

LEGAL DESCRIPTION

TRACT "B" CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-84, APPROVED SEPTEMBER 13, 1984, RECORDED SEPTEMBER 13, 1984, IN BOOK 8 OF SHORT PLATS, PAGES 157 AND 158, UNDER AUDITOR'S FILE NO. 840450001 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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 SKAIGIT, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASCADE CHRISTIAN CENTER OF SKAIGIT VALLEY, A WASHINGTON NON-PROFIT ASSOCIATION AND SKAIGIT STATE BANK, A WASHINGTON CORPORATION, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS OF THE LAND HEREBY PLATTED DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, 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. TRACT "X" IS ADDITIONALLY DEDICATED TO THE CITY OF MOUNT VERNON FOR CITY OPEN SPACE, STORM AND UTILITIES AREAS.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 22nd DAY OF December, 2004.

CASCADE CHRISTIAN CENTER OF SKAIGIT VALLEY,
A WASHINGTON NON-PROFIT ASSOCIATION

BY: [Signature]
NAME: Guy Valley
TITLE: President

SKAIGIT STATE BANK
A WASHINGTON CORPORATION

BY: [Signature]
NAME: J.V.R.
TITLE: J.V.R.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAIGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Guy Valley SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE President OF CASCADE CHRISTIAN CENTER OF SKAIGIT VALLEY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec 2, 2004

[Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAIGIT

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

DATED: 12-2-04

TERI L. SABEN
COMMISSION EXPIRES
12-15-2006
PUBLIC
NOTARY
STATE OF WASHINGTON

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12-15-06
RESIDING AT Skaigt Co.

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

AUDITOR'S CERTIFICATE

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

12/17/2004 Page 1 of 3 2:23PM
200412170126
Skaigt County Auditor

[Signature]
COUNTY AUDITOR

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 UP TO AND INCLUDING THE YEAR OF 2005.
THIS 8th DAY OF December, 2004.

[Signature]
SKAIGIT COUNTY TREASURER
12-8-04
DEPUTY

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 9th DAY OF November, 2004.

[Signature]
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 17th DAY OF DECEMBER, 2004.

[Signature]
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 8th OF December, 2004

ATTEST: CITY MAYOR

ATTEST: DEVELOPMENT SERVICES DIRECTOR

SHEET | OF 3

SUB-03-02

DATE: 11/30/04

PLAT OF CASCADE ADDITION TO MOUNT VERNON

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON
FOR: CASCADE CHRISTIAN CENTER

FB 34 Pg 12
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442
SCALE: N/A
DRAWING: 02-0408P

