

LEGAL DESCRIPTION

PARCEL "A"
THE WEST ONE ACRE OF A TWO ACRE SQUARE TRACT IN THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT:
THE EAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EXCEPT THE SOUTH 30 FEET FOR ROAD ALONG THE SOUTH LINE THEREOF CONVERTED TO SKAGIT COUNTY BY AUDITORS' FILE NO. 132785, IN VOLUME 108 OF DEEDS, PAGE 604, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS NORTH 88°24'50" EAST, 157.56 FEET, MORE OR LESS, EAST OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE NORTH 0°24'25" WEST ALONG THE WEST LINE OF SAID EAST 15 ACRES, 325.14 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE NORTH 0°24'25" WEST TO A POINT WHICH IS 506 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO KENNETH A. MOORE AND MARILYN S. MOORE, HUSBAND AND WIFE, BY DEED DATED JANUARY 17, 1969, RECORDED JANUARY 20, 1969, UNDER AUDITORS' FILE NO. 122474;
THENCE NORTH 88°24'50" EAST ALONG THE SOUTH LINE OF SAID MOORE TRACT, 500 FEET, MORE OR LESS, TO THE WEST LINE OF AN EXISTING PUBLIC ROAD WHICH RUNS IN A GENERALLY NORTHERLY-SOUTHERLY DIRECTION THROUGH SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ROAD TO A POINT WHICH LIES NORTH 88°24'50" EAST TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°24'50" WEST TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, LYING WITHIN A TRACT TWO ACRES SQUARE IN THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., AS CONVERTED TO ORIEL WEAVER AND SOPHIA WEAVER, HUSBAND AND WIFE, BY DEED DATED JUNE 18, 1956, RECORDED JUNE 20, 1956, UNDER AUDITORS' FILE NO. 531680.

ALSO EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL, SHOWN AS LOT 22 PRELIMINARY PLAT OF GILBERT'S ADDITIONAL (COPY AVAILABLE IN THE RECORDS OF THE CITY OF MOUNT VERNON PUBLIC WORKS DEPARTMENT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (SOUTH 1/4 CORNER);
THENCE NORTH 84°48'37" EAST 156.68 FEET (CALLED NORTH 88°24'50" EAST 157.56 FEET + ON PREVIOUS DESCRIPTIONS) TO THE SOUTHWEST CORNER OF THE EAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 11 OF SURVEYS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 0°54'21" EAST 506.04 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID EAST 15.0 ACRES TO THE NORTH LINE OF THE SOUTH 506.00 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;
THENCE NORTH 84°48'37" EAST 486.58 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE WESTERLY RIGHT-OF-WAY MARGIN OF DIGBY LANE (BEING 30.0 FEET WESTERLY OF THE AS-CONSTRUCTED CENTERLINE OF SAID ROAD);
THENCE SOUTH 13°41'13" WEST 7.70 FEET ALONG SAID WESTERLY MARGIN TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 14°03'40", AN ARC DISTANCE OF 56.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 17°43'31" AN ARC DISTANCE OF 71.15 FEET;
THENCE SOUTH 84°48'35" WEST 135.14 FEET;
THENCE NORTH 0°54'21" EAST TO 0.00 FEET TO A POINT BEARING SOUTH 84°48'37" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 84°48'37" EAST 122.65 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C"
THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH IS NORTH 88°24'50" EAST, 452.75 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 21;
THENCE NORTH 0°24'25" WEST, 30 FEET TO THE NORTH LINE OF THE DIGBY COUNTY ROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 0°24'25" WEST, 245.14 FEET;
THENCE NORTH 88°24'50" EAST TO THE WEST LINE OF AN EXISTING PUBLIC ROAD WHICH RUNS IN A GENERALLY NORTHERLY-SOUTHERLY DIRECTION THROUGH SAID SUBDIVISION;
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ROAD, TO ITS INTERSECTION WITH THE NORTH LINE OF THE DIGBY COUNTY ROAD;
THENCE SOUTH 88°24'50" WEST ALONG THE NORTH LINE OF SAID DIGBY ROAD TO THE POINT OF BEGINNING;

- CONTINUED -

- CONTINUED -

EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF PARCEL "D" HEREINBELON.

