

LEGAL DESCRIPTION

That portion of Government Lot 7 in Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Section 8, thence North 87°57'29" West, along the south line of said Section 8, a distance of 1322.53 feet to the Southwest corner of said Government Lot 7; thence North 0°02'33" East, along the West line of said Government Lot 7, a distance of 1,000.09 feet to the Northerly Boundary line of the City Limits of Mount Vernon as described in Ordinance Number 1134 and approved December 22, 1954; thence South 87°57'29" East, along said Northerly Boundary line, 1,045.08 feet to the Northwest corner of Lot 2 of Short Plat number MV-12-79, as recorded in Book 3 of Short Plats, at page 197, records of Skagit County, Washington, under Auditor's File Number 7910190035; thence South 0°11'21" West, along the West line of said Lot 2, a distance of 300.00 feet; thence South 87°57'29" East, along the South line of Lot 2, a distance of 250.00 feet; thence continuing South 87°57'29" East 30.02 feet to the East line of said Section 8; thence South 0°11'21" West along said East line 700.00 feet to the point of beginning;

EXCEPT THAT portion conveyed to Diking District number 20, by instrument recorded April 5, 1920, under Auditor's file number 140940;

AND EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded January 17, 1911 and September 15, 1913, under Auditor's File Numbers 82886 and 98377, respectively.

Situate in the County of Skagit, State of Washington.

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 1997. This 1st day of JULY, 1997.

Mark E. Wynn For Mark S. Knowles
TREASURER, CITY OF MOUNT VERNON

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 1997. This 26th day of June, 1997.

Sandra Patterson for Judyann M. Munsch
SKAGIT COUNTY TREASURER

APPROVALS

Examined and approved this 1st day of JULY, 1997.
Shirley K. Rindler Mayor
Mark E. Wynn For Mark S. Knowles ATTEST: CITY CLERK

APPROVALS

Examined and approved this 1st day of JULY, 1997.
R. B. Bushman
CITY ENGINEER (Atty) For John Wiseman

NOTE:

The remaining portion of Government Lot 7 lying north of the city limit line as shown hereon, will be aggregated with adjoining property located in Skagit County Ag. zone.

DETENTION POND EASEMENT

An easement for stormwater drainage/detention facilities is hereby granted to the City of Mount Vernon. Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of perimeter fences, landscaping, and plant materials within this easement is the responsibility of the property owners association.

NOTE

The installation of fences, landscaping, or other items that may hinder any privilege granted within the city storm drainage easements shall be prohibited within the limits of the stormwater detention pond access and utilities easements and the stormwater drainage/detention pond easements areas on Lots 1 and 3.

IMPACT FEE NOTE

All Lots within this subdivision are subject to impact fees, payable upon issuance of building permits.

P.U.D. WATER PIPELINE EASEMENT

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 a water line, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line, lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this Short Plat. Together With the right of ingress to and egress from said 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.

EASEMENT PROVISION

An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Power, GTE, Cascade Gas, P.U.D. No. 1, and TCI Cablevision, and their respective successors and assigns, under and upon the exterior ten feet parallel and adjacent to the road frontage of Lots 1, 2, and 4 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.

STREET IMPROVEMENT NOTE

Prior to issuance of the initial building permit for Lots 1, 2, or 3, the following will be required:

- 1. LaVenture Road shall be improved with sidewalk, curb and gutter, street widening, and all appurtenances on the west side from the intersection of Hoag Road northerly to a point 150 feet north of the intersection of Manica Drive. Asphalt tapers shall be extended in addition to this. The face of the curb shall be constructed at 22 feet west of the centerline of the right-of-way.
- 2. Hoag Road shall be improved with sidewalk, curb, gutter, street widening, and all appurtenances on the north side from the intersection of LaVenture Road to a point 250 feet west of the centerline of North 20th Place. Asphalt tapers shall be extended in addition to this. The face of the curb shall be constructed at 22 feet north of the centerline of the right-of-way.
- 3. Minimum fire flows are required in the water system.

Prior to the issuance of any subsequent building permits for Lots 1, 2, or 3, the following will be required:

- 1. LaVenture Road improvements, including sidewalk, as stated above, shall be extended to the north property line of Lot 2.
- 2. Hoag Road improvements as stated above shall be extended to the west property line of Lot 4.

*Please also refer to all conditions of the City of Mount Vernon Master Plan Approval Ordinance No. 2529 and No. 2530.

*The above referenced improvements may be bonded for at 150% of the approved engineers estimate. See City of Mt. Vernon Municipal Code Code 17.72070 for details.

OWNERS' CERTIFICATION AND DEDICATION

Know All Men by these Presents that the Salem Lutheran Church, a state corporation, owner in the fee simple or contract purchaser and mortgage holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 12th day of MAY, 1997.