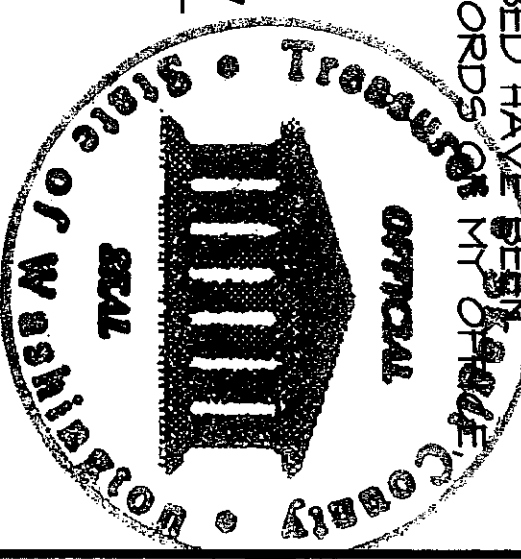
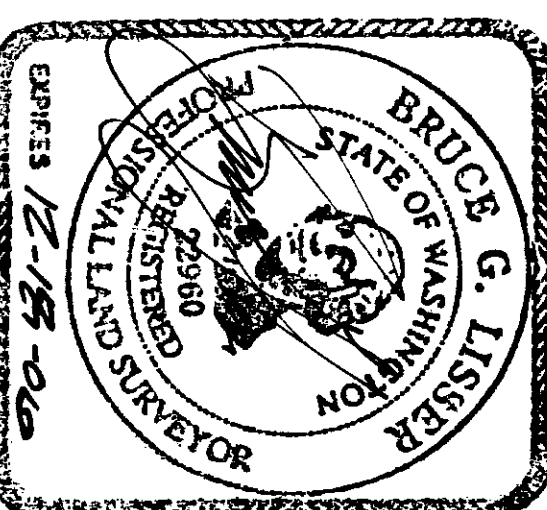
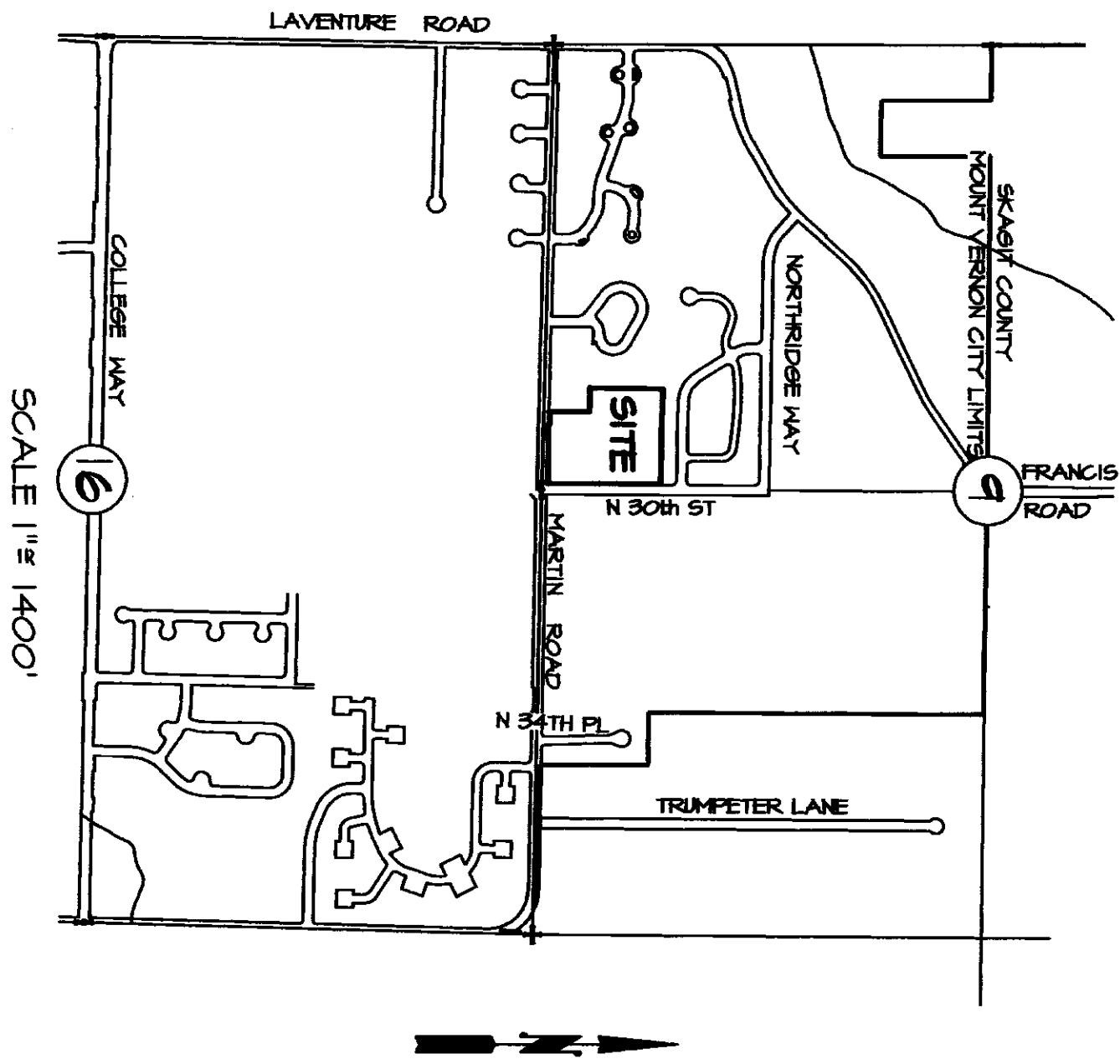
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CASCADE ADDITION TO MOUNT VERNON IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. 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 OF THE CITY OF MOUNT VERNON.

