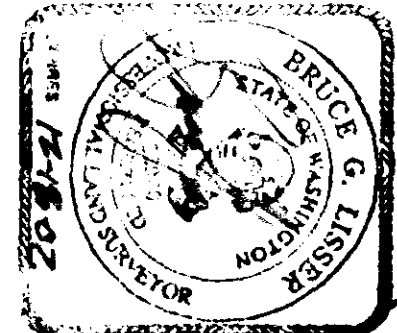
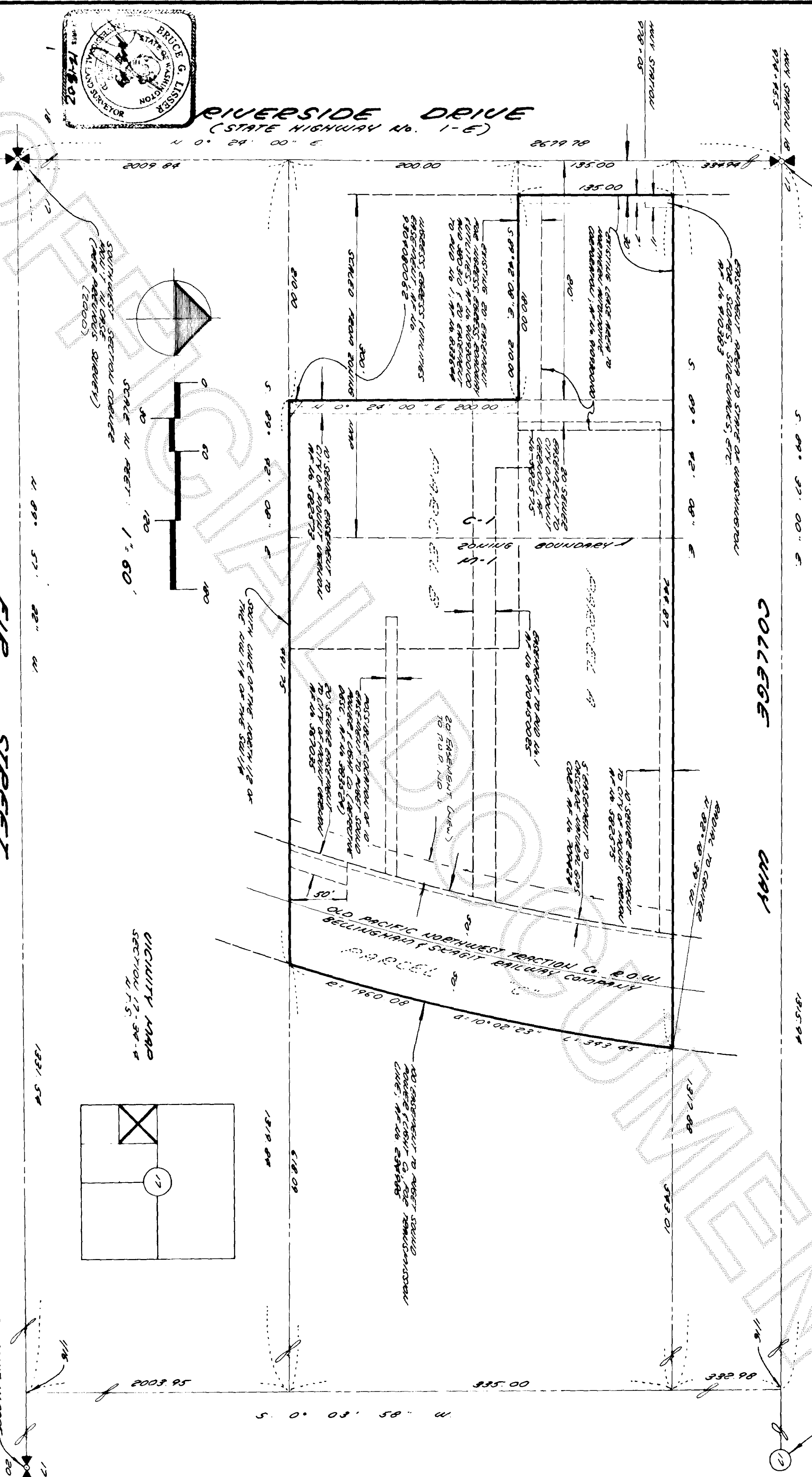


