

LEGAL DESCRIPTION

TRACT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. M-1-19, APPROVED JANUARY 15, 1979 AND RECORDED JANUARY 23, 1979, UNDER AUDITORS FILE NO. 845203 IN VOLUME 3 OF SHORT PLATS, PAGE 65, RECORDS OF SKAIGT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN CITY OF MOUNT VERNON, COUNTY OF SKAIGT, STATE OF WASHINGTON.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 9th DAY OF Sept, 2006.

MPC JOINT VENTURE, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BUSINESS BANK OF SKAIGT COUNTY

BY: Felix Lind
TITLE: Vice President

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Skaigt
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Stelinda Chero IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT(S) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT(S) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Authorized OF MPC JOINT VENTURE, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 9/12/06

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT Mount Vernon

BRUCE G. LISSE
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

STATE OF WASHINGTON
COUNTY OF Skaigt

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John Lund IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT(S) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT(S) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF BUSINESS BANK OF SKAIGT COUNTY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 9.12.2006

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7.11.2010
RESIDING AT Surellinton



AUDITOR'S CERTIFICATE

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

200609210714
Skaigt County Auditor
9/21/2006 Page 1 of 3 3:09PM

Norma Burnett
Skaigt County Auditor
DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 18 OF Sept., 2006.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 20th OF Sept., 2006.

MAYOR

[Signature]
CLERK

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.

[Signature]
Skaigt 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 20th DAY OF Sept, 2006.

[Signature]
CITY TREASURER

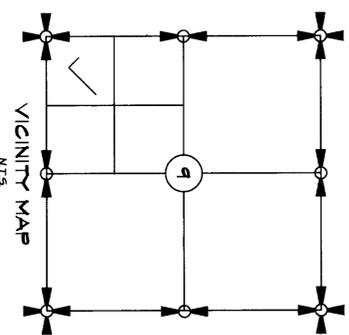


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

BRUCE G. LISSE, P.L.S., CERTIFICATE NO. 22460
LISSE & ASSOCIATES, PLLC
320 WILMAKEE STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0501
EMAIL BRUCE@LISSE.COM

DATE: Sept. 12, 2006



SHORT PLAT NO. LU-04-091 SHEET 1 OF 3 DATE: 9/12/06

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. FOR: MPC JOINT VENTURE, LLC

FB 255 PG 34 LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442 SCALE: 1" = N/A MERIDIAN: ASSUMED DRAWING: 04-006

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: R-1, 40
3. THIS DEVELOPMENT IS UTILIZING THE CITY OF MOUNT VERNON CLUSTER ORDINANCE. BASED UPON THE CITY OF MOUNT VERNON'S DESIRE TO CREATE DEVELOPMENTS UTILIZING A NET DENSITY OF FOUR UNITS PER ACRE. THE CITY PLANNING IS ALLOWING A 20% REDUCTION FACTOR TO MINIMUM ALLOWABLE LOT SIZE FOR THE R-1, 4000 ZONING, THIS WOULD ALLOW 1680 SQUARE FOOT MINIMUM SIZED LOTS.
4. SEWAGE DISPOSAL: CITY OF MOUNT VERNON STORM DRAINAGE: CITY OF MOUNT VERNON
5. WATER: P.U.D. NO. 1.
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSEK 229660
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: EAST LINE OF LOT 1 AND LOT 2, SHORT PLAT MV-2-494 BEARING = NORTH 0°20'16" WEST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT MV-1-174, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 65 AND SHORT PLAT MV-2-494, RECORDED UNDER SKAGIT COUNTY AUDITOR FILE NO. 2002071240042, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO.121550-P, DATED MAY 25, 2006.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS FILE NUMBERS 9312150114, 4401140128, 4505300076, 451807, 845203 AND 200604050149.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/SUBDIVIDER: MPC JOINT VENTURE, LLC
C/O STERLING CHORD, MANAGER
4702 YORKSHIRE DRIVE
ANACORTES, WA 98221
15. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS SHOWN BY THE BUILDING ENVELOPES ON EACH LOT.
16. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
17. ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD AND STORM DRAINAGE SYSTEM WITHIN THIS SHORT PLAT IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY SHALL BE SHARED EQUALLY BY OWNERS BASED ON USAGE.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE 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 ADJUTING 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.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, CASCADE NATURAL GAS CO., AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE FRONT BOUNDARY LINES OF LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE FIXTURES, AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

