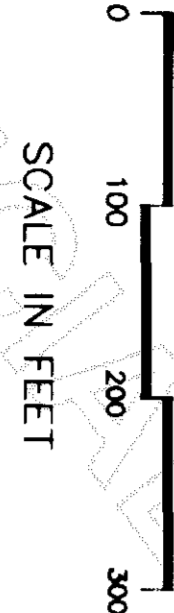
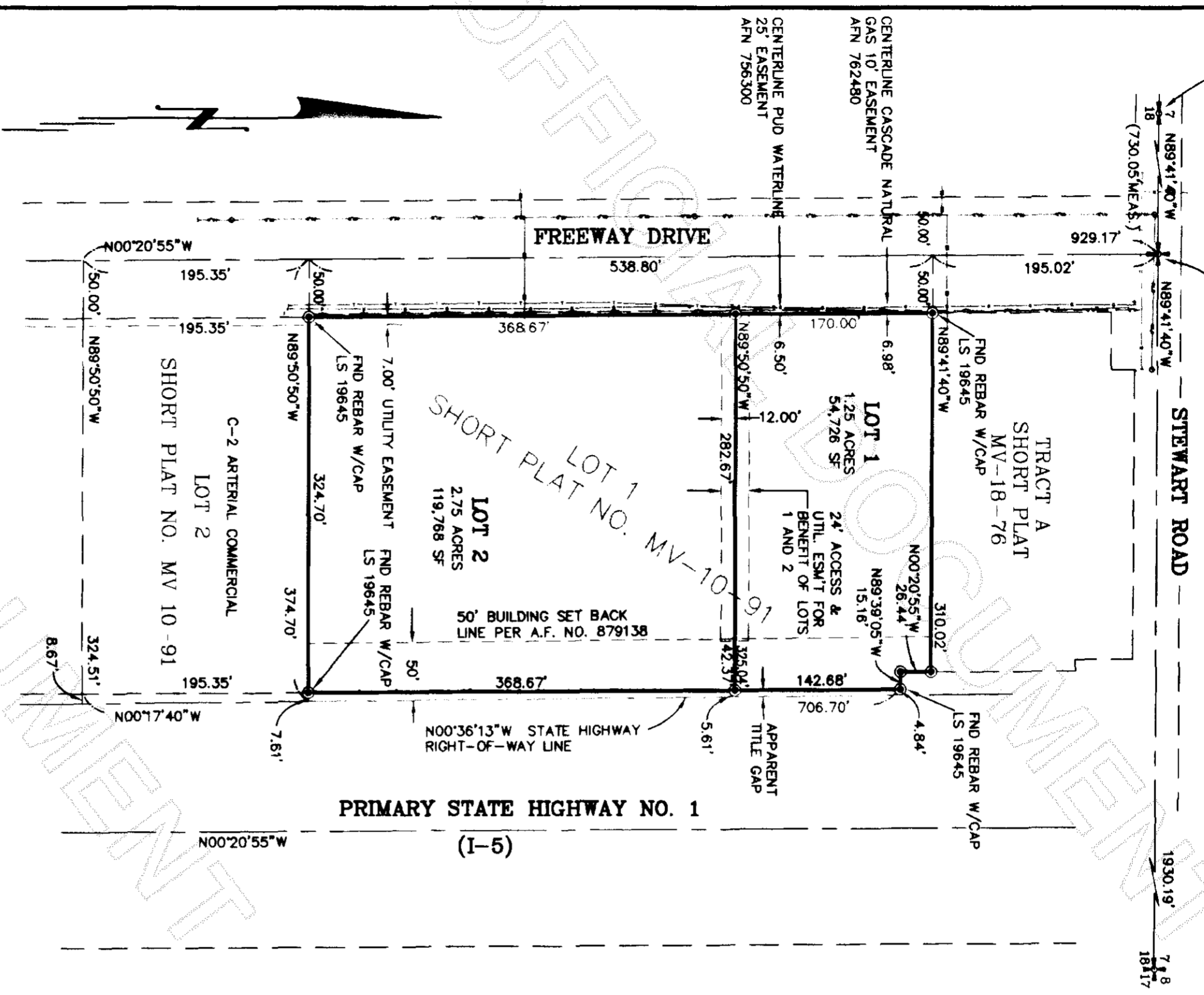
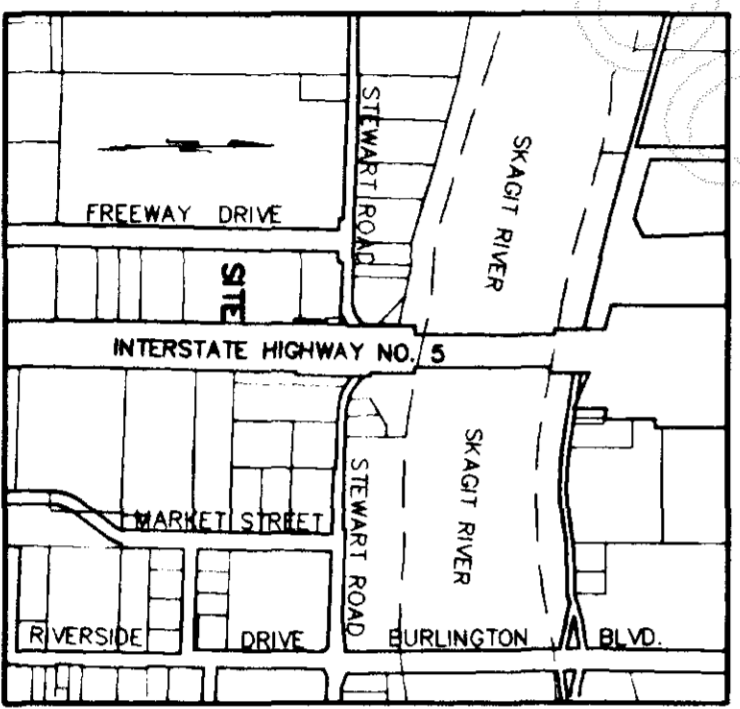


