

**DEDICATION**  
 KNOWN ALL MEN BY THESE PRESENTS THAT REO FAMILY PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND SKAGIT STATE BANK, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT 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 FOR ALL SUCH STREETS AND AVENUES SHOWN HEREON.

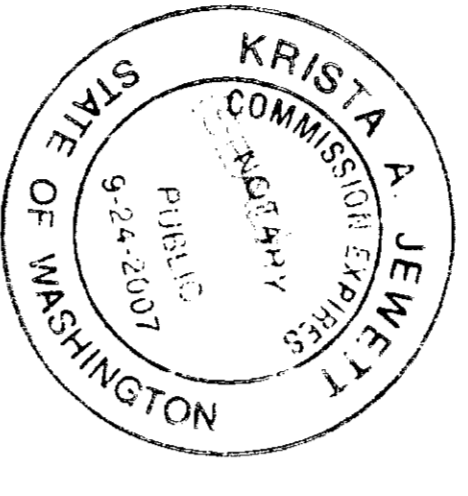
IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 10 DAY OF July, 2006.

REO FAMILY PROPERTIES, LLC  
 A WASHINGTON LIMITED LIABILITY COMPANY  
 BY: Thomas E. Barrett  
 TITLE: Owner

SKAGIT STATE BANK  
 BY: [Signature]  
 TITLE: VP

**ACKNOWLEDGMENTS**

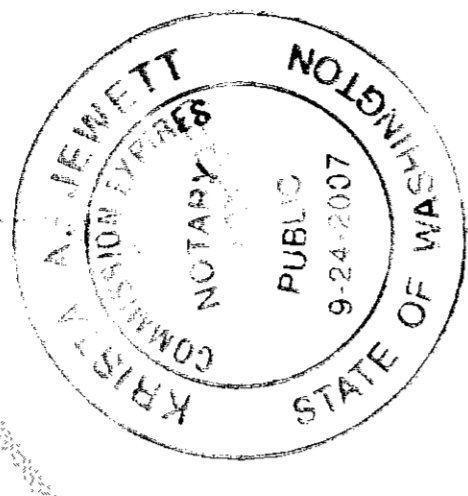
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas E. Barrett THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON DATE STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE Owner OF REO FAMILY PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: 7-10, 2006.



Krista A. Jewett  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY APPOINTMENT EXPIRES 9-24-07  
 RESIDING AT: Skagit County

STATE OF WASHINGTON )  
 COUNTY OF SNOHOMISH ) ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mike Olson IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON DATE STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO AS THE Owner OF SKAGIT STATE BANK, TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: 7-10, 2006.



Krista A. Jewett  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY APPOINTMENT EXPIRES 9-24-07  
 RESIDING AT: Skagit Co.

**UTILITIES EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, VERIZON NORTHWEST, INC., AND AT&T BROADBAND, COMCAST CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

**PRIVATE DRAINAGE AND SEWER EASEMENTS**

EASEMENTS FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ADJOINING PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR PRIVATE SEWER 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 PROPERTY AND THEIR HEIRS, 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.

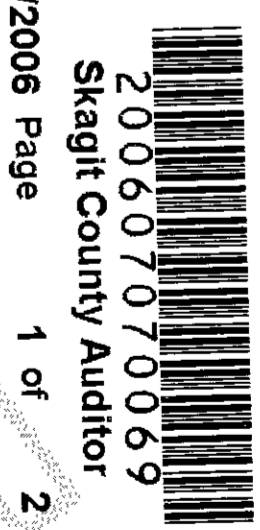
**REO FAMILY PROPERTIES, LLC**  
 A WASHINGTON LIMITED LIABILITY COMPANY  
 CITY OF MOUNT VERNON FILE NO. LU 05-035 D 05-325  
 A PORTION OF NW 1/4 S1/4 AND S1/4 S1/4  
 SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M1,  
 CITY OF MOUNT VERNON  
 SKAGIT COUNTY, WASHINGTON

**ACCESS AND STORM DRAIN EASEMENT TO CITY OF MOUNT VERNON**  
 AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON IN AND ACROSS TRACT A, AND IN THAT AREA SHOWN AS A 20' ACCESS AND STORM DRAIN EASEMENT TO PERFORM EMERGENCY REPAIRS TO THE PRIVATE STORM DRAIN SYSTEM LOCATED WITHIN THESE AREAS AT ITS OWN DISCRETION.