Donald E. Hickok Pres.
DONALD E. HICKOK - PRESIDENT
Salem Lutheran Church

Richard E. Thompson, AVP
RICHARD E. THOMPSON, AVP
Skagit State Bank

ACKNOWLEDGMENT FOR OWNERS

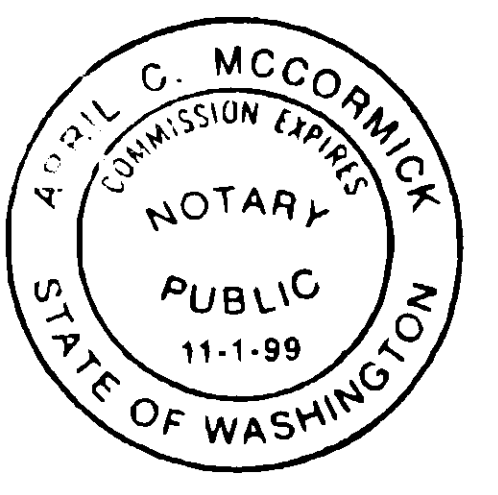
State of Washington)
County of SKAGIT) ss.

I certify that I know or have satisfactory evidence that DONALD E. HICKOK - PRESIDENT

signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

J. D. Nick
Notary Public
5-12-97
Date

11-1-99
My appointment expires



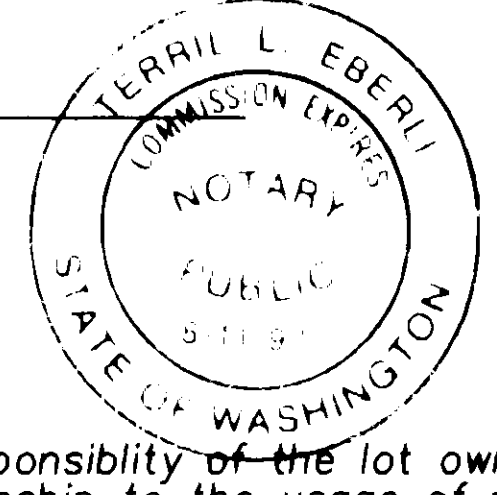
ACKNOWLEDGMENT FOR MORTGAGEE

State of Washington)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that Richard E. Thompson is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the AVP of Skagit State Bank

Terril L. Eberli
Notary Public
5-12-97
Date

8-11-97
My appointment expires



NOTES

- 1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of road.
- 2. Short Plat number and date of approval shall be included in all deeds and contracts.
- 3. Zoning- P, RA, and R-4 (CR) as per ord. No. 2529, No. 2530, and _____ respectively. The R-4 (CR) zoning classification for lots 2 and 3 is a contract rezone for elderly housing only. Development approval on lots 2 and 3 must be concurrent and will require master plan / conditional use permit. For additional information see agreement under auditor file # 9303090013.
- 4. Sewage Disposal - Mt. Vernon Sewer
- 5. Water - PUD No. 1
- 6. BASIS OF BEARING: Cresmoor Div. No.2, as recorded in Vol. 12 of Plats, page 16, records of Skagit County, WA. Bearing from monument in case at the South 1/4 corner of Section 8 to the monument in case at the Southeast corner of Section 8= South 87°57'29" East.
- 7. This survey was performed in the field using a Lietz Set 4A Electronic Theodolite.
- 8. Lots 1, 2 and 3 are subject to and together with a 60 foot wide easement for ingress, egress utilities, and maintenance over, under, and across as shown on sheet 1 of 2, (for the benefit of Lots 1, 2, 3, 4, the City of Mount Vernon and Skagit County P.U.D. # 1. All maintenance and construction of private roads are the responsibility of the lot owners, and the responsibility of maintenance shall be in direct relationship to the usage of said road.
- 9. Lot 1 is subject to a 20 foot Water line easement as shown on sheet 1 of 2, for the benefit of Skagit County P.U.D. No. 1. (See P.U.D. Easement note this sheet).
- 10. Lots 1 and 3 are subject to an easement for installation and maintenance of a storm drainage line, bio-filtration swale, and detention pond as shown on sheet 1 of 2, for the benefit of Lots 1, 2, 3, 4, and the City of Mount Vernon. See detention pond easement this page.
- 11. Lot 1 is subject to an easement for installation and maintenance of a sanitary sewer line as shown on sheet 1 of 2, for the benefit of the City of Mount Vernon.



SHORT PLAT NUMBER: MV-8-94		DATE: MAR. 1997	
SALEM LUTHERAN CHURCH SHORT PLAT IN A PORTION OF GOV'T. LOT 7 OF SEC. 8, T 34 N., R 4 E, W.M. MOUNT VERNON, SKAGIT COUNTY, WASHINGTON			
FIELD BOOK 550 P.24	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 100'	
OWN. BY MAL DATE DEC. '96	P.O. BOX 1228 MOUNT VERNON, WA 98273 (206) 336-5751	JOB NO. 94054-A	