

# LEGAL DESCRIPTION

LOT 'B' MOUNT VERNON SHORT PLAT NO. MV-5-88, APPROVED AUGUST 26, 1988, RECORDED AUGUST 26, 1988, IN BOOK 8 OF SHORT PLATS, PAGE 63, UNDER AUDITOR'S FILE NO. 8808260052, AND BEING A PORTION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

EXCEPT THE NORTHERLY 55 FEET OF THE EAST 129.28 FEET OF SAID LOT 'B', MOUNT VERNON SHORT PLAT NO. MV-5-88.

SITUATE IN SKAGIT COUNTY, WASHINGTON

SK

99 APR 20 P3:21

6700

# DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE COLLEGE WAY LAND CO. (L.L.C.) A WASHINGTON 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, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT 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, AVENUES, WAYS, BOULEVARDS, DRIVES, PLACES, CIRCLES, COURTS, LANES AND LOOPS 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 15TH DAY OF MARCH 1999, BY: COLLEGE WAY LAND COMPANY L.L.C. BY: FREDERICK G. FLEMMING TITLE: PRESIDENT

*Fredrick G. Flemming*  
THE COLLEGE WAY LAND COMPANY L.L.C.  
FREDERICK G. FLEMMING, PRESIDENT

*Charlene E. Jenkins*  
CHARLENE E. JENKINS

*William N. White*  
WILLIAM N. WHITE

*Lois White*  
LOIS WHITE

*Kenneth R. Jungquist*  
KENNETH R. JUNGQUIST

*Beverly Jungquist*  
BEVERLY JUNGQUIST

# ACKNOWLEDGEMENT

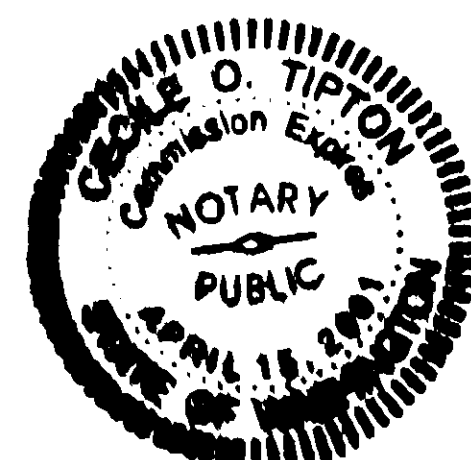
STATE OF Washington  
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF March 1999, BEFORE ME PERSONALLY APPEARED FREDERICK G. FLEMMING TO ME KNOWN TO BE THE PRESIDENT OF COLLEGE WAY LAND COMPANY THE LIMITED LIABILITY CORPORATION (L.L.C.) THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID L.L.C., FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT FREDERICK G. FLEMMING HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID L.L.C. HAS CAUSE THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 15th DAY OF March 1999.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Cecile Ripton*  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Redwood Valley



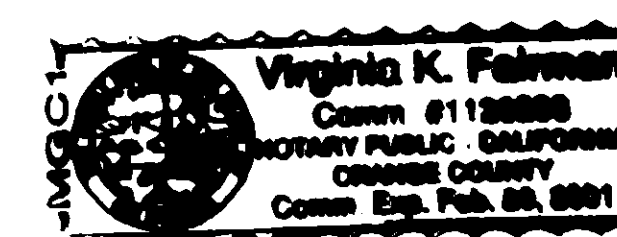
# ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Orange

ON THIS 10th DAY OF March 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CHARLENE E. JENKINS TO ME KNOWN TO BE THE TRUSTEE OF THE JOHN W. COOK TRUST AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

*Virginia K. Fairman*  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA RESIDING AT SEAL BEACH, CA.



# ACKNOWLEDGEMENT

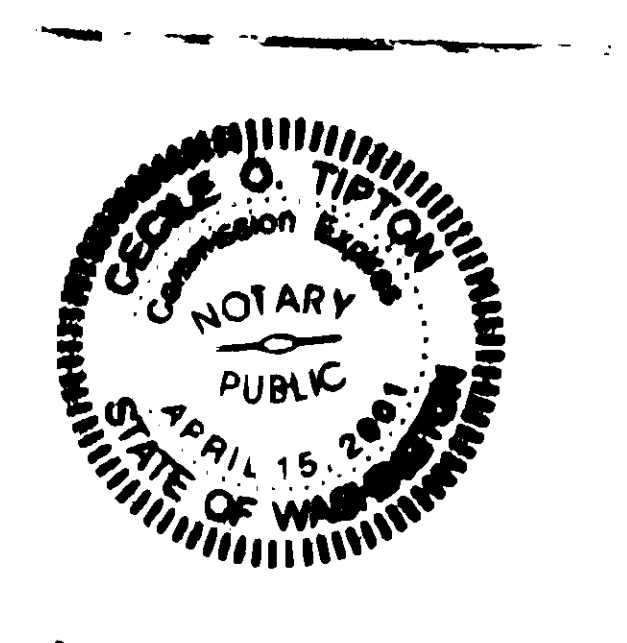
STATE OF Washington  
COUNTY OF Skagit

ON THIS 15th DAY OF March 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM N. WHITE AND LOIS WHITE HUSBAND AND WIFE