BRUCE G. LISSER, PLS CERTIFICATE NO. 22460

DATE: Dec 2, 2004

LISSE & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 414-7442
FAX: (360) 414-0581
E-MAIL: BRUCE@LISSER.COM



NOTES

1. ☐ -INDICATES EXISTING MONUMENT IN CASE.
● -INDICATES EXISTING PIPE OR REBAR FOUND.
○ -INDICATES REBAR OR SCREEN IN LEAD SET WITH CAP INSCRIBED LIBSER 22960.
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 105674-P, DATED MARCH 10, 2003 AND UPDATED AUGUST 6, 2004.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE CITY OF MOUNT VERNON SHORT PLAT NO. MV-2-84 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGES 157-158, PLAT OF NORTHRIDGE ESTATES CONDOMINIUMS, RECORDED IN VOLUME 13, PAGE 48 AND VOLUME 14 OF PLATS PAGES 12 AND 13, REVISED PLAT OF FIRESET, RECORDED IN VOLUME 12 OF PLATS, PAGES 12 AND 73 AND PLAT OF ROSEWOOD PUD, PHASE 1, RECORDED UNDER AUDITORS FILE NO. 200002140086, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. ZONING CLASSIFICATION: R-1, 46
LOTS 1-9 ARE BASED UPON THE CLUSTER ORDINANCE REVISION AND LOT 4 IS TO BE ZONED P (FUTURE CHURCH SITE)
5. BUILDING SET BACKS, SINGLE FAMILY LOTS (SF)
FRONT 25' OR AS OTHERWISE SHOWN IN AROUND THE INGRESS-EGRESS EASEMENT AREAS (CORNER LOTS HAVE TWO FRONT YARDS)
REAR, 20'
SIDE: MINIMUM 5' WITH A COMBINED TOTAL OF 15'
6. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
7. STORM DRAINAGE: CITY OF MOUNT VERNON
8. STREET STANDARD: CITY OF MOUNT VERNON
9. WATER: SKAGIT COUNTY PUD, NO. 1
10. POWER: PUGET SOUND ENERGY
11. TELEPHONE: VERIZON NORTHWEST
12. GAS: CASCADE NATURAL GAS
13. TELEVISION CABLE: COMCAST CORPORATION
14. GARBAGE COLLECTION: CITY OF MOUNT VERNON SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
15. MERIDIAN: ASSUMED
16. BASIS OF BEARING: MONUMENTED CENTERLINE OF NORTH 30TH STREET (EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14M) BETWEEN MARTIN ROAD AND ROSEWOOD STREET BEARING = NORTH 0°16'02" WEST, PER SHORT PLAT MV-2-84
17. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
18. SURVEY PROCEDURE: FIELD TRAVERSE
19. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
20. SILTATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
21. 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 COMPANY REPORTS RECORDED UNDER AUDITORS FILE NUMBERS 7403070010, 7403070011, 7405220005, 8404150001, 84100040005, 20081070044, 20081070050, 200404030142, 2004071280078, AND 2004071280074.
23. OWNER/DEVELOPER: CASCADE CHRISTIAN CENTER
C/O GUY VALLEE
12206 BAYHILL DRIVE
BURLINGTON WA 98223
PHONE: (360) 757-0812
24. INGRESS, EGRESS AND UTILITIES EASEMENT AREA :
ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE INGRESS, EGRESS AREA IS THE RESPONSIBILITY OF AND THE COST SHARED EQUALLY BY THE ADJOINING LOT OWNERS (BASED ON USAGE.)
25. PRIVATE DRAINAGE EASEMENTS ON LOT 4:
PRIVATE EASEMENT AREAS ARE FOR DRAINAGE PURPOSES ONLY. NO FILL OR BUILDINGS SHALL BE ALLOWED TO BE PLACED WITHIN THE EASEMENT. THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
26. PRIVATE SANITARY SEWER EASEMENT TO LOT 4:
A 15 FOOT WIDE SANITARY SEWER EASEMENT ACROSS TRACT "X" IS GRANTED TO LOT 4. A PORTION OF THIS EASEMENT FALLS WITHIN THE METLANDS BUFFER AREA. ANY WORK DONE WITHIN THE BUFFER AREA MUST BE IN COMPLIANCE WITH THE CITY'S CRITICAL AREAS CODE IN EFFECT AT THE TIME OF THE PROPOSED WORK.

