

Binding Site Plan No. PL03-0071

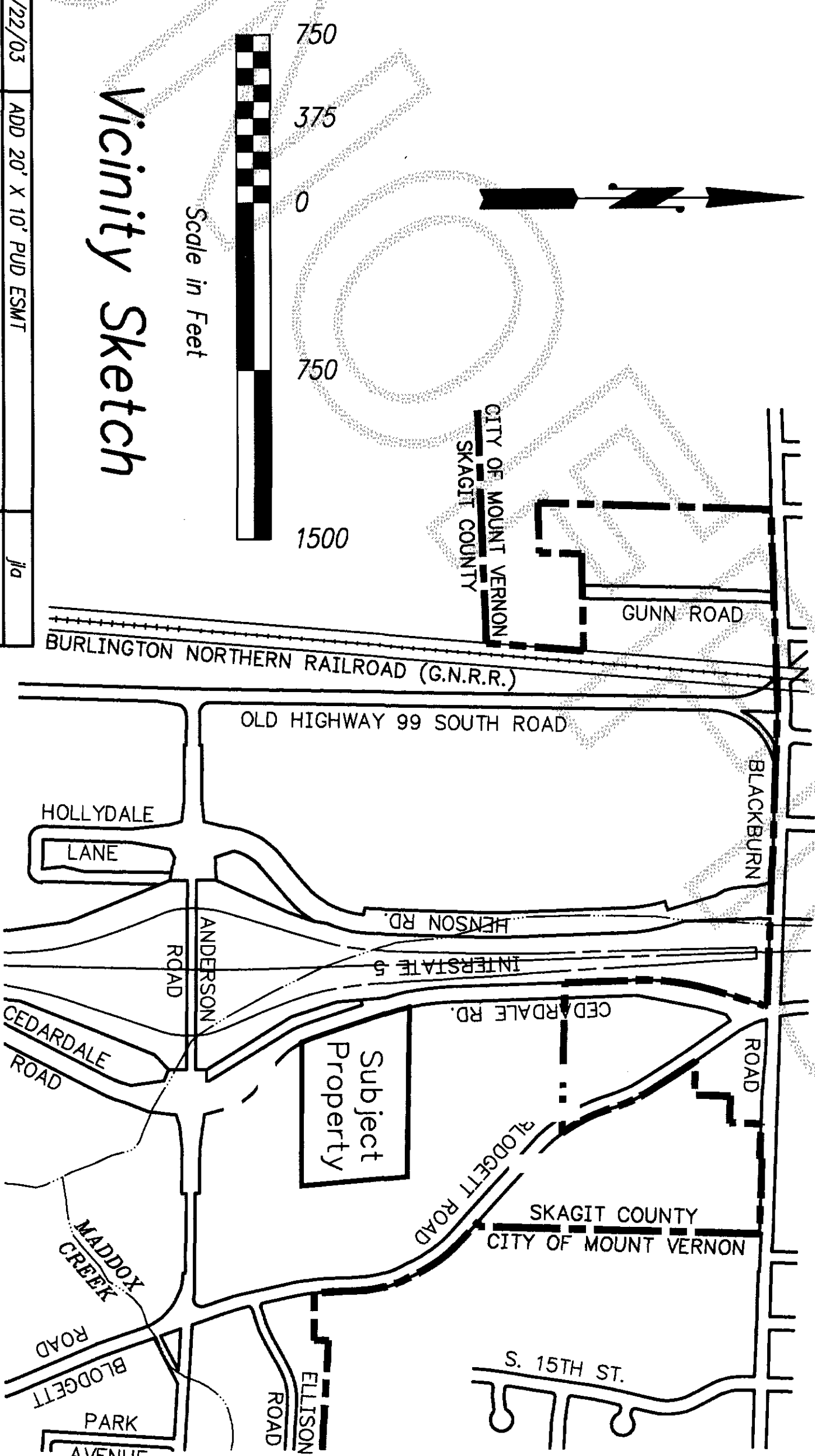
THAT PORTION OF THE NORTH 495 FEET OF THE SOUTH 990 FEET OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., LYING WESTERLY OF THAT CERTAIN 10 FOOT WIDE STRIP CONVEYED TO DRAINAGE DISTRICT NO. 17 OF SAGAI COUNTY, WASHINGTON, BY DEED RECORDED FEBRUARY 28, 1941, UNDER AUDITOR'S FILE NO. 33874, EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NOS. 539508 AND 769638, ALSO EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THE NORTH 330 FEET OF THE SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29.

1. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF A MAINTENANCE ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE A.F. # 20030501010.
3. BASIS-OF-BEARINGS - ASSUMED N88°12'16"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29.
4. ZONING - COMMERCIAL/LIMITED INDUSTRIAL WITHIN THE MOUNT VERNON URBAN GROWTH AREA.
5. SEWER - CITY OF MOUNT VERNON.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SAGITT COUNTY FIRE DISTRICT.

3. WATER - P.U.D. NO. 1 OF SKAIGI COUNTY.
4. SEE PROTECTED CRITICAL AREA EASEMENT AGREEMENT FILED IN A.F.#200208130060.
10. BUILDING SETBACK REQUIREMENTS PER MOUNT VERNON MUNICIPAL CODE 17.56.100: FRONT YARD - 25 FEET. BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE A MINIMUM SETBACK FOR THE SIDE STREET OF 25 FEET ON AN ARTERIAL STREET AND 20 FEET ON ALL OTHER STREETS. SIDE AND REAR YARD - NONE, EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY. THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.
11. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERNON LANDSCAPING REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
12. SUBJECT PROPERTY MAY BE AFFECTED BY RECORDED INSTRUMENTS LISTED AS FOLLOWS: A.F.#4489950; A.F.#539508; A.F.#789638; A.F.#8302070015; A.F.#97022270004; A.F.#97022270006; A.F.#20020760118; A.F.#200208130060; A.F.#789638; A.F.#8302070015; A.F.#97022270004; A.F.#97022270006; A.F.#20020760118; A.F.#200208130060.
13. OWNER/DEVELOPER - ANDERSON ROAD, L.L.C., 1018 S. THIRD ST., MT. VERNON, WA. 98273. (360) 424-4000.
14. AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES IS HEREBY GRANTED OVER THE 50 FOOT EASEMENTS SHOWN HEREIN TO BENEFIT THAT PORTION OF THE NORTH 495 FEET OF THE SOUTH 990 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TWP. 34 N, RANGE 4 E, LYING WEST OF THE BLUDETTE RD., SOUTH OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND EAST OF THE 10 FOOT STRIP CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED IN A.F.#335874.
15. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE PLANNING AND PERMIT CENTER.

EASEMENTS OVER: 10' ACCESS, UTILITY, AND PARKING EASEMENT TO LOT 1; THE 10' ACCESS, UTILITY, AND PARKING EASEMENT TO LOT 2, AND THE 30' ACCESS & UTILITY EASEMENT TO BE USED IN COMMON BY LOTS 1 THROUGH 4; AND THE 20' X 10' EASEMENT TO P.U.D.; ALL AS SHOWN ON SHEET 2 HEREIN, ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SAKAGI COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERFECT RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE WATER, AND/OR COMMUNICATION 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 AND/OR COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES 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, 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(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, 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.



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 CO. AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, AND UPOON AND UPON THE 30 FOOT ACCESS AND UTILITY EASEMENT, ALL AS SHOWN HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 DAMAGES IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

MAUREEN JOHN MANAGER/MEMBER

Maureen Fohn Manager/Member
Maureen Fohn Manager/Member Anderson Road, L.L.C.