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

*Cecile Ripton*  
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Redwood Valley



# ACKNOWLEDGEMENT

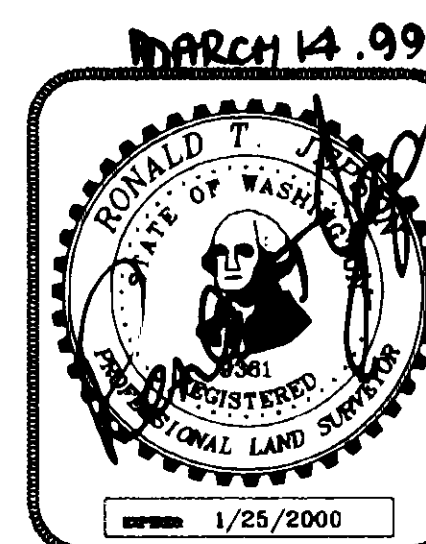
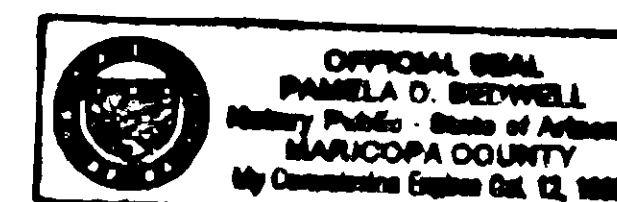
STATE OF Arizona  
COUNTY OF Maricopa

ON THIS 12th DAY OF March 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KENNETH R. JUNGQUIST AND BEVERLY JUNGQUIST HUSBAND AND WIFE

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

*Samuel Beechell*  
NOTARY PUBLIC IN AND FOR THE STATE OF Arizona RESIDING AT Salt Lake



BINDING SITE PLAN NO. MV 1-98 BSP  
PTN. OF NE 1/4 OF SW 1/4 OF SEC. 17, TWP. 34 N. RNG. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS\*LAND SURVEYORS\*PROJECT MGMT. & DEV.  
222 GRAND AVE. SU "C", PH. No. (360) 733-5760  
BELLINGHAM, WASHINGTON 98225

JOB # 98023

### EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, G.T.E. AND T.C.I. CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF ALL LOTS AND TRACTS ADJUTING PUBLIC RIGHT-OF-WAY, 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 SERVICE TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

### PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

### CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESMENTS AND ALL SPECIAL ASSESMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREET, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL OFFICE, UP TO AND INCLUDING THE YEAR OF 1999.

THIS 31<sup>st</sup> DAY OF March 1999.

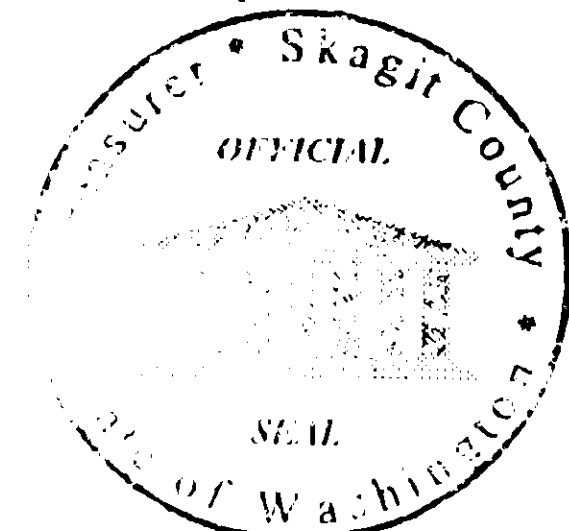
*[Signature]*  
CITY FINANCE DIRECTOR

### COUNTY 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 1999.

THIS 25 DAY OF March 1999.

*Linda Patterson for Judyanne Menard*  
DEPUTY COUNTY TREASURER



### APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF April 1999.  
CITY ENGINEER: *[Signature]*

EXAMINED AND APPROVED THIS 30 DAY OF March 1999.

MAYOR: *[Signature]*

ATTEST BY FINANCE DIRECTOR: *[Signature]*

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF April 1999 AT 3:21 P.M.  
IN BOOK 14 OF SHORT PLATS AT PAGE 22-24 RECORDS OF SKAGIT COUNTY, WASHINGTON AT THE REQUEST OF RONALD T. JEPSON.

*[Signature]*  
SKAGIT COUNTY AUDITOR

### SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS BINDING SITE PLAN, TITLED "COLLEGE WAY BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND OR PLACED UPON COMPLETION OF CONSTRUCTION.

