

LEGAL DESCRIPTION

PARCEL "A"

TRACT 3, SHORT PLAT NO. MY-4-84, APPROVED APRIL 18, 1984, RECORDED APRIL 20, 1984 IN VOLUME 6 OF SHORT PLATS, PAGE 134, UNDER AUDITOR'S FILE NO. 840420015, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M,

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 2 OF SAID SHORT PLAT; THENCE NORTH 00°11'10" WEST 80.00 FEET ALONG THE EAST LINE OF SAID TRACT 2 TO THE SOUTHWEST CORNER OF TRACT 1 OF SAID SHORT PLAT; THENCE SOUTH 84°37'00" EAST 150.01 FEET ALONG THE SOUTH LINE OF SAID TRACT 1 AND SAID SOUTH LINE EXTENDED, TO THE EAST LINE OF SAID TRACT 3;

THENCE SOUTH 00°11'10" EAST 80.00 FEET ALONG SAID EAST LINE TO AN ANGLE POINT IN SAID EAST LINE, WHICH POINT IS SOUTH 84°37'00" EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 84°37'00" WEST 150.01 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3 OF SAID SHORT PLAT NO. MY-4-84;

THENCE NORTH 00°11'10" WEST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 197.36 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST SCRIPPS LEAGUE REALTY CO. BY DOCUMENT RECORDED FEBRUARY 16, 1973, UNDER AUDITOR'S FILE NO. 780784;

THENCE SOUTH 84°37'00" EAST ALONG THE SOUTH LINE OF SAID FIRST SCRIPPS LEAGUE REALTY CO. TRACT, A DISTANCE OF 180.01 FEET TO ITS SOUTHEAST CORNER;

THENCE SOUTH 00°11'10" EAST, A DISTANCE OF 197.36 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID TRACT 3;

THENCE NORTH 84°42'07" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 180.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO, EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 11, 1998, UNDER AUDITOR'S FILE NO. 480810035, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF TRACT 3, SHORT PLAT NO. MY-4-84, APPROVED APRIL 18, 1984, RECORDED APRIL 20, 1984 IN VOLUME 6 OF SHORT PLATS, PAGE 134, UNDER AUDITOR'S FILE NO. 840420015, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3 OF SAID SHORT PLAT NO. MY-4-84;

THENCE NORTH 00°11'10" WEST ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 197.36 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST SCRIPPS LEAGUE REALTY CO. BY DOCUMENT RECORDED FEBRUARY 16, 1973, UNDER AUDITOR'S FILE NO. 780784;

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ALSO, EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED AUGUST 11, 1998, UNDER AUDITOR'S FILE NO. 480810035, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY, AND SUBDIVISION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE MOUNT VERNON BINDING SITE PLAN ORDINANCE.

BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
e-mail bruce@lissers.com

DATE: May 4, 2004

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE JEFFERSON LAND COMPANY, L.L.C., THE ELLSWORTH LEIGH TESTAMENTARY TRUST, AND LINDA L. GILBERT, AS HER SEPARATE PROPERTY, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES 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.

DATED THIS 6TH DAY OF May, 2004.

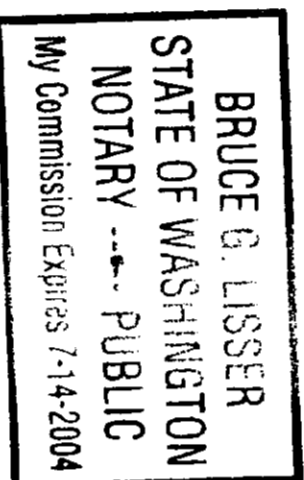
THE JEFFERSON LAND COMPANY, L.L.C.
BY: Bruce G. Lissers
PRINT NAME Bruce G. Lissers
PRINT TITLE Manager

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Bruce G. Lissers IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF THE JEFFERSON LAND COMPANY, L.L.C., A LIMITED LIABILITY COMPANY IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 6, 2004



SIGNATURE Bruce G. Lissers
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING IN Mount Vernon

AUDITOR'S CERTIFICATE

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



5/26/2004 Page 1 of 3 12:28PM

Nona Burnell
SKAGIT COUNTY AUDITOR

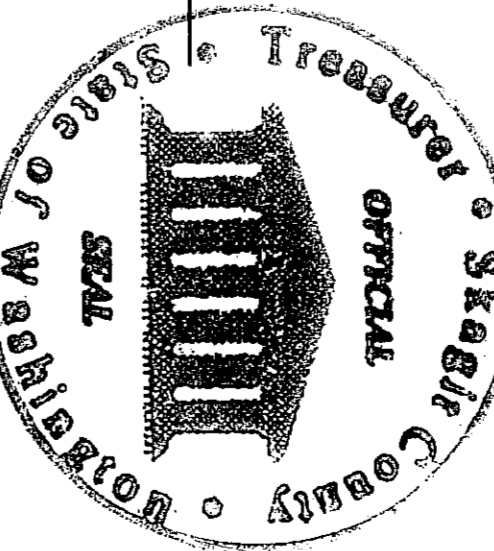
Debra J. Burnell
DEPUTY

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 MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2004.