WATER PIPELINE EASEMENT

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER ACROSS, ALONG IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT, OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

SANITARY SEWER EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON IN THE AREA DESIGNATED AS A SANITARY SEWER EASEMENT IN WHICH, TO CONSTRUCT, MAINTAIN, REPLACE OR RECONSTRUCT SANITARY SEWER FACILITIES, FOR THE PURPOSE OF PROVIDING SANITARY SEWER TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED.

THERE IS HEREBY RESERVED FOR THE GRANATORS, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANATORS, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE DESCRIBED WORK OF IMPROVEMENT.

THE GRANATORS, OR THEIR ASSIGNS, SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OR IMPROVEMENTS WHICH WOULD RESTRICT ACCESS, UPON THE ABOVE DESCRIBED PREMISES.

ADJACENT PROPERTY OWNERS

- PLAT OF NORTH WOODS
- LOT 3
SUSANNE CONJUN
2603 NORTH WOODS LOOP
MOUNT VERNON WA
- LOT 4
MARK AND RUTH ALVARADO
2601 NORTH WOODS LOOP
MOUNT VERNON WA
- LOT 5
JAMES CAREY
2524 NORTH WOODS LOOP
MOUNT VERNON WA
- PLAT OF RIVERVIEW
- LOT 6
KEVIN AND KIMBERLY CARTWRIGHT
2305 MONICA DRIVE
MOUNT VERNON WA
- LOT 7
STEVEN AND JILL BOER
2304 MONICA DRIVE
MOUNT VERNON WA
- LOT 8
JOHN ANDERSON
2313 MONICA DRIVE
MOUNT VERNON WA
- SHORT PLAT MV-1-174
- LOT 2
MARK FORATH AND NORA HARTSFIELD
2340 FRANCIS ROAD
MOUNT VERNON WA
- LOT 4
DAVID AND SUSAN KEMBLE
PO BOX 2912
MOUNT VERNON WA
- SHORT PLAT MV-2-494
- LOT 1
DIANE BEE
2330 FRANCIS ROAD
MOUNT VERNON WA
- LOT 2
MIGUEL AND ALISHA ORTIZ
2320 FRANCIS ROAD
MOUNT VERNON WA