WATER PIPELINE EASEMENT

AN EASEMENT OVER LOTS 1 AND 9 (AS SHOWN) IS 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 PUBLIC 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 SHOWN ON THE SHORT CARD 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 GRANTORS 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 DISTRICTS USE OF THE EASEMENT.

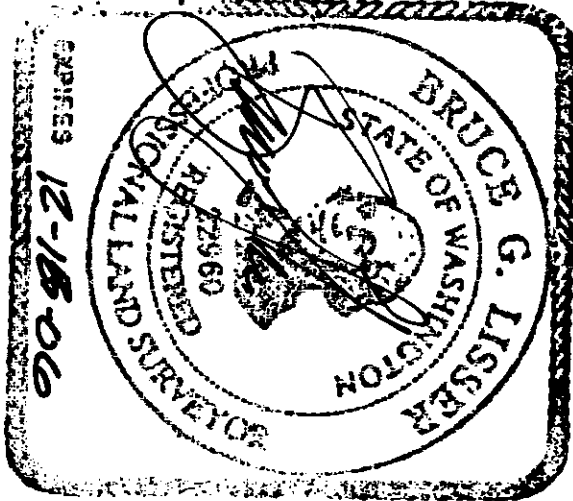
UTILITIES EASEMENTS

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 COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT AND OTHER UTILITY EASEMENTS, IF ANY, SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED HERETO, 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 OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