TREASURER OF SKAGIT COUNTY, WASHINGTON
HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2004.
THIS 26TH DAY OF May, 2004.

Debra J. Burnell
SKAGIT COUNTY TREASURER



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 OF OTHER PUBLIC USE, ARE PAID UP TO DATE. (X)

THIS 14TH DAY OF May, 2004.

Alvin Stuchlik
CITY TREASURER

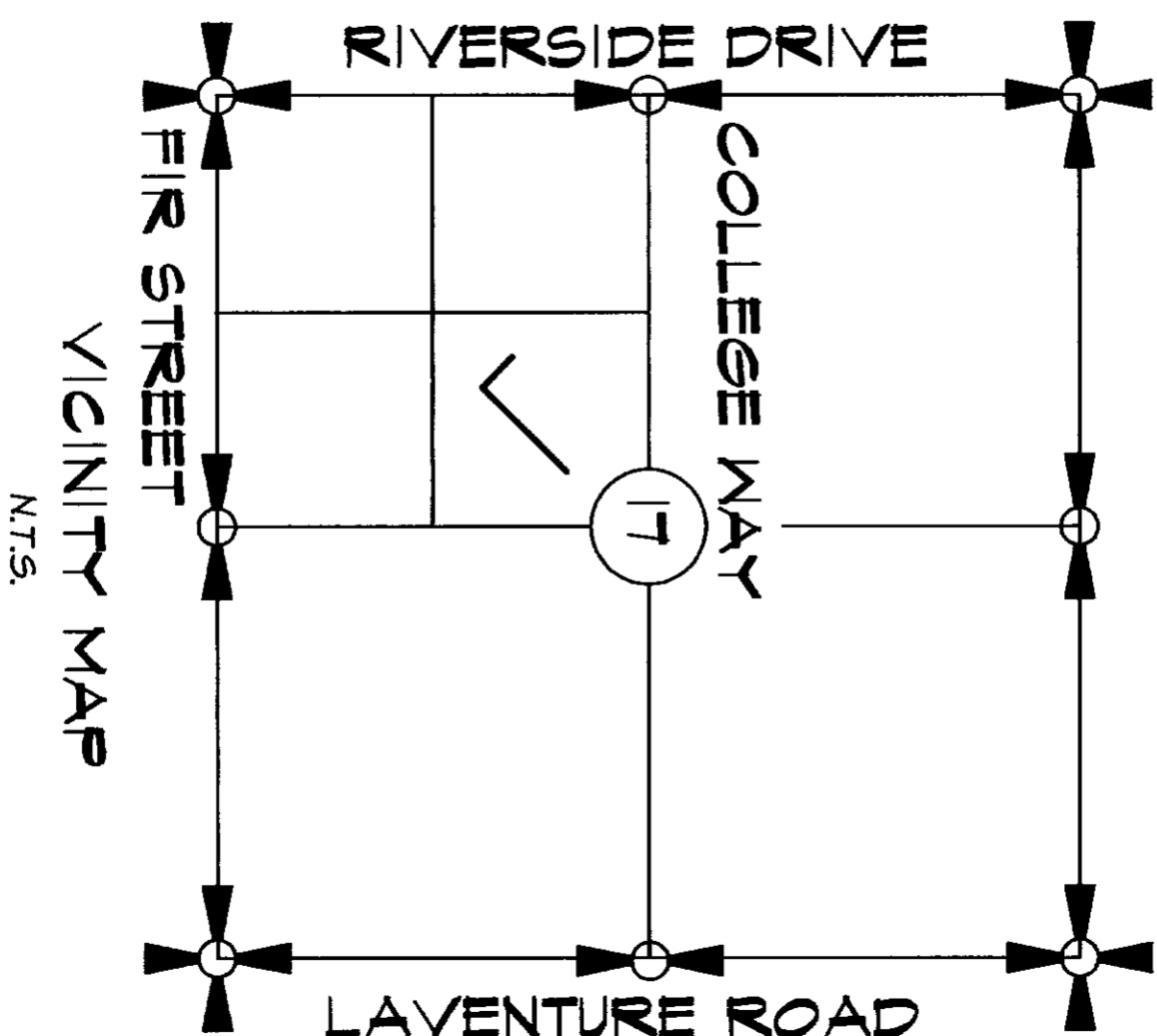
APPROVALS

EXAMINED AND APPROVED THIS 11TH DAY OF May, 2004.

