

LEGAL DESCRIPTION

PARCEL 'A'
 THAT PORTION OF THE FOLLOWING DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14E, MN.:

BEGINNING AT A POINT 654.25 FEET EAST OF THE CENTER OF SAID SECTION 29;
 THENCE SOUTH 370 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 BY DEED DATED MAY 4, 1953, AND RECORDED MAY 18, 1953, UNDER AUDITORS' FILE NO. 183349;
 THENCE EAST ALONG THE NORTH LINE OF SAID P.U.D. TRACT 165 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE NORTH TO A POINT 488 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
 THENCE WEST 77 FEET;
 THENCE NORTH 307 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4;
 THENCE WEST 88 FEET TO THE POINT OF BEGINNING,
 EXCEPT COUNTY ROAD, NOW KNOWN AS THE BLACKBURN ROAD, ALONG THE NORTH LINE THEREOF,
 AND ALSO EXCEPT THE SOUTH 10 FEET OF THE NORTH 30 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED SEPTEMBER 10, 1968 AND RECORDED SEPTEMBER 16, 1968, UNDER AUDITORS' FILE NO. 718165.

PARCEL 'B'

THE WEST 7 FEET AND SOUTH 137 FEET OF THE FOLLOWING DESCRIBED TRACT:
 THAT PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14E, MN., LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT A POINT 654.25 FEET EAST OF THE CENTER OF SAID SECTION 29;
 THENCE SOUTH 370 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO PUBLIC UTILITY DISTRICT NO. 1 BY DEED DATED MAY 4, 1953, AND RECORDED MAY 18, 1953, UNDER AUDITORS' FILE NO. 183349;
 THENCE EAST ALONG THE NORTH LINE OF SAID P.U.D. TRACT 165 FEET TO THE NORTHEAST CORNER THEREOF;
 THENCE NORTH TO A POINT 488 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE TRUE POINT OF BEGINNING OF SAID LINE;
 THENCE WEST 77 FEET;
 THENCE NORTH 307 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE TERMINUS OF SAID LINE.
 ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT AWARDS AND OTHER INSTRUMENTS OF RECORD.
 ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: R-1, T16
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON STORM DRAINAGE: CITY OF MOUNT VERNON
4. WATER: P.U.D. NO. 1
5. INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER Lisser 22960
 0 - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14E, MN. BEARING = SOUTH 89°44'08" EAST
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 23 OF SURVEYS, PAGE 84 AND PLAT OF BLACKBURN RIDGE RECORDED IN VOLUME 16 OF PLATS, PAGES 207 AND 208, AND PLAT OF BLACKBURN RIDGE PHASE II RECORDED UNDER AUDITORS' FILE NO. 200010310122. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 5-95335, DATED DECEMBER 12, 2000.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS' FILE NUMBERS 9807090032, 9504120028 AND 20001080134.
11. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/SUBDIVIDER: NORDCO GROUP, L.L.C./CRAIG CAMMOCK
 PO BOX 836
 MOUNT VERNON WA 98273
 PHONE: (360) 336-1000
14. MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT YARD: 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS. BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS.
 SIDE YARD: 5 FEET. THE TOTAL OF THE TWO SIDE YARDS SHALL BE A MINIMUM OF 15 FEET.
 REAR YARD: 20 FEET. WHERE A REAR YARD ABUTS AN ALLEY, ACCESSORY BUILDINGS SUCH AS GARAGES AND CARPORTS MAY BE LOCATED WITHIN 8 FEET OF THE REAR PROPERTY LINE.
15. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED. ONE HALF OF THE REQUIRED SCHOOL IMPACT FEES HAVE BEEN PAID AS A CONDITION OF APPROVAL OF THIS SHORT PLAT.
16. ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY SHALL BE SHARED EQUALLY BY OWNERS BASED ON USAGE. THE ACCESS ROAD AND APPARATUS TURN AROUND AREA SHALL BE MAINTAINED AT THE REQUIRED WIDTH OF 20 FEET. PERMANENT NO PARKING SIGNAGE IS REQUIRED AND SHALL BE MAINTAINED BY THE LOT OWNERS.
17. PERMANENT ADDRESS SIGNAGE SHALL BE REQUIRED AT THE INTERSECTION OF THE PRIVATE ACCESS ROAD AND EAST BLACKBURN ROAD.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200108160009
 Skagit County Auditor
 8/16/2001 Page 1 of 3 9:12:37AM

Nina Brunnett
 SKAGIT COUNTY AUDITOR

Melody Demosselt
 DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 15th OF August, 2001.