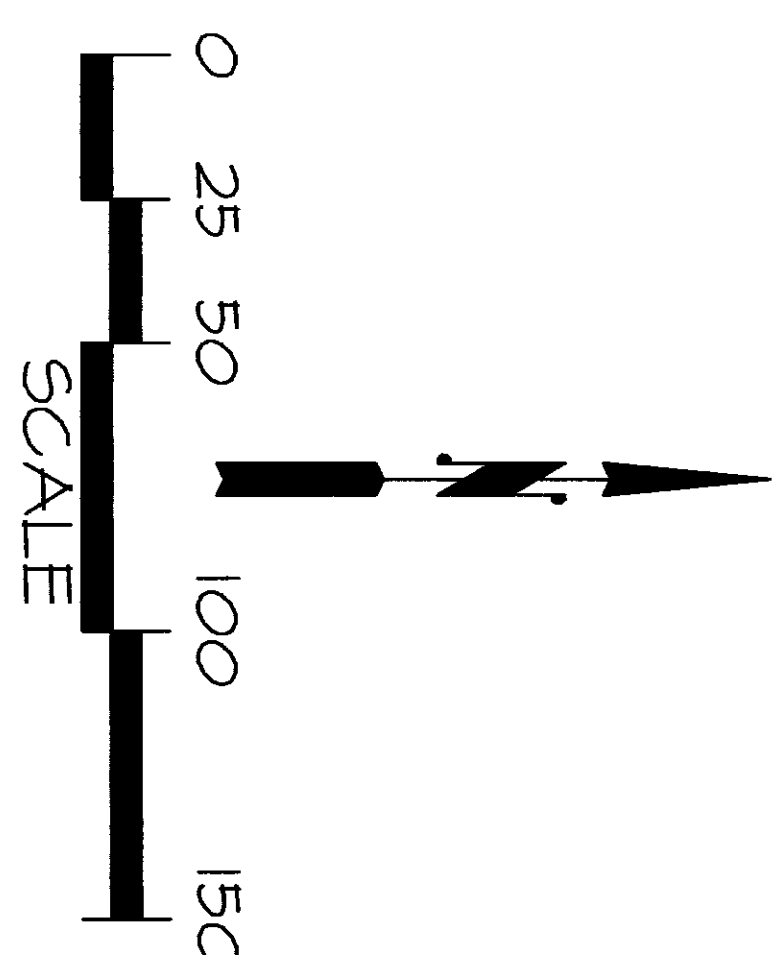
PRIVATE DRAINAGE EASEMENT

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ADJOINING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE 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 ADJOINING 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.



SHEET 2 OF 3		SUB-03-02		DATE:11/30/04	
PLAT OF CASCADE ADDITION TO MOUNT VERNON					
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. MOUNT VERNON, WASHINGTON FOR: CASCADE CHRISTIAN CENTER					
FB 34	PG 12	LIBSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442		SCALE: N/A	
MERIDIAN: ASSUMED				DRAWING:02-0908P	

