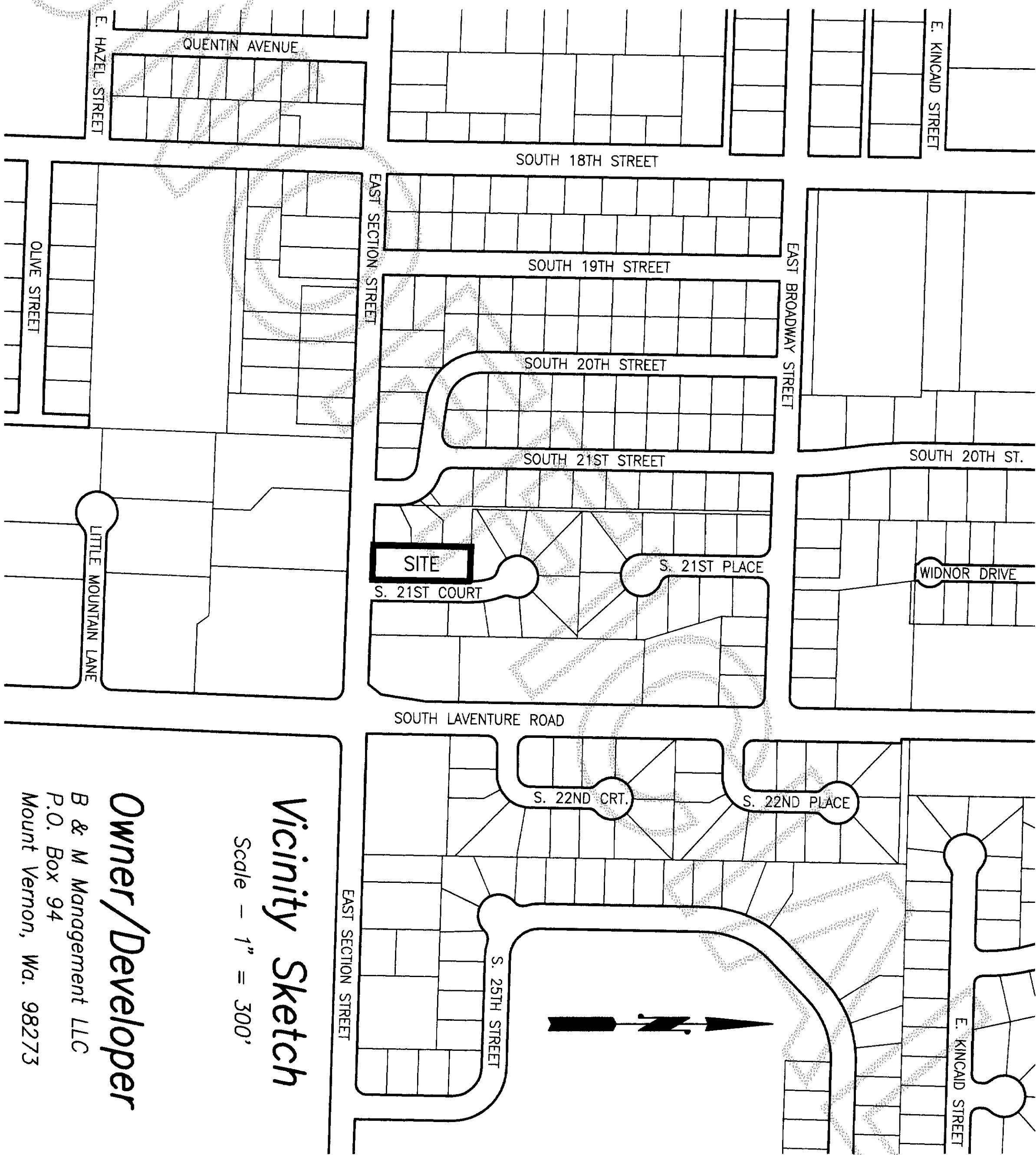


Legal Description

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at the Southwest corner of the East 495 feet of said subdivision; thence East along the South line thereof, 165 feet;
thence North 528 feet; thence West 165 feet to the West line of the East 495 feet of said subdivision; thence South to the point of beginning,
EXCEPT road along the South line thereof,
AND EXCEPT the North 264 feet thereof,
AND EXCEPT the West 82.5 feet of the South 264 feet thereof.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N87°47'46"W on the centerline of Section Street, (the south line of southeast quarter of section 20).
3. This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
4. Utilities - Sewer and Storm Water = City of Mount Vernon, Water = P.U.D. No. 1 of Skagit County, Power = Puget Sound Energy, Gas = Cascade Natural Gas, Cable Television = Comcast, Telephone = Verizon Northwest
5. The total acreage in this short subdivision is 0.44 acres.
6. The total number of lots in this short subdivision is 2
7. Zoning - R-1, 5.0, (Formerly R-1, 7.6).
8. Square footage's - Lot 1 = 11,715 S.F., Lot 2 = 7,600 S.F., Streets = 0 S.F., Sensitive Areas = 0 S.F., Total new impervious area = 2,200 S.F.
9. Density - Proposed density = 11 dwelling units per acre *
10. Density permitted by code = 5 to 7.5 dwelling units per acre.
- * Pre-existing non-conforming 4-plex.
11. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
10. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
11. All development of and construction on lots within this subdivision must comply with the City design standards as outlined in Chapter 17.70 Design Review of Mount Vernon Municipal Code.