ENGINEERING SERVICES MANAGER

EXAMINED AND APPROVED THIS 15th OF August, 2001.

MANOR

Heather Spivey
 CLERK

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 2001.

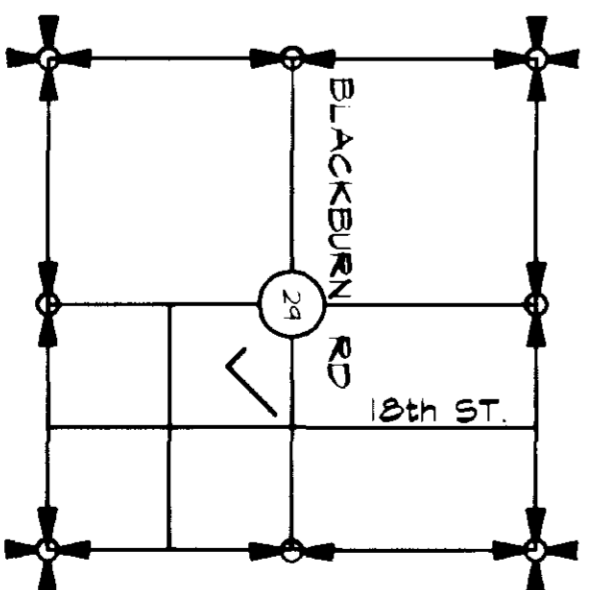
Patricia J. Jarament
 SKAGIT COUNTY TREASURER

DEPUTY

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 DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 15th DAY OF August, 2001.

Wendy L. Stumpe
 CITY TREASURER



VICINITY MAP
 N.T.S.

SHEET 1 OF 3

DATE: 6/29/01

SHORT PLAT NO. MV-11-01

SURVEY IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14E, MN. MOUNT VERNON WASHINGTON FOR: NORDCO

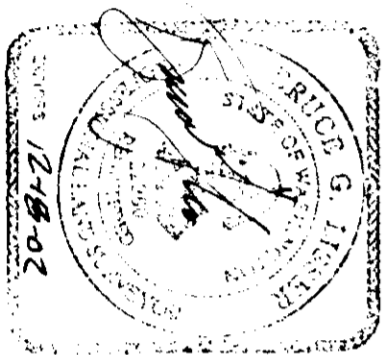
FB 6 PG 36 LISSER & ASSOCIATES, PLLC SCALE: 1" = 30'
 SURVEYING & LAND-USE CONSULTATION DRAWING: 94-0675P
 MERIDIAN: ASSUMED MOUNT VERNON WA 98273 360-419-1442

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14E, MN., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

DATE: *Aug 19 2001*

LISSER & ASSOCIATES, PLLC
 200 HILWAITE STREET, PO BOX 1109
 MOUNT VERNON WA 98273
 PHONE (360) 419-1442
 FAX (360) 419-0581
 www.lisser.com



EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1, RUGET SOUND ENERGY, GTE, CASCADE NATURAL GAS CO., AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THOSE PORTIONS OF THE FRONT BOUNDARY LINES OF LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, 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 PRIVILEGE HEREIN GRANTED.

WATER PIPELINE EASEMENT

AN EASEMENT IS 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 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.

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. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING 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.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE 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 WHATEVER WIDTHS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 13th DAY OF August, 2001.