**CONDITIONS AND RESTRICTIONS**

- DESCRIPTION AND EXCEPTION INFORMATION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, SUBDIVISION GUARANTEE ORDER NUMBER 88107 DATED APRIL 27, 2006.
- 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 1 ABOVE, SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS 4001210019, 200011240057, 200011240058, 200011240059, 2004030400281, 2004030400282, 2005102440216.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE RECORD OF SURVEY'S RECORDED UNDER AUDITORS FILE NUMBERS 45006050091 & 8612160043.
- ZONING CLASSIFICATION: CITY OF MOUNT VERNON/SKAGIT COUNTY COMMERCIAL-LIMITED INDUSTRIAL (C-LI)
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON ON SITE CONVEYANCE & RETENTION SYSTEM
- STORM DRAINAGE: CITY OF MOUNT VERNON
- WATER: PUGET SOUND COUNTY
- POWER: VERIZON NORTHWEST
- TELEPHONE: CASCADE NATURAL GAS
- GAS: COMCAST CORPORATION
- TELEVISION CABLE: CITY OF MOUNT VERNON
- GARBAGE COLLECTION: CITY OF MOUNT VERNON
- OWNER/DEVELOPER: REO FAMILY PROPERTIES, LLC A WASHINGTON LIMITED LIABILITY COMPANY 305 FREEMANT DR. MOUNT VERNON, WA, 98273
- BUYER SHOULD BE AWARE THAT THIS PLAT IS LOCATED IN AN AO ZONE FLOOD PLAIN AND THE LOWEST FLOOR (INCLUDING BASEMENT) IS TO BE ELEVATED AS SPECIFIED ON THE FIRM MAP PLEASE CONTACT CITY OF MOUNT VERNON FOR MOST CURRENT REQUIREMENTS.
- AN EXISTING BUFFER AREA HAS BEEN ESTABLISHED BY THE CITY OF MOUNT VERNON UNDER PERMIT NUMBER: L105-035. ANY MAJOR OR MODIFICATION OF THE 50-FOOT BUFFER AREA WILL REQUIRE FURTHER APPLICATION AND PERMIT APPROVAL.
- LOTS 4, 9, 12 AND 13 ARE ENCUMBERED BY A CRITICAL AREAS BUFFER AT SUCH TIME THAT THESE LOTS ARE DEVELOPED. THE OWNERS MUST INSTALL THE BUFFER FENCING AS REQUIRED BY THE MOUNT VERNON MUNICIPAL CODE. ANY MODIFICATIONS TO THE TYPE OF FENCE MATERIAL MUST BE APPROVED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR. OCCUPANCY WILL NOT BE GRANTED FOR ANY DEVELOPMENT ON THESE LOTS UNTIL THE FENCE HAS BEEN INSTALLED.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER AUDITORS FILE NUMBER ~~200011240014~~ WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR TRACT "A".

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRETT,  
 Skagit County Auditor  
 7/7/2006 Page 1 of 2 1:58PM



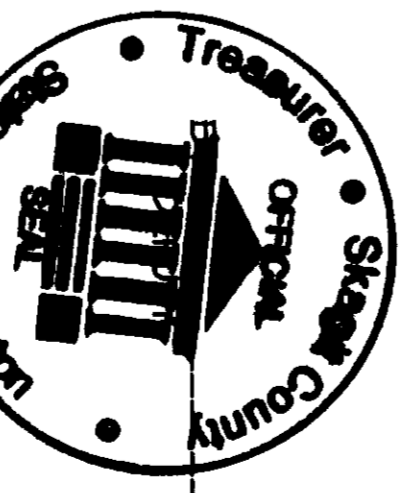
APPROVALS  
 EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY OF July, 2006.  
 CITY ENGINEER  
[Signature]  
 BY: Thomas E. Barrett  
 DEPUTY COUNTY AUDITOR

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON,  
 THIS 10 DAY OF July, 2006.

ASSIST. CLERK  
[Signature]  
 ASSIST. MAYOR  
[Signature]

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY 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 10 DAY OF July, 2006.



[Signature]  
 CITY TREASURER'S CERTIFICATE  
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTIES HEREIN CONTAINED DESCRIBED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL. THIS 10 DAY OF July, 2006, UP TO AND INCLUDING THE YEAR 2006.

