

Plat Of TJ TOWNHOUSES

Ptn. SW 1/4 NE 1/4 Sec. 16, T. 34 N., R. 4 E.W.M.

Mount Vernon, Washington

October 2, 2000

LEGAL DESCRIPTION

The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.; EXCEPT that portion thereof lying within the right of way for State Highway No. 538, commonly known as College Way, along the South line thereof; AND EXCEPT that portion thereof conveyed to the State of Washington for State Route 538, by Deed recorded under Auditor's File No. 8607080049, records of Skagit County, Washington; ALSO EXCEPT the West 30 feet thereof conveyed to the City of Mount Vernon for road purposes, by Deed recorded June 7, 1990, under Auditor's File No. 9006070072, records of Skagit County, Washington; AND ALSO EXCEPT that portion described as follows:

Beginning at the Southeast corner of the above described tract of land, said point being also the Southwest corner of that tract of land conveyed to

Norman Kahns and Viola Kahns by that Deed recorded under Auditor's File No. 538354, records of Skagit County, Washington; thence North 0°25'37" East along the East line of the above described tract, being also the West line of said Kahns property, a distance of 1280.76 feet, more or less, to the Northeast corner of said tract, which point is the Northwest corner of said Kahns property; thence North 89°33'37" West along the North line of the above described tract of land, a distance of 5.00 feet; thence South 0°25'37" West along a line parallel to and 5.00 feet distant when measured at right angles to the East line of the above described tract of land, a distance of 274.00 feet; thence South 0°48'02" West, a distance of 766.76 feet to a point lying 10.00 feet Westerly when measured at right angles to the East line of the above described tract of land; thence South 0°25'37" West along a line parallel to and 10 feet distant to said East line, a distance of 240.00 feet, more or less, to the South line of the above described tract of land; thence South 89°27'33" East along the South property line, a distance of 10.00 feet to the point of beginning of this property description.

SUBJECT TO an Easement 6 feet in width to Continental Telephone Company of the Northwest, including the terms and provisions thereof, by that instrument recorded July 22, 1977 under Auditor's File No. 861138, records of Skagit County, Washington;

AND SUBJECT TO reservations contained in Deed from the State of Washington to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and other terms, and conditions, by that instrument recorded under Auditor's File No. 67757, records of Skagit County, Washington;

AND SUBJECT TO a 10 foot by 10 foot Easement to Puget Sound Power & Light Company to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way by that instrument recorded November 5, 1985 under Auditor's File No. 8511050076, records of Skagit County, Washington;

AND SUBJECT TO a 10 feet wide easement to Puget Sound Power & Light Company to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way by that instrument recorded July 2, 1986 under Auditor's File No. 8607020048, records of Skagit County, Washington;

LEGAL DESCRIPTION CONT'D. ON NEXT COLUMN

LEGAL DESCRIPTION CONTINUED:

AND SUBJECT TO the Terms and Conditions of City of Mount Vernon Land Use Ordinance No. 2394-A regarding re-zoning and amending Ordinance No. 1934 by that instrument recorded September 13, 1990 under Auditor's File No. 9009130055, records of Skagit County, Washington.

AND SUBJECT TO the Terms and Conditions of City of Mount Vernon Land Use Ordinance No. 2934 Rezoning the South 241.2 feet of subject property from C-4 to C-2 by that instrument recorded March 2, 1999 under Auditor's File No. 9903020122, records of Skagit County, Washington.

AND SUBJECT TO an Easement to the Public Utility District No. 1 of Skagit County, Washington and the terms and conditions thereof upon the South 10 feet of the West 20 feet of the above described tract of land by that instrument recorded January 27, 2000 under Auditor's File No. 200001270030, records of Skagit County, Washington.

