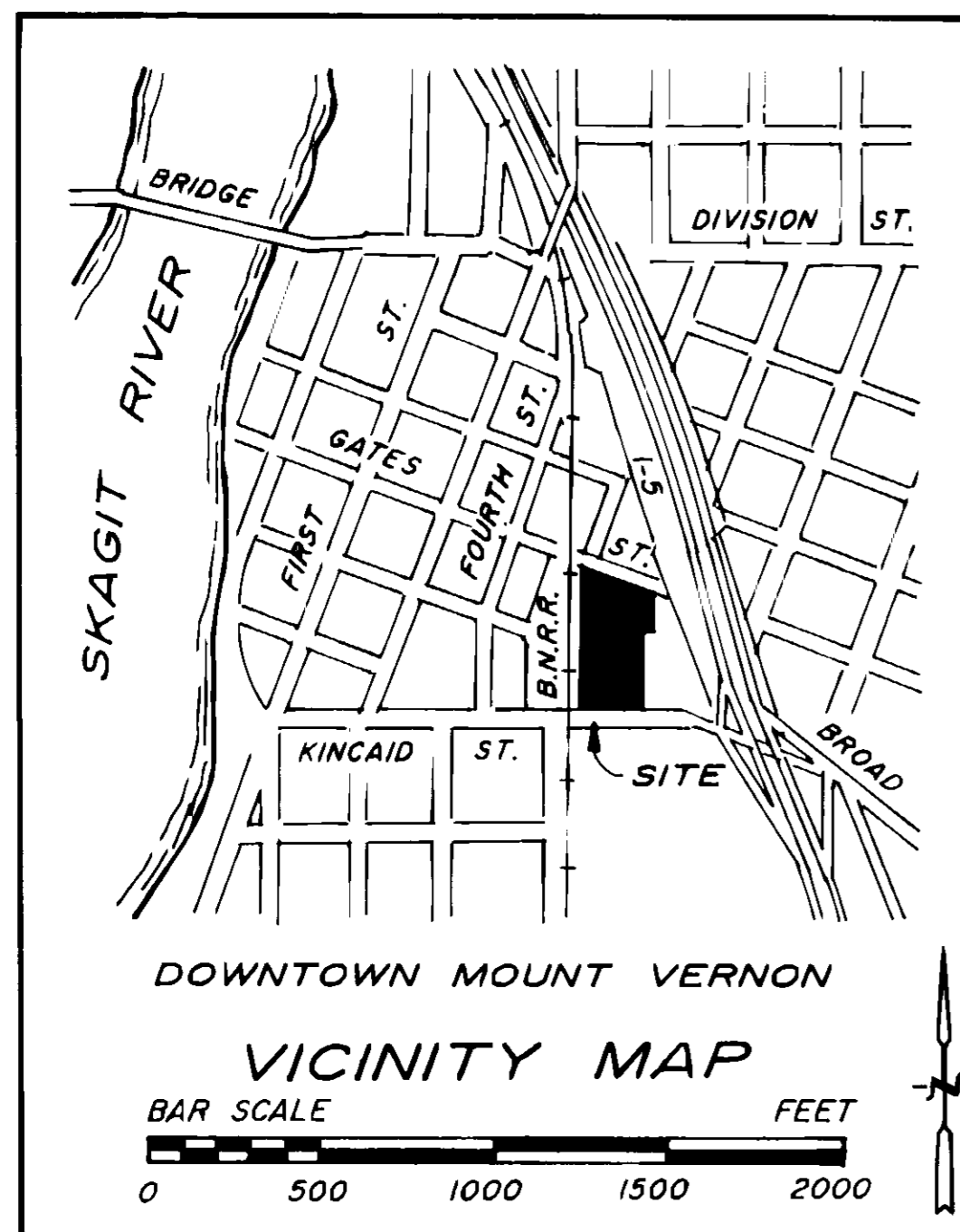
- Rights of parties in possession under unrecorded leases, if any.

**SPECIAL PROVISION**

Let it hereby be known that the existing property lines and dedication of easements create a nonconforming setback of existing buildings. The City of Mt. Vernon will not require the alteration of any existing building in any way to correct the situation until such future time that these existing building(s) are demolished or significantly altered in some way. Any such demolition or significant alteration will require conformance with the right-of-way lines and newly established easements abutting said building(s).

**LEGEND CONTINUED :**

- 3 Col's 3-4" Diam. Steel Columns to Canopy Roof
- Note 3 30 Feet Wide Non-Exclusive Easement to the City of Mount Vernon for street and utility purposes over and across Lot 3 of this Short Plat. Said Easement to be released upon an alternate access established to the satisfaction of the City Engineer.
- Note 4 15.2 Feet by 40.0 Feet by 42.79 Feet triangular shaped Non-Exclusive Easement to the City of Mount Vernon for street and utility purposes over and across Lot 1 of this Short Plat.



**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 10th day of MAY, 1996.

ALFCO, INC. :  
 Signature: [Signature] x  
 Print Name: WILLIAM J. HARRISON x  
 Signature: [Signature] x  
 Print Title: PRESIDENT x

**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 10th day of MAY, 1996.

ALFCO, INC. :  
 Signature: [Signature] x  
 Print Name: WILLIAM J. HARRISON x  
 Signature: [Signature] x  
 Print Title: PRESIDENT x

**LEGAL DESCRIPTION CONT'D**

( Legal Description Continued From Sheet 1 )

AND SUBJECT TO that Agreement granting license and permission to excavate for, construct, maintain and operate a 2-inch gas pipe under the terms and conditions of that un-recorded instrument between the Great Northern Railway Company and the Pacific Natural Gas Co., a Washington Corporation, dated March 10, 1958 and referred to as Pipe Line Agreement No. 63338.

AND FURTHER SUBJECT TO that Agreement granting license and permission to excavate for, construct, maintain and operate a six-inch (6") cast iron water pipe line under the terms and conditions of that un-recorded instrument between the Great Northern Railway Company and Public Utility District No. 1 of Skagit County, Washington dated June 15, 1946.

Situate in the County of Skagit, State of Washington.

**ACKNOWLEDGEMENT**

State of Washington }  
County of Skagit } s.s.

This is to certify that on this 10th day of MAY, 1996, before me, the undersigned, a Notary Public, personally appeared Kenneth S. Christensen and [Signature], to me known to be the President and [Signature], respectively, of ALFCO, INC., a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

x [Signature]  
Notary Public in and for the State of Washington, residing at [Address]

**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 1996.

This 14th day of MAY, 1996

x [Signature]  
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 1996.

This 16th day of MAY, 1996.

x [Signature]  
Treasurer, City of Mount Vernon

**APPROVAL**

Examined and approved this 10th day of MAY, 1996, by the City Engineer of Mount Vernon, Washington.

x [Signature] City Engineer  
x [Signature] Mayor

x [Signature] Finance Director

SHORT PLAT NO. MV - 1 - 96 DATE: May 10, 1996

**ALFCO, INC. PROPERTY SURVEY**

PTN. W 1/2 W 1/2 SW 1/4  
SEC. 20, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