PARCEL "D"
THE EAST 1 ACRE OF A 2 ACRE SQUARE DESCRIBED AS FOLLOWS:

A 2 ACRE SQUARE TRACT IN THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT:

THE EAST 15 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EXCEPT THE SOUTH 30 FEET FOR ROAD CONVEYED TO SKAGIT COUNTY, BY DEED RECORDED IN VOLUME 108 OF DEEDS, PAGE 604, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE PARCELS BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH D. WOODMANSEE AND KIMBERLEY A. WOODMANSEE, HUSBAND AND WIFE, AND WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASES AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, FOREVER, THE STREETS, AVENUES, AND TRACT "X" 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.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 27th DAY OF April, 2002.

Joseph D. Woodmansee
JOSEPH D. WOODMANSEE, HUSBAND
Kimberley A. Woodmansee
KIMBERLEY A. WOODMANSEE, WIFE

WHIDBEY ISLAND BANK
A WASHINGTON CORPORATION

BY: John L. Lissner

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, JOSEPH D. WOODMANSEE AND KIMBERLEY A. WOODMANSEE, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

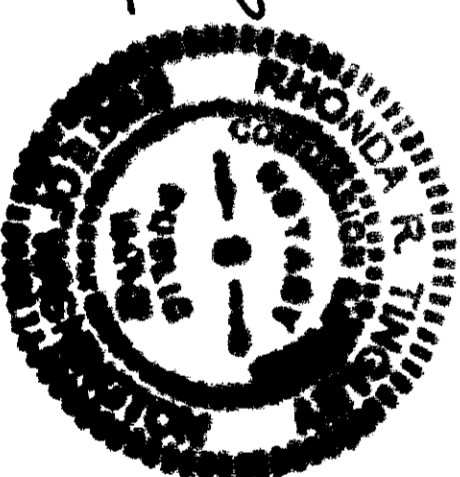
DATED, April 17, 2002

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John L. Lissner SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Vice President OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 4-18-2002

SIGNATURE John L. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12-1-02
RESIDING AT Bellevue



AUDITOR'S CERTIFICATE

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



Norma Brunnett
COUNTY AUDITOR
Melody Demosoff
DEPUTY

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 THE OFFICE, UP TO AND INCLUDING THE YEAR OF 2002.
THIS 23rd DAY OF April, 2002.

John L. Lissner
SKAGIT COUNTY TREASURER
Deputy
OFFICIAL
Seal of Skagit County

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 29th DAY OF April, 2002.

Wendy Hunsley
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF April, 2002.

John L. Lissner
CITY ENGINEERING SERVICES MANAGER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON THIS 27 OF April, 2002.

ATTEST: CITY MAYOR

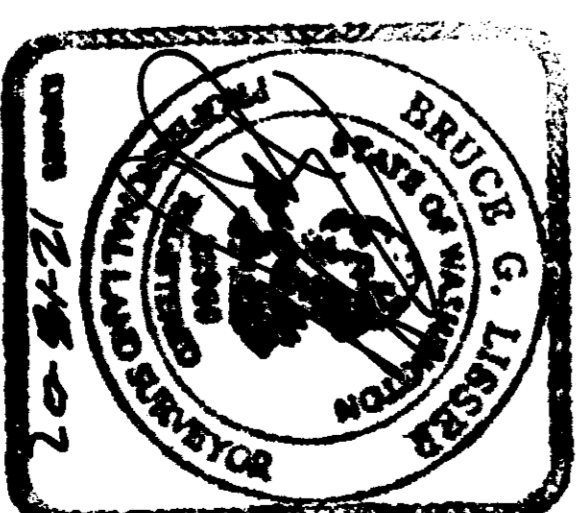
ATTEST: CLERK

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF GILBERT'S ADDITION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John L. Lissner
DATE: Dec. 11, 2001

BRUCE G. LISSNER, PLLC
LISSNER & ASSOCIATES, PLLC
320 MILLWAUKEE, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0581
e-mail: bruce@lissner.com



SHEET 1 OF 3

DATE: 12/11/01

PLAT OF GILBERT'S ADDITION

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
MOUNT VERNON, WASHINGTON
FOR: JOSEPH AND KIMBERLY WOODMANSEE

FB 21	Pg 5	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN ASSIGNED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	DRAWING: 00-067PM

SIDEMALK AND UTILITIES EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES AND SIDEMALK 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.