~~SHARON GILBERT PERSONAL REP. OF ESTATE OF ELSIE I. WALDE~~

[illegible]

DAVID A. WALDE, *Power of Attorney*
LINDA WALDE-WOOD, *Power of Attorney*
SHARON GILBERT, *Power of Attorney*

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKE FOHN AND MAUREEN FOHN SIGNED THIS INSTRUMENT, ON OATH STATED
THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED AS THE MEMBERS/MANAGERS OF ANDERSON ROAD, L.L.C. TO
BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

MIKE FOHN AND MAUREEN FOHN SIGNED THIS INSTRUMENT, ON OATH STATED AND KNOWLEDGED IT AS THE MEMBERS/MANAGERS OF ANDERSON ROAD, L.L.C. TO

NOTARY SIGNATURE [Signature] MY APPOINTMENT EXPIRES 6/1/05
DATE 4/30/03

NOTARY PUBLIC

STATE OF WASHINGTON, COUNTY OF SKAGOT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHAON GIBBERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WANTED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Sharon L. Boyd TITLE Notary Public
DATE 4/29/03 MY APPOINTMENT EXPIRES 6/1/04

THE STATE OF VIRGINIA
COMMISSION EXPIRES
NOTARY

VIRGINIA
COMMISSION EXPIRES
NOTARY

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I, CLERK OF COURT, DO HEREBY STATE AND CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON, GLENN, AND VICKI AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ATTORNEY IN FACT FOR ROBERT L. WALDE, CLAYTON WALDE, VICKI L. LANGE, RANDI GRAY, DAVID A. WALDE, LINDA WALDE-WOOD, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Deborah M. Sharp* TITLE *Notary Public*
 DATE *4/29/03* MY APPOINTMENT EXPIRES *6/1/05*

6-1-2005
 NOTARY
 COMMISSION EXPIRES
 VIRGINIA S. VOIGT
 NOTARY
 COMMISSION EXPIRES

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON GILBERT STOKES
 HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT AND ACKNOWLEDGED IT TO BE
 NOTARY SIGNATURE Sharon D. Stokes TITLE Notary Public
 DATE 4/29/03 MY APPOINTMENT EXPIRES 6/1/05

6-1-2005
 VIRGINIA S. VOIGT
 COMMISSION EXPIRES
 NOTARY

Sharon D. Stokes

Very truly
yours

BREXIT AND TO COVER ANTICIPATED TAKES UP TO AND INCLUDING THE YEAR 2002.

* * *

6-1-2005
THEY HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED. WE BEING OFFICE UP TO AND INCLUDING THE YEAR 2002. LANDS OF YEAR 2002.

Robert J. Stewart
SKAGIT COUNTY TREASURER

5-5-03
DATE

The seal of the State of Oregon is visible in the bottom right corner of the document. It features a circular design with the words "State of Oregon" around the perimeter and a central emblem depicting a building or structure.

THE WITHIN AND FOREGOING BINDING SITE PLAN HAS BEEN EXAMINED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY.

ED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT

5-6-03

DATE

County Health Officer)

H. Anderson

County Planning Director _____ Date 5-7-03

53

~~_____~~ 5.2.03
COUNTY ENGINEER DATE

THE WITHIN AND FOREGOING BINDING SITE PLAN HAS BEEN EXAMINED AND APPROVED BY THE CITY OF MOUNT VERNON PUBLIC WORKS

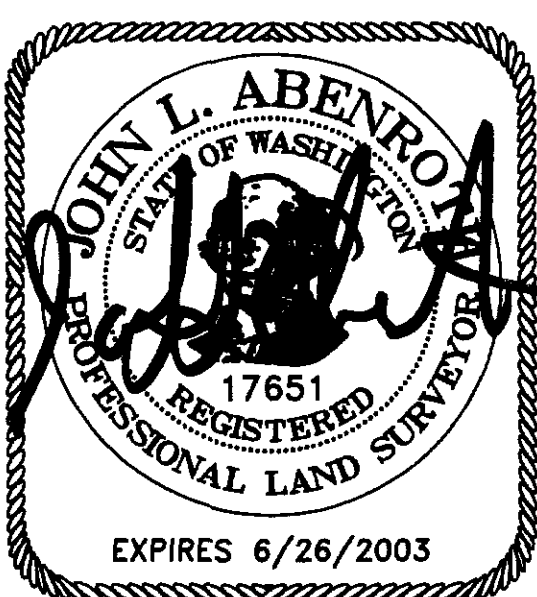
DEPARTMENT. _____
CITY ENGINEER _____

4.30.03
DATE

***Binding Site Plan
for Anderson Road L.L.C.***



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2003 at the request of Anderson Road L.L.C.

