



200205210126

Skagit County Auditor

5/21/2002 Page 1 of 3 3:14PM

**COVER SHEET FOR RECORDING DOCUMENTS**

**RETURN TO:**

**City of Mount Vernon  
P.O. Box 809  
Mount Vernon, WA 98273**

**DOCUMENT TITLE:**

**Ordinance No. 3096**

**GRANTOR:**

**City of Mount Vernon**

**GRANTEE:**

**Public**

**ABBREVIATED LEGAL DESCRIPTION:**

**SECTION 1 The tract located at 1115 Riverside Drive**

**P26185**

**COMPLETE LEGAL DESCRIPTIONS:**

**On Pages 1,2**

**ORDINANCE NO. 3096**

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, PURSUANT TO CHAPTER 17.111 OF THE MOUNT VERNON MUNICIPAL CODE, REZONING A CERTAIN AREA

WHEREAS, a City-Initiated Rezone has been submitted to the Hearings Examiner in compliance with Chapter 17.111 of the Mount Vernon Municipal Code, and said rezone requests a classification of the below mentioned area in Section 1 from the existing land use designation to the requested land use designation and,

WHEREAS, all requirements provided in Chapter 17.111 of the Mount Vernon Municipal Code for reclassification of property within the City Limits have been met; and

WHEREAS, the City Hearings Examiner has recommended that such area be reclassified as per petitioners' request;

NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION 1. The following parcel described below and located at 1115 Riverside Drive is hereby rezoned from C-1 (Central Business District) to C-2 (General Commercial):

**LEGAL DESCRIPTION:**

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in an old fence line, which point is South  $89^{\circ}20'30''$  West 234 feet from a point on the East line of Government Lot 8 that is 330.0 feet South of the Northeast corner thereof;  
Thence South 190 feet;  
Thence East to the West line of Riverside Drive;  
Thence North along the West line of Riverside Drive to a point which lies 330.8 feet South of the North line of said Government Lot 8;  
Thence West to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 20 feet of the following described tract:



200205210126

Skagit County Auditor

That portion of Government Lot 8, in Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in an fence line, which point is South 89°20'30" West 234 feet from a point on the East line of Government Lot 8 that is 330.0 feet South of the Northeast corner thereof;

Thence South 190 feet to the true point of beginning;

Thence continue South 118.5 feet, more or less, to the North line of the road known as Alder Lane;

Thence East along the North line of said road a distance of 85 feet;

Thence North 118.5 feet, more or less, to a point

East of the true point of beginning;

Thence West 85 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PASSED AND ADOPTED THIS 24<sup>th</sup> day of April, 2002

  
MARK S. KNOWLES, Finance Director

SIGNED AND APPROVED this 24<sup>th</sup> day of April, 2002

  
SKYE RICHENDRFER, Mayor

Approved as to form:

  
Scott Thomas, City Attorney

Published May 4, 2002

  
200205210126  
Skagit County Auditor  
5/21/2002 Page 3 of 3 3:14PM