NORDCO GROUP, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: William G. Lissner
HORIZON BANK,
A SAVINGS BANK

BY: William G. Lissner

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William G. Lissner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner OF NORDCO GROUP, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/13/01

William G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 6-1-2005
RESIDING AT Mount Vernon

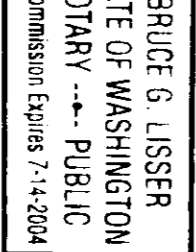


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William G. Lissner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner OF HORIZON BANK, A SAVINGS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug 13, 2001

William G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-01
RESIDING AT Mount Vernon



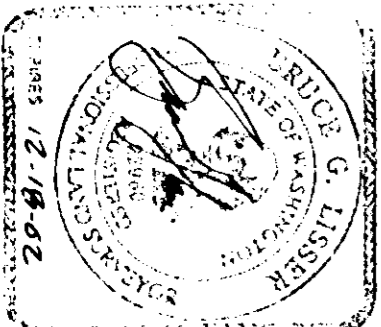
SHEET 2 OF 3

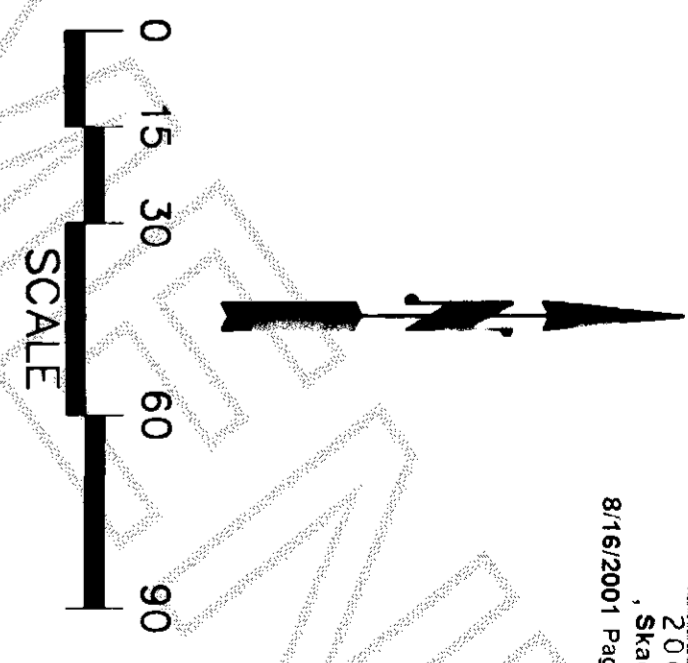
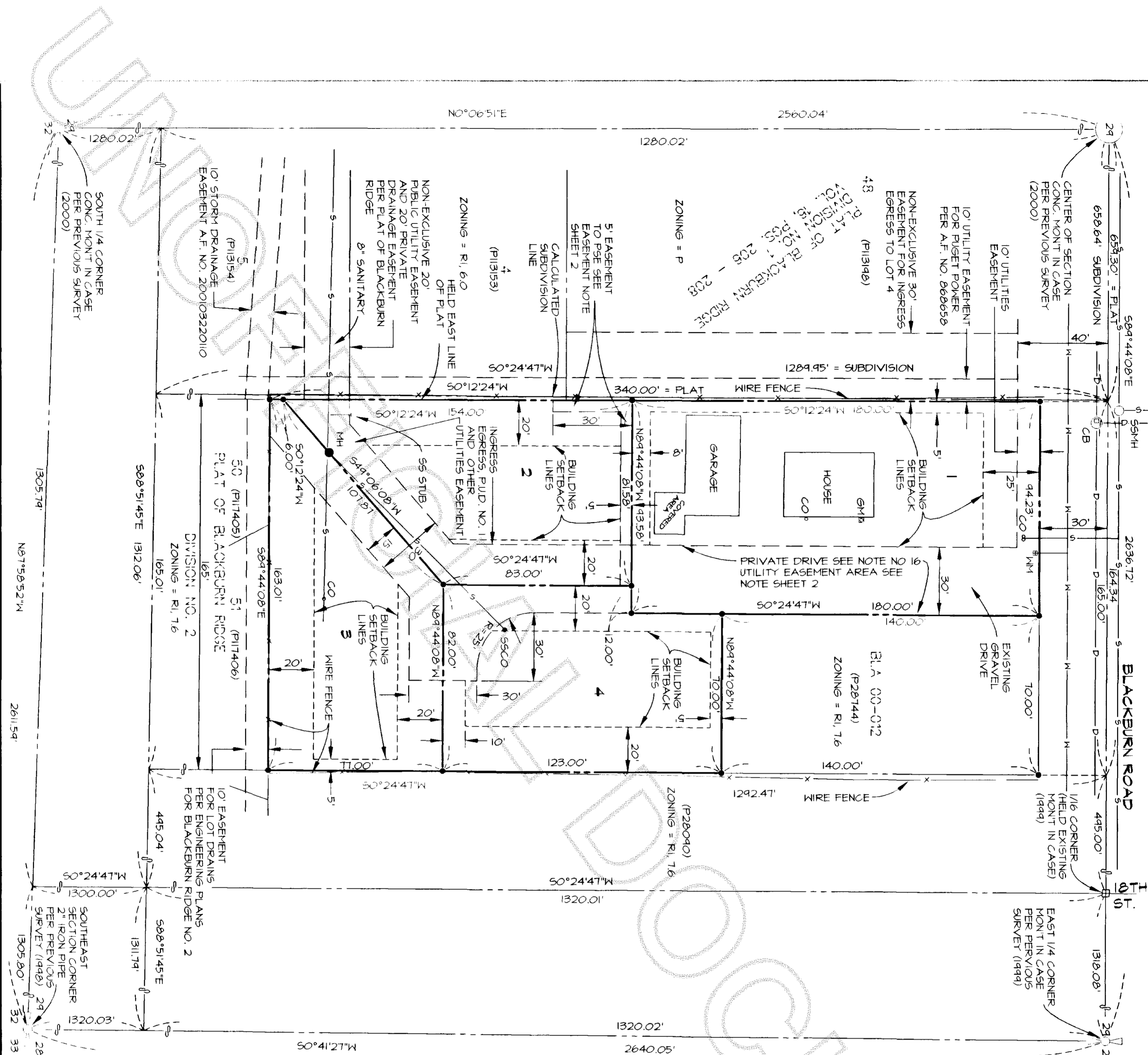
DATE 6/28/01

