

PORTION OF NW 1/4 SECTION 17, T. 34 N. , R. 4 E. WM

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

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Skagit County Auditor
6/10/2005 Page 1 of 1 4:08PM

N. G. R. W. M. L. L. L.
SKAGIT COUNTY AUDITOR

DEPT. OF LAND & NATURAL RESOURCES
JANIE E. FRANK

LEGAL DESCRIPTION

TRACT "B" OF SHORT PLAT NO. MW-8-83, APPROVED DECEMBER 16, 1983 AND RECORDED DECEMBER 21, 2005 IN BOOK 6 OF SHORT PLATS, PAGE 105 UNDER AUDITORS FILE NUMBER 8312210015, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, POLICY NO. B84869, DATED MAY 16, 2005 WITH A SUPPLEMENT DATED MAY 24, 2005)

RESEARCH

MOUNT VERNON SHORT PLAT, MW-15-8, MOUNT VERNON SHORT PLAT, MW-8-83
MOUNT VERNON SHORT PLAT, MW-6-88, MOUNT VERNON SHORT PLAT, MW-3-91

BASIS OF BEARING

N 0° 16' 12" W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF CONTINENTAL PLACE AS SHOWN HEREON AND ON MOUNT VERNON SHORT PLAT MW-15-81.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS, CITY OF MOUNT VERNON AND SKAGIT COUNTY, PUD NO. 1 RECORDS, AND UTILITY MARKINGS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. IN MAY, 2005 AND CALLING THE 1-800 LOCATE SERVICE.

SCHEDULE "B-1" EASEMENTS

- AFN 8312210026, ULD AGREEMENT WITH THE CITY OF MOUNT VERNON FOR IMPROVEMENTS ALONG CONTINENTAL PLACE.
- AFN 8401100054, SEWER HOOKUP AGREEMENT WITH THE CITY OF MOUNT VERNON AND ULD AGREEMENT.
- AFN 9802090057, RECREOCAL PARKING AGREEMENT BETWEEN THIS PARCEL AND THE PARCEL ADJACENT TO THE SOUTH.
- AFN 8404050053, FSPAL EASEMENT AS SHOWN, SAID EASEMENT STATES AS CONSTRUCTED AS SHOWN HEREON THE POWER VAULT DOES NOT FALL WITHIN THE EASEMENT AS DESCRIBED.
- AFN 8312210015, SHORT PLAT DISCLOSES A 7' AND 40' EASEMENT AS SHOWN HEREON.

ALTA SURVEY TABLE "A" ITEMS ADDRESSED

- ALL PROPERTY CORNERS WERE SET OR FOUND AS SHOWN.
- VICINITY MAP AS SHOWN.
- BASED ON FEMA MAP 530158 001 B DATED JANUARY 3, 1985 THE FLOOD ZONE OF THIS SITE IS A COMBINATION OF "A1" AND "B". BASED ON INPUT FROM THE BUILDING DEPARTMENT OF MOUNT VERNON THE BASE FLOOD ELEVATION IN ZONE "A21" IS 30 FEET.
- GROSS LAND AREA: 71.056 SQUARE FEET (1.63 ACRES)
- BASED ON MOUNT VERNON CODE 17.48.050 AND 17.48.060 AND THE CURRENT ZONING MAP WE FIND THE FOLLOWING:
 - THE ZONING IS C-2
 - THERE ARE NO LIMITATIONS ON LOT AREA OR WIDTH.
 - SETBACKS, FRONT 25' ON ARTERIAL STREETS AND 20' ON ALL OTHERS.
 - SIDE YARD SETBACK, NONE.
 - THE BUILDING HEIGHT IS UNRESTRICTED EXCEPT FOR FIRE CONSIDERATIONS.
 - BUILDING DIMENSIONS ARE AS SHOWN.
 - IMPROVEMENTS AS SHOWN HEREON.
 - ACCESS TO PUBLIC RIGHT OF WAY IS SHOWN.
 - UTILITIES SHOWN.
 - DRAINAGE DITCH SHOWN.
 - NONE OBSERVED.
 - ON 6-1-05, THE CITY OF MOUNT VERNON REPORTED THAT THERE ARE NO CURRENT PLANS OF STREET IMPROVEMENTS FOR CONTINENTAL PLACE.
 - NONE OBSERVED, IF ANY EXIST BELOW THE SURFACE, WE HAVE NO KNOWLEDGE OF IT.