FOUND 4"x4" CONC. MON WITH TACK IN CASE 2.6' SOUTH OF ASBUILT CENTERLINE VISITED MARCH 21, 2000

FOUND 4"x4" CONC. MON BRASS DISC WITH TAP IN CASE



SET REBAR WITH CAP THIS SURVEY, MARKED FAKKEMA AND KINGMA INC LS 11941, UNLESS NOTED OTHERWISE
LOT 1 - 2330 Freeway Drive
LOT 2 - 2320 Freeway Drive



NORTHWEST 1/4, NORTHEAST 1/4 SECTION 18, TWP 34 NORTH, RANGE 4 EAST WM

LAND DESCRIPTION

LOT 1, MOUNT VERNON SHORT PLAT NO. MV-10-91, APPROVED JULY 17, 1991, AND RECORDED JULY 24, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 388, UNDER AUDITOR'S FILE NO. 9102740002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CONTEL TELEPHONE, PUGET SOUND ENERGY, CITY OF MOUNT VERNON, CABLE TELEVISION, PUBLIC UTILITY DISTRICT NO. 1 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO, 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 GRANTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER TO THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DRAINAGE FACILITIES

- 1. LOTS 1 AND 2 OF THIS BINDING SITE PLAN NOW SHARE AND WILL CONTINUE TO SHARE IN COMMON THE EXISTING, PLANNED, REQUIRED AND/OR FUTURE DRAINAGE FACILITIES (E.G. DRAINAGEWAYS AND EASEMENTS, DETENTION PONDS AND FACILITIES, CONTROLLED OUTLET, AND PIPING).
- 2. BOTH LOTS SHALL HAVE THE RIGHT TO USE EXISTING AND FUTURE DRAINAGE FACILITIES.
- 3. IF LOT 1 IS DEVELOPED PRIOR TO LOT 2, THE OWNER OF LOT 1 SHALL BE ALLOWED TO INSTALL DRAINAGE FACILITIES ON LOT 2. THE DRAINAGE FACILITIES TO BE CONSTRUCTED ON LOT 2 SHALL BE LOCATED AND CONSTRUCTED TO SERVE BOTH LOT 1 AND LOT 2 AND PROVIDE THE LEAST ADVERSE IMPACT ON THE DEVELOPMENT OF LOT 2 AS IS REASONABLY PRACTICABLE.
- 4. IF LOT 2 IS DEVELOPED PRIOR TO LOT 1, THE DRAINAGE FACILITIES TO BE CONSTRUCTED ON LOT 2 WILL BE LOCATED AND CONSTRUCTED IN A FASHION TO ADEQUATELY SERVE LOT 1.
- 5. IF LOT 1 IS DEVELOPED FIRST AND THE OWNER OF LOT 2 IS REQUIRED TO RELOCATE THE DRAINAGE FACILITIES SERVING LOT 1, THE OWNER OF LOT 2 SHALL HAVE THE RIGHT TO RELOCATE THE DRAINAGE FACILITIES PROVIDED THE RELOCATED DRAINAGE FACILITIES ADEQUATELY SERVE LOT 1, IN THE EVENT OF SUCH RELOCATION OF THE DRAINAGE FACILITIES THE COSTS SHALL BE BORNE ENTIRELY BY THE OWNER OF LOT 2.
- 6. ALL DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE PERMITS ISSUED BY THE CITY OF MOUNT VERNON APPROVING THEIR DESIGN, LOCATION AND CONSTRUCTION STANDARDS.
- 7. THE EXPENSES OF MAINTAINING, REPAIRING AND/OR REPLACEMENT OF THE DRAINAGE FACILITIES SHALL BE BORNE BY THE OWNERS OF LOTS 1 AND 2 ON A PRORATED BASIS, BASED UPON THE SQUARE FOOTAGE OF EACH LOT.
- 8. THE EXISTING DRAINAGE FACILITIES REFERENCED HEREIN AS CONSTRUCTED MEET THE REQUIREMENTS OF THE DRAINAGE REPORT AND THE GRADING, DRAINAGE AND EROSION CONTROL PLANS OF SEMPAU ENGINEERING AND SURVEYING, P.L.C. DATED MAY 14, 1999 AND MAY 24, 1999 AS APPROVED BY THE CITY OF MOUNT VERNON JUNE 2, 1999.

