

RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF City of Mt Vernon
THIS 22 DAY OF December 2001 AT 12:22 AM (PM) AND RECORDED
UNDER AUDITOR'S FILE NO. 200112200105 RECORDS OF
SKAGIT COUNTY, WASHINGTON.
Deputy Auditor John H. Smith COUNTY AUDITOR

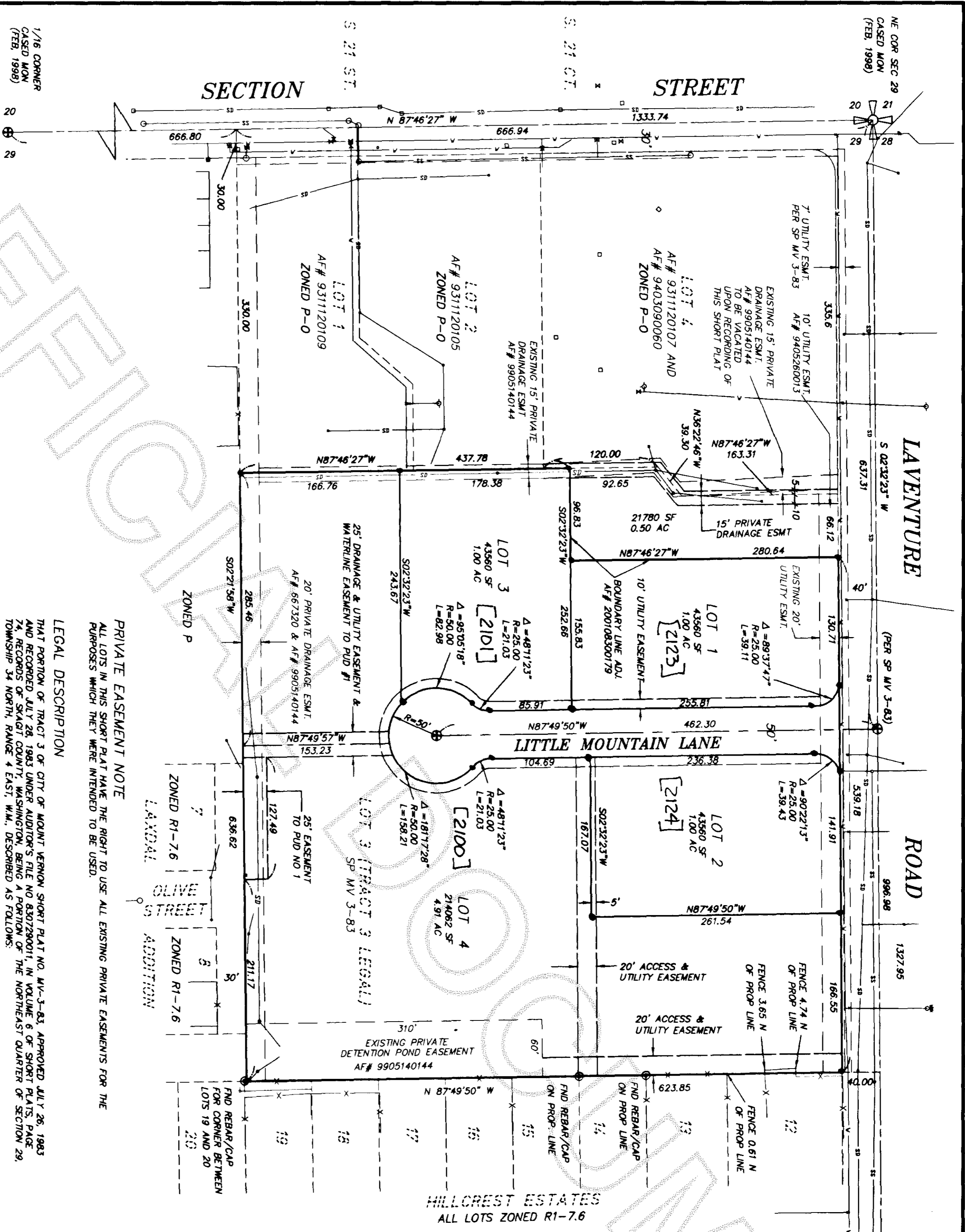
NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

VENTURE PROPERTIES
SHORT PLAT
SURVEY in a portion of the NE 1/4 of Section 29, T 34 N, R 4 E WM
for:
Venture Properties
2716 E Section Street
Mt. Vernon, WA 98274

DOUGLAS E. SCARBIND
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12189/03
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:
John H. Smith IN Dec 2001
CERTIFICATE NO. 28023

