

HAGGEN SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, T.34 N., R.4 E., W.M.

199908310020
Kathy Hill, Skagit County Auditor
831/898 Page 1 of 5 9:58:38AM

DEVELOPER NAME & ADDRESS:
BRAE DEVELOPMENT CO.
P.O. BOX 9704
BELLINGHAM, WA 98227-9704
PHONE: (360) 733-8720

PROPERTY DESCRIPTION

Parcel A:
The East Half of the Southwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, Skagit County, Washington.

Parcel B:
The West Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East, of the Willamette Meridian, Skagit County, Washington.

EXCEPT those portions described as follows:

Commencing at the Southeast corner of said West Half, thence North 00°44'43" East along the East Line of said West Half a distance of 426.00 feet, more or less, to the point of beginning of the Southwest corner of Lot 5, PLAT OF TOTEM RIDGE II, as recorded in Volume 10 of Plats, page 38, records of Skagit County, Washington;

thence North 88°31'42" West along the West line extension of the South line of said Lot 5 a distance of 8.97 feet;

thence North 50°35'28" West a distance of 52.55 feet, more or less, to the intersection of the West line of the East 50.00 feet of said West Half;

thence North 00°44'43" East along said West line a distance of 826.97 feet, more or less, to the intersection with the South line of the North 50.00 feet of said West Half;

thence North 88°30'28" West along said South line a distance of 128.60 feet, more or less, to the intersection of the South line extension of the West line of Lot 21, PLAT OF THE UPLANDS, as recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington;

thence North 00°46'02" East along said Southerly extension a distance of 50.00 feet to the North line of said West Half;

thence South 88°30'28" East along said North line a distance of 178.00 feet, more or less, to the Northeast corner of said West Half;

thence South 00°44'43" West along the East line of said West Half, a distance of 909.66 feet, more or less, to the point of beginning.

ALSO EXCEPT the following described Parcel beginning at the Southeast corner of Lot 23 of said PLAT OF THE UPLANDS; thence North 88°30'28" West along the North line of said West Half a distance of 378.68 feet, more or less, to the Northwest corner of said West Half;

thence South 00°41'31" West along the West line of said West Half a distance of 25.00 feet to the intersection with the South line of the North 25.00 feet of said West Half;

thence South 88°30'28" East a distance of 185.29 feet, more or less, to the intersection with the Southerly extension of the West line of Lot 24, PLAT OF THE UPLANDS;

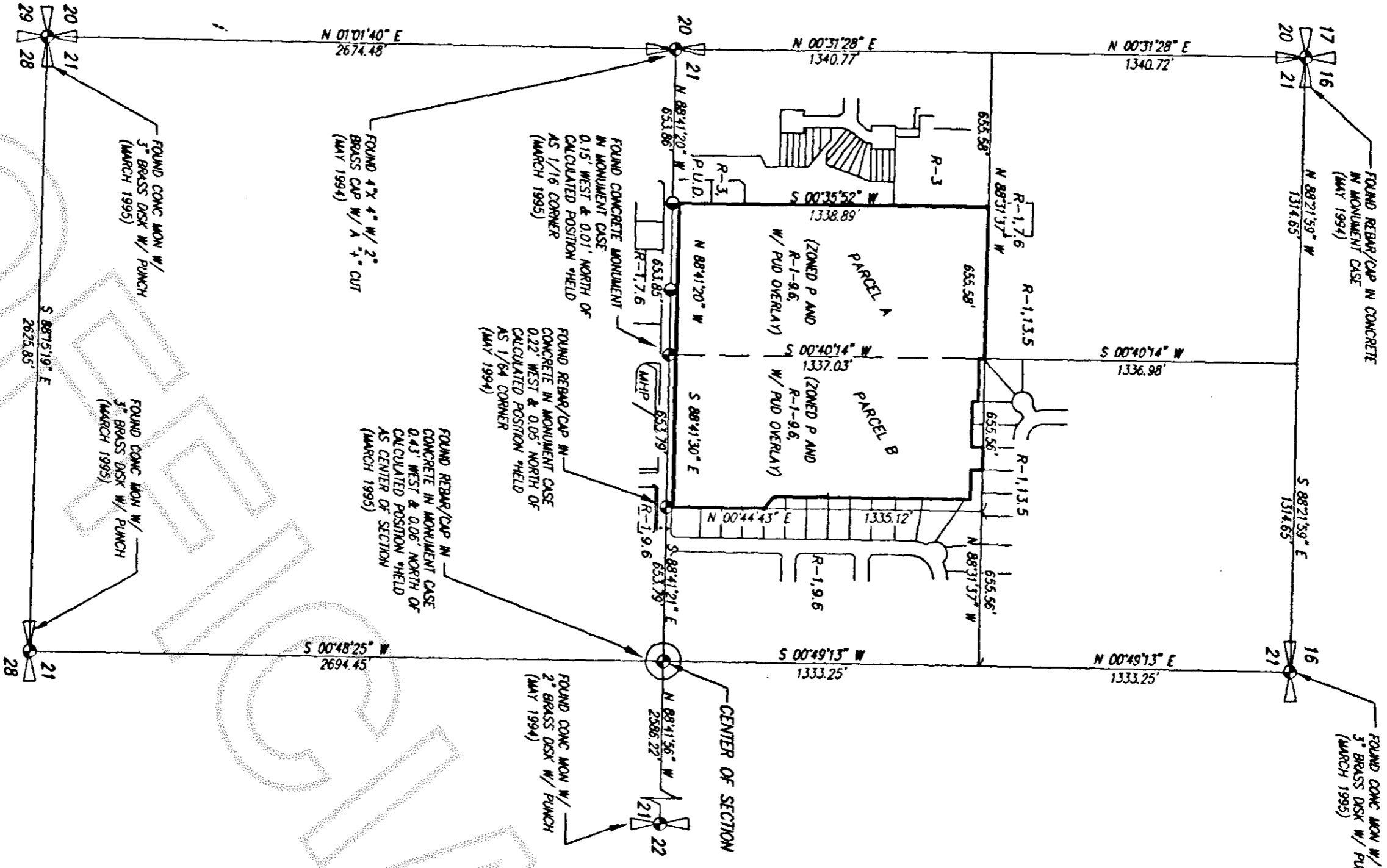
thence South 00°46'02" West along said Southerly extension a distance of 25.00 feet to the intersection with the South line of the North 50.00 feet of said West Half;

thence South 88°30'28" East along said South line a distance of 193.00 feet, more or less, to the intersection with the Southerly extension of the East line of said Lot 23;

thence North 00°46'02" East along said Southerly extension a distance of 50.00 feet to the point of beginning.