AND SUBJECT TO an Easement to Puget Sound Energy, Inc. for underground electric transmission, distribution and sale over, under, along across and through a strip of land 10 feet in width parallel to the boundaries of all streets and the terms and conditions thereof by that instrument recorded September 12, 2000 under Auditor's File No. 200009120116, records of Skagit County, Washington;

AND FURTHER SUBJECT TO AND TOGETHER WITH those protective covenants entitled "Declaration Of Age Restrictive Covenant For The TJ Townhouses/North 30th Street City Of Mount Vernon" by that instrument recorded September 12, 2000 under Auditor's File No. 200009120118, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

EASEMENT DEDICATION

An Easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., TCI Cablevision of Washington, Inc., GTE Northwest, Inc., Cascade Natural Gas Corp. and the City of Mount Vernon and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and other easements AND upon the exterior twenty (20) feet of front boundary lines of all lots and other easements fronting the street bubbles (Lots 11 - 34), all as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, drainage systems, lines, fixtures 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 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 subdivision by the exercise of rights and privileges herein granted.

CATEGORY III STREAM & WETLAND BUFFER

Those areas designated "Category III Stream & Wetland Buffer" are for Landscaping, maintained in its natural state by the property owners and preserved free of buildings or structures in accordance with the NGPA Easement restrictions hereinabove.

NATIVE GROWTH PROTECTION AREA

No clearing, grading or filling of any kind, building construction or placement, or road construction shall occur within any Native Growth Protection Area, (NGPA, designated as "Wetland Buffer and Drainage Easement" area upon the face of the plat) without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

Upon satisfaction of Note 7 herein by the developer, each individual lot owner shall hereafter be responsible for maintaining and repairing those Native Growth Protection Areas situated upon their lot or lots, and are hereby required to leave said areas undisturbed in a natural state.

PRIVATE DRAINAGE EASEMENT

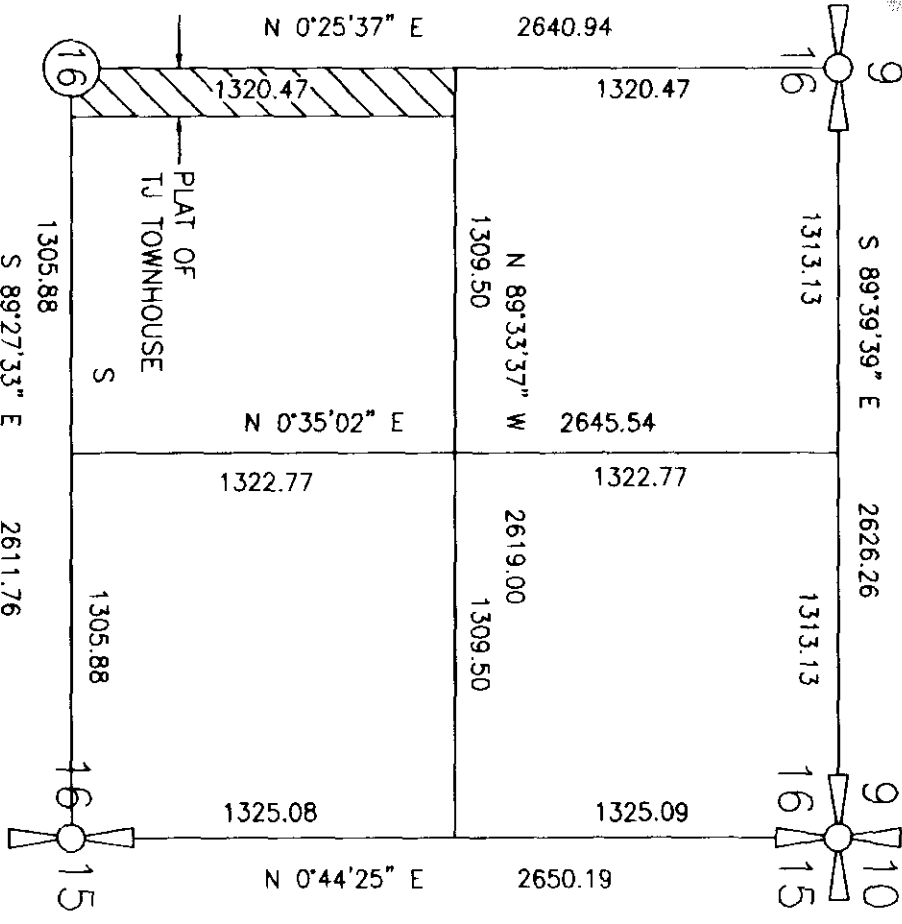
An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as "Private Drainage Easements" and/or "Wetland Buffer and Drainage Easements". The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

