

NOTES

1. AT THE MOUNT VERNON CITY COUNCIL MEETING OF FEBRUARY 8, 2006, THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT RECEIVED A REQUEST FROM BUSINESS OWNERS IN THE PARKER BUSINESS CENTER REQUESTING THE CITY TO APPROVE THE PLAT AMENDMENT OF THE PARKER BUSINESS CENTER. THE BUSINESS OWNERS REQUESTING THE PLAT AMENDMENT ARE LOIS COON (PARCEL #80397 AND 80481), PATRICIA D. ENH (PARCEL #80396 AND 80480) AND JIM SCOTT (PARCEL #80408).

THE PURPOSE OF THIS PLAT AMENDMENT IS TO MEET THE PRESENT DAY NEEDS OF THE PARKER BUSINESS COMMUNITY. A DEVELOPMENT HARDSHIP WILL BE MINIMIZED FOR THE PROPERTIES ADJACENT TO THE STREAM, BY REMOVING THE STREETS SHOWN, THE PROPERTY OWNERS WOULD BE ABLE TO MAXIMIZE THE USAGE OF THEIR INDIVIDUAL PARCELS WHILE MAINTAINING ACCESS FOR EACH. THE OWNERS WOULD BE REQUIRED TO COMPLY WITH EXISTING REGULATIONS IN REGARDS TO PERMITTING AND CONSTRUCTION.

THE PROPOSED AMENDMENT TO REMOVE THE REQUIREMENT TO DEVELOP A PRIVATE STREET NEITHER ALTERS NOR VIOLATES ANY RECORDED COVENANT ON THE PLAT. THE APPLICATION TO AMEND THE PLAT CONTAINS THE MAJORITY OF THE SIGNATURES OF THOSE PERSONS HAVING AN OWNERSHIP OF THOSE PARCELS IN THE SUBJECT PORTION OF THE PLAT TO BE AMENDED. ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT AREA WERE NOTIFIED BY THE CITY OF THE PROPOSED AMENDMENT AND THE TIME AND PLACE FOR THE PUBLIC HEARING BEFORE THE CITY COUNCIL. CITY STAFF HAS DETERMINED THAT PUBLIC USE AND INTEREST IS SERVED IN THE PROPOSED PLAT ALTERATION AND RECOMMENDS APPROVAL OF THE REQUEST TO AMEND THE STREET IMPROVEMENTS FOR BUCK WAY. ANY PROPERTY RIGHT ESTABLISHED BY EASEMENT WHICH MAY BE EXTINGUISHED HAS RECEIVED EITHER EXPLICIT OR TACIT APPROVAL FROM ALL EASEMENT OWNERS.

CITY COUNCIL MOVED TO APPROVE THE PROPOSED PLAT AMENDMENT.

2. FOR ADDITIONAL SURVEY INFORMATION SEE PLAT OF PARKER BUSINESS CENTER RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, REPLAT OF JAY WAY ADJACENT TO LOTS 1 THROUGH 18, INCLUSIVE, PARKER BUSINESS CENTER, RECORDED IN VOLUME 13 OF PLATS, PAGE 64, AND RECORD OF SURVEY, RECORDED UNDER AUDITORS FILE NO. 200505060051, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

3. THE CITY OF MOUNT VERNON, TOGETHER WITH ANY PRIVATE UTILITY COMPANY RESERVES A 20-FOOT WIDE EASEMENT CENTERED ALONG THE CENTER OF THEIR UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS, EGRESS AND MAINTENANCE THEREOF.