ALSO EXCEPT Right of way for road known as Mount Vernon-Big Lake Road (Division Street), Constructive notice of which is contained in various instruments of record.

ALL Situated in Skagit County, Washington.



SECTION SUBVISION

LEGEND:

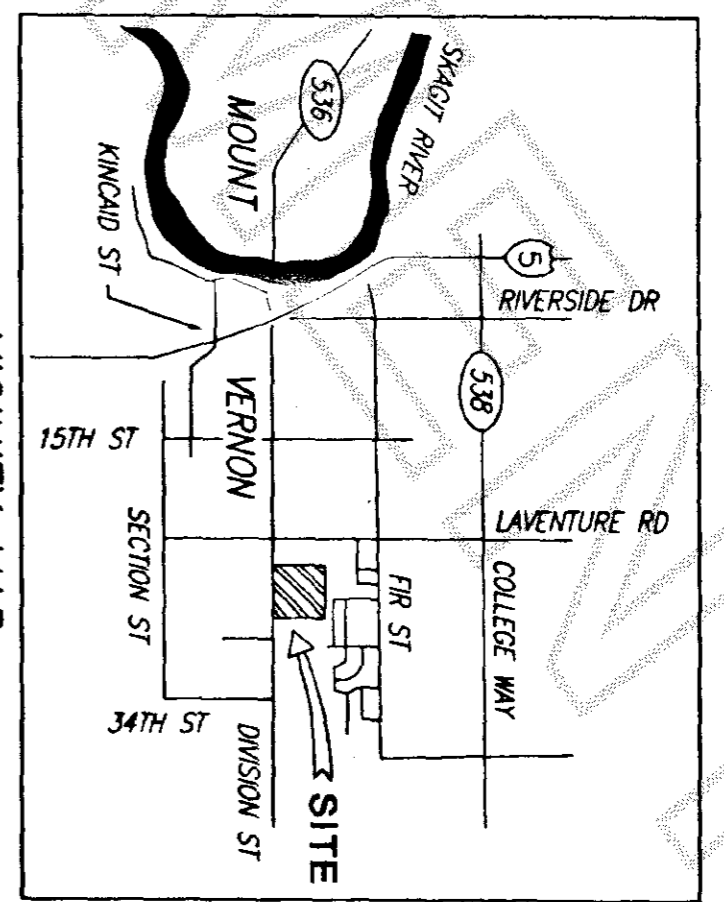
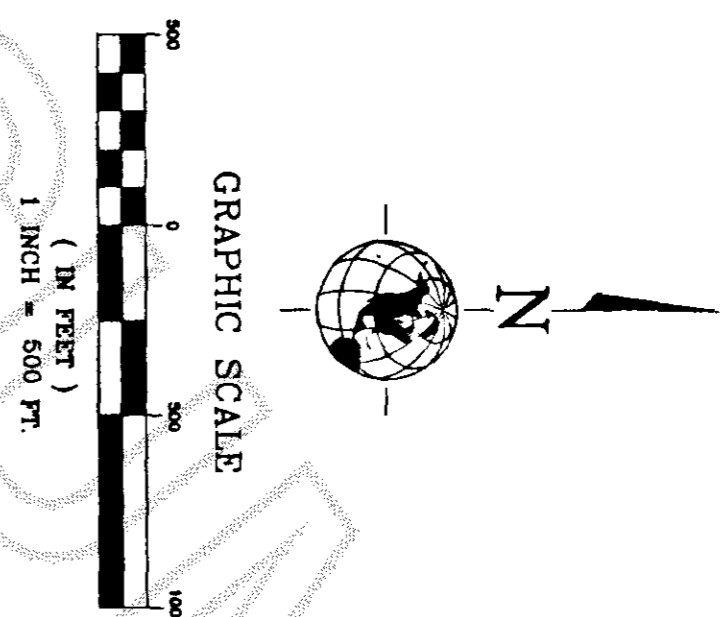
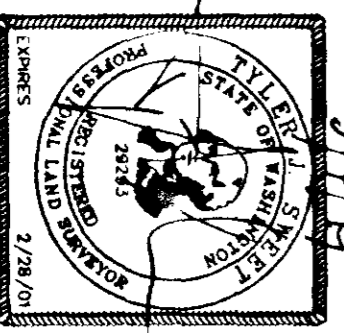
- FOUND BRASS CAP IN MONUMENT CASE UNLESS OTHERWISE NOTED.
- FOUND SURFACE MONUMENT AS NOTED.
- SET REBAR AND CAP
- L.S. 29293
- SET CONCRETE MONUMENT IN CASE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF Aug. 1999 AT 9:58 AM IN BOOK _____ OF SHORT PLATS AT PAGES _____ AT THE REQUEST OF NORTHWEST ENGINEERING COMPANY
Christy Hill by Cheryl Steiner
COUNTY AUDITOR
AUDITOR'S FILE NO. 199908310020

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF W. AND H. PACIFIC, INC.
DATE 8/1/99
REGISTRATION NO. 29293



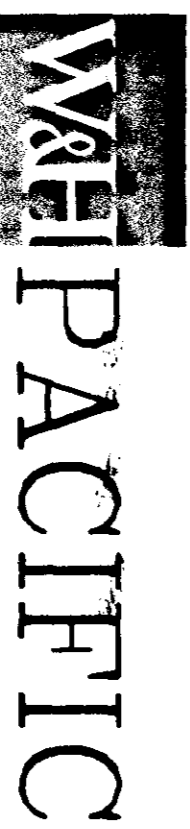
EASEMENTS

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEB SOUND POWER AND LIGHT CO., G.T.E. CASCADE NATURAL GAS CO. AND TCI CABLE VISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER / UPON THAT PORTION OF THE FRONT 7 (SEVEN) FEET OF THE LOTS ADJOINING THE PUBLIC STREET RIGHT OF WAY AND OTHER EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY CITY ENGINEER.