NOTES

- INDICATES EXISTING MONUMENT IN CASE.
 - INDICATES MONUMENT IN CASE WITH CAP INSCRIBED LISSER 22460.
 - INDICATES EXISTING PIPE OR REBAR FOUND.
 - INDICATES REBAR OR SCREEN IN LEAD SET WITH CAP INSCRIBED LISSER 22460.

- DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. S-45635, DATED OCTOBER 16, 2001.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT 8-80 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 106, RECORD OF SURVEY MAP RECORDED IN VOLUME 11 OF SURVEYS, PAGES 40-44; PLAT OF EAST SECTION HEIGHTS RECORDED IN VOLUME 16 OF PLATS, PAGES 98-100 AND PLAT OF MADDOX CREEK PUD, PHASE I RECORDED IN VOLUME 16 OF PLATS, PAGES 121-130. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- ZONING CLASSIFICATION: R-1, 4.6, SINGLE FAMILY RESIDENTIAL

THIS DEVELOPMENT IS UTILIZING THE NEW CITY OF MOUNT VERNON CLUSTER ORDINANCE. BASED UPON THE EXISTENCE OF CRITICAL AREAS AND THE CITY OF MOUNT VERNON'S DESIRE TO CREATE DEVELOPMENTS UTILIZING A NET DENSITY OF FOUR UNITS PER ACRE. THE CITY PLANNING IS ALLOWING A REDUCTION TO THE MINIMUM ALLOWABLE LOT SIZE FOR THE R-1, 4600 ZONING.

- SET BACKS:
 - 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: FIVE FEET. THE TOTAL OF THE TWO SIDE YARDS SHALL BE A MINIMUM OF 15 FEET.
 - REAR YARD: 20 FEET. WHERE A REAR YARD ADJUTS AN ALLEY ACCESSORY BUILDINGS SUCH AS GARAGES AND CARPORTS MAY BE LOCATED WITHIN EIGHT FEET OF THE REAR PROPERTY LINE.

- SEWAGE DISPOSAL: CITY OF MOUNT VERNON
- STORM DRAINAGE: CITY OF MOUNT VERNON
- STREET STANDARD: CITY OF MOUNT VERNON
- WATER: SKAGIT COUNTY PUD, NO. 1
- POWER: PUGET SOUND ENERGY
- TELEPHONE: VERIZON NORTHWEST
- GAS: CASCADE NATURAL GAS
- TELEVISION CABLE: AT&T BROADBAND
- GARBAGE COLLECTION: CITY OF MOUNT VERNON, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.

- MERIDIAN: ASSUMED
- BASIS OF BEARING: SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. BEARING = NORTH 84°48'37" EAST
- INSTRUMENTATION: LEITZ SET 4A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- WETLAND BOUNDARY LINE SHOWN HEREON IS BASED UPON FIELD DELINEATION BY NORTHWEST WETLAND SOLUTIONS IN FEBRUARY 2001.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES, FOR SCHOOLS, FIRE, BRIDGE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.

- CONTINUED -

- CONTINUED -

- SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS 200108070116, 34602, 472022, AND 2001101010.
- HOUSES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
- THE DELINEATED ON-SITE WETLANDS TOGETHER WITH THE BUFFER AREA WITHIN TRACT "X" ARE DEDICATED TO THE CITY OF MOUNT VERNON, UPON REQUEST OF THE APPLICANT. THE DEDICATION SHALL PROVIDE THAT THE WETLAND PROPERTY SHALL BE AVAILABLE FOR ENHANCEMENT FOR PURPOSES OF OFF-SITE WETLAND MITIGATION FOR OTHER DEVELOPMENT PROJECTS. THE RIGHT TO ENHANCEMENT SHALL BE GRANTED TO THE APPLICANT AND ITS SUCCESSORS IN INTEREST.
- OWNER/DEVELOPER: JOSEPH AND KIMBERLY WOODMANSEE
17146 BRITT ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-4886

