

200507180148
Skagit County Auditor
7/18/2005 Page 1 of 2 2:11:57AM

Nanna Blummett Deputy
Skagit County Auditor

LEGAL DESCRIPTION

That portion of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at the Northeast corner of said W 1/2 of the NW 1/4 of the SE 1/4 of said Section 16; thence S 0°22'36" W, a distance of 25.00 feet; thence N 89°27'33" W along a line parallel to the North line of said subdivision, a distance of 50.00 feet; thence S 0°32'27" W, a distance of 15.00 feet to the South line of that state road commonly referred to as East College Way, conveyed by deeds recorded under Auditor's File Numbers 305470 and 8505160016, records of Skagit County, Washington and which point is the TRUE POINT OF BEGINNING of this property description; thence continuing S 0°32'27" W, a distance of 219.00 feet to the Northerly "Limits" line of SKAGIT VALLEY MOBILE MANOR per Binding Site Plan referenced in Volume 7 of Surveys at Page 30, under Auditor's File No. 8702230002, records of Skagit County, Washington, and which line is the Northerly line of that 100 feet wide Drainage Easement to the City of Mount Vernon granted by Auditor's File No. 8505160017, records of Skagit County, Washington; thence Westerly along said Northerly "Limits" line of said SKAGIT VALLEY MOBILE MANOR (Amended) BINDING SITE PLAN as same was approved by the City of Mount Vernon city engineer on 7-16-85 and recorded under Auditor's File No. 8508130001, records of Skagit County, Washington on the following bearings and distances: N 89°27'33" W, a distance of 162.76 feet to the PC of a curve to the left, thence along said curve to the left having a radius of 200.00 feet and a central angle of 57°43'40", an arc distance of 201.51 feet to the PT of said curve; thence S 32°48'47" W, a distance of 282.08 feet to the PC of a curve to the right; thence along said curve to the right having a radius of 100.00 feet and a central angle of 34°37'05", an arc distance of 60.42 feet to the PT of said curve; thence S 67°25'52" W, a distance of 48.07 feet, more or less, to a point 30.00 feet East of, as measured at right angles to, the West line of said subdivision, and which line is the East line of 30th Street conveyed by deed recorded under Auditor's File Number 8505160014, records of Skagit County, Washington, and which point is also the terminus of the North line of the Limits of said Binding Site Plan; thence N 0°27'03" E along the East line of said 30th Street parallel to and 30.00 feet East of the West line of said subdivision, a distance of 568.10 feet to the PC of a curve to the right; thence along said curve to the right having a radius of 40.00 feet and a central angle of 90°05'24", an arc distance of 62.90 feet, to the PT of said curve at a point 40.00 feet South of, as measured at right angles to, the North line of said subdivision, and which point bears N 89°27'33" W, a distance of 532.89 feet, more or less, from the True Point Of Beginning; thence S 89°27'33" E along the South line of said East College Way, a distance of 532.89 feet, more or less, to the True Point Of Beginning of this property description, and containing 4.47 acres, more or less.

SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record.

All situate in the County of Skagit, State of Washington.

BINDING SITE PLAN NO. LU 05-018

SKAGIT VALLEY MOBILE MANOR, LLC.

PROPERTY SURVEY

PTN. W 1/2 NW 1/4 SE 1/4
SEC. 16 T. 34 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON

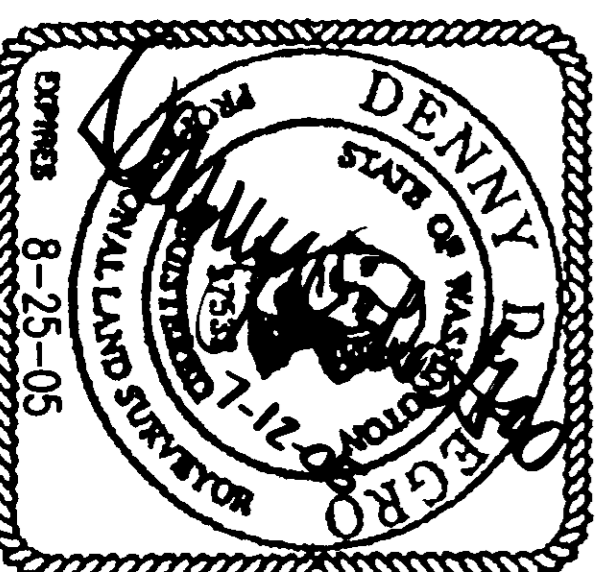
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2632 as passed and adopted Dec. 14 1994.