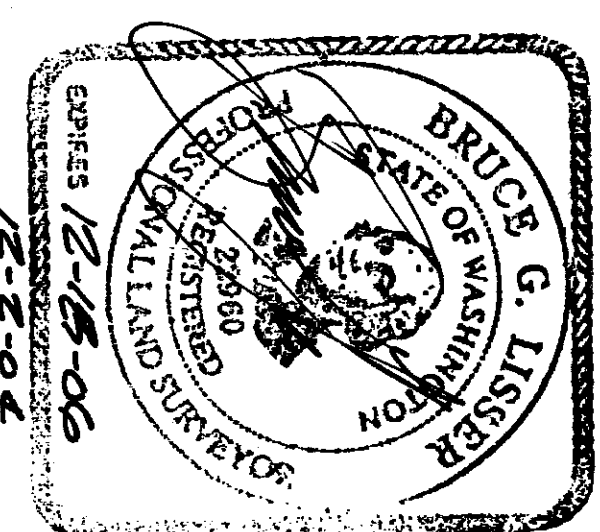
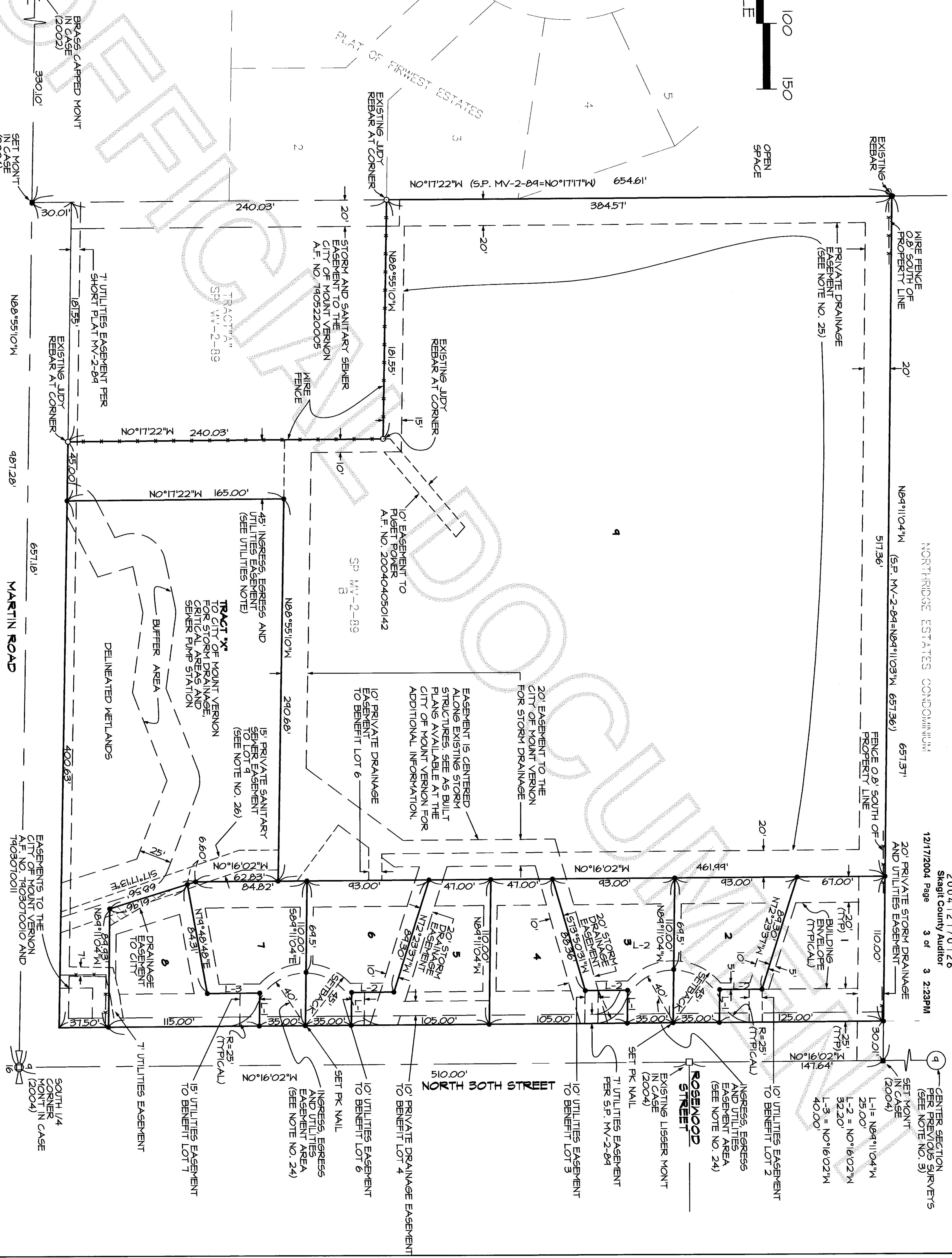


LAVENTURE ROAD
NORTH 27TH STREET
BRASS CAPPED MONT
IN CASE
(2002)
330.10'
SET MONT
IN CASE
(2004)
30.01'

LOT ADDRESS AND AREA INFORMATION

LOT 1	2711 N 30TH STREET	9415 SQ. FT.
LOT 2	2701 N 30TH STREET	1682 SQ. FT.
LOT 3	2617 N 30TH STREET	1682 SQ. FT.
LOT 4	2604 N 30TH STREET	1715 SQ. FT.
LOT 5	2601 N 30TH STREET	1715 SQ. FT.
LOT 6	2514 N 30TH STREET	1682 SQ. FT.
LOT 7	2511 N 30TH STREET	1442 SQ. FT.
LOT 8	2503 N 30TH STREET	1901 SQ. FT.
LOT 9	2401 MARTIN ROAD	232117 SQ. FT.

TRACT "X" DEDICATED TO THE CITY OF MOUNT VERNON 52694 SQ. FT.



SHEET 3 OF 3 SUB-03-02 DATE: 11/30/04

PLAT OF CASCADE ADDITION TO MOUNT VERNON

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
MOUNT VERNON, WASHINGTON
FOR: CASCADE CHRISTIAN CENTER

FB 34	PG 12	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50' DRAWING: 02-098FP
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