TABLE OF WETLAND & DRAINAGE EASEMENT BOUNDARY LINE BEARINGS & DISTANCES

LINE:	BEARING:	DISTANCE:
A. TO B.	S 59°33'37" E	93.20'
B. TO C.	S 0°48'03" W	69.40'
C. TO D.	S 0°48'03" W	69.94'
D. TO E.	S 60°26'23" W	92.12'
E. TO F.	S 59°33'37" E	91.46'
F. TO G.	S 0°48'03" W	70.27'
G. TO H.	S 0°48'03" W	70.82'
H. TO I.	S 60°26'23" W	90.37'
I. TO J.	S 59°33'37" E	89.71'
J. TO K.	S 0°48'03" W	71.15'
K. TO L.	S 0°48'03" W	71.85'
L. TO M.	S 60°26'23" W	88.61'
M. TO N.	S 59°33'37" W	33.92'
N. TO O.	S 0°25'37" W	30.00'

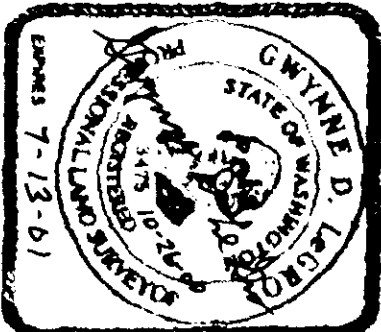


SUBDIVISION OF THE NE 1/4 OF SEC. 16

SURVEYOR'S CERTIFICATE

I hereby Certify that the Plat of TJ TOWNHOUSES is based on an actual survey and subdivision of Section 16, Township 34 North, Range 4 East, W.M.; that the courses and distances are shown correctly thereon, that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the statutes and plotting regulations.

Deanne D. Legro
DEANNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
License No. 3475 Date: 10-26-99
LeGro & Associates
Engineer & Land Surveyor
815 Cleveland Avenue
Mount Vernon, Wc. 98273
(360) 336-3220