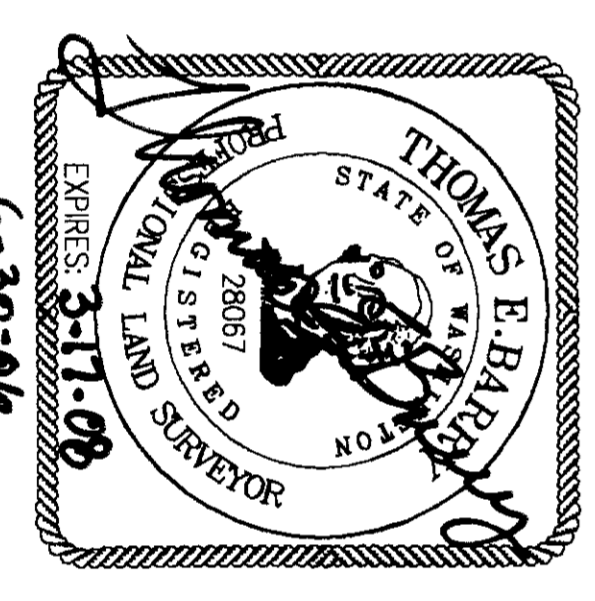
[Signature]  
 CITY FINANCE DIRECTOR

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAT OF REO FAMILY PROPERTIES, LLC IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 04 EAST, 1M1, THAT I HAVE CORRECTED 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.

Thomas E. Barrett  
 THOMAS E. BARRETT  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 282087  
 REO FAMILY PROPERTIES, INC.  
 207 N. OLYMPIA AVENUE, SUITE 205  
 ARLINGTON, WA 98223  
 FAX: 360-435-9711  
 DATE: 6-30-06

CITY OF MOUNT VERNON  
 FILE NO. LU 05-035

**METRION**  
 and ASSOCIATES INC.  
 LAND SURVEYS, MAPS, AND LAND USE PLANNING  
 307 N. OLYMPIA, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822  
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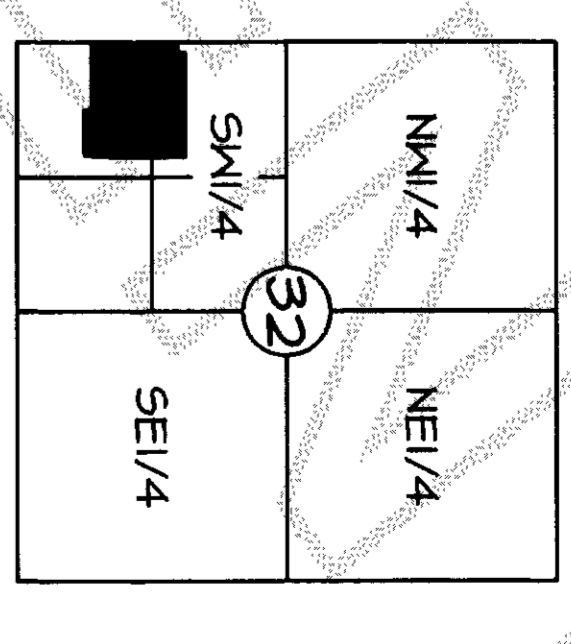


**PROJECT BENCHMARK**  
 RECOVERED BRASS DISK W/ PINCH SET IN CONCRETE MONUMENT CASE VISITED OCTOBER 1948 ACCEPTED POSITION ELEVATION = 1217' NGVD. 24

**REO FAMILY PROPERTIES, LLC**  
 A WASHINGTON LIMITED LIABILITY COMPANY  
 CITY OF MOUNT VERNON FILE NO. LV 05-035 D 05-325  
 A PORTION OF NW 1/4 S41/4 AND S41/4 S41/4  
 SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.  
 CITY OF MOUNT VERNON  
 SKAGIT COUNTY, WASHINGTON

CALCULATED POSITION  
 PER RECORD OF SURVEY  
 A.F.N. 861260043 &  
 A.F.N. 950600001

**INDEX MAP**



SECTION 32, TWP 34 N., RGE 04 E., WM.



**LEGAL DESCRIPTION**  
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL A: THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF THE FORMER PACIFIC HIGHWAY ALONG THE WEST LINE OF SAID SUBDIVISION 350 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION, THENCE EAST TO THE WEST RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 AS CONVERTED TO THE STATE OF WASHINGTON BY DEED RECORDED APRIL 14, 1953, UNDER AUDITOR'S FILE NO. 481101; THENCE SOUTH ALONG THE WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY 350 FEET; MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE EAST LINE OF THE FORMER PACIFIC HIGHWAY; THENCE NORTH ALONG THE HIGHWAY TO THE POINT OF BEGINNING.  
 EXCEPT DRAINAGE DISTRICT NO. 17 DITCH RIGHTS-OF-WAY, ALSO EXCEPT THE WEST 80 FEET OF THE NORTH 80 FEET HEREOF.