SHORT PLAT NO. MV-1-01

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 24 TOWNSHIP 34 NORTH RANGE 4 EAST, N.M.,
MOUNT VERNON WASHINGTON
FOR NORDCO

FB 6 PG 36 LISSNER & ASSOCIATES PLLC SCALE: 1" = 30'
SURVEYING & LAND-USE CONSULTATION DRAWING: 99-0675P
MOUNT VERNON, WA 98273 360-419-1442





LOT AREA AND ADDRESS INFORMATION

LOT 1	1604	BLACKBURN ROAD	16403 SQ. FT.
LOT 2	1606	BLACKBURN ROAD	9644 SQ. FT.
LOT 3	1608	BLACKBURN ROAD	4677 SQ. FT.
LOT 4	1610	BLACKBURN ROAD	4606 SQ. FT.

NOTE: AERIAL UTILITIES AND BURIED GAS LINE IN NORTH HALF OF BLACKBURN ROAD R.O.M.

ADJOINING PROPERTY OWNERS

- PI13148 AND PI13153: ST. LUKE'S LUTHERAN CHURCH, 1524 E BLACKBURN ROAD, MOUNT VERNON WA 98274
- PI13154: GUNNAR PEDERSEN, 16325 DIKE ROAD, MOUNT VERNON WA 98273
- PI17405 AND PI17406: DEAN AND MARY HOLT, 21944 BILSON ROAD, MOUNT VERNON WA 98274
- P227144: COREY AND AMY YOUNG, 1612 E BLACKBURN ROAD, MOUNT VERNON WA 98274
- P228091: ZONA AUBEL, 16224 E BLACKBURN ROAD, MOUNT VERNON WA 98274



SHEET 3 OF 3
DATE: 6/28/01

SHORT PLAT NO. MV-1-01
SURVEY IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24 TOWNSHIP 34 NORTH RANGE 4 EAST N.M. MOUNT VERNON WASHINGTON FOR: NORDCO

FB 6 PG 36
LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442

SCALE: 1" = 30'
DRAWING: 99-0675P