AUDITOR'S CERTIFICATE

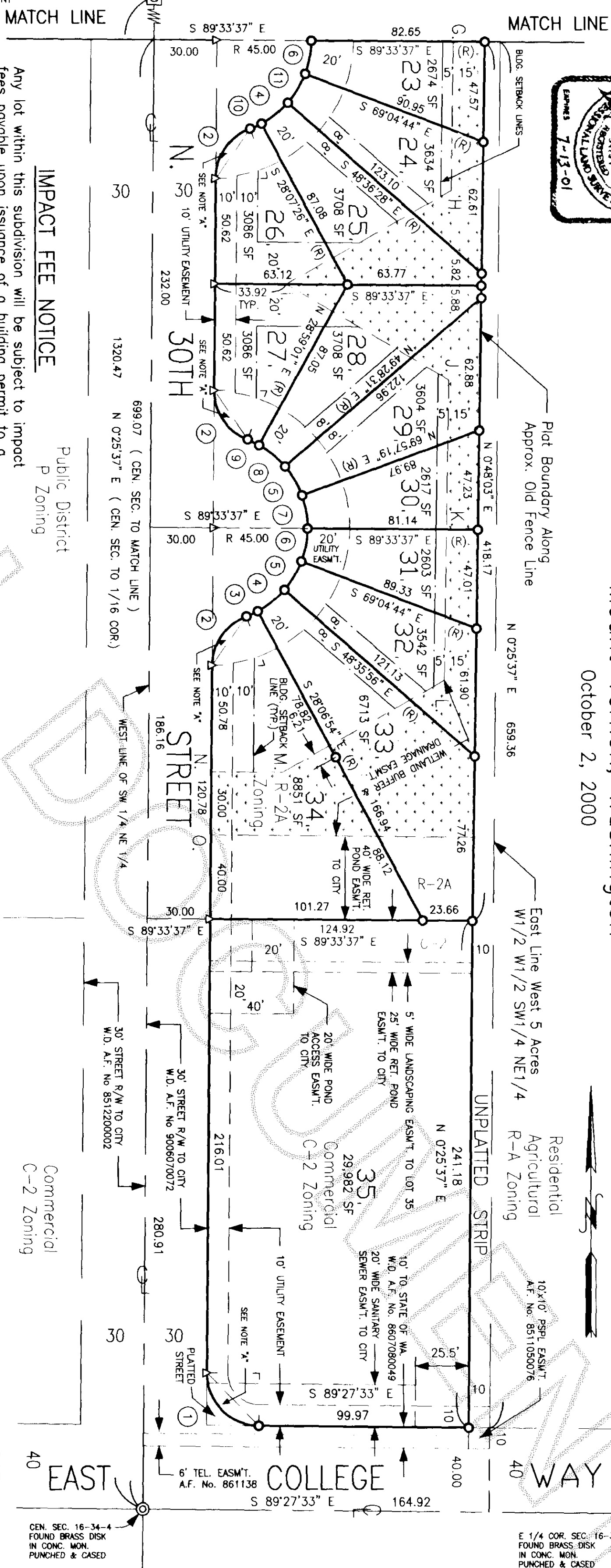
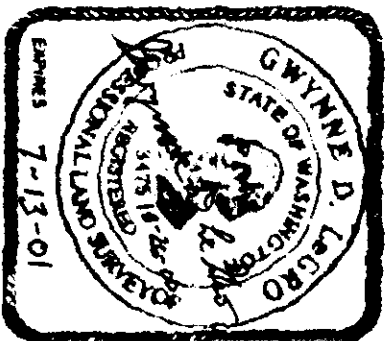
At the request of Pasquale Senatore, Jr.,
Deanne D. Legro
Skagit County Auditor
Deanne D. Legro
Deputy
Sheet 1 of 3 Sheets

Plat Of TJ TOWNHOUSES

Ptn. SW 1/4 NE 1/4 Sec. 16, T. 34 N., R. 4 E.W.M.

Mount Vernon, Washington

October 2, 2000



Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. A.F. #200009120118

IMPACT FEE NOTICE

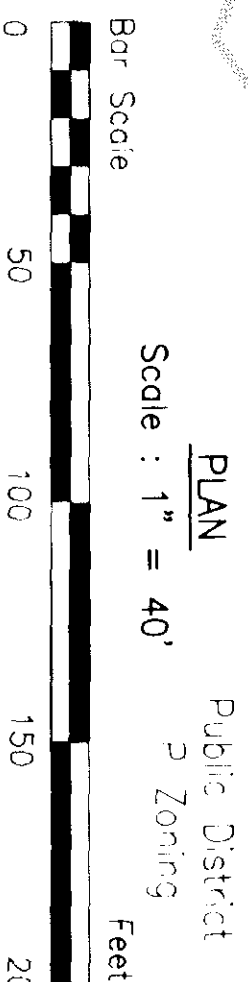
Public District
P Zoning

LEGEND

- SET BRASS SURFACE DISK IN PAVMT, PUNCHED SET BRASS JACK & TAG IMPRINTED "S 3475" IN LEAD PLUG IN CONCRETE SIDEWALK
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP IMPRINTED "LEGRO 3475"
- FOUND SURVEY MARKER AS NOTED CONCRETE MONUMENT (MON) WITH BRASS DISK PUNCHED AND CASED
- CONCRETE MONUMENT WITH BRASS DISK PUNCHED SQUARE FEET
- WETLAND BUFFER AND DRAINAGE EASEMENT
- WETLAND BOUNDARY LINE A-B, REFER TO WETLAND & DRAINAGE EASEMENT BOUNDARY TABLE ON SHEET 1 FOR BEARINGS AND DISTANCES.