4. ● -INDICATES EXISTING LUGGER REBAR NO. 22960
- -INDICATES EXISTING REBAR BY OTHERS AS NOTED

■ -INDICATES AREA OF BUCK WAY BEING REMOVED

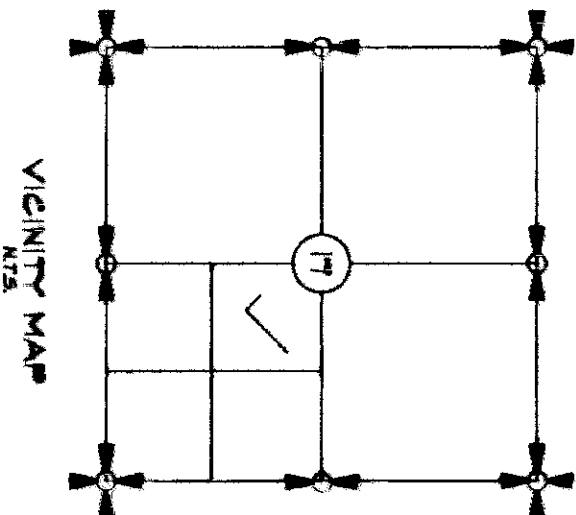
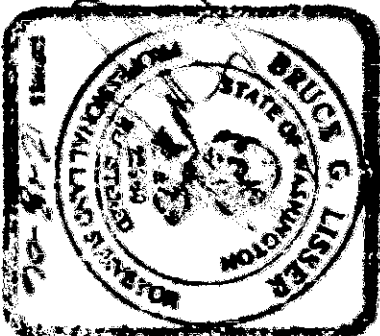
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT OF BUCK WAY ADJACENT TO LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, AND 57 PARKER BUSINESS CENTER IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M AND THAT THE CORNERS 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. LUGGER, P.L.S., CERTIFICATE NO. 22960

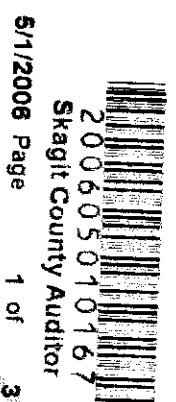
DATE April 28, 2006

LUGGER & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1109
MOUNT VERNON WA 98273
PHONE (360) 419-1442
FAX (360) 419-0561
EMAIL BRUCE@LUGGER.COM



AUDITOR'S CERTIFICATE

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



20060501016
Skagit County Auditor

5/12/2006 Page 1 of 3 1:11PM

W. Sumner
SKAGIT COUNTY AUDITOR

Queen Stokely
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 2006.

THIS 28th DAY OF April, 2006.

David J. Sumner
SKAGIT COUNTY TREASURER

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 27th DAY OF April, 2006.

Alvin J. Sumner
CITY TREASURER

REPLAT APPROVAL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AT THEIR REGULAR COUNCIL MEETING ON FEBRUARY 8, 2006, HEREBY APPROVED THE REPLATTING OF THAT PORTION OF THE PLAT OF PARKER BUSINESS CENTER AS RECORDED IN VOLUME 11 OF PLATS AT PAGES 91, 92, 93, 94, 95, AND 96, RECORDED OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITORS FILE NO. 854706, TO PROVIDE FOR THE REMOVAL OF THAT PRIVATE ROAD KNOWN AS BUCK WAY IN ITS ENTIRETY FROM THE NORTH LINE OF WILLIAM WAY TO THE SOUTH LINE OF ROOSEVELT AND FROM THE NORTH LINE OF ROOSEVELT TO THE LOT LINES OF LOT 36 AND 37 AS HEREBY SHOWN.

David J. Sumner
CITY MAYOR
DATE 4/27/06

Alvin J. Sumner
CITY CLERK
DATE 4/27/06

Queen Stokely
CITY ATTORNEY
DATE 4/19/2006

Alvin J. Sumner
CITY ENGINEER
DATE 4/19/2006

Queen Stokely
CITY PLANNING DIRECTOR
DATE 4/19/2006

SHEET 1 OF 3

DATE: 4/4/06

REPLAT OF BUCK WAY ADJACENT TO
LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 AND 57
PARKER BUSINESS CENTER
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.
MOUNT VERNON, WASHINGTON

FB 250	PG 75	LUGGER & ASSOCIATES, PLLC	SCALE: N/A
SURVEYING & LAND-USE CONSULTATION		DRAWING: 05-020A	
MERIDIAN: ASSUMED			
MOUNT VERNON WA 98273 360-419-1442			