OPEN SPACE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON FOR THE WETLAND AND BUFFER SHOWN HEREON.

THE WETLAND AND BUFFER AREAS SHALL BE USED ONLY FOR OPEN SPACE PURPOSES AND REGULATED UNDER CITY OF MOUNT VERNON OPTICAL AREAS ORDINANCE # 2482. NO CLEARING OR REMOVAL OF EXISTING VEGETATION ON THE WETLAND AND BUFFER AREAS SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF MOUNT VERNON. NO STRUCTURES SHALL BE PERMITTED ON THE WETLAND AND BUFFER AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY EXCEPT THAT OWNERS OF THE ADJACENT LOTS AT SUCH OWNER'S EXPENSE, MAY CONSTRUCT FENCES ALONG THE BOUNDARIES OF THE BUFFER AREAS THAT SEPARATE ADJACENT LOTS. AT ITS EXPENSE, HAGEN SHALL CONSTRUCT A FENCE ALONG THE BOUNDARY LINE BETWEEN THE BUFFER AREA AND THE ADJACENT PROPERTY OWNED BY HAGGEN AS REQUIRED BY THE CONDITIONS OF THE PRELIMINARY PUD APPROVAL FOR THE PROPERTY OWNED BY HAGGEN FOR PURPOSES OF THIS SHORT PLAT. STRUCTURE SHALL MEAN ANY BUILDING, WALL, DRIVEWAY, WALKWAY, PATIO, GARAGE, STORAGE SHED, CARPORT, MAILBOXES, SWIMMING POOL, ROCKERY, DOG RUN OR THE LIKE.



TEL: (425) 951-4800 FAX: (425) 951-4808
Planning • Engineering • Surveying
Landscape Architecture • Environmental Services

SHORT PLAT NO. MV-5-98.

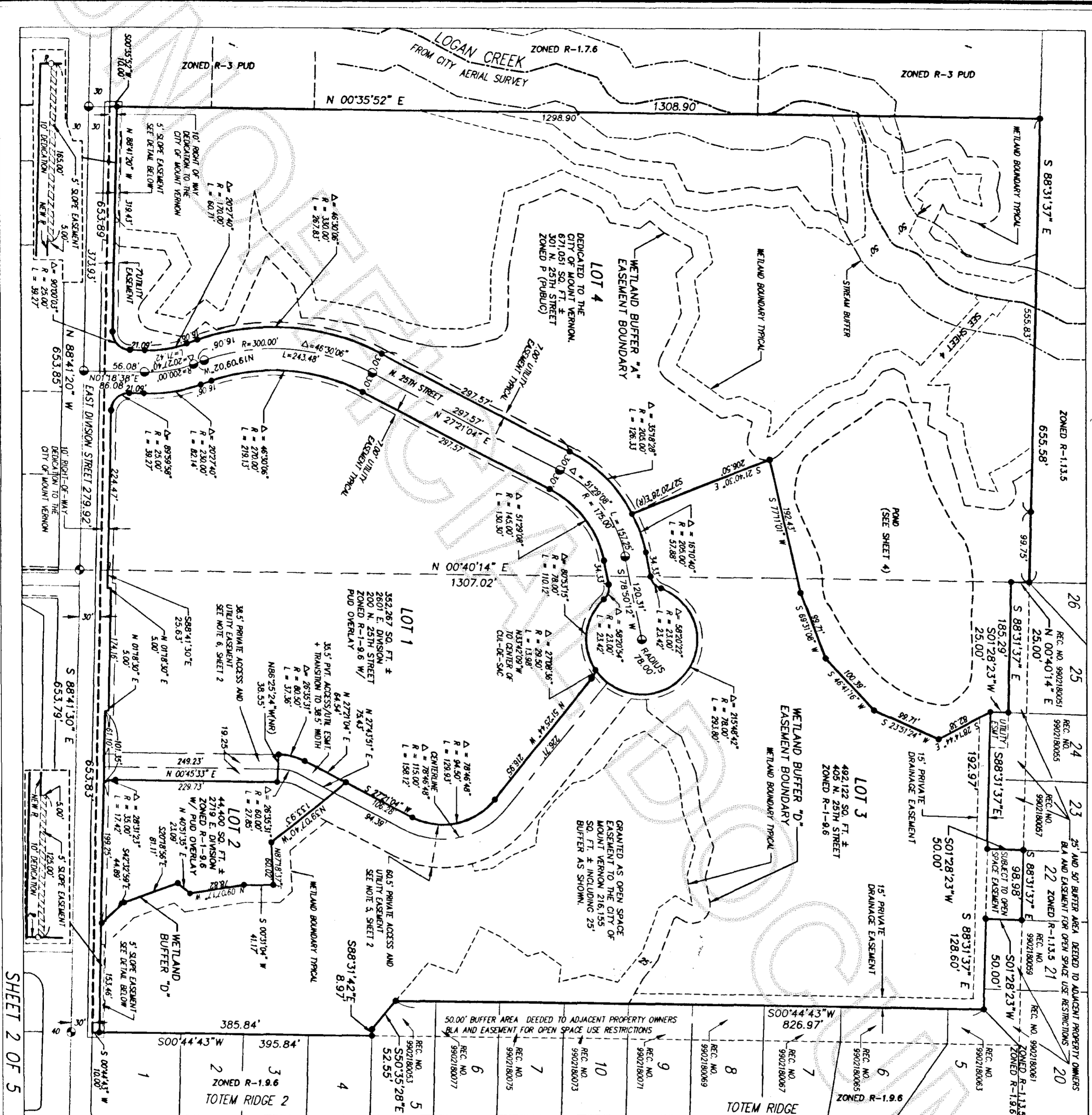
HAGGEN SHORT PLAT

Drawn	MDC/CP	Job No.	J-3111-0740	Checked	LJS
Date	08/04/99	F.B. No.	572	Date	08/04/99
SE & SW 1/4, NW 1/4, Section 21, Township 34 North, Range 4 East, W.M.	State	WASHINGTON	Plat No.	511150110MC	

HAGGEN SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, T.34 N., R.4 E., W.M.