*[Signature]*  
RONALD T. JEPSON, P.L.S. #9361



BINDING SITE PLAN NO. MV 1-98 BSP  
PTN. OF NE 1/4 OF SW 1/4 OF SEC. 17, TWP. 34 N. RING. 4 E., W.M.  
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

RONALD T. JEPSON & ASSOCIATES  
CONSULTING ENGINEERS\*LAND SURVEYORS\*PROJECT MGMT. & DEV.  
222 GRAND AVE. SU. "C", PH. No. (360) 733-5760  
BELLINGHAM, WASHINGTON 98225

JOB # 98023



9904200113

FND. CONC. MON. IN CASE  
18417S 89°37'00" E  
2301.90'

FND. CONC. MON. IN CASE

VEHICLE ACCESS SHALL NOT BE ALLOWED  
ON COLLEGE WAY WITHIN 150 FEET OF  
CONTINENTAL PLACE CENTERLINE OF RIGHT OF WAY.

COLLEGE WAY

FND. CONC. MON. IN CASE

VEHICLE ACCESS SHALL NOT BE ALLOWED  
ON CONTINENTAL PLACE WITHIN 150 FEET OF  
COLLEGE WAY CENTERLINE OF RIGHT OF WAY.**NOTES:**

1. PRIOR TO FURTHER DEVELOPMENT (ISSUANCE OF BUILDING PERMIT) ON LOT 3 AN ADEQUATE PATH SHALL BE CONSTRUCTED FOR TRUCKS AND EQUIPMENT TO SERVICE SANITARY SEWER FACILITIES FROM MANHOLE, AND THE CITY OF MOUNT VERNON SHALL BE GRANTED AN EASEMENT FOR INGRESS AND EGRESS ON SAID PATH.
2. PRIOR TO DEVELOPMENT (ISSUANCE OF BUILDING PERMIT) ON LOTS 3, 4, 5 AND 7 IMPROVEMENT FOR STREAM PRESERVATION AND MITIGATION PLAN (AS REQUIRED BY ORD. 2482) SHALL BE COMPLETED.
3. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
4. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. ALL LOTS ARE SUBJECT TO LOCAL IMPROVEMENT DISTRICT #232 UPON COMPLETION OF THE L.I.D. PROJECT, ASSESSMENTS WILL BE ASSIGNED.
6. 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 USAGE OF ROAD.

ZONING DESIGNATION - C 2

**UTILITY SOURCES**

WATER - SKAGIT COUNTY P.U.D.  
STORM + SEWER - CITY OF MT. VERNON  
POWER - PUGET SOUND + ENERGY  
GAS - CASCADE NATURAL GAS

**DEVELOPER**

MR. FRED FLEMMING  
COLLEGE WAY LAND L.L.C.  
1124 W. RACINE STREET  
BELLINGHAM, WA. 98226

**SURVEY EQUIPMENT + PROCEDURE**

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE  
USING A TOPCON GTS-3C TOTAL STATION ON 9-98

**BASIS OF BEARING**

PLAT NO. MV 5-88 AS RECORDED IN BOOK 8 OF SHORT PLATS, ON PAGE  
63, FILED UNDER AF#8808260052 RECORDS OF THE SKAGIT COUNTY  
AUDITORS OFFICE. LINE HELD WAS CENTERLINE OF COLLEGE WAY  
BEARING N 89°37'00" W.

**LEGEND**

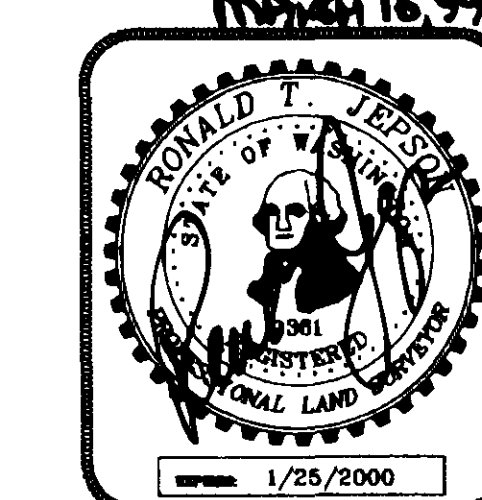
- SET REBAR + CAP # 9361 9-98
- FND. SURVEYORS' CAP AND REBAR
- ◆ FND. CONC. MON. IN CASE
- ⊙ SET CONC. MON. IN CASE
- XXXX HOUSE ADDRESS

**GRAPHIC SCALE**

( IN FEET )

1 inch = 60 ft.

SHEET 3 OF 3



**BINDING SITE PLAN NO. MV 1-98 BSP**  
PTN. OF NE 1/4 OF SW 1/4 OF SEC. 17, TWP. 34 N. RNG. 4 E., W.M.  
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use 14 SP pg 24