STREET ADDRESS AND LOT AREA INFORMATION

LOT 1	3103	EAST SECTION STREET	7,694 SQ FT
LOT 2	1120	MADDOX CREEK LANE	7,706 SQ FT
LOT 3	1116	MADDOX CREEK LANE	7,700 SQ FT
LOT 4	1114	MADDOX CREEK LANE	9,456 SQ FT
LOT 5	1112	MADDOX CREEK LANE	8,381 SQ FT
LOT 6	1110	MADDOX CREEK LANE	7,937 SQ FT
LOT 7	1102	MADDOX CREEK LANE	11,650 SQ FT
LOT 8	1100	MADDOX CREEK LANE	4,284 SQ FT
LOT 9	1101	MADDOX CREEK LANE	7,817 SQ FT
LOT 4	1107	MADDOX CREEK LANE	7,745 SQ FT
LOT 11	1111	MADDOX CREEK LANE	7,716 SQ FT
LOT 12	1115	MADDOX CREEK LANE	7,710 SQ FT
LOT 13	1117	MADDOX CREEK LANE	7,758 SQ FT
LOT 14	1114	MADDOX CREEK LANE	8,144 SQ FT
LOT 15	3104	EAST SECTION STREET	8,144 SQ FT
LOT 16	3114	EAST SECTION STREET	8,144 SQ FT
LOT 17	3125	EAST SECTION STREET	8,160 SQ FT
LOT 11	3203	EAST SECTION STREET	8,160 SQ FT
LOT 18	1120	DIGBY LANE	8,641 SQ FT
LOT 19	1116	DIGBY LANE	7,936 SQ FT
LOT 20	1114	DIGBY LANE	8,442 SQ FT
LOT 21	1112	DIGBY LANE	8,787 SQ FT
LOT 23	1102	DIGBY LANE	7,915 SQ FT