LEGRO & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNIS D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 7-12-05

DRAWN BY: THH



E COLLEGE STREET	WAY
30TH	16
16	WAY
30TH	16

VICINITY MAP
(Not to Scale)

Sec. 16, T. 34 N., R. 4 E.

LEGEND

- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- Found Brass Disk in Concrete Monument - Punched & Cased
- Found Rebar w/ Yellow Plastic Cap Imprinted: "DS 9622"
- 8" Diam Water Line
- Sanitary Sewer Line
- Force Main Sanitary Sewer Line
- Storm Drain Line
- Gas Line
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted

MHP ZONING

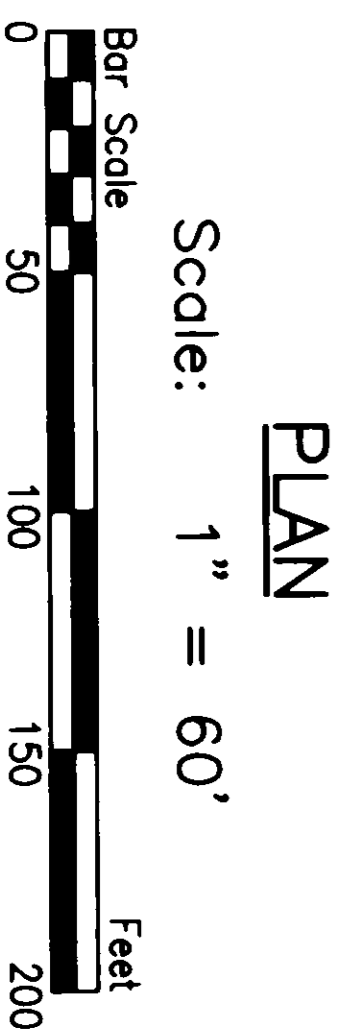
SKAGIT VALLEY MOBILE MANOR MHP
PER BINDING SITE PLAN - A.F. 8508130001
1400 N. 30 TH STREET

OWNER/DEVELOPER

SKAGIT VALLEY MOBILE MANOR, LLC.
c/o Richard R. Jiles
P.O. Box 1344
Mount Vernon, WA 98273
Office Phone: (360)428-4060