9-12-06



DATE: 9/12/06

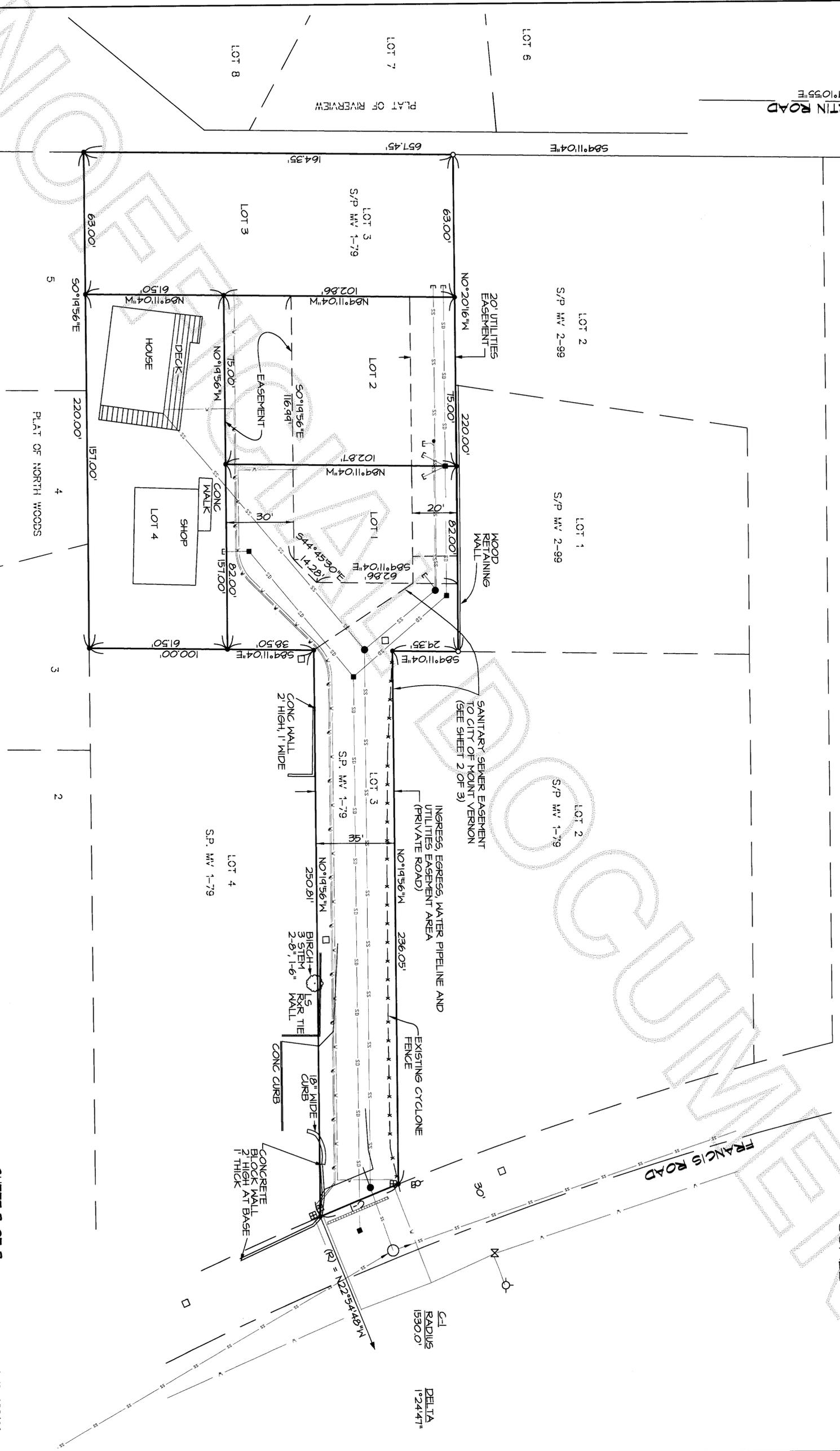
SHEET 2 OF 3

SHORT PLAT NO. LU-04-091		SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., MOUNT VERNON, WASHINGTON	
FOR: MPC JOINT VENTURE, LLC		FOR: MPC JOINT VENTURE, LLC	
FB 255	PG 34	LISSEK & ASSOCIATES, PLLC	SCALE: 1" = N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98215 360-448-1442	
		DRAWING: 04-006	

FRANCIS ROAD

5M CORNER SECTION 9
MOUNT VERNON CASE
(2004)

N0°21'10"W
645.50'
S89°10'55"E
MARTIN ROAD



* NOTE THE EXISTING HOUSE ON LOT 4 HAS A CURRENT ADDRESS OF 2400 FRANCIS ROAD WHICH IS CHANGED BY THIS SHORT PLAT TO 2408 FRANCIS ROAD



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Skagit County Auditor
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LOT AREA AND ADDRESS INFORMATION

- LOT 1 2400 FRANCIS ROAD 16,955 SQ. FT.
- LOT 2 2402 FRANCIS ROAD 7,113 SQ. FT.
- LOT 3 2406 FRANCIS ROAD 10,352 SQ. FT.
- LOT 4 2408 FRANCIS ROAD 9,854 SQ. FT.

LOT DIMENSIONS AND EASEMENTS

SHORT PLAT NO. LU-04-091

SHEET 3 OF 3

DATE: 9/12/06

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
MOUNT VERNON, WASHINGTON
FOR: MPC JOINT VENTURE, LLC

FB 255	PG 34	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 30'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 04-006
		MOUNT VERNON, WA 98275 360-419-7442	