John L. Abenroth CERT#17651
Date 4/23/03



5/7/2003 Page 1 of 2 9:22AM

Norma Brummell by Melodie Devosset
County Auditor pr/Deputy Auditor

FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN CASE AND
COVER ON 12/5/01.

FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN CASE AND
COVER ON 12/5/01.

AUDITOR'S CERTIFICATE



200305070015
Skagit County Auditor

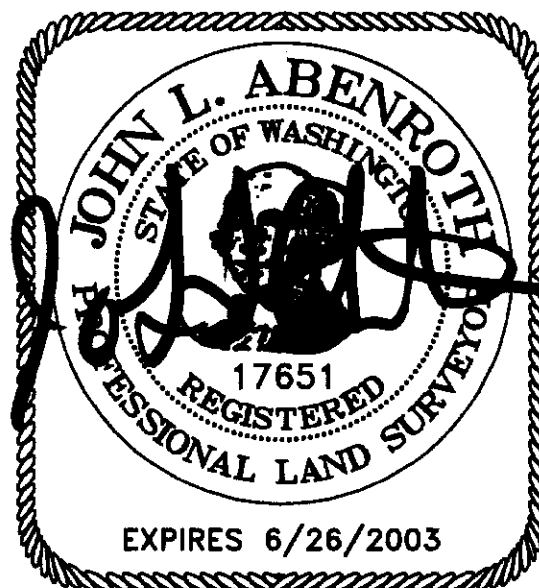
5/7/2003 Page 2 of 2 9:22AM

County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a
survey made by me or under my
direction in conformance with the
Survey Recording Act in January
2003 at the request of Anderson
Road L.L.C.

John L. Abenroth CERT#17651
Date 4/23/03



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Addresses

- Lot 1 = 2600 Cedarvale Road
Lot 2 = 2500 Cedarvale Road
Lot 3 = 2510 Cedarvale Road
Lot 4 = 2520 Cedarvale Road

Legend

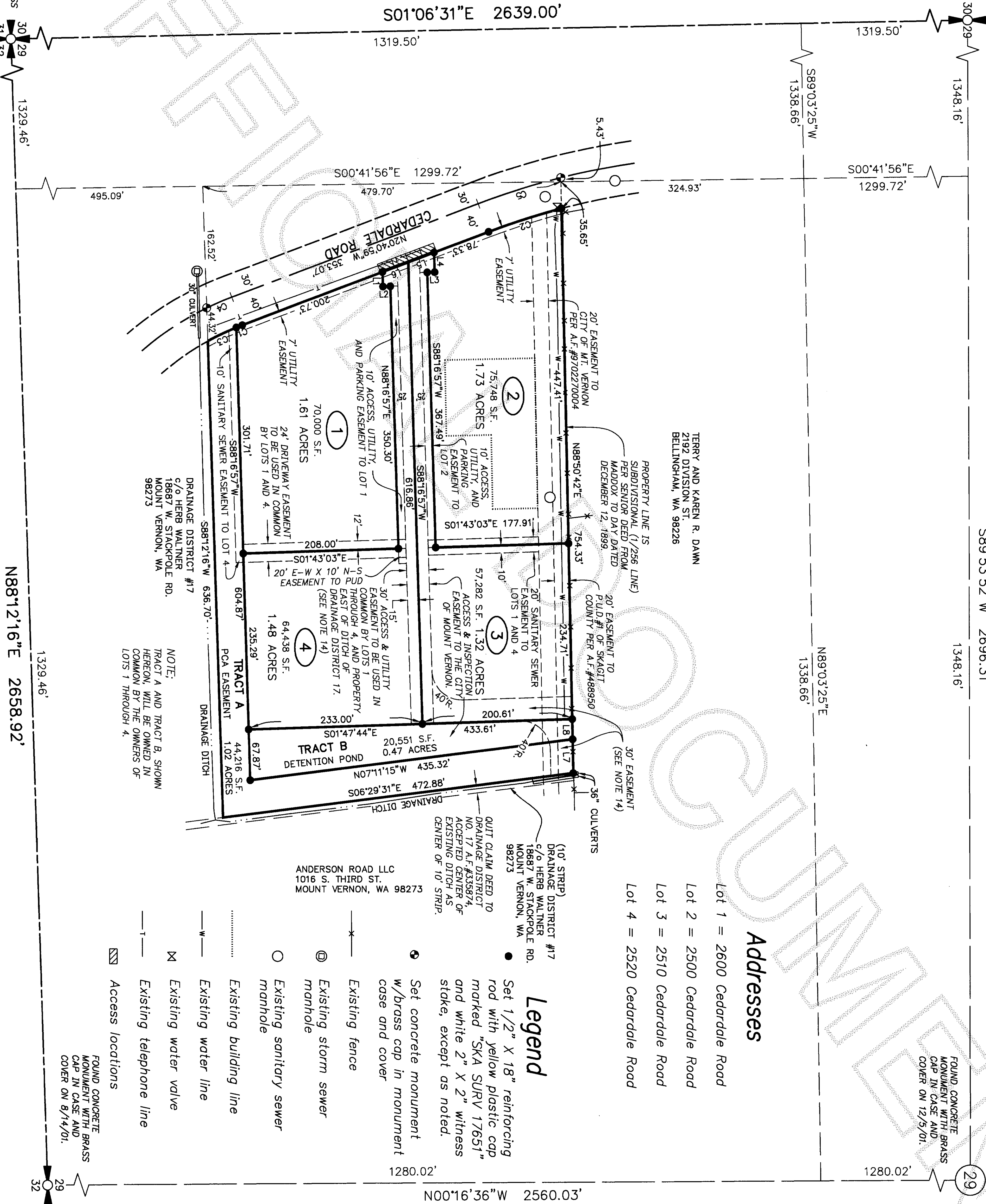
- Set 1 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Set concrete monument w/brass cap in monument case and cover
- Existing fence
- Existing storm sewer manhole
- Existing sanitary sewer manhole
- Existing building line
- Existing water line
- Existing water valve
- Existing telephone line
- Access locations

FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN CASE AND
COVER ON 8/14/01.

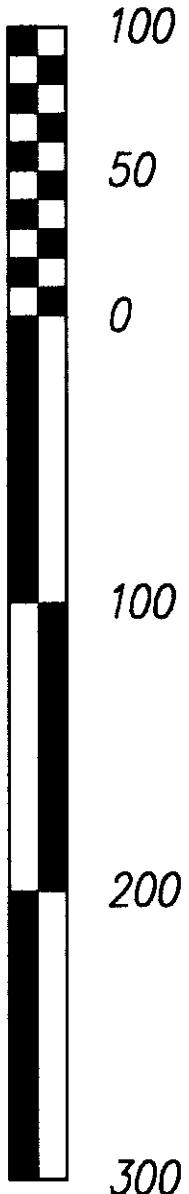
FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN CASE AND
COVER ON 8/14/01.

#	LINE	BEARING	DISTANCE
L1	N88°16'57"E	19.56'	
L2	N01°43'03"W	10.00'	
L3	N01°43'03"W	10.00'	
L4	S88°16'57"W	26.44'	
L5	N20°40'59"W	37.01'	
L6	N20°40'59"W	37.01'	
L7	N88°50'42"E	45.25'	
L8	N88°50'42"E	26.96'	

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	360.00'	01°22'51"	8.68
C2	960.00'	06°05'57"	102.19
C3	360.00'	06°43'46"	42.28
C4	400.00'	05°13'37"	36.49
C5	1000.00'	06°38'45"	115.99



Scale in Feet



4/22/03	ADD 20' X 10' PLUD ESMT	ja
4/18/03	ADD SEWER ESMT. LOT 4. ADD ADDRESSES	ja
3/20/03	REVISED PER CITY/COUNTY STAFF REPORTS	ja
2/18/03	ADDED 24' COMMON D/W ESMT. (LOTS 1&4)	S.R.M.
DATE	REVISION	BY

JOB#	202048	DRAWN	SRM	CHECKED	ja	DATE	07JAN03	SCALE	1" = 100'	SHEET	2 OF 2
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Binding Site Plan
for Anderson Road L.L.C.