Vicinity Sketch
Scale - 1" = 300'

Owner/Developer
B & M Management LLC
P.O. Box 94
Mount Vernon, Wa. 98273

Utility Easement

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, and Comcast and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, 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 damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Consent

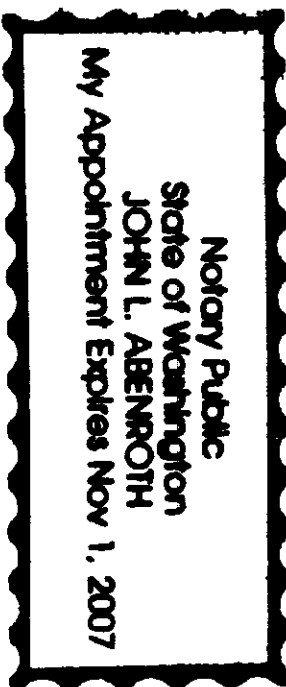
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed and in witness whereof we have caused our names to be hereunto subscribed this 27 day of June 2006

Mark Mauden
B & M Management LLC

Acknowledgments

State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that MARK MAUDEN signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the MEMBER MANAGER of B & M Management in the instrument and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature John L. Abenroth Title NOTARY
Date June 27 2006 My appointment expires 11/1/2007

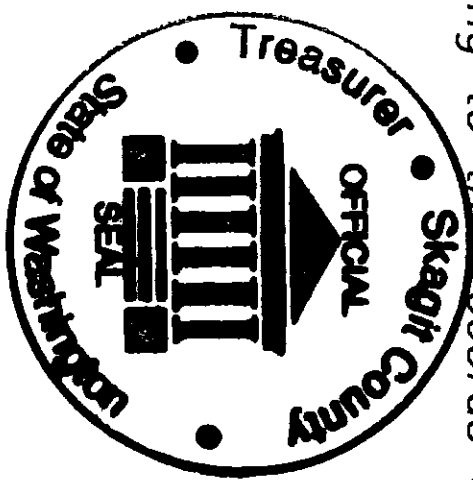


County Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2006.

John L. Abenroth
Skagit County Treasurer

6-28-06
Date



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.

Alicia Stuchlik
City Treasurer

7-10-06
Date

Approvals

The within and foregoing short plat has been examined and approved for the city of Mount Vernon.

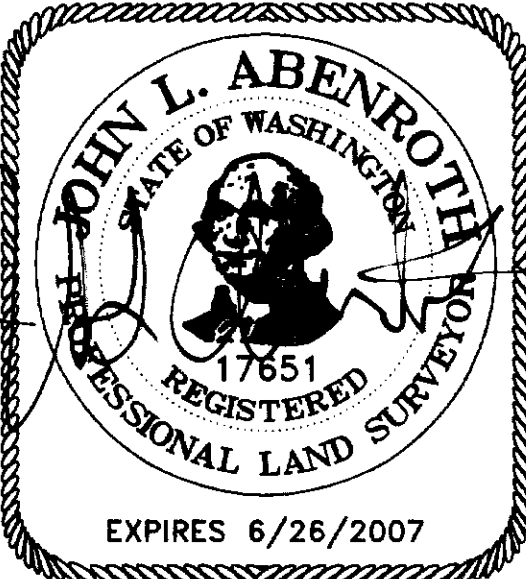
City Engineer
Alicia Stuchlik
City Mayor

6/27/2006
Date
6/30/2006
Date

Attest-Finance Director
Development Services Director

7-10-06
Date
6/29/06
Date

Short Plat for
B & M Management LLC



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2006 at the request of B & M Management.

John L. Abenroth CERT#17651
Date 6/27/06

AUDITOR'S CERTIFICATE



200607100137
Skagit County Auditor

7/10/2006 Page 1 of 2 211:30AM

N. Brummett
County Auditor or Deputy Auditor

Addresses

Lot 1 2125 East Section Street

Lot 2 1117 South 21st Court

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake.
- Found reinforcing rod with yellow plastic cap L.S.#22960, and set white 2" X 2" witness stake.
- Found tack set in lead as shown on plat of "HOMEPAGE 2" recorded in Volume 14 of Plats at page 150 and filed in A.F.#9010100020.

Existing fence

Setback lines

Storm Sewer Manhole

Sanitary Sewer Manhole

Existing and proposed Access Locations.