SURVEY NOTES

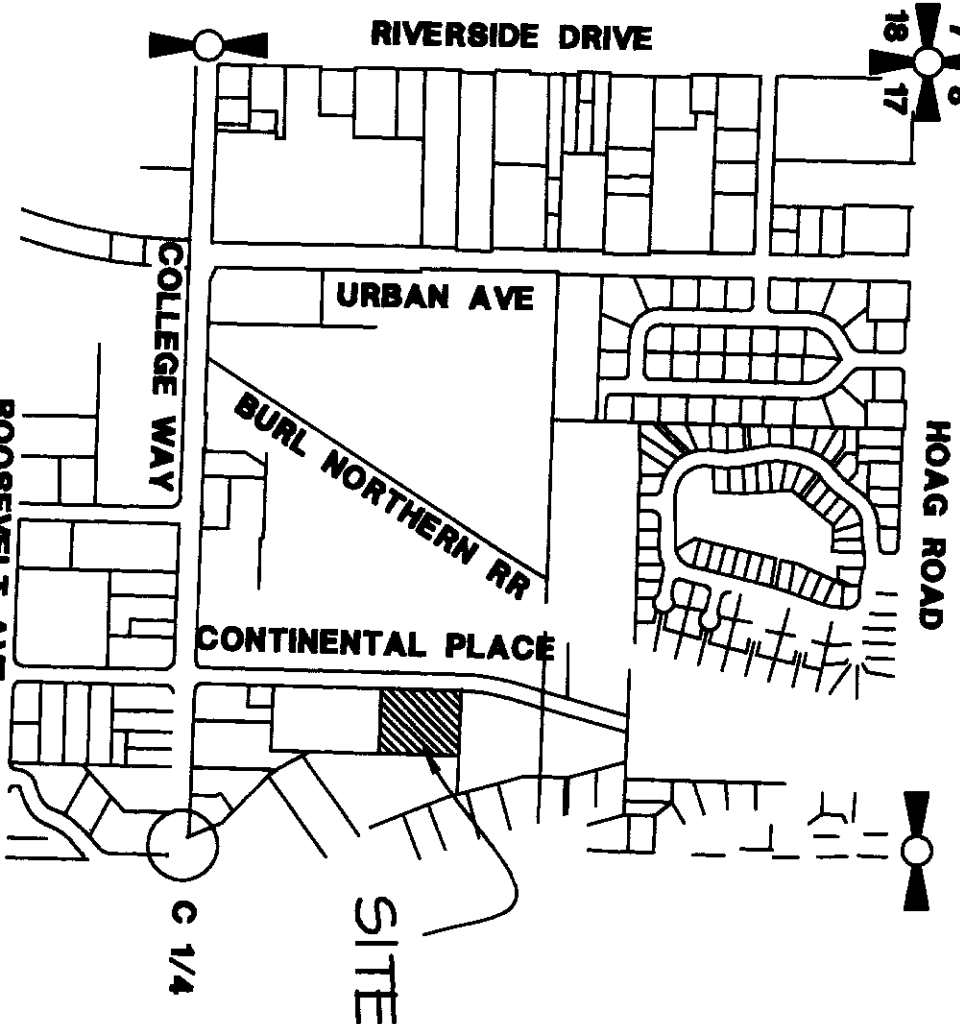
- THIS SITE HAS BEEN ILL MAINTAINED. THE PAVING IS IN DIS-REPAIR AND THE LANDSCAPE AREAS NOT MAINTAINED. THE EXISTING STRUCTURE IS APPARENTLY BEING USED OR HAS BEEN USED AS TEMPORARY QUARTERS FOR INDIGENTS.
- PARTS OF THIS SITE IS COVERED WITH DEBRIS, DIRT AND MOSS. ERGO IT IS WITH SOME UNCERTAINTY ON THE TOTAL NUMBER OF PARKING SPACES, PARTICULARLY ON THE SOUTH SIDE.

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TEICA TORA 1105", AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

VERTICAL DATUM

THE VERTICAL DATUM FOR THE FINISHED FLOOR ELEVATIONS AS SHOWN IS NGVD29, BASED ON A LEVEL LOOP FROM NGS MONUMENT "Y 455" WITH AN ELEVATION OF 35.08 FEET.



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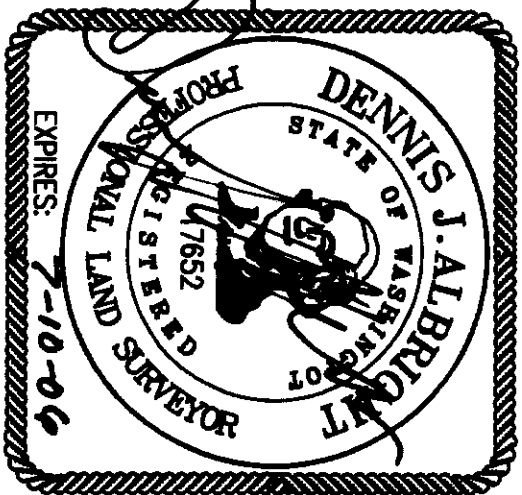
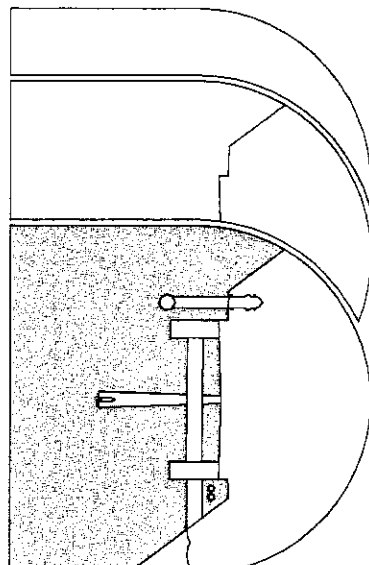
RECORD OF SURVEY
FOR
SKAGIT COUNTY

A PORTION OF THE SE 1/4 OF THE NW 1/4 SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM,
SKAGIT COUNTY, STATE OF WASHINGTON
PORTION OF LOT 3, MW-15-81 CITY OF MOUNT VERNON

DATE: 5-31-05 BY: DUA SCALE: 1" = 30'
PROJECT NO. 321-SDG-05 F.B. 13/24

Sound Development Group
ENGINEERING, SURVEING & LAND DEVELOPMENT SERVICES

1111 Cleveland Avenue, Suite 202
Mount Vernon Wa. 98273
Tel: 360-404-2010 Fax: 360-404-2013



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE SKAGIT COUNTY IN MAY, 2005.

Dennis J. Albright
DATE: 6-10-05
DENNIS J. ALBRIGHT, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17652