Kathy Hill, Skagit County Auditor
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GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft.

NOTES:

1. A FIELD TRAVERSE SURVEY WAS PERFORMED USING AN ELECTRONIC TOTAL STATION. HORIZONTAL CIRCLE MINIMUM DISPLAY 1 SEC.; DISTANCE MEASURED/STANDARD DEVIATION ± (3MM + 2PPM); LINEAR CLOSURE AND ANGULAR CLOSURE MET OR EXCEEDED 1:10,000 IN ACCORDANCE WITH WAC 332-130-090.
2. ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO IMPACT FEES.
3. LAND USE AND BUILDING SETBACKS MUST BE IN ACCORDANCE WITH APPROVED ZONING DESIGNATION, MASTER PLAN AND PLANNED UNIT DEVELOPMENT APPROVED BY MOUNT VERNON CITY COUNCIL ON SEPT. 9, 1998.
4. PRIOR TO FURTHER DEVELOPMENT ON LOT 3, A GRAVITY SANITARY SEWER MAIN SHALL BE CONSTRUCTED TO THE NORTH TO REACH SHADY LAKE AND FURTHER NORTH TO THE INTO EXISTING SANITARY SEWER SYSTEM IN ALLISON AVENUE. AN EASEMENT FOR SAID SEWER LINE WOULD BE NECESSARY. SAID EASEMENT SHALL MEET REQUIREMENTS PER THE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT AND SHALL BE GRANTED TO THE CITY OF MOUNT VERNON.
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6. MAINTENANCE OF THE 35.5', 38.5' & 60.5' ACCESS AND UTILITY EASEMENTS AND THE COST THEREOF SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2 & 3.
7. THERE SHALL BE NO VEHICLE ACCESS FROM LOT 2 OR 3 DIRECTLY ONTO EAST DIVISION STREET, FOR LOT 1 VEHICLE ACCESS, SEE P.U.D.
8. P.U.D. APPROVAL AND CONDITIONS MUST BE COMPLETED AND FOLLOWED PRIOR TO DEVELOPMENT ON ANY LOT.
9. MAINTENANCE OF THE PRIVATE SANITARY SEWER EASEMENT AND THE COST THEREOF SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1, & 2.
10. TOTAL AREA LOTS 1, 2, 3, 4 = 35.82 ACRES ±

LEGEND:

- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- SET REBAR AND PLASTIC CAP, IS 29293
- SET CONC. MON. IN CASE

CURRENT ZONING:

ZONED P AND R-1-9.6 W/ PUD OVERLAY
 (ORDINANCE 2906, DATED SEPT. 9, 1998)

BASIS OF BEARINGS:

AN ASSUMED BEARING OF N 00° 31' 28" E ALONG THE NORTH HALF OF THE WEST LINE OF SECTION 21 T.34 N., R.4 E., W.M.

HAGGEN SHORT PLAT

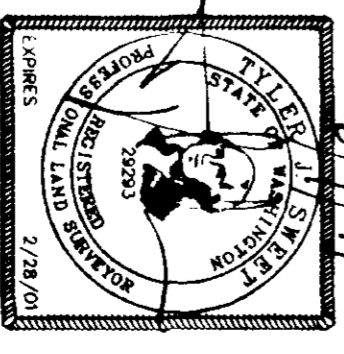
RECORD OF SURVEY for

DATE: 08/04/99
 DRAWN: WAC/DJC
 CHECKED: IJS
 DATE: 08/04/99
 DATE: 5/72
 COUNTY: SKAGIT

WHP PACIFIC

3350 MONTE VILLA PARKWAY
 BOTHELL, WASHINGTON 98021
 WWW.WHPACIFIC.COM
 TEL: (425) 951-4800 FAX: (425) 951-4808
 Planning, Engineering, Surveying
 Landscape Architecture, Environmental Services

SHORT PLAT NO. MV-5-98



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Kathy Hill, Skagit County Auditor
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, T.34 N., R.4 E., W.M.

BUFFER EASEMENT "A"