**PARCEL B:**  
 THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., EXCEPT THE FORMER PACIFIC HIGHWAY ALONG THE WEST LINE OF SAID SUBDIVISION, ALSO EXCEPT DRAINAGE DISTRICT NO. 17 DITCH RIGHTS-OF-WAY.  
 AND ALSO EXCEPT THE SOUTH 70 FEET THEREOF.

**PARCEL C:**  
 THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., EXCEPT DRAINAGE DISTRICT NO. 17 DITCH RIGHT-OF-WAY, ALSO EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED MARCH 17, 1953, AND APRIL 14, 1953, UNDER AUDITOR'S FILE NOS. 486930 AND 487104, RESPECTIVELY.  
 (LEGAL DESCRIPTION PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NUMBER 89107 DATED APRIL 27, 2006)

**SURVEYOR'S NOTES**

1. DISTANCES SHOWN HEREON ARE GRID DISTANCES. GRID DISTANCE / SCALE FACTOR (0.99994246) = GROUND DISTANCE.
2. AREAS SHOWN HEREON ARE GRID AREAS. GRID AREA / SCALE FACTOR SQUARED (0.999885) = GROUND AREA.
3. DISTANCES SHOWN ON THIS PLAN ARE ROUNDED TO TWO DECIMAL PLACES. ACTUAL DISTANCES MAY VARY BY 0.005' FROM THAT INDICATED.

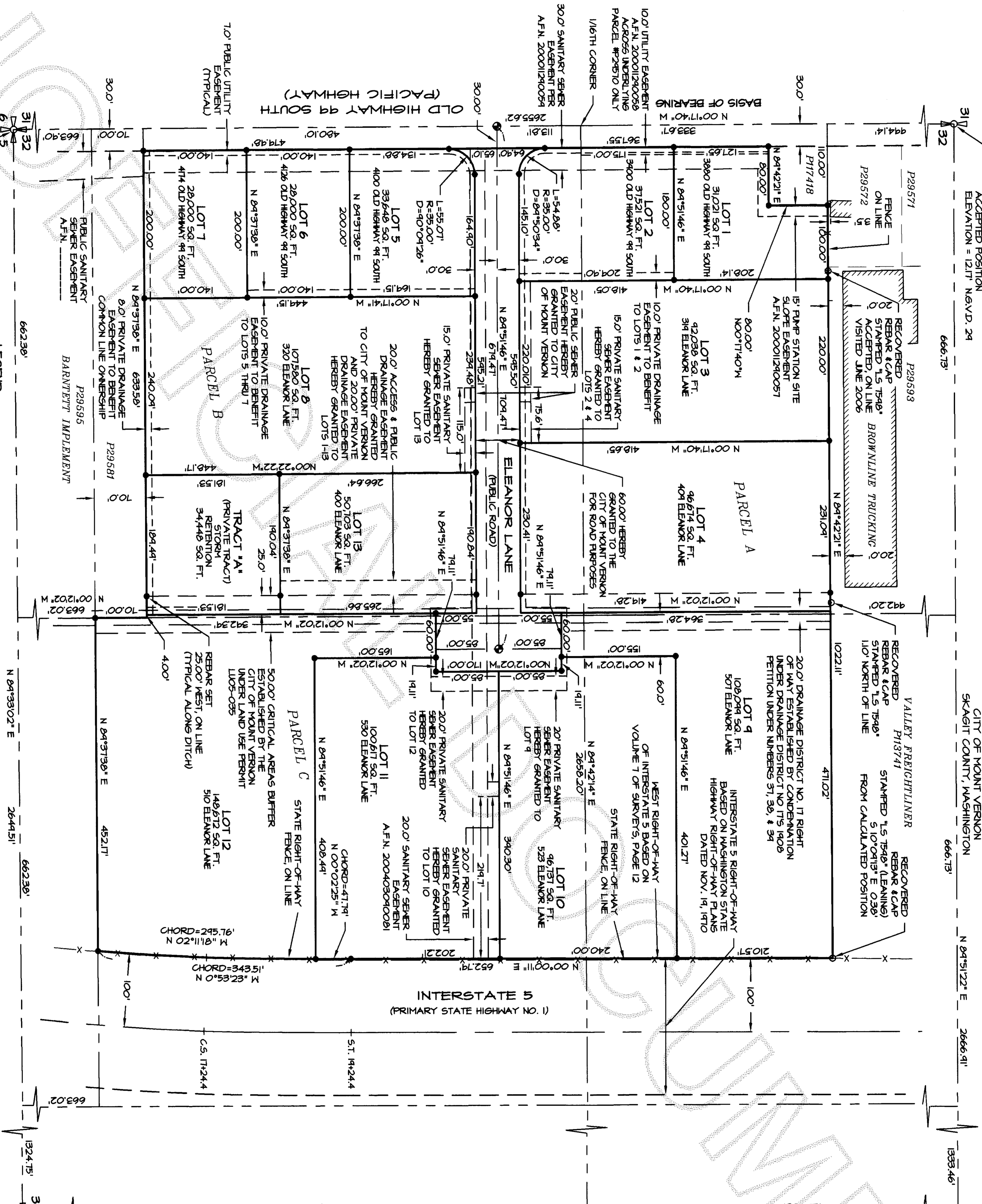
RECOVERED 1 1/2" IRON PIPE W/ NAIL SET IN WOOD PLUS VISITED OCTOBER 1948 ACCEPTED POSITION