Debra J. Burnell
ENGINEERING SERVICES MANAGER
MAYOR

(X) Future CID Assessments for lots 1-5 are as follows:

| | |
|-------|--------------|
| lot 1 | \$ 28,121.93 |
| lot 2 | \$ 49,828.75 |
| lot 3 | \$ 16,528.81 |
| lot 4 | \$ 16,528.81 |
| lot 5 | \$ 16,528.81 |



SHEET 1 OF 3

DATE: 5/4/04

| BINDING SITE PLAN NO. MY-BSP-02-001 | | | |
|---|-------|-----------------------------------|--------------------|
| SURVEY IN A PORTION OF THE | | | |
| NORTHEAST 1/4 OF THE SOUTHWEST 1/4 | | | |
| SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M. | | | |
| MOUNT VERNON, WASHINGTON | | | |
| FOR: THE JEFFERSON LAND COMPANY, LLC | | | |
| FB 24 | Pg 34 | LISSER & ASSOCIATES, PLLC | SCALE: 1" = 1/4 |
| MERIDIAN: ASSUMED | | SURVEYING & LAND-USE CONSULTATION | DRAWING: 02-019BSP |
| | | MOUNT VERNON, WA 98273 | 360-419-7442 |

NOTES

- CONTINUED -

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1, PIJET SOUND ENERGY VERIZON, 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, AS SHOWN OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, 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 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 OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

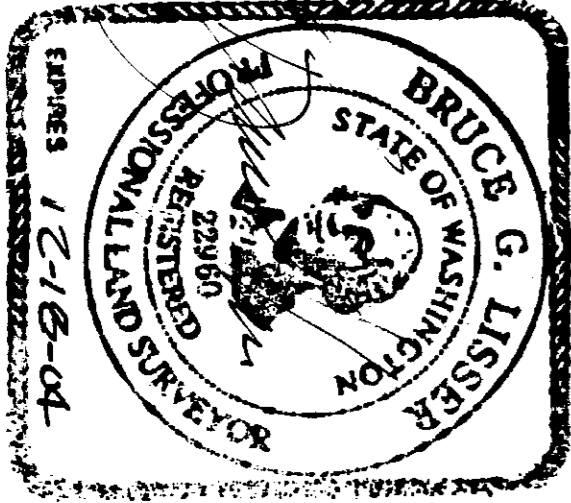
PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING PRIVATE 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 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.

20. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM THE LAND OWNER AND/OR AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE UTILITY COMPANIES DO NOT LOCATE THEIR UTILITIES OUTSIDE OF PUBLIC RIGHTS-OF-WAY. UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME EXCEPT AS SHOWN. UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:
- GAS (-G-) CASCADE NATURAL GAS CO.
1520 S. SECOND ST, MOUNT VERNON WA 98273
(360) 336-6155
- WATER (-W-) PUBLIC UTILITY DISTRICT NO. 1
1415 FREEWAY DRIVE, MOUNT VERNON WA 98273
(360) 424-7104
- SANITARY SEWER (-S-) CITY OF MOUNT VERNON
ENGINEERING DEPARTMENT
(360) 336-6204
- STORM SEWER (-D-) CITY OF MOUNT VERNON
ENGINEERING DEPARTMENT
(360) 336-6204
- BURIED (-BURIED TEL-) VERIZON
TELEPHONE
PEASE RD, BURLINGTON WA 98233
(360) 757-1620
- ELECTRICAL (-P-) PIJET SOUND ENERGY
1100 E COLLEGE WAY, MOUNT VERNON WA 98273
(360) 336-4604
- TELEVISION (-CABLE-) AT&T BROADBAND
717 BENNETT RD, BURLINGTON WA 98233
(360) 757-2677
21. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER MAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
22. A PORTION OF THE DRAINAGE EASEMENT RECORDED UNDER AUDITORS' FILE NO 9404120131 WAS ELIMINATED BY DOCUMENT RECORDED UNDER AUDITORS' FILE NO ~~60645070080~~ THE 10 FOOT AND 20 FOOT WIDE PRIVATE DRAINAGE EASEMENT AREAS SHOWN ACROSS PORTIONS OF THE NORTH AND WEST LINES OF LOT 1 ARE FOR THE MUTUAL AND NON-EXCLUSIVE USE OF THE OWNERS OF LOTS 1, 2, 3, 4, AND 5 OF THIS BINDING SITE PLAN TOGETHER WITH USE BY THE PROPERTY OWNERS WHO BENEFIT FROM THE EXISTING POND AND DRAINAGE EASEMENT DESCRIBED IN SAID DOCUMENT RECORDED UNDER AUDITORS' FILE NO. 9404120131.
23. THE MAINTENANCE OF THE STORM POND AND ASSOCIATED OUTLET STRUCTURES AND PIPES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THIS BINDING SITE PLAN. THE EXPENSE FOR SAID MAINTENANCE SHALL BE BORNE EQUITABLY BY ALL OF THE SAID PROPERTY OWNERS.
24. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
25. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. ZONING: C-2 GENERAL COMMERCIAL DISTRICT
CITY OF MOUNT VERNON DEVELOPMENT STANDARDS. (CHAPTER 17.46)
- A. MINIMUM LOT AREA: NO LIMITATIONS
B. MINIMUM LOT WIDTH: NO LIMITATIONS
C. MINIMUM LOT DEPTH: NO LIMITATIONS
D. MAXIMUM LOT COVERAGE: NO LIMITATIONS
E. MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT IN THE C-2 DISTRICT IS UNRESTRICTED EXCEPT FOR FIRE SAFETY CONSIDERATIONS AND BUILDING CODE CONSIDERATIONS.
F. MINIMUM SETBACK REQUIREMENTS IN THE C-2 DISTRICT ARE AS FOLLOWS:
1. FRONT: 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;
2. SIDE YARD 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.
6. PARKING SHALL BE PROVIDED PURSUANT TO THE TERMS OF CHAPTER 17.84 MMC (ORD. 2352, 1989).
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON PUBLIC SEWER
4. STORM SEWER: STORM SEWER IS ROUTED THROUGH A NEW STORM DRAINAGE SYSTEM, WHICH OUTLETS INTO THE CITY OF MOUNT VERNON STORM SEWER IN LEIGH WAY. SEE DRAINAGE REPORT AND PLANS PREPARED BY SUMMIT ENGINEERS, INC., DATED JULY 15, 2002.
5. WATER: PUD. NO. 1
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
⊕ - INDICATES CONCRETE MONUMENT SET WITH CASE
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. BEARING = SOUTH 89°37'00" EAST
9. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SHORT PLAT MY-4-84 RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 134, RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. S-1010713, DATED JUNE 20, 2002 AND APRIL 19, 2004.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT WHICH REFERENCES THOSE CERTAIN INSTRUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 200202150144, 567039, 783114, 8404260019, 9404120131, 94042000033, AND 84042000015.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: THE JEFFERSON LAND COMPANY, L.L.C.
14855 BRUNN ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-7947
15. BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR FURTHER INFORMATION.
16. FLOOD ZONE DESIGNATION: A-21 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 580158-0001-13 DATED JANUARY 3, 1985. THE CITY OF MOUNT VERNON REQUIRES AN ADDITIONAL 1.0 FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FEMA MAP SHOWS A MINIMUM OF 30.0', THEREFORE CITY REQUIREMENTS SHOULD BE 31.0'.
17. PROJECT BENCH MARK: TOP OF TRAVERSE REBAR NO. 24-34-B ELEVATION = 26.90
18. DATUM: NAVD24
19. REPRESENTATIVE SPOT ELEVATIONS ARE SHOWN ON SHEET 3 OF 3. THE X MARK INDICATES THAT ELEVATION SPOT.
- CONTINUED -



5-4-04

| | | | |
|--|-------|--|-----------------|
| BINDING SITE PLAN NO. MY- BSP-02-001 | | | |
| SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. MOUNT VERNON, WASHINGTON FOR: THE JEFFERSON LAND COMPANY, LLC | | | |
| FB 24 | Pg 34 | LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 | SCALE: 1" = N/A |
| MERIDIAN: ASSUMED | | DRAWING: 02-019BSP | |

200405260057
Skagit County Auditor

FOUND SURVEY 5/26/2004 Page 3 of 3
SECTION 17
CAP IN CONC W/CASE (2002)