BEING AT THE SOUTHWEST CORNER OF LOT 4
THENCE S 88°41'19" E FOR A DISTANCE OF 192.21 FEET;
THENCE N 47°21'20" E FOR A DISTANCE OF 8.98 FEET;
THENCE S 51°02'15" E FOR A DISTANCE OF 63.27 FEET;
THENCE N 64°00'36" E FOR A DISTANCE OF 21.66 FEET;
THENCE S 14°43'13" E FOR A DISTANCE OF 67.73 FEET;
CHORD = N 69°54'25" E FOR A DISTANCE OF 42.46 FEET;
DELTA = 116°15'34"
RADIUS = 25.00
ARC = 30°7'3"
THENCE N 11°45'45" E FOR A DISTANCE OF 51.11 FEET;
THENCE N 40°28'36" E FOR A DISTANCE OF 34.30 FEET;
THENCE N 38°58'52" E FOR A DISTANCE OF 20.19 FEET;
THENCE N 63°42'09" E FOR A DISTANCE OF 105.17 FEET;
THENCE N 42°32'33" E FOR A DISTANCE OF 52.79 FEET;
THENCE N 78°20'16" E FOR A DISTANCE OF 45.49 FEET;
THENCE N 0°48'27" E FOR A DISTANCE OF 25.62 FEET;
THENCE N 102°23'18" E FOR A DISTANCE OF 41.76 FEET;
THENCE N 137°23'17" E FOR A DISTANCE OF 35.27 FEET;
CHORD = N 17°06'37" E FOR A DISTANCE OF 74.64 FEET;
DELTA = 07°18'0"
RADIUS = 60.00
ARC = 7°4'
THENCE N 20°45'37" E FOR A DISTANCE OF 29.15 FEET;
CHORD = N 17°11'18" E FOR A DISTANCE OF 7.49 FEET;
DELTA = 07°08'59"
RADIUS = 60.00
ARC = 7°48'
THENCE N 13°36'59" E FOR A DISTANCE OF 35.82 FEET;
CHORD = N 7°00'43" E FOR A DISTANCE OF 13.80 FEET;
DELTA = 13°12'33"
RADIUS = 60.00
ARC = 13.83
THENCE N 02°42'26" E FOR A DISTANCE OF 35.80 FEET;
CHORD = N 7°18'39" E FOR A DISTANCE OF 16.12 FEET;
DELTA = 15°28'10"
RADIUS = 60.00
ARC = 8.11
THENCE N 15°01'44" W FOR A DISTANCE OF 31.75 FEET;
CHORD = N 51°30'40" W FOR A DISTANCE OF 29.85 FEET;
DELTA = 73°55'40"
RADIUS = 25.00
ARC = 32°11'
THENCE N 88°40'40" W FOR A DISTANCE OF 74.32 FEET;
THENCE N 80°21'19" W FOR A DISTANCE OF 53.56 FEET;
THENCE N 79°25'35" W FOR A DISTANCE OF 39.53 FEET;
THENCE N 17°57'45" E FOR A DISTANCE OF 18.97 FEET;
THENCE N 24°24'53" E FOR A DISTANCE OF 41.66 FEET;
THENCE N 29°05'36" E FOR A DISTANCE OF 20.11 FEET;
THENCE N 61°05'14" E FOR A DISTANCE OF 24.10 FEET;
THENCE N 10°49'23" E FOR A DISTANCE OF 17.63 FEET;
THENCE N 47°04'07" W FOR A DISTANCE OF 44.03 FEET;
THENCE N 41°22'14" E FOR A DISTANCE OF 24.00 FEET;
THENCE N 29°11'27" E FOR A DISTANCE OF 45.43 FEET;
THENCE N 77°51'55" E FOR A DISTANCE OF 13.37 FEET;
THENCE S 44°38'00" E FOR A DISTANCE OF 56.82 FEET;
THENCE N 63°07'57" E FOR A DISTANCE OF 24.80 FEET;
THENCE S 63°18'08" E FOR A DISTANCE OF 42.84 FEET;
CHORD = N 78°18'48" E FOR A DISTANCE OF 32.39 FEET;
DELTA = 86°45'36"
RADIUS = 60.00
ARC = 15.24
THENCE N 35°12'27" E FOR A DISTANCE OF 71.45 FEET;
THENCE N 31°58'16" E FOR A DISTANCE OF 23.12 FEET;
THENCE N 11°09'38" W FOR A DISTANCE OF 23.64 FEET;
THENCE N 26°21'17" E FOR A DISTANCE OF 21.95 FEET;
THENCE S 25°29'45" E FOR A DISTANCE OF 22.49 FEET;
CHORD = N 29°01'04" E FOR A DISTANCE OF 48.40 FEET;
DELTA = 150°54'43"
RADIUS = 25.00
ARC = 63.85
THENCE N 46°41'52" W FOR A DISTANCE OF 58.20 FEET;
THENCE N 37°00'30" W FOR A DISTANCE OF 47.08 FEET;
THENCE N 19°19'49" W FOR A DISTANCE OF 44.85 FEET;
THENCE N 49°33'50" W FOR A DISTANCE OF 40.29 FEET;
THENCE N 20°55'10" W FOR A DISTANCE OF 6.83 FEET;
THENCE N 11°19'27" W FOR A DISTANCE OF 10.87 FEET;
THENCE N 31°36'25" E FOR A DISTANCE OF 15.96 FEET;
THENCE N 74°29'03" E FOR A DISTANCE OF 40.28 FEET;
THENCE N 51°18'01" E FOR A DISTANCE OF 28.08 FEET;
THENCE S 8°16'59" E FOR A DISTANCE OF 20.48 FEET;
THENCE N 82°43'28" E FOR A DISTANCE OF 30.22 FEET;
THENCE N 37°01'59" E FOR A DISTANCE OF 49.94 FEET;
THENCE N 47°02'20" E FOR A DISTANCE OF 43.12 FEET;
THENCE N 81°05'45" E FOR A DISTANCE OF 41.82 FEET;
CHORD = N 53°02'30" W FOR A DISTANCE OF 41.82 FEET;
DELTA = 127°25'35"
RADIUS = 25.00
ARC = 53.42
THENCE S 65°07'48" W FOR A DISTANCE OF 4.89 FEET;
THENCE N 25°53'07" W FOR A DISTANCE OF 5.02 FEET;
THENCE N 36°38'45" W FOR A DISTANCE OF 28.05 FEET;
THENCE N 88°31'37" W FOR A DISTANCE OF 30.15 FEET;
THENCE S 23°45'01" E FOR A DISTANCE OF 39.59 FEET;