BASIS OF BEARING
NORTH LINE OF THE NORTHEAST QUARTER AS SHOWN IN SHORT PLAT MV-3-83, RECORDED IN VOL. 6 OF
SHORT PLATS, PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SHORT PLAT NO. MV-2-00
Section 29, T 34 N, R 4 E
Skagit County, Washington



LEGEND

- ⊕ FOUND CAVED MONUMENT AS NOTED
- ⊙ FOUND REBAR & CAP AS NOTED
- ⊕ SET CONCRETE MONUMENT IN CASE
- SET 5/8" REBAR & CAP MARKED "DGS LS 28023"
- PROPOSED EASEMENT
- x- EXISTING FENCE LINE
- ss- EXISTING SANITARY SEWER LINE
- w- EXISTING WATER LINE
- sd- EXISTING STORMSEWER LINE

SURVEY INSTRUMENTATION
THEODOLITE: GEOMETER 610
SERIAL 61010236, STD DEV 3",
EDM ± (SMM + 9PPM),
SURVEYING PROCEDURE
FIELD TRAVERSE,
LINEAR AND ANGULAR MEASUREMENTS MEET OR
EXCEED STANDARDS SET IN WAC 332-130-090

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

VICINITY MAP (NTS)

SECTION 29, T 34 N, R 4 E

SW NW NE SE

PROJECT
98001
DRAWING NAME:
98001sp.dwg
DRAWN BY: CHK'D BY:
UPV DESKUPV
DATE: Nov. 2001
SHEET 1 of 3

EXCEPTIONS

- A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: SKAGIT COUNTY
DATED: DECEMBER 30, 1963
RECORDED: JUNE 9, 1963
AUDITOR'S NO. 667350
PURPOSE: TO CLEAN AND GRADE AN EXISTING DRAINAGE DITCH, TOGETHER WITH INGRESS AND EGRESS AREA AFFECTED: WEST 20 FEET OF THE SUBJECT PROPERTY
- B. EASEMENT PROVISION SET FORTH ON THE FACE OF SAID SHORT PLAT (MV-3-83), AS FOLLOWS:
"AN EASEMENT IS HEREBY PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE CITY OF MOUNT VERNON, PUGET SOUND POWER & LIGHT CO., PUBLIC UTILITY DISTRICT NO. 1, CONTINENTAL OR GENERAL TELEPHONE CO., NATIONWIDE CABLEVISION CO. AND CASCADE NATURAL GAS CO., AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND CONJUGENTIAL WITH THE STREET FRONTAGE OF ALL LOTS IN WHICH TO CONSTRUCT AND MAINTAIN ALL NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION WITH NECESSARY UTILITIES."
- C. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD.
SHORT PLAT NO.: MV-3-83
AS FOLLOWS:
- 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.
SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
SEWAGE DISPOSAL - SANITARY SEWER;
WATER - P.U.D.
- D. TERMS, COVENANTS, PROVISIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD.
SHORT PLAT NO.: MV-3-83
AS FOLLOWS:
- "NOTE: ALL IMPROVEMENTS ALONG SECTION STREET, AND THOSE IMPROVEMENTS ABUTTING LOT 4 ON LAVENTURE ROAD, SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID LOT 4. ALL IMPROVEMENTS SHALL MEET CITY STANDARDS AND THE ENTIRE COST OF SAID IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 4."
- E. PROVISION IN THE NATURE OF A COVENANT CONTAINED IN DEEDS RECORDED NOVEMBER 12, 1993, UNDER AUDITOR'S FILE NOS. 931120105, 931120106, 931120107, 931120109.
"THE ABOVE PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE."
- F. CHARGE IN LIEU OF ASSESSMENT, AS SET FORTH ON THE FACE OF THE SAID SHORT PLAT, AS FOLLOWS:
"THE CHARGE IN LIEU OF ASSESSMENT FOR EACH LOT IN THIS SUBDIVISION SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT (THIS CHARGE INCLUDES A CREDIT OF \$0.00 FOR INSTALLED SEWER LINES) A STANDARD PARTICIPATION CONTRACT MUST BE EXECUTED AND THE SAID AMOUNT PAID PRIOR TO THE ISSUANCE OF A SEWER PERMIT."
- G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
AUDITOR'S NO. 425537
PURPOSE: RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LINES.
- H. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ORDINANCE #2401 RECORDED JULY 3, 1990, UNDER AUDITOR'S FILE NO. 9007030046.
- I. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
AND: VENTURE PROPERTIES
DATED: JUNE 26, 1990
RECORDED: AUGUST 1, 1990
AUDITOR'S NO. 9008010028
REGARDING: FORMATION OF LOCAL IMPROVEMENT DISTRICT
- J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
AND: VENTURE PROPERTIES
DATED: JANUARY 14, 1994
RECORDED: FEBRUARY 2, 1994
AUDITOR'S NO. 9402020025
REGARDING: FORMATION OF LOCAL IMPROVEMENT DISTRICT
- K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF MOUNT VERNON, A WASHINGTON MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
AND: VENTURE PROPERTIES, A WASHINGTON CORPORATION
DATED: MARCH 24, 1993
RECORDED: MARCH 21, 1995
AUDITOR'S NO. 9503210080
REGARDING: MUTUAL BENEFITS TO BE DERIVED HERETOFROM AND THE APPROVAL OF A BOUNDARY LINE ADJUSTMENT AND BUILDING PERMITS