TRACT "X" DEDICATED TO THE CITY OF MOUNT VERNON (INCLUDES CRITICAL AREAS AND BUFFERS) 27,381 SQUARE FEET

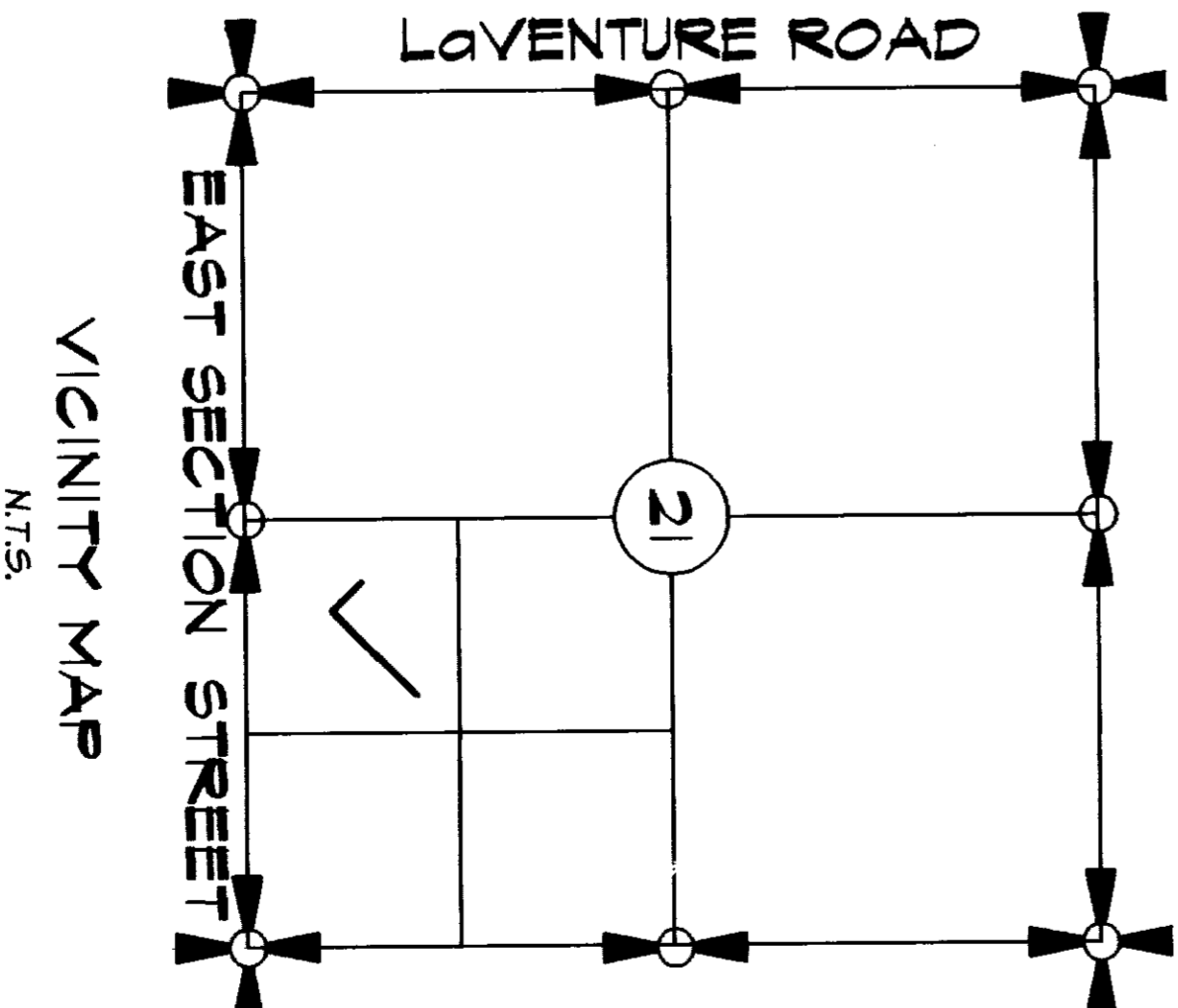
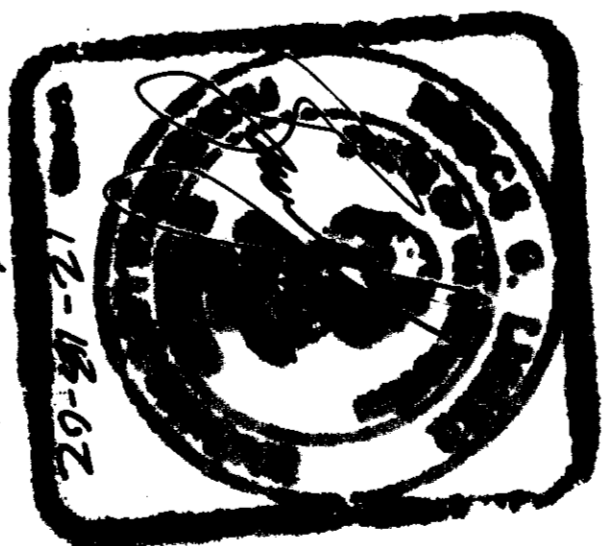
PRIVATE DRAINAGE AND SEMER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEMER EASEMENTS. THE MAINTENANCE OF PRIVATE 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 LOT 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.

STORM DRAIN EASEMENT TO CITY OF MOUNT VERNON

A STORM DRAIN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON, TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE DRAINAGE AND DETENTION FACILITIES, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, IN UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES, FENCES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SAID DRAINAGE AND DETENTION FACILITIES OR APPURTENANCES ATTACHED OR CONNECTED THERewith; AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY FOR THE EASEMENT HEREBY GRANTED. ADJOINING PROPERTY OWNERS ARE PROHIBITED FROM CONSTRUCTING FENCES, BUILDINGS OR OTHER OBJECTS WITHIN THE EASEMENT AREA. ADJOINING PROPERTY OWNERS ARE PROHIBITED FROM PLACING FILL, OR OTHER DEBRIS WITHIN EASEMENT AREA, OR OTHERWISE ALTERING THE DETENTION FACILITY SIDE SLOPE AREAS, OR ACCESS ROAD. VEHICULAR ACCESS IN THE EASEMENT AREA IS RESTRICTED SPECIFICALLY TO PUBLIC MAINTENANCE VEHICLES.