THENCE S 78°04'24" W FOR A DISTANCE OF 24.09 FEET;
THENCE S 132°14'27" W FOR A DISTANCE OF 38.84 FEET;
THENCE S 12°21'42" W FOR A DISTANCE OF 24.40 FEET;
THENCE S 50°44'50" W FOR A DISTANCE OF 12.70 FEET;
THENCE N 64°20'05" W FOR A DISTANCE OF 45.05 FEET;
THENCE N 66°21'01" E FOR A DISTANCE OF 13.78 FEET;
THENCE N 18°53'14" E FOR A DISTANCE OF 43.69 FEET;
CHORD = N 41°32'03" W FOR A DISTANCE OF 43.49 FEET;
DELTA = 107°48'10"
RADIUS = 25.00
ARC = 52.71
THENCE S 78°02'10" W FOR A DISTANCE OF 18.49 FEET;
THENCE N 78°20'19" W FOR A DISTANCE OF 17.83 FEET;
CHORD = S 51°19'14" W FOR A DISTANCE OF 38.06 FEET;
DELTA = 99°09'13"
RADIUS = 25.00
ARC = 43.28
THENCE S 14°22'27" W FOR A DISTANCE OF 20.95 FEET;
THENCE S 81°09'09" W FOR A DISTANCE OF 12.20 FEET;
CHORD = S 20°27'48" W FOR A DISTANCE OF 33.15 FEET;
DELTA = 82°39'48"
RADIUS = 25.00
ARC = 26.12
THENCE S 21°12'00" E FOR A DISTANCE OF 41.35 FEET;
THENCE S 14°42'09" E FOR A DISTANCE OF 12.31 FEET;
THENCE S 32°10'37" W FOR A DISTANCE OF 18.54 FEET;
THENCE S 32°38'07" W FOR A DISTANCE OF 25.78 FEET;
THENCE S 68°18'53" W FOR A DISTANCE OF 23.54 FEET;
THENCE S 0°55'52" W FOR A DISTANCE OF 66.42 FEET;
THENCE N 66°18'53" E FOR A DISTANCE OF 44.75 FEET;
THENCE S 88°20'57" E FOR A DISTANCE OF 32.48 FEET;
THENCE N 82°38'17" E FOR A DISTANCE OF 17.13 FEET;
THENCE S 88°39'09" W FOR A DISTANCE OF 31.43 FEET;
THENCE S 33°04'09" W FOR A DISTANCE OF 19.44 FEET;
THENCE S 37°16'27" W FOR A DISTANCE OF 42.20 FEET;
THENCE S 9°36'27" E FOR A DISTANCE OF 35.33 FEET;
THENCE S 10°19'05" W FOR A DISTANCE OF 27.55 FEET;
THENCE S 7°52'37" E FOR A DISTANCE OF 65.26 FEET;
THENCE S 9°33'27" W FOR A DISTANCE OF 27.32 FEET;
THENCE S 63°19'21" W FOR A DISTANCE OF 41.91 FEET;
THENCE S 63°19'09" W FOR A DISTANCE OF 68.22 FEET;
THENCE S 21°28'24" W FOR A DISTANCE OF 28.89 FEET;
THENCE S 8°40'28" W FOR A DISTANCE OF 38.63 FEET;
THENCE S 38°50'45" W FOR A DISTANCE OF 32.63 FEET;
THENCE S 11°19'20" W FOR A DISTANCE OF 62.44 FEET;
THENCE S 14°19'51" W FOR A DISTANCE OF 54.76 FEET;
THENCE S 13°58'41" W FOR A DISTANCE OF 5.00 FEET;
TO THE TRUE POINT OF BEGINNING, SAID BUFFER AND RETURN
CONTAINS 8.35 ACRES, MORE OR LESS.

BUFFER EASEMENT "D"

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4
THENCE S 88°41'24" E FOR A DISTANCE OF 1154.29 FEET
TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID
TRUE POINT OF BEGINNING, N42°32'59" W A DISTANCE OF 44.89 FEET;
THENCE N07°18'56" W A DISTANCE OF 81.11 FEET;
THENCE N07°51'35" E A DISTANCE OF 23.09 FEET;
THENCE N07°07'17" W A DISTANCE OF 78.82 FEET;
THENCE N 03°10'4" E FOR A DISTANCE OF 41.17 FEET;
THENCE S 87°18'37" W FOR A DISTANCE OF 60.02 FEET;
THENCE N 39°07'40" W FOR A DISTANCE OF 67.94 FEET;
THENCE N 27°21'20" W FOR A DISTANCE OF 134.81 FEET;
CHORD = N 12°02'20" W FOR A DISTANCE OF 198.72 FEET;
DELTA = 124°49'0"
RADIUS = 125.00
ARC = 122.77
THENCE N 51°29'44" W FOR A DISTANCE OF 229.71 FEET;
THENCE N 51°12'44" W FOR A DISTANCE OF 21.49 FEET;
CHORD = N 51°14'06" E FOR A DISTANCE OF 21.49 FEET;
DELTA = 143°13'39"
RADIUS = 65.00
ARC = 21.55
THENCE N 85°58'16" E FOR A DISTANCE OF 15.25 FEET;
THENCE N 39°18'34" E FOR A DISTANCE OF 45.27 FEET;
THENCE N 33°04'36" E FOR A DISTANCE OF 15.36 FEET;
THENCE N 68°20'18" E FOR A DISTANCE OF 55.98 FEET;
THENCE N 82°16'53" E FOR A DISTANCE OF 48.00 FEET;
THENCE N 71°40'27" E FOR A DISTANCE OF 38.12 FEET;
THENCE S 74°53'40" E FOR A DISTANCE OF 43.50 FEET;
THENCE N 87°38'5" E FOR A DISTANCE OF 37.80 FEET;
CHORD = S 34°09'28" E FOR A DISTANCE OF 45.22 FEET;
DELTA = 129°27'10"
RADIUS = 25.00
ARC = 52.95
THENCE S 37°35'11" W FOR A DISTANCE OF 10.70 FEET;
THENCE S 37°36'17" E FOR A DISTANCE OF 5.86 FEET;
THENCE S 69°11'51" E FOR A DISTANCE OF 62.01 FEET;
THENCE S 51°21'35" E FOR A DISTANCE OF 33.94 FEET;
THENCE S 94°44'43" E FOR A DISTANCE OF 40.89 FEET;
THENCE S 50°35'28" E FOR A DISTANCE OF 32.54 FEET;
THENCE S 68°31'37" E FOR A DISTANCE OF 8.86 FEET;
THENCE S 64°44'43" W FOR A DISTANCE OF 385.84 FEET;
THENCE N 88°41'30" W FOR A DISTANCE OF 153.46 FEET;
TO THE TRUE POINT OF BEGINNING, SAID BUFFER AND RETURN
CONTAINS 4.96 ACRES, MORE OR LESS.