L. ANY QUESTION AS TO ENROACHING CONCRETE SLAB AS DELINEATED ON THE FACE OF SURVEY RECORDED MARCH 9, 1994, UNDER AUDITOR'S FILE NO. 9403090060 AND FILED IN VOLUME 15, PAGE 133 OF SURVEYS, RECORDS OF SKAGIT COUNTY, WASHINGTON. (AFFECTS EAST LINE OF LOT 3, SHORT PLAT # MV-3-83)

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

GRANTEE: PUGET SOUND POWER & LIGHT COMPANY
DATED: MAY 11, 1994
RECORDED: MAY 26, 1994
AUDITOR'S NO. 9405800013
PURPOSE: RIGHT 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 EAST 10 FEET OF LOT 4
AREA AFFECTED: EAST 10 FEET OF LOT 4

N. RESERVATIONS CONTAINED IN DEED

EXECUTED BY: VENTURE PROPERTIES AND CASCADE MEDICAL PROPERTIES
RECORDED: OCTOBER 2, 1998
AUDITOR'S NO. 9810020012
AS FOLLOWS:

"THERE IS RESERVED FOR THE BENEFIT OF THE REMAINDER OF LOT 4 OF THE D.B.A. VENTURE PROPERTIES SURVEY AS RECORDED IN VOLUME 15 OF SURVEYS, PAGE 133, AUDITOR'S FILE NO. 9403090060 AN EASEMENT 15 FEET IN WIDTH FOR PIPELINE PURPOSES TO A REPLACEMENT RETENTION POND TO BE BUILT IN THE SOUTHWEST CORNER OF PARCEL C ABOVE DESCRIBED, WHICH DRAINAGE PIPE AND RETENTION POND SHALL BE USED IN COMMON WITH ALL PROPERTIES DESCRIBED HEREIN ABOVE AND SAID REMAINING PORTION OF LOT 4."

SAID RETENTION POND AND DESIGNED PIPE LINE SHALL BE PURSUANT TO CITY OF MOUNT VERNON REQUIREMENTS AND IN COMPLIANCE WITH CITY REGULATIONS.

THE RETENTION POND THAT EXISTS ON PARCEL D SHALL NOT BE REMOVED OR MODIFIED UNTIL THE REPLACEMENT RETENTION POND HAS BEEN INSTALLED, CITY APPROVAL OBTAINED AND OWNER'S LENDER ON SAID REMAINING PORTION OF LOT 4 HAS APPROVED SAID REPLACEMENT.

O. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

IN FAVOR OF: VENTURE PROPERTIES AND CASCADE MEDICAL PROPERTIES
RECORDED: MAY 14, 1999
AUDITOR'S NO. 9905140144
FOR AND AFFECTS: MUTUAL EASEMENTS - THREE (3) NON-EXCLUSIVE DRAINAGE EASEMENTS AND A NON-EXCLUSIVE DRAINAGE DETENTION POND EASEMENT OVER, ACROSS AND UNDER LOTS 1, 2, 3 AND 4 OF THE "D.B.A. VENTURE PROPERTIES" SURVEY RECORDED IN VOLUME 15 OF SURVEYS, PAGE 133, AS AUDITOR'S FILE NO. 9403090060

P. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT
FROM: VENTURE PROPERTIES
RECORDED: AUGUST 30, 2001
AUDITOR'S NO. 200108300179

"THIS BOUNDARY LINE ADJUSTMENT IS MADE TO AGGREGATE OR COMBINE THE ABOVE DESCRIBED PREMISES AS A SINGLE LOT."
AS FOLLOWS:

END OF EXCEPTIONS _____

PUD NO 1 EASEMENT DEDICATION

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 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.