NOTES

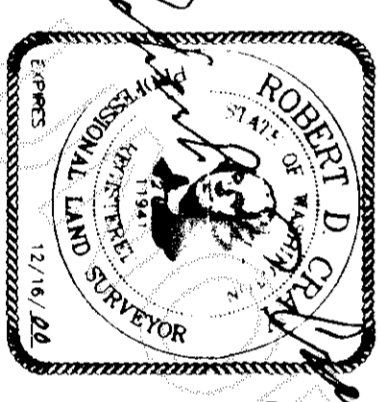
- 1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD
- 2. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 3. ZONING - C-2 ARTERIAL COMMERCIAL.
- 4. SEWAGE DISPOSAL - MOUNT VERNON CITY SEWER.
- 5. WATER - PUD DISTRICT NUMBER 1.
- 6. POWER - PUGET SOUND ENERGY.
- 7. GAS - CASCADE NATURAL GAS.
- 8. TELEPHONE - CONTEL TELEPHONE.
- 9. 7 FOOT UTILITY EASEMENT ALONG FREEWAY DRIVE AS CREATED BY SHORT PLAT NO. MV-10-91 PER CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.
- 10. FUTURE BUILDING AND LOCATION WILL COMPLY WITH THE TERMS SET IN RECORDED DOCUMENT AF 813161.
- 11. PRIOR TO THE APPROVAL OF THE INITIAL BUILDING PERMIT FOR LOT 1 OR LOT 2, STREET IMPROVEMENTS ON FREEWAY DRIVE SHALL BE CONSTRUCTED ADJUTING BOTH LOTS. DEVELOPMENT ON EACH LOT WILL ALSO NECESSITATE COMPLIANCE WITH MOUNT VERNON CONCURRENCY CODE.

BASIS OF BEARING

NORTH LINE OF THE NORTHEAST QUARTER SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BEARS N89°41'40"W AS PER MOUNT VERNON SHORT PLAT MV-10-91 RECORDED IN VOLUME 9 OF SHORT PLATS ON PAGE 388.

EQUIPMENT/METHOD

EQUIPMENT - LEICA TC-805L TOTAL STATION WITH RETRO PRISMS, CALIBRATED AGAINST NWS BASELINE 'BAVNEW' AUGUST 2, 1999. METHOD - FIELD TRAVERSE. ALL ANGLES DOUBLED. ALL DISTANCES DOUBLE MEASURED.



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDESIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS BINDING SITE PLAN WAS OUR FREE AND VOLUNTARY ACT AND IN THE WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HERE UNTO SUBSCRIBED THIS DAY OF June 8, 2000.

William L. Massey, President
Kathleen A. Massey

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF SKAGIT)
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM L. MASSEY AND KATHLEEN A. MASSEY ARE THE PERSONS THAT APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: June 8, 2000.

Shannon K. Robinson, Notary Public
My Commission Expires 12/31/2003



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS BINDING SITE PLAN AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE CORRECT.
ROBERT D. GRAY, PLS
CERTIFICATE NO. 11941
6/8/00

APPROVALS

EXAMINED AND APPROVED THIS DAY OF June 2000, BY THE CITY ENGINEER OF MOUNT VERNON, WASHINGTON.
CITY ENGINEER

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY 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 4th day of June 2000.
CITY TREASURER

TREASURER 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 2000.
THIS 15th day of June 2000.

I also certify that an advance has been paid to cover anticipated taxes for the year 2001.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th day of June 2000, AT 3:16 pm BOOK NO. 2000 OF BINDING SITE PLANS AT PAGE NO. 4145. AUDITOR'S FILE NO. 2000. AT THE REQUEST OF FAKKEMA & KINGMA, INC.

SKAGIT COUNTY AUDITOR
BY: [Signature]
DEPUTY AUDITOR

BINDING SITE PLAN NO. MV 1-00

MASSEY BINDING SITE PLAN
NW 1/4 OF NE 1/4 OF SECTION 18, TWP 34 N., RGE. 4 E.W.M.

MT. VERNON
DATE 6/7/2000
FAKKEMA & KINGMA, INC.
SKAGIT COUNTY
WASHINGTON
SHEET 1 OF 1