APPROVALS, CITY OF MOUNT VERNON

EXAMINED AND APPROVED THIS 30 DAY OF August, 1999.
CITY ENGINEER: *[Signature]*
EXAMINED AND APPROVED THIS 30th DAY OF August, 1999.
MAYOR: *[Signature]*
ATTEST: *[Signature]*
CLERK: *[Signature]*

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 AND DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL, THIS 30th DAY OF August, 1999.
CITY TREASURER: *[Signature]*
CITY OF MOUNT VERNON

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON 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.
SKAGIT COUNTY TREASURER: *[Signature]*
DATE: 8/30/99

OWNER'S CERTIFICATE AND DEDICATION FOR DEED OF TRUST HOLDER

KNOW ALL MEN BY THESE PRESENTS THAT KeyBank National Association, a national banking organization, the owner of the simple or common law fee interest in the land hereby platted and dedicated 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, 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, LOT 4 IS HEREBY DEDICATED TO THE CITY OF MOUNT VERNON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERETOFORE SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETOFORE AFFIXED THIS 18th DAY OF August, 1999.
By: *[Signature]* TITLE: Senior Loan Closing Officer

ACKNOWLEDGMENTS FOR DEED OF TRUST HOLDER

STATE OF Washington COUNTY OF King THIS IS TO CERTIFY THAT ON THIS 18 DAY OF August, 1999, PERSONALLY APPEARED Shelly L. Schwab AND KeyBank National Association, INC. ME TO BE THE grantor AND grantee RESPECTIVELY OF KeyBank National Association, INC. WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT, AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH (HE)/(SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (HE)/(SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

IN THE WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
[Signature]



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT W&H Pacific, a Washington GENERAL PARTNERSHIP, 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, 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, LOT 4 IS HEREBY DEDICATED TO THE CITY OF MOUNT VERNON.

IN WITNESS WHEREOF, THE SAID GENERAL PARTNERSHIP HAS CAUSED ITS NAME TO BE HERETOFORE SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETOFORE AFFIXED THIS 10th DAY OF August, 1999.
By: *[Signature]* TITLE: Partnership

ACKNOWLEDGMENTS

STATE OF Washington COUNTY OF King THIS IS TO CERTIFY THAT ON THIS 10 DAY OF August, 1999, PERSONALLY APPEARED Shelly L. Schwab AND W&H Pacific RESPECTIVELY OF W&H Pacific ME TO BE THE grantor AND grantee RESPECTIVELY OF W&H Pacific WHICH PARTNERSHIP HAS EXECUTED THE FOREGOING INSTRUMENT, AND EACH OF THE SAID NAMED PARTNERS HAS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE PARTNERSHIP OF WHICH (HE)/(SHE) IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT (SHE) WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN THE WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
[Signature]

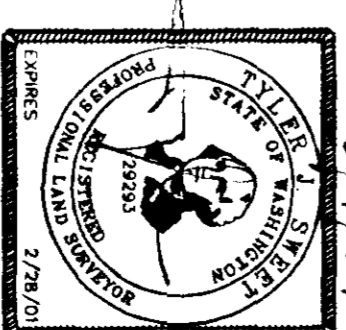


UTILITIES SOURCES

WATER PUD NO. 1 OF SKAGIT COUNTY
GAS CASCADE NATURAL GAS CORPORATION
POWER PUELT POWER

WETLAND LIMITS

FLAGGED BY DAVID EWANS AND ASSOCIATES,
SURVEYED BY NORTHWEST ENGINEERING, DATED 6/8/94.



W&H PACIFIC
3360 MONTE VILLA PARKWAY
BOTHELL, WASHINGTON 98021
WWW.WHPACIFIC.COM
TEL: (425) 951-4800 FAX: (425) 951-4808
Planning • Engineering • Surveying
Landscape Architecture • Environmental Services

SHORT PLAT NO. MY-5-98.

RECORD OF SURVEY for

HAGGEN SHORT PLAT

Drawn: <u>MAGG/CRC/TW</u>	Map No: <u>3-3111-0740</u>	Sheet: <u>1/5</u>
Date: <u>08/06/99</u>	F.B. No: <u>572</u>	Date: <u>08/06/99</u>
SE & SW 1/4, NW 1/4, Section 21, Township 34 NORTH, Range 4 EAST, W. M.	County: <u>SKAGIT</u>	State: <u>WASHINGTON</u>