CENTER
OF SECTION
CALCULATED
FROM PLAT

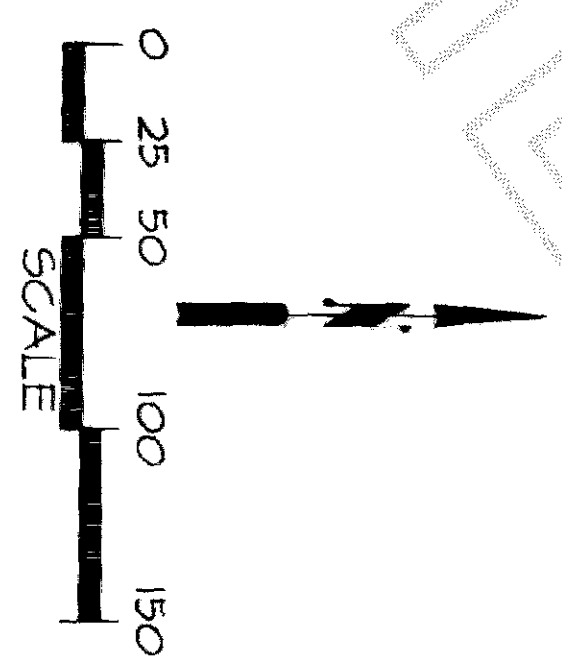
356.24' (FIELD PLAT)

509°36'48"E

666.24'

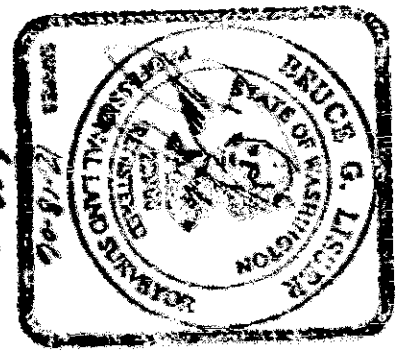
EAST COLLEGE WAY

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Skegitt County Auditor
6/1/2008 Page 2 of 3 1:11PM



NO.	BEARING	LENGTH
L-1	NORTH 0°29'12" EAST	20.00 FEET
L-2	SOUTH 12°56'54" EAST	30.00 FEET (RADIAL)
L-3	NORTH 0°16'04" WEST	5.38 FEET
L-4	SOUTH 84°40'15" EAST	4.79 FEET
L-5	NORTH 0°16'04" WEST	4.33 FEET

NO.	RADIUS	DELTA	LENGTH
C-1	15.00'	67°54'10"	88.44'
C-2	10.00'	50°40'00"	61.40'
C-3	210.00'	10°21'50"	48.84'
C-4	130.00'	82°40'00"	14.46'
C-5	210.00'	0°06'04"	0.51'
C-6	210.00'	2°13'56"	0.71'
C-7	20.00'	44°00'11"	15.36'
C-8	20.00'	84°24'06"	31.21'
C-9	20.00'	40°35'54"	31.62'
C-10	210.00'	18°53'10"	84.34'
C-11	15.00'	67°54'10"	17.80'
C-12	20.00'	84°24'06"	31.21'
C-13	20.00'	40°35'54"	31.62'
C-14	20.00'	44°35'21"	33.02'
C-15	20.00'	85°24'34"	24.81'