RIVERSIDE BUSINESS PARK – BINDING SITE PLAN
In a Portion of the Northwest 1/4 of the Southwest 1/4 of
Section 17, T. 34 N., R. 4 E., W.M.
City of Mount Vernon, Washington
FOR: BRUCE and CAROL GALLAGHER

5/14/2001 Page 1 of 3 12:08:35PM
Skiagit County Auditor
200105140108

CORNER OF SECTION 17
(NEED REVISIONS
(2000))



SURVEYOR'S CERTIFICATE
I hereby certify that the Riverside Industrial Park Binding Site Plan is based upon an actual survey and subdivision of Section 17, Township 34 North, Range 4 East, W.M., that the courses and distances are shown correctly hereon, that any required monuments have been set and the lot corners are staked correctly on the ground, and that I have complied with the provisions of the statutes and platting regulations.

BRUCE G. LISSNER, P.L.S., Certificate No. 22960
Date April 29, 2001

AUDITOR'S CERTIFICATE
Filed for record at the request of Lissner & Associates, PLLC.

Wanda Brummett
Skiagit County Auditor
Clayton J. Jansen
Deputy

BOUNDARY & EXISTING EASEMENTS

BINDING SITE PLAN NO. MY-01-01

Sheet 1 of 3
MERIDIAN: ASSUMED
FB 144 PG. 19
SCALE: 1" = 60'

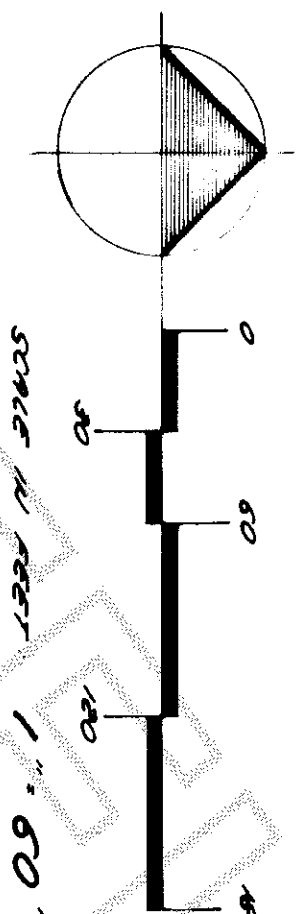
LISSNER & ASSOCIATES, PLLC
320 Milwaukee Street, PO Box 1109
Mount Vernon WA 98273
Phone: (360) 419-7442
Fax: (360) 419-0581
e-mail: bruce@lissner.com

In a Portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of

City of Mount Vernon, Washington

200105140108
Skagit County Auditor
5/14/2001 Page 2 of 3 12:08:35PM

5/14/2001 Page 2 of 3 12:08:35PM



TRACT "X" - Dedicated to The City of Mount Vernon for future roadway purposes

An easement for the purpose of conveying local storm water runoff is hereby granted in favor

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

Lot 1	1526 Riverside Drive	23,575 sq. ft.
Lot 2	1524 Riverside Drive	58,483 sq. ft.
Lot 3	1530 Riverside Drive	36,429 sq. ft.
Lot 4	1528 Riverside Drive	46,794 sq. ft.
Lot 5	1526 Riverside Drive	33,000 sq. ft.

4,724 sq. ft

Note: Areas shown above include easements.

Sheet 2 of 3

-10' AERIAL UTILITY EASEMENT TO THE CITY OF MOUNT VERNON, CENTERED ALONG EXISTING PAVES

I hereby certify that 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 17th day of May, 2001.

paid in full) This 1st day of May, 2001

City Treasurer:

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 ____.

I, Katie Jurek, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2020.

This 9th day of May

Skagit County Treasurer

SURVEY DESCRIPTION

PARCEL "A"

That portion of the South 33½ feet of the North ½ of the Northwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East W. M., lying West of the Old Pacific Northwest Traction Company right of way,

EXCEPT the South 200 feet of the West 427.8 feet thereof,

AND EXCEPT right of way for State Highway

PARCEL "B"

Part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East W.M., described as follows:

BEGINNING at a point on the South line of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 210 feet East of the West line of said Section; thence East on the South line of said North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 217.8 feet, thence North 200 feet, thence West 217.8 feet to a point 210 feet East of the West line of said Section; thence South 200 feet to the PLACE OF BEGINNING.

PARCEL "C"

That portion of the abandoned railway right of way, 100 feet in width, as conveyed to Bellingham & Skagit Railway Company a corporation, by deed recorded November 1, 1911 under Auditor's File No. 87371, in Volume 88 of Deeds, page 371, that lies within the boundaries of the South 335 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East W. M.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens and other instruments of record.