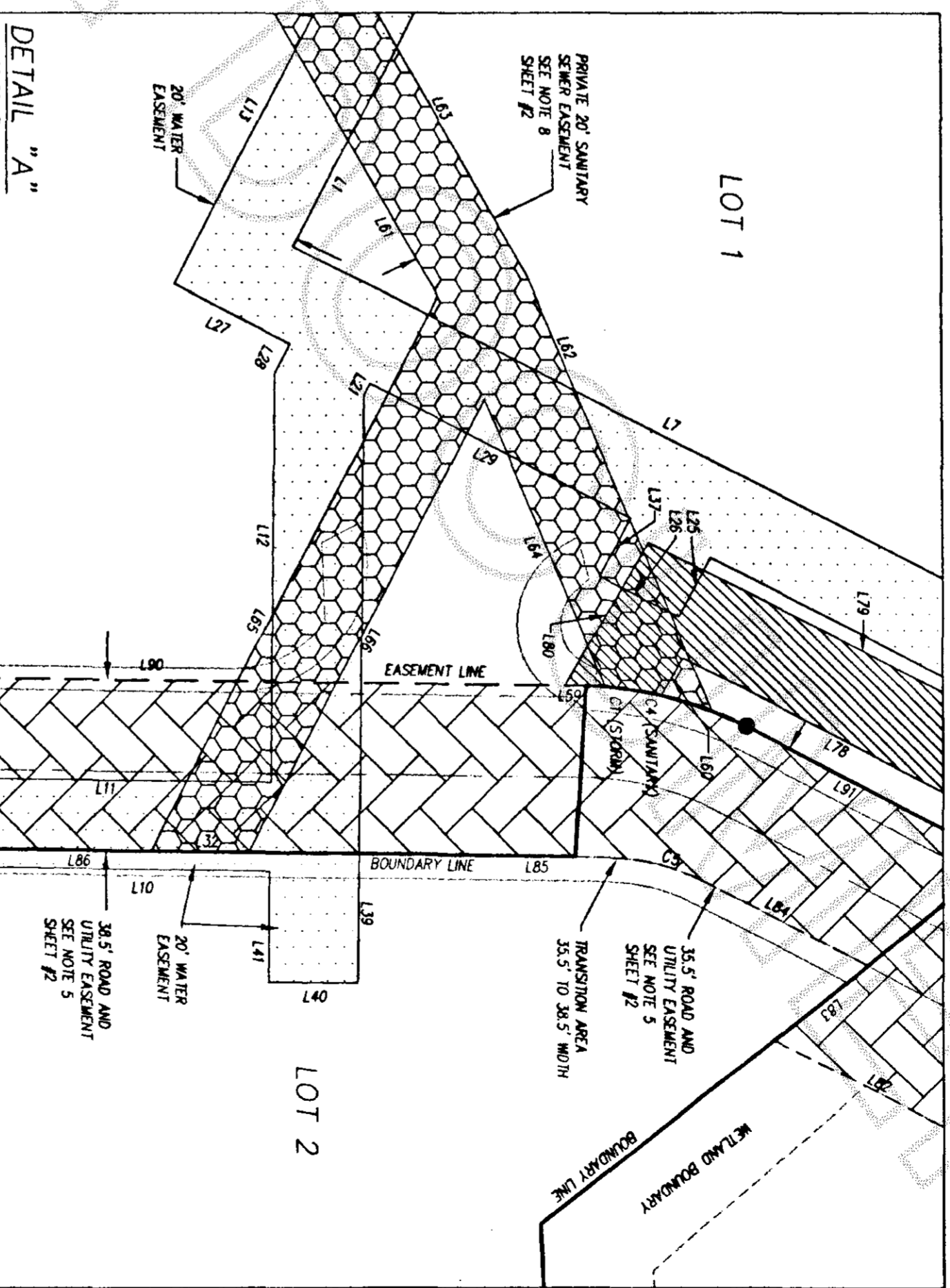
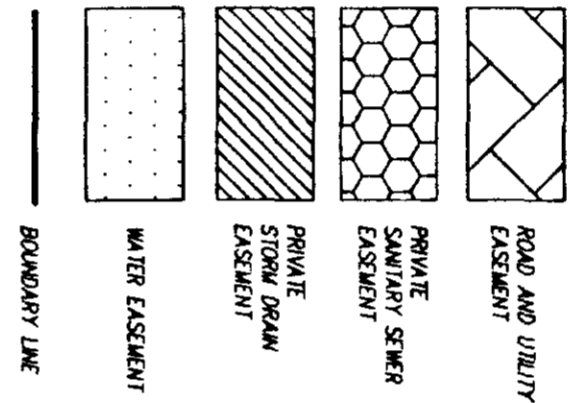
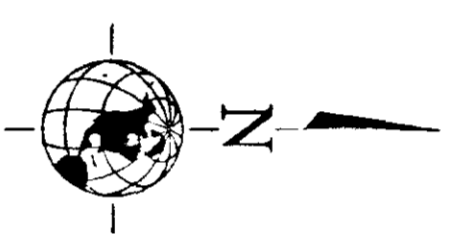
HAGGEN SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, T.34 N., R.4 E., W.M.

199908310020
 Kathy Hill, Skagit County Auditor
 8/31/99 Page 5 of 5 9:58:38AM

WATER PIPELINE EASEMENT

AN EASEMENT IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR WATERLINE PURPOSES, OVER THE AREAS SHOWN ON THIS PLAT AS WATER EASEMENT.



DETAIL "A"
 NOT TO SCALE

LINE	LENGTH	BEARING
L1	192.67	S82°38'36"E
L7	284.52	N07°21'04"E
L10	145.12	N00°45'33"W
L11	177.13	S00°45'33"W
L12	83.19	S89°16'38"E
L13	470.67	S82°38'36"E
L20	40.00	N62°38'36"W
L21	2.89	N62°38'36"W
L25	15.20	N62°38'36"W
L26	20.00	N07°21'04"E
L27	29.63	N07°21'04"E
L28	7.62	N62°38'36"W
L29	38.75	N89°14'27"W
L32	22.37	S00°45'33"W
L37	13.20	S82°38'36"E
L39	133.41	N89°16'38"W
L40	20.00	N00°45'33"E

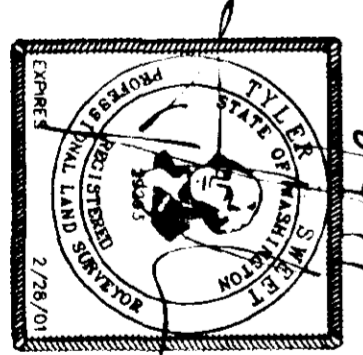
LINE	LENGTH	BEARING
L41	26.00	S89°16'38"E
L42	4.82	S00°45'33"W
L60	9.85	S80°09'14"E
L61	240.08	S80°23'27"W
L62	107.79	N67°22'24"E
L63	244.20	N60°23'27"E
L64	71.58	S87°22'24"W
L65	142.43	S82°38'36"W
L66	116.39	S82°38'36"E
L78	186.73	S27°21'04"W
L79	204.95	S27°21'04"W
L80	38.04	S80°09'14"E
L81	27.27	S38°07'40"E
L84	42.39	N27°21'04"E
L85	7.89	N00°45'33"E
L86	218.16	N00°45'33"E
L89	220.05	N00°45'33"E
L91	64.54	S27°21'04"W

CURVE	LENGTH	RADII
C1	17.18	80.50
C4	24.59	80.50

PRIVATE DRAINAGE EASEMENTS

AN EASEMENT FOR THE PURPOSE OF CONNECTING 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.

DEVELOPER: HAGGEN INC.
 HAGGEN-TALBOT BUILDING
 2211 RAINLAND DR.
 BELLEVUE WA 98226
 PH. (360) 733-8720



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SHORT PLAT NO. MV-5-98

HAGGEN SHORT PLAT

RECORD OF SURVEY
 for

Drawn	MAGG/CPC	Job No.	J-3111-0740	Checked	LJS
Date	08/04/99	F.B. No.	572	Date	08/04/99
County	SKAGIT	State	WASHINGTON	Draw No.	S1175403.DWG