CURVE TABLE

No.	RADIUS	DELTA	LENGTH
1	25'	89°53'10"	39.22
2	25'	69°04'31"	30.14
3	45'	7°37'02"	5.98
4	45'	20°28'02"	16.09
5	45'	20°28'48"	16.09
6	45'	20°28'53"	16.09
7	45'	20°29'04"	16.09
8	45'	20°29'30"	16.09
9	45'	7°37'55"	5.99
10	45'	7°37'34"	5.99
11	45'	20°28'16"	16.08
12	45'	20°34'04"	16.15
13	45'	7°33'21"	5.93
14	25'	90°00'46"	39.28
15	25'	89°59'14"	39.26



Scale : 1" = 40'

PLAN

Public District
P Zoning

NOTE "A":
CURVE SEGMENT AREA DEDICATED TO CITY FOR SIDEWALK PURPOSES.

GENERAL COMMERCIAL DISTRICT (C-2): LOT 35, SINGLE FAMILY ATTACHED TOWNHOUSE, RESIDENTIAL DISTRICT (R-2A): LOTS 1-34

OWNER-DEVELOPER

PASQUALE J. SENATORE, JR.
P.O. BOX 1345
MOUNT VERNON, WA 98273
(360) 428-1800

Legro & Associates
Engineer & Land Surveyor
815 Cleveland Avenue
Mount Vernon, Wa. 98273
(360) 336-3220

NOTES

1. Certificate of Title furnished by First American Title Insurance Company of Skagit County, Subdivision Guarantee No. 443205, Order No. 63073, dated September 6, 2000 at 8:00 A.M.
2. Survey Method: Field Traverse
- Instrumentation: TOPCON GTS-2B (20)
- Theodolite:
- Min. Horiz. Circle Reading of 20"
- E.D.M.

Accuracy \pm (5mm + 5ppm)
Basis of Bearing: the E-W Centerline of Section 16, T. 34 N., R. 4 E.W.M. based upon existing monumentation of the E 1/4 corner and Center of Section 16 assumed as being S 89°27'33" E.

4. For additional Section Subdivision information refer to that survey filed in Bk. 8 of Surveys at Pg. 19 as recorded under Auditor's File No. 8806230065; and the Plat of Trumpeter 1 as recorded in Vol. 12 of Plats, Pages 6 and 7 under Auditor's File No. 873820, all records of Skagit County, Washington.

5. The following matters are excluded from the coverage of the First American Title Insurance Co. Subdivision Guarantee Policy No. 443205 referred to in Note 1, here-in-above:
1. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.

4. Documents pertaining to mineral estates.
6. The following Note was furnished by First American Title Insurance Company of Skagit County by Subdivision Guarantee No. 443205:

NOTE #1: In accordance with the Document Standardization Requirements becoming effective January 1, 1997, the Company recommends the following abbreviated legal description be used when the full legal description does not appear on the first page OR when a standardized cover sheet is required for recording.
Section 16, Township 34, Range 4; Ptn. SW-NE

7. This Plat has been approved by the City of Mount Vernon subject to the following conditions:
(A.) All future purchase agreements, contracts and or deeds involving properties contained within this plat, EXCEPT Lot 35, shall contain language that requires purchasers to contact appropriate agencies and to ensure that all necessary critical areas permits have been obtained.

(B.) No building permits will be issued on Lots 1 through 34, inclusive, of this subdivision until such time that all wetland mitigation plans, wetland mitigation sites, and wetland mitigation permits have been approved by all appropriate agencies.

CITY TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore 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 28th day of November, 2002.

City Treasurer

Plat Of TJ TOWNHOUSES

Ptn. SW 1/4 NE 1/4 Sec. 16, T. 34 N., R. 4 E.W.M.
Mount Vernon, Washington

October 2, 2000

OWNERS DEDICATION

Know all persons by these presents, that we, the undersigned, owners in fee simple or contract purchaser, and mortgage holder of the land hereby platted, declares this plat to the use of the public forever, the streets and bubbles shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

In witness whereof, we have hereunto set our hands and seals this 30th day of OCTOBER, 2000.