All situate in the County of Skagit, State of Washington

MERIDIAN : ASSUMED
 FB 144 PG. 19
 SCALE: 1"=60'

SCALE: 1" = 60'

SCALE: 1" = 60'

RIVERSIDE BUSINESS PARK – BINDING SITE PLAN

In a Portion of the Northwest 1/4 of the Southwest 1/4 of
Section 17, T. 34 N., R. 4 E., W.M.
City of Mount Vernon, Washington
For: BRUCE and CAROL GALLAGHER

200105140108
Skagit County Auditor
5/14/2001 Page 3 of 3 12:08:35PM

ACKNOWLEDGMENT

State of CALIFORNIA
County of SAN DIEGO
I certify that I know or have satisfactory evidence **BRUCE G. GALLAGHER AND CAROL J. GALLAGHER**, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated April 27, 2001
Signature Bruce & Carol Gallagher
Title NOTARY PUBLIC
My appointment expires 11-23-2001

ACKNOWLEDGMENT

State of WASHINGTON
County of SKAGIT
I certify that I know or have satisfactory evidence **DOROTHY F. FELLMAN**, Individually and as Trustee of the James F. Fellman Testamentary Trust, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated April 24, 2001
Signature Dorothy F. Fellman
Title Trustee
My appointment expires 2-15-04

EASEMENTS

An easement is hereby reserved for and granted to CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON, INC. and their respective successors and assigns under and upon the utility easements shown on the face of this binding site plan, 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 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 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.

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 PUD 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, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent 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.

CONSENT AND DEDICATION

Know All Men by these presents that Bruce G. Gallagher and Carol J. Gallagher, husband and wife, Dorothy F. Fellman and US Savings Bank of Washington, owners in the fee simple or contract purchaser and/or mortgage holder or lien 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 public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

Dated April 27, 2001
Signature Bruce & Carol Gallagher
Title Notary Public
My appointment expires 11-23-2001

ACKNOWLEDGMENTS

State of Oregon
County of Multnomah
I certify that I know or have satisfactory evidence that Steve Carnunt

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Vice President U.S. BANK NATIONAL ASSOCIATION F/N/A U.S. SAVINGS BANK OF WASHINGTON, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5-9-01
Signature David B. Cutcher
Title Commercial Real Estate Specialist
My appointment expires 4-9-04

WATER LINE/FIRE HYDRANTS

The existing water line into the property is a dead end 8 inch ductile iron pipe with two fire hydrants attached. Fire flow provided by this arrangement is unknown at this time. Future building on the proposed sites would require adequate fire flow for fire protection. The fire flow shall be at least 1,500 gallons per minute and increased depending on size and construction type of structures.

The Fire Department recommends that the owner contact the Public Utility District to determine whether adequate flows are available in the range of 1,500 - 3,000 gallons. The dead end line may be required to be looped in order to provide adequate fire flow to the sites.

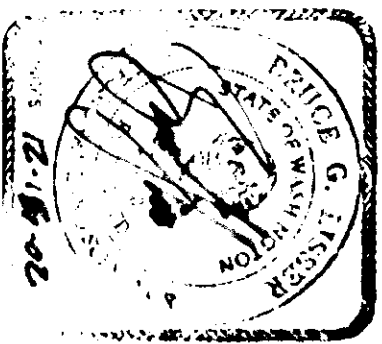
Additional fire hydrants are not required with the present arrangement.

BINDING SITE PLAN No. 14V-01-01

Sheet 3 of 3

MERIDIAN : ASSUMED
FB 144 PG. 19
SCALE: 1" = 60'

LISSER & ASSOCIATES, PLLC
320 Milwaukee Street, PO Box 1109
Mount Vernon W.A. 98273
Phone: (360) 419-7442
Fax: (360) 419-0581
e-mail: bruce@lissier.com



11. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage
12. Zoning C-2 and M-1
13. Utility Sources:
- | | |
|------------|---------------------------------|
| Telephone | G.T.E. |
| Power | Puget Sound Energy |
| Television | TCI Cablevision |
| Storm | City of Mount Vernon |
| Sewer | City of Mount Vernon |
| Water | Public Utilities District No. 1 |

APPROVALS

Examined and approved this 10 day of May 2001

City Engineer
Mayor
City Clerk

DRAFT