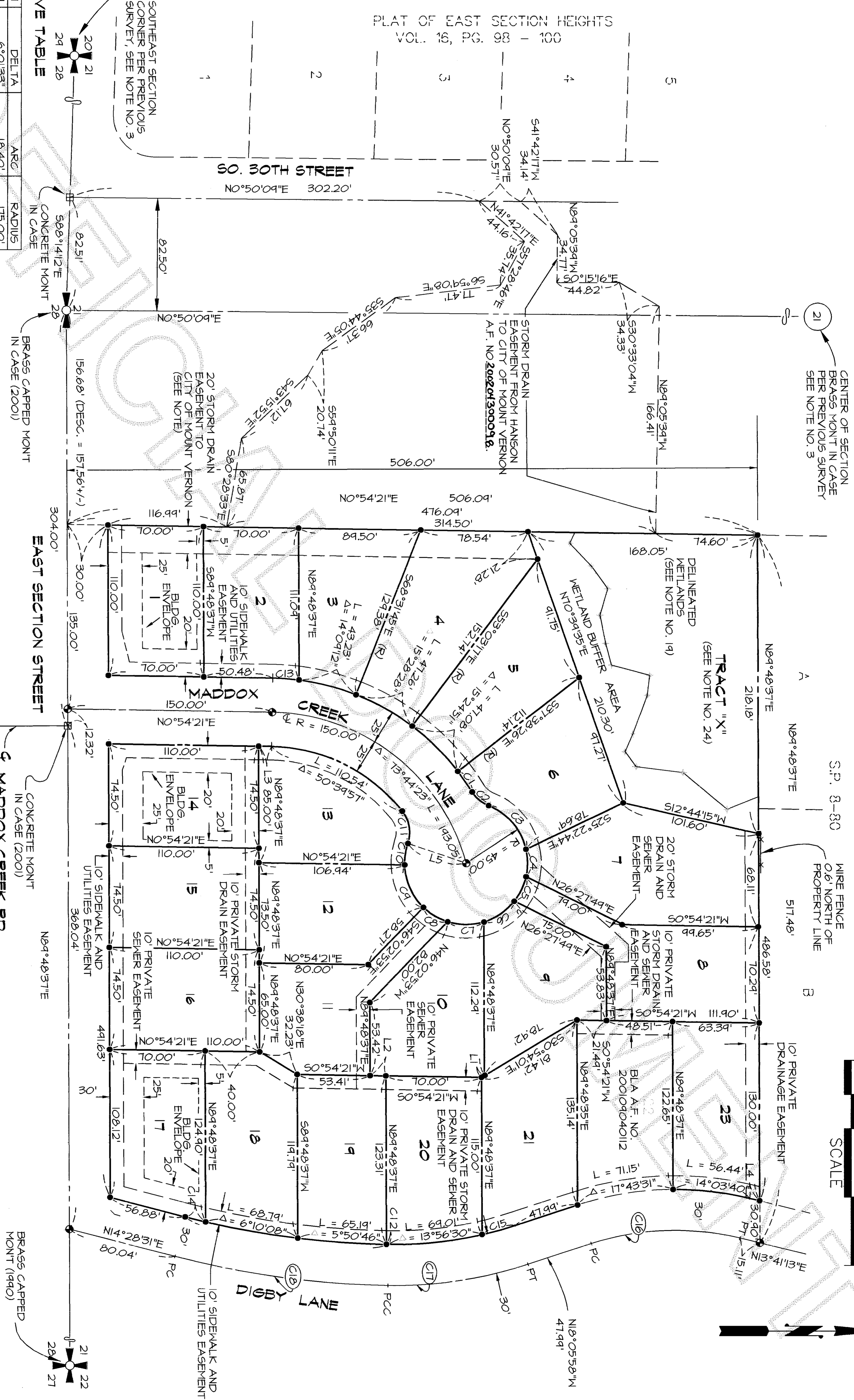
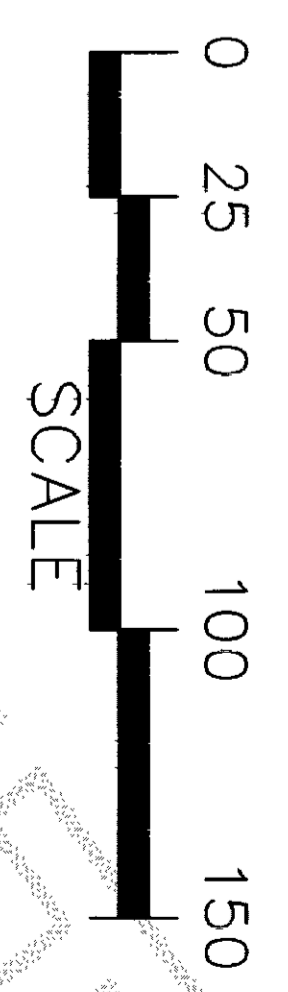