PASQUALE J. SENATORE, JR.
as his Separate Property

SEAS, INC., A WASHINGTON CORPORATION:

Gale A. Hickok
President

Print Name

Print Title

SFG INCOME FUND IV, L.L.C.:

MARK SPENO
President

Print Name

Print Title

LARRY CAMAN, PROFIT SHARING & RETIREMENT TRUST:

Signature

Print Name

Print Title

COUNTY TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore 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 26 day of October, 2002

County Treasurer

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me Pasquale J. Senatore, Jr., as his separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of OCTOBER, 2000.

Notary Public in and for the State of Washington, residing at Mount Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.
County of KING

This is to Certify that on this 22nd day of OCTOBER, 2000, before me, the undersigned, a Notary Public, personally appeared MARK SPENO and to me known to be the

INCOME FUND IV, L.L.C., which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free 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.

Notary Public in and for the State of Washington, residing at in King County.

CITY COUNCIL APPROVAL

Approved by the Council of the City of Mount Vernon, Washington, this 21st day of November, 2002.

ENGINEER'S APPROVAL

Examined and approved for the City of Mount Vernon, State of Washington.

City Engineer



ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

This is to Certify that on this 27th day of OCTOBER, 2000, before me, the undersigned, a Notary Public, personally appeared MARK SPENO and to me known to be the

LARRY CAMAN, PROFIT SHARING AND RETIREMENT TRUST, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free 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.

Notary Public in and for the State of Washington, residing at in King County.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

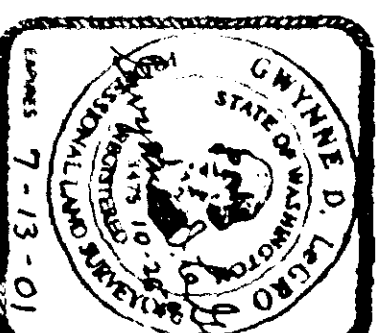
This is to Certify that on this 30th day of October, 2000, before me, the undersigned, a Notary Public, personally appeared Gale A. Hickok and to me known to be the

A WASHINGTON CORPORATION, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free 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.

Notary Public in and for the State of Washington, residing at in Skagit County, WA.

LOT ADDRESSES

- | | |
|----------------------------|------------------------|
| LOT 1, #3001 EASTWIND ST. | LOT 18, #1910 30TH ST. |
| LOT 2, #3005 EASTWIND ST. | LOT 19, #1908 30TH ST. |
| LOT 3, #3007 EASTWIND ST. | LOT 20, #1906 30TH ST. |
| LOT 4, #3009 EASTWIND ST. | LOT 21, #1904 30TH ST. |
| LOT 5, #3011 EASTWIND ST. | LOT 22, #1902 30TH ST. |
| LOT 6, #3012 EASTWIND ST. | LOT 23, #1900 30TH ST. |
| LOT 7, #3010 EASTWIND ST. | LOT 24, #1820 30TH ST. |
| LOT 8, #3008 EASTWIND ST. | LOT 25, #1818 30TH ST. |
| LOT 9, #3004 EASTWIND ST. | LOT 26, #1816 30TH ST. |
| LOT 10, #3000 EASTWIND ST. | LOT 27, #1814 30TH ST. |
| LOT 11, #2002 30TH ST. | LOT 28, #1812 30TH ST. |
| LOT 12, #2000 30TH ST. | LOT 29, #1810 30TH ST. |
| LOT 13, #1920 30TH ST. | LOT 30, #1808 30TH ST. |
| LOT 14, #1918 30TH ST. | LOT 31, #1806 30TH ST. |
| LOT 15, #1916 30TH ST. | LOT 32, #1804 30TH ST. |
| LOT 16, #1914 30TH ST. | LOT 33, #1802 30TH ST. |
| LOT 17, #1912 30TH ST. | LOT 34, #1800 30TH ST. |
| | LOT 35, #1700 30TH ST. |



Legro & Associates
Engineer & Land Surveyor
815 Cleveland Avenue
Mount Vernon, Wa. 98273
(360) 336-3220