Water Meter

Fire Hydrant

Utility Pole

LINE TABLE
BEARING DISTANCE
L1 S87°47'46"E 16.07

FOUND CONCRETE MONUMENT WITH DOMED BRASS CAP IN CASE AND COVER AT INTERSECTION OF LAVENTURE ROAD AND DIVISION STREET ON 2/15/06.

AUDITOR'S CERTIFICATE



200607100137
Skagit County Auditor

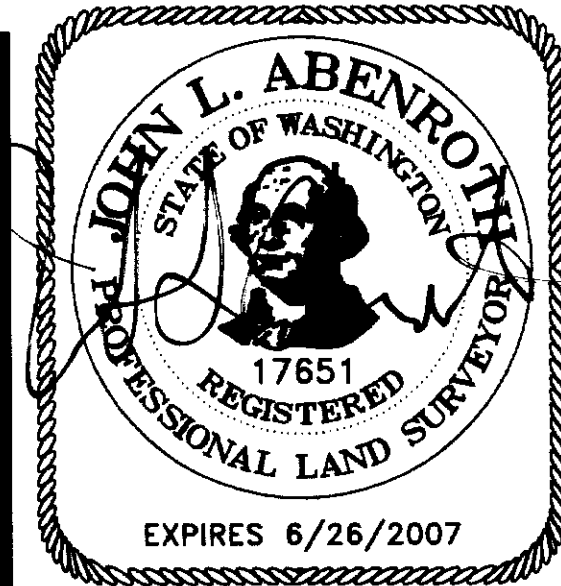
7/10/2006 Page 2 of 2 11:30AM

N. Brummett
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

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Date 6/27/06

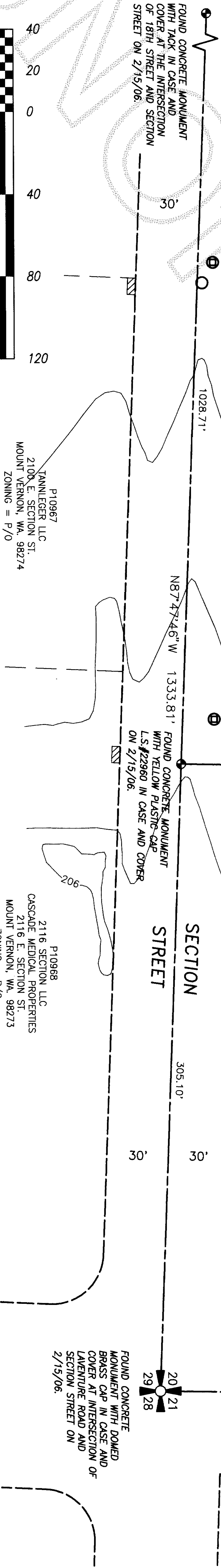
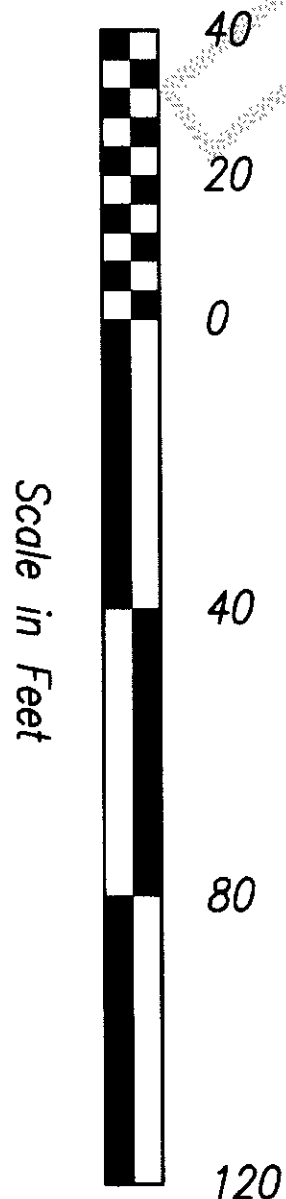


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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	ADDITIONS/REVISIONS PER START REPORT	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
5/04/06	ADDED TO PRO. REVISED LOTS, ETC.	S.R.M.	205198	STW	jia	05DEC05	1" = 40'	2 OF 2
2/17/06	REVISION	BY						



P10967
TANNIGER LLC
2100 E. SECTION ST.
MOUNT VERNON, WA. 98274
ZONING = P/O

P10968
CASCADE MEDICAL PROPERTIES
2116 E. SECTION ST.
MOUNT VERNON, WA. 98273
ZONING = P/O

FOUND CONCRETE MONUMENT WITH TACK IN CASE AND COVER AT THE INTERSECTION OF 18TH STREET AND SECTION STREET ON 2/15/06.

FOUND CONCRETE MONUMENT WITH YELLOW PLASTIC CAP L.S.#22960 IN CASE AND COVER ON 2/15/06.

FOUND CONCRETE MONUMENT WITH DOMED BRASS CAP IN CASE AND COVER AT INTERSECTION OF LAVENTURE ROAD AND SECTION STREET ON 2/15/06.