EASEMENT DEDICATION

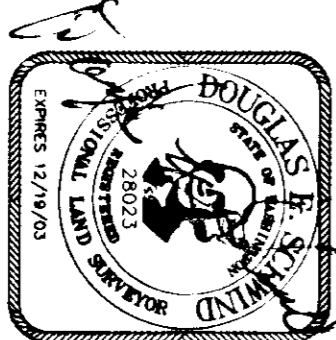
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 PUGET SOUND ENERGY, G.T.E. CASCADE NATURAL GAS CORP. AND TO CABLE VISION OF WASHINGTON, INC AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF THE FRONT BOUNDARY LINES OF ALL BOUNDARY LINES OF ALL LOTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, 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 PLAT 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 PLAT BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE AND DETENTION POND 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 PRIVATE PROPERTY OWNERS AND THEIR HEIRS, OWNERS 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

SHORT PLAT NO. MV-2-00



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS



160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

VENTURE PROPERTIES
SHORT PLAT

SURVEY in a portion of the NE 1/4 of Section 29, T 34 N, R 4 E WM
for:
Venture Properties
2116 E Section Street
Mt. Vernon, WA 98274

PROJECT 98001
DRAWING NAME: 98001sp.dwg
DRAWN BY CHK'D BY
UPV DESKUPV
DATE: Nov, 2001
SHEET 2 of 3

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF November, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN N. HOOKING, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A GENERAL PARTNER OF VENTURE PROPERTIES, A GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Henry A. Poel

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Lynden, WA

MY COMMISSION EXPIRES Aug. 15, 2002

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF November, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED STEVEN H. JOHNSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A GENERAL PARTNER OF VENTURE PROPERTIES, A GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Henry A. Poel

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Lynden, WA

MY COMMISSION EXPIRES Aug. 15, 2002

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF November, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD J. ABBOTT, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A GENERAL PARTNER OF VENTURE PROPERTIES, A GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Henry A. Poel

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Lynden, WA

MY COMMISSION EXPIRES Aug. 15, 2002

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF November, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL D. JOHNSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A GENERAL PARTNER OF VENTURE PROPERTIES, A GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Henry A. Poel

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Lynden, WA

MY COMMISSION EXPIRES Aug. 15, 2002

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS VENTURE PROPERTIES SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THE VENTURE PROPERTIES SHORT PLAT WAS A 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 WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEAL THIS 6th DAY OF November, 2001.

John N. Hooking
JOHN N. HOOKING

STEVEN H. JOHNSON

Richard J. Abbott
RICHARD J. ABBOTT

PAUL D. JOHNSON

NOTES

ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

SIDE YARD SET BACKS: MINIMUM 15'
FRONT YARD SET BACKS: MINIMUM 20'
BACK YARD SET BACKS: MINIMUM 20'

ZONING M1V-P-O
WATER: SKAGIT COUNTY PUB #1
SEWER: CITY OF MOUNT VERNON
POWER: PUGET SOUND & ENERGY COMPANY
GAS: CASCADE NATURAL GAS CORPORATION
CABLE TV: AT&T BROADBAND
TELEPHONE: VERIZON NORTHWEST

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:
John Hooking IN Dec. 2001

Angela E. Schmid
CERTIFICATE NO. 28023

COUNTY 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.

I, Kate Jungquist TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT THIS 14th DAY OF November, 2001, TAKES UP TO AND INCLUDING THE YEAR OF 2001.

Kate Jungquist by Debra Peterson
SKAGIT COUNTY CLERK DEPUTY

CITY FINANCE DIRECTOR'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 14th DAY OF November, 2001.

Wendy Strunk
CITY FINANCE DIRECTOR

CITY MAYOR APPROVAL

EXAMINED AND APPROVED THIS 20th DAY OF December, 2001.

Paul E. Poel
MAYOR

Wendy Strunk
ATTY FINANCE DIRECTOR

CITY ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS 20th DAY OF December, 2001.

Wendy Strunk
CITY ENGINEER

SHORT PLAT NO. MV-2-00



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

VENTURE PROPERTIES
SHORT PLAT

SURVEY in a portion of the NE 1/4 of Section 29, T 34 N, R 4 E WM

for:
Venture Properties

2116 E Section Street
Mt. Vernon, WA 98274

PROJECT
98001

DRAWING NAME:
98001sp.dwg

DRAWN BY CHK'D BY
UPV DES&UPV

DATE: Nov, 2001

SHEET 3 of 3

2001-12-20 01:09

12/20/2001 Page 3 of 3 2:02PM

Skagit County Auditor