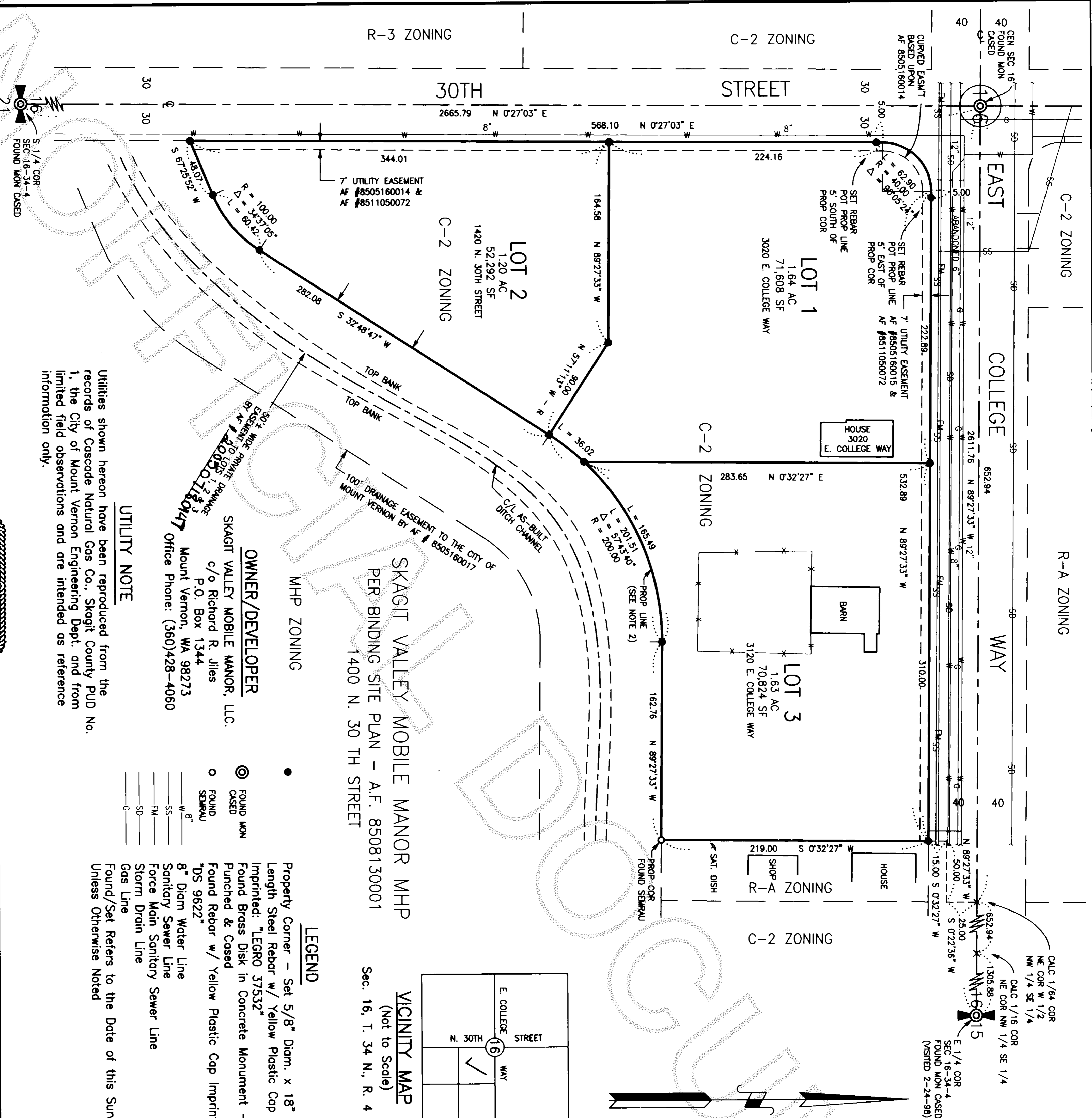
UTILITY NOTE

Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County PUD No. 1, the City of Mount Vernon Engineering Dept. and from limited field observations and are intended as reference information only.



PLAN

Scale: 1" = 60'



NOTES

1. Binding Site Plan Number and Date of Approval shall be included in all Deeds and Contracts.
2. Property line in accordance with "Limits of Binding Site Plan" of Skagit Valley Mobile Manor per binding Site Plan recorded as Auditor's File No. 8508130001 and as further stipulated upon Record of Survey recorded in Book 7 of Surveys at page 30 under Auditor's File No. 8702230002.
3. For additional section subdivision information, refer to survey recorded in Vol. 6 of Surveys at Page 71 as filed under Auditor's File No. 8505090027.
4. Legal Description of this C-2 Zoned property is based upon the limits of Binding Site Plan for Skagit Valley Mobile Manor per (Amended) Binding Site Plan recorded under Auditor's File No. 8508130001.
5. Title report furnished by Land Title Company of Skagit County, Subdivision Guarantee Order No. 115283-P, dated 2-8-05 at 8:00 A.M.
6. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B (20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy \pm (5mm + 5ppm)
7. Meridian: Assumed
8. Basis of Bearing: the North line of the Southeast 1/4 of Section 16 based upon existing monumentation as being N 89°27'33" W.
9. "No Buildings" exist upon Lot 2 of this Binding Site Plan on the date of this recording.
10. Any development of the subject property shall be in conformance with this Binding Site Plan.
11. All lots within this binding site plan are subject to impact fees payable upon issuance of a building permit.
12. Storm Drainage: Stormwater will be the responsibility of the individual lot owners and shall be routed into the existing open drainage course at the direction of the City of Mount Vernon. The construction and maintenance of individual lot storm water facilities, associated outlet structures and pipes and construction equipment and vehicular accesses thereto shall be the responsibility of the property owners of this Binding Site Plan. The expense for said maintenance shall be in direct proportion to the usage thereby.
13. Sewage Disposal: City of Mount Vernon Public Sewer.
14. Water: P.U.D. No. 1 of Skagit County.
15. Onsite stormwater system designs will be required at the time of project application for each lot of this Binding Site Plan.
16. Zoning: C-2 General Commercial District.
17. Approval of a mini-storage facility, an 'accessory use' per MMC 17.48.025 [a use that is incidental and subordinate in area, extent or purpose to the principle use...], upon Lot 3 of this Binding Site Plan was granted by the City of Mount Vernon on May 1, 2003. The development of Lots 1 and/or 2 within this Binding Site Plan shall comply with the provisions of MMC 17.06.030 "Accessory Use" and MMC 17.48.025 "Permitted Uses", and as may be subsequently amended: future use(s) within this Binding Site Plan shall be 'principal uses' for the purpose of permitting the mini-storage accessory use prior to its principal use.