SHEET 2 OF 3

DATE: 4/17/02

PLAT OF GILBERT'S ADDITION

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
MOUNT VERNON, WASHINGTON
FOR: JOSEPH AND KIMBERLY WOODMANSEE



PLAT OF EAST SECTION HEIGHTS
VOL. 16, PG. 98 - 100

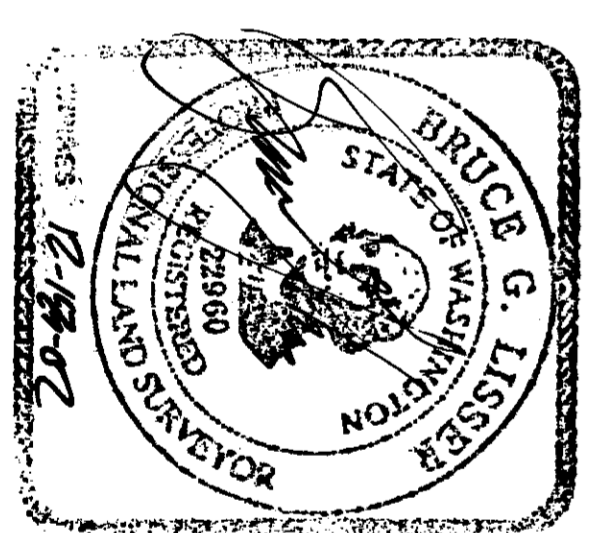
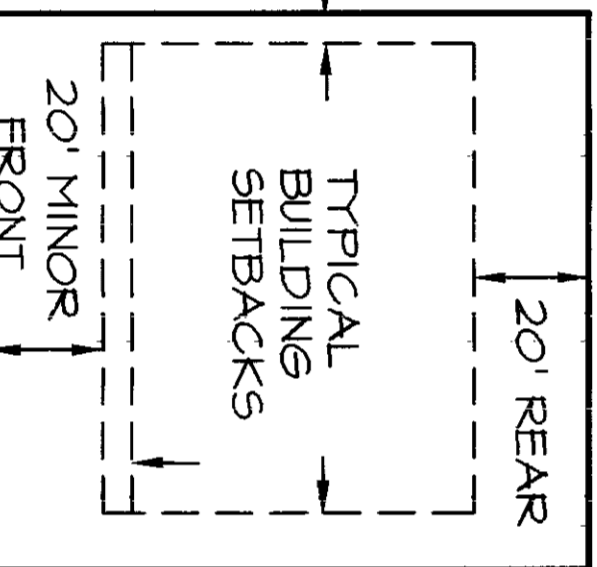
SO. 30TH STREET
NO°50'04"E 302.20'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	6°01'33"	18.40'	175.00'
C2	36°52'11"	16.04'	25.00'
C3	55°28'02"	48.56'	45.00'
C4	25°40'45"	20.17'	45.00'
C5	25°40'58"	20.17'	45.00'
C6	34°48'54"	27.34'	45.00'
C7	34°24'16"	27.02'	45.00'
C8	26°23'16"	20.12'	45.00'
C9	44°25'34"	34.84'	45.00'
C10	20°18'55"	15.96'	45.00'
C11	57°07'18"	24.92'	25.00'
C12	0°08'07"	151'	638.90'
C13	6°24'42"	19.58'	175.00'
C14	1°22'57"	15.42'	638.90'
C15	5°06'01"	25.25'	283.60'
C16	31°47'11"	110.96'	200.00'
C17	19°02'31"	104.22'	313.60'
C18	13°31'58"	157.94'	688.90'

LINE TABLE

NUM	DISTANCE	BEARING
L1	2.50'	S30°54'01"E
L2	11.54'	S0°54'21"W
L3	9.52'	N0°54'12"E
L4	7.10'	N13°41'13"E
L5	45.00'	S18°41'36"W (R)



PLAT OF GILBERT'S ADDITION

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
FOR: JOSEPH AND KIMBERLY WOODMANSEE

FB 21	PG 5	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 50'
		SURVEYING & LAND-USE CONSULTATION	DRAWING: 00-067FFM
		MOUNT VERNON, WA 98215 509-418-1442	

SHEET 3 OF 3

DATE: 4/12/02