**CITY OF MOUNT VERNON**  
 FILE NO. LV 05-035

**PLAT OF**  
**REO FAMILY PROPERTIES, LLC**  
 A WASHINGTON LIMITED LIABILITY COMPANY

A PORTION OF  
 NW 1/4 S41/4 AND S41/4 S41/4 SECTION 32,  
 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,  
 CITY OF MOUNT VERNON  
 SKAGIT COUNTY, WASHINGTON SHEET 2 OF 2

REV 02 JSM 6/21/06



**LEGEND**

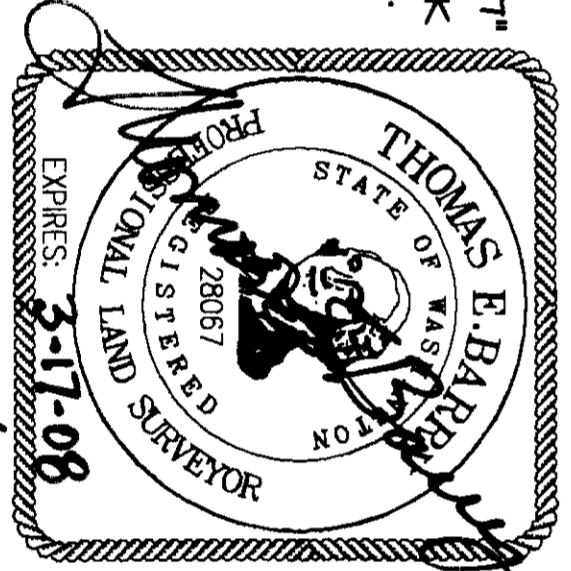
- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" X 24" REBAR WITH CAP STAMPED "LS 28067"
- SET STANDARD CONCRETE MONUMENT W/ BRASS DISK STAMPED "LS 28067" IN CONCRETE MONUMENT CASE

**FIELD PROCEDURES AND INSTRUMENTATION**

FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE  
 FIELD PRECISION RATIO: GREATER THAN 1 PART IN 5000  
 FIELD EQUIPMENT: TRIMBLE 4800 AND 4100 DUAL FREQUENCY GPS SURVEY RECEIVERS  
 STANDARD ERROR DISTANCE: +/- 2CM (4 IPPM)  
 FIELD EQUIPMENT: LEICA ROBOTIC TOTAL STATION TORALIOS  
 LEAST COUNT ANGLE: 1 SECOND  
 STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)

**ZONING CLASSIFICATION**

CITY OF MOUNT VERNON SKAGIT COUNTY  
 COMMERCIAL-LIMITED INDUSTRIAL (C-L1)



**METTRON**  
 and ASSOCIATES INC.  
 LAND SURVEYS, MAPS, AND LAND USE PLANNING  
 307 N. OLMPIC, SUITE 205  
 ARLINGTON, WASHINGTON 98223  
 (360) 435-3777 FAX (360) 435-4822  
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DATE: MAY 2006 BY: JSM  
 SCALE: 1" = 100'  
 FB: 4-34