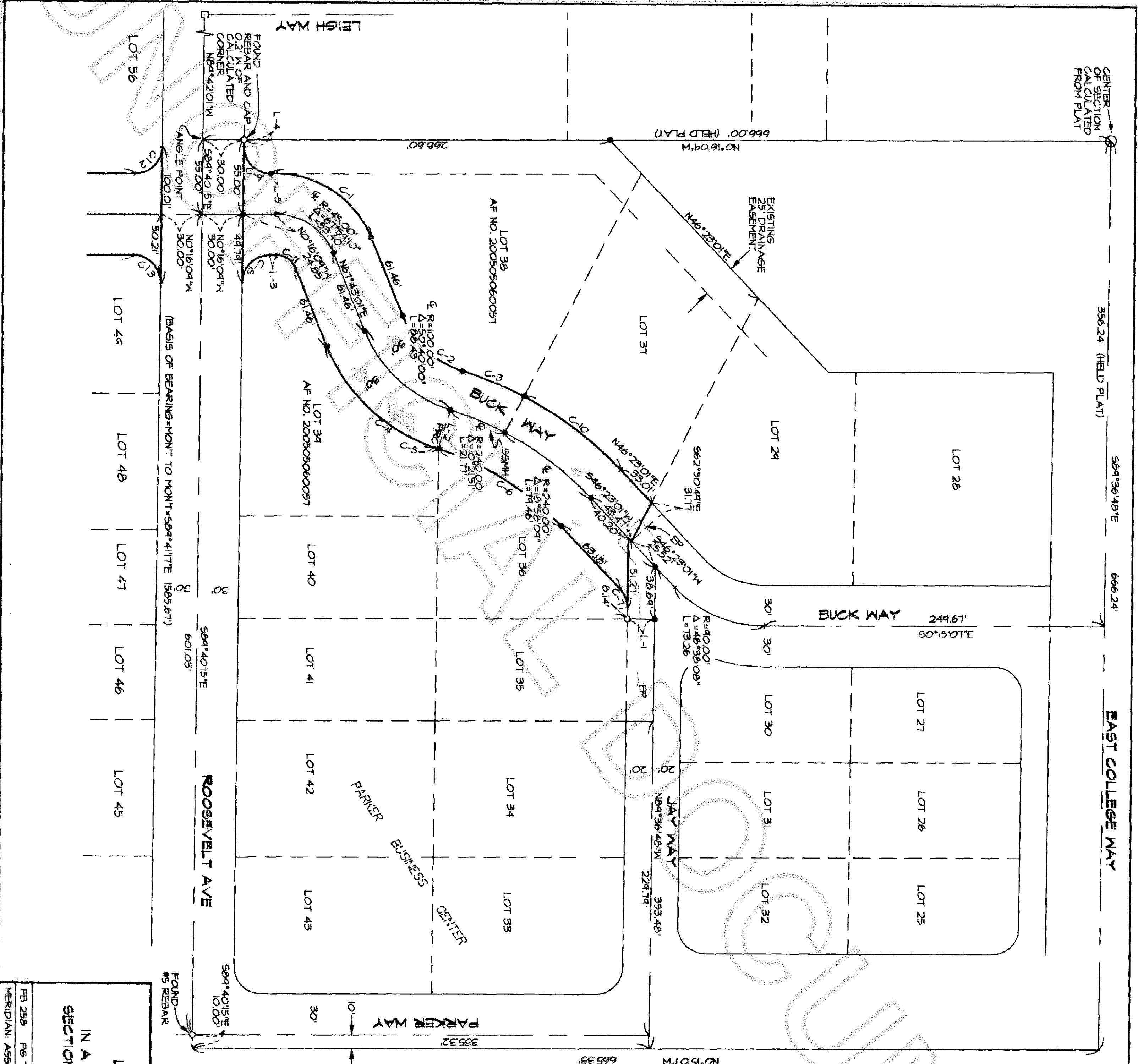


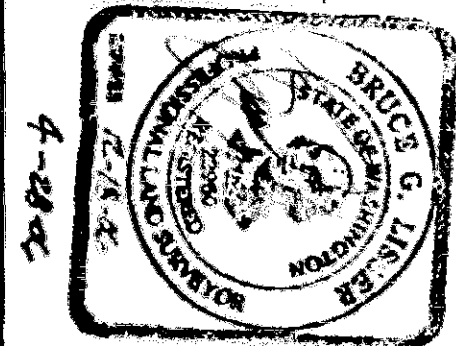
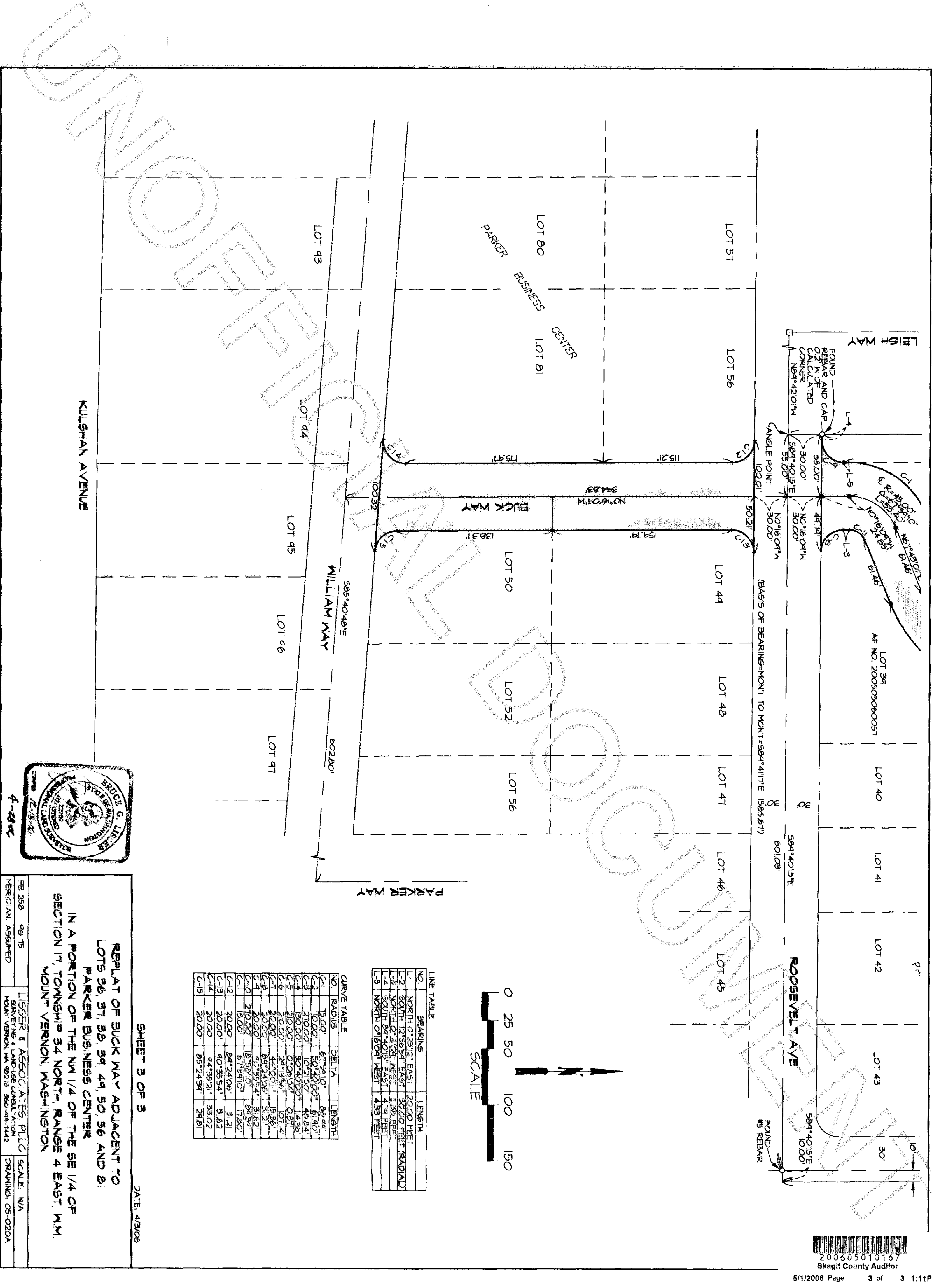
SHEET 2 OF 3

DATE: 4/4/06

REPLAT OF BUCK WAY ADJACENT TO
LOTS 36, 37, 38, 39, 49, 50, 56 AND 81
PARKER BUSINESS CENTER
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
MOUNT VERNON, WASHINGTON

FB 258 PG 75 LIGGERS & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-418-7442 DRAWING: 05-020A





REPLAT OF BUCK WAY ADJACENT TO
LOTS 36, 37, 38, 39, 49, 50, 56 AND 81
PARKER BUSINESS CENTER
IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
MOUNT VERNON, WASHINGTON

DATE: 4/3/06

SHEET 3 OF 3

FB 258 PG 75
LISSE & ASSOCIATES PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-418-7442

SCALE: N/A
DRAWING: 08-020A

LINE TABLE		
NO.	BEARING	LENGTH
L-1	NORTH 0°28'12" EAST	20.00 FEET
L-2	SOUTH 70°56'54" EAST	30.00 FEET
L-3	NORTH 0°16'04" WEST	328 FEET
L-4	SOUTH 84°40'15" EAST	474 FEET
L-5	NORTH 0°16'04" WEST	433 FEET

CURVE TABLE		
NO.	RADIUS	DELTA
C-1	15.00'	87°54'10"
C-2	10.00'	50°40'00"
C-3	210.00'	10°21'50"
C-4	150.00'	50°40'00"
C-5	310.00'	0°08'04"
C-6	210.00'	24°13'56"
C-7	20.00'	44°00'11"
C-8	30.00'	84°24'06"
C-9	20.00'	40°35'54"
C-10	210.00'	18°58'10"
C-11	15.00'	67°54'10"
C-12	20.00'	84°24'06"
C-13	20.00'	40°35'54"
C-14	20.00'	44°35'21"
C-15	20.00'	85°24'34"