17

CONTINENTAL PLACE
CENTERLINE

COLLEGE WAY

584°37'00"E

424.01'

(NEAS=928.81')

FOUND SURVEY 5/26/2004 Page 3 of 3

SECTION 17

FOUND BRASS CAP (2002)

17

FOUND SURVEY
CAP IN CONC W/CASE (2002)

584°37'00"E

424.01'

CONTINENTAL PLACE
CENTERLINE

FOUND SURVEY 5/26/2004 Page 3 of 3

SECTION 17

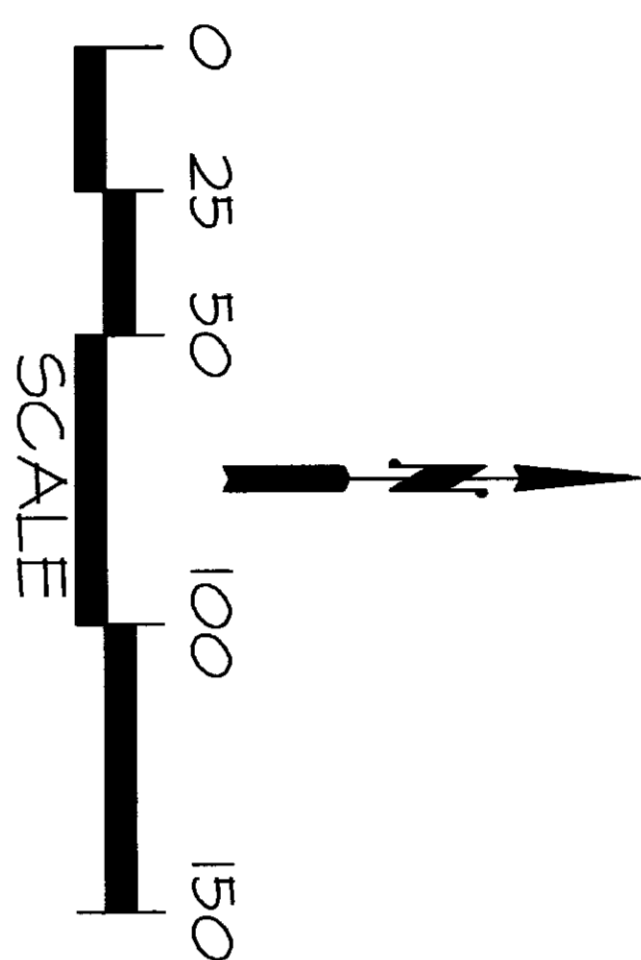
FOUND BRASS CAP (2002)

17

WEST 1/4 CORNER
SECTION 17
MOUNT IN CASE PER
PREVIOUS SURVEY

RIVERSIDE DRIVE

MY LLC
P.O. BOX 53308
BELLEVUE, WA 98015



SKAGIT VALLEY PUBLISHING
221 1ST AVE N #405
SEATTLE, WA 98114

EXISTING STORM
POND FOR PROPERTY
A.F. NO. 9404120131

LEIGH WAY

50°11'10"E

667.42'

TRUMPETER LLC
13740 TRUMPETER LANE
MOUNT VERNON, WA 98213

LOT 1

LOT 2

BNA LLC
C/O MILT ARMSTRONG
13740 TRUMPETER LANE
MOUNT VERNON, WA 98213

24.34-B
PROJECT
BEACH MARK
(SEE NOTE NO. 17)

DEDICATED TO THE
CITY OF MOUNT VERNON
FOR ROAD RIGHT OF WAY

LOT AREA AND ADDRESS INFORMATION

LOT 1 1500 LEIGH WAY 35,242 SQ.FT.
LOT 2 1101 ROOSEVELT AVE 62,452 SQ.FT.
LOT 3 1601 CONTINENTAL PLACE 20,715 SQ.FT.
LOT 4 1515 CONTINENTAL PLACE 20,716 SQ.FT.
LOT 5 1501 CONTINENTAL PLACE 20,714 SQ.FT.
1201 ROOSEVELT AVE

L-1=584°37'00"E 20.00'

20' EASEMENT TO
CITY OF MOUNT VERNON
A.F. NO. 567034

4" STEEL
NATURAL GAS LINE

SHEET 3 OF 3

DATE: 4/26/04

BINDING SITE PLAN NO. MY-BSP-02-001

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
MOUNT VERNON, WASHINGTON
FOR: THE JEFFERSON LAND COMPANY, LLC

FB 24 PG 34
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98213
SCALE: 1" = 50'
DRAWING: 02-019BSP



4-26-04