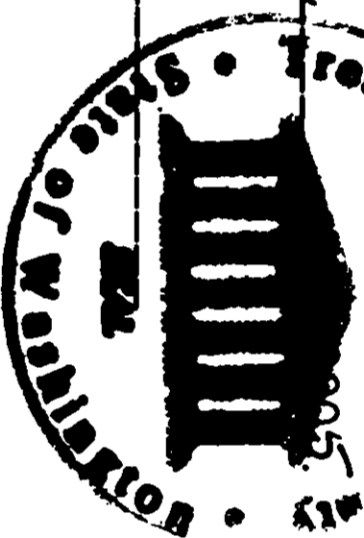
COUNTY TREASURER'S APPROVAL

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 2005.

I, Katie Jungquist, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2005.

This 22nd day of June, 2005

Katie Jungquist
Skagit County Treasurer



CITY TREASURER'S APPROVAL

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 2005.

This 21st day of July, 2005

Blair J. Wulke
Treasurer, City of Mount Vernon

APPROVALS

Examined and approved this 12th day of July, 2005

[Signature]
City Engineer
[Signature]
Mayor

NOTES (CONTINUED)

18. Additional utility information may be requested from the following sources:

Gas	Cascade Natural Gas Co. 1520 S. Second Street Mount Vernon, WA 98273 (360) 336-6155
Water	P.U.D. No. 1 of Skagit County 1415 Freeway Drive Mount Vernon, WA 98273 (360) 424-7104
Storm Sewer	City of Mount Vernon Engineering Dept. (360) 336-6204
Telephone	Verizon 595 Pease Road Burlington, WA 98233 (360) 757-1479
Electrical	Puget Sound Energy (PSE) 1700 E. College Way Mount Vernon, WA 98273 (360) 336-9604
Television	Corncast 900 132nd Street SW Everett, WA 98204 1-877-824-2288

OWNERSHIP CERTIFICATE

Know all men by these present that we, the undersigned owners of the land included within this BINDING SITE PLAN do hereby CERTIFY that the decision to make this BINDING SITE PLAN was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 21st day of JUNE, 2005

SKAGIT VALLEY MOBILE MANOR, LLC:

[Signature]
Signature

Signature

Print Name

Print Name

Print Title

Print Title

ACKNOWLEDGEMENT

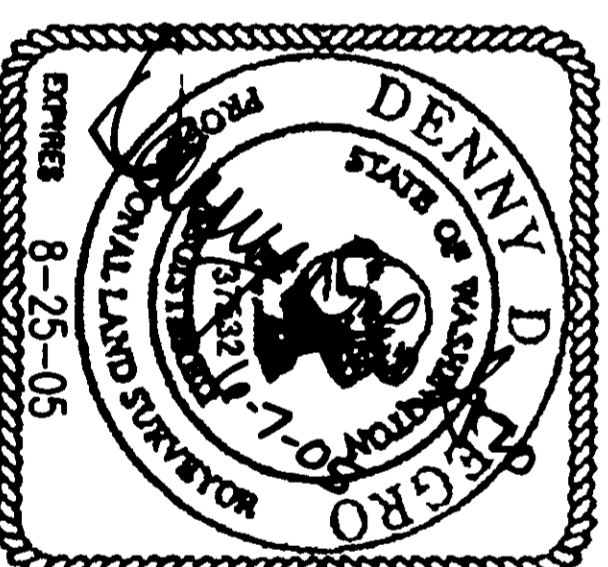
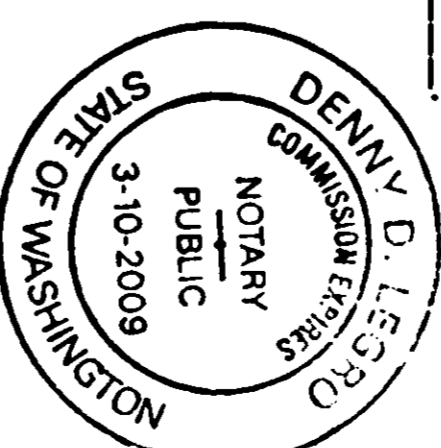
State of WASHINGTON } S.S.
County of SKAGIT

This is to Certify that on this 21st day of JUNE, 2005 before me, the undersigned, a Notary Public, personally appeared BLAIR J. WULKE and RENEE K. JILES to me known to be the

respectively, of SKAGIT VALLEY MOBILE MANOR, LLC., a Washington Limited Liability Company, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

[Signature]
Notary Public in and for the State of WASHINGTON residing at Mount Vernon



BINDING SITE PLAN No. LU 05-018

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