

**AUDITOR'S CERTIFICATE**

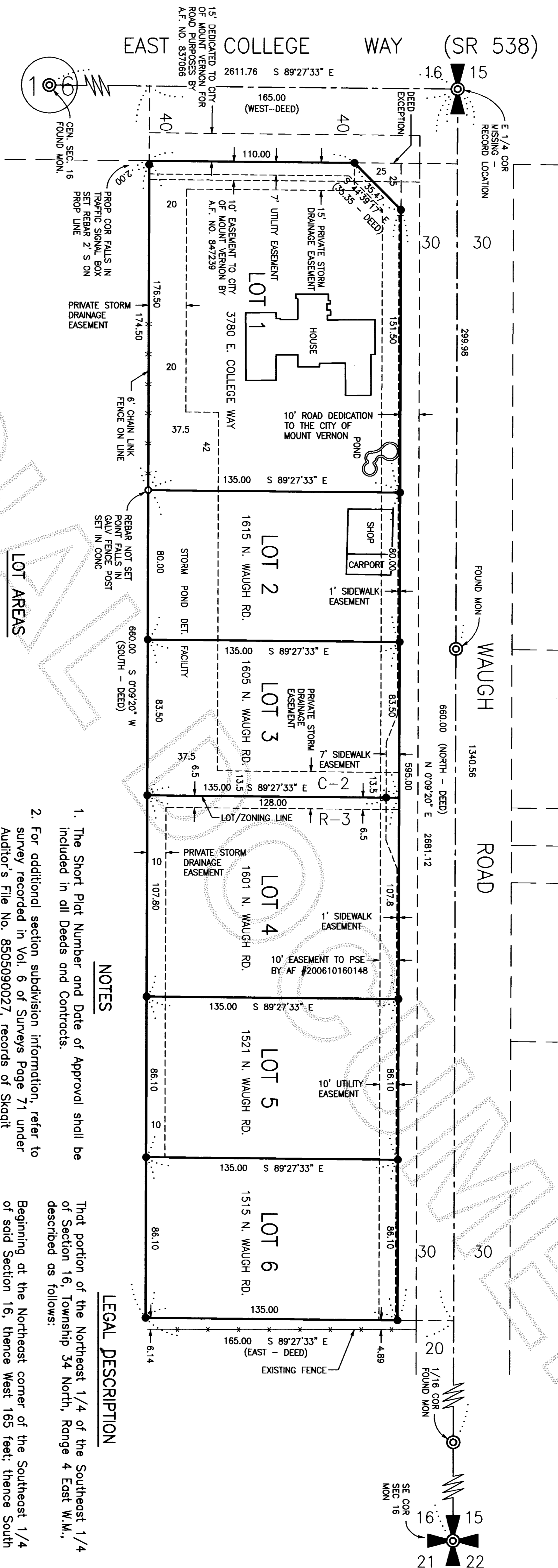
Filed for the record at the request of LeGro & Associates.

200702130096  
 Skagit County Auditor  
 2/13/2007 Page 1 of 2 4:04PM

*J. Youngquist*  
 Skagit County Auditor  
*Annunzio*  
 Deputy

**PLAN**

Scale: 1" = 40'



- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap imprinted: "LEGRO 37532"
- ◎ FOUND MON - Found Brass Disk in Concrete Monument - Punched & Cased

Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

**LEGEND**

Lot #	Lot Area
1	23,514 sq. ft. = 0.54 ac.
2	10,800 sq. ft. = 0.25 ac.
3	11,272 sq. ft. = 0.26 ac.
4	14,553 sq. ft. = 0.33 ac.
5	11,623 sq. ft. = 0.27 ac.
6	11,623 sq. ft. = 0.27 ac.
Total	83,385 sq. ft. = 1.92 ac.

**LOT AREAS**

**OWNER/DEVELOPER**

CALDERA, LLC  
 c/o Danya Wolf  
 Skagit Tradition Realty  
 P.O. Box 1897  
 Mount Vernon, WA 98273

**ZONING**

Lots 1, 2 & 3: C-2 General Commercial  
 Lots 4, 5 & 6: R-3 Multifamily Residential

**NOTES**

- The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- For additional section subdivision information, refer to survey recorded in Vol. 6 of Survey's Page 71 under Auditor's File No. 8505090027, records of Skagit County, Washington.
- Legal Description is from First American Title Insurance Co. Subdivision Guarantee Order No. 85194, Guarantee No. H-911290 dated June 7, 2005, and October 30, 2006.
- Survey Method: Field Traverse  
 Instrumentation: TOPCON GTS-2B(20)  
 Theodolite: Min. Horiz. Circle Reading of 20"  
 E.D.M.: Accuracy ± (5mm + 5ppm)
- Basis of Bearing: the East line of the SE 1/4 of Section 16, T. 34 N., R. 4 E.W.M. based upon existing monumentation as being N 0°09'20" E.
- Meridian - Assumed
- All lots within this Short Plat are subject to impact fees payable upon issuance of a building permit.
- "No Buildings" exist upon Lots 3, 4, 5 and 6 on the date of this recording.

**LEGAL DESCRIPTION**

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East W.M., described as follows:  
 Beginning at the Northeast corner of the Southeast 1/4 of said Section 16, thence West 165 feet; thence South 660 feet; thence East 165 feet; thence North 660 feet to the place of beginning.

EXCEPT that portion of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East W.M., described as follows:  
 Beginning at a point lying 40 feet South and 30 feet West of the Northeast corner of the Northeast 1/4 of the Southeast 1/4, said point being the intersection of the South margin of College Way (SR-538) and the West margin of Waugh Road; thence West along the South margin of College Way (SR-538) for a distance of 25.00 feet; thence Southeasterly for a distance of 35.35 feet, more or less, to a point on the Westerly margin of Waugh Road; thence North along the Westerly margin of Waugh Road for a distance of 25.00 feet to the point of beginning.

AND EXCEPT roads.

Situate in the County of Skagit, State of Washington.

SHORT PLAT No.: LU05-056

CALDERA, LLC SHORT PLAT

PTN. NE 1/4 SE 1/4,

SECTION 16, T. 34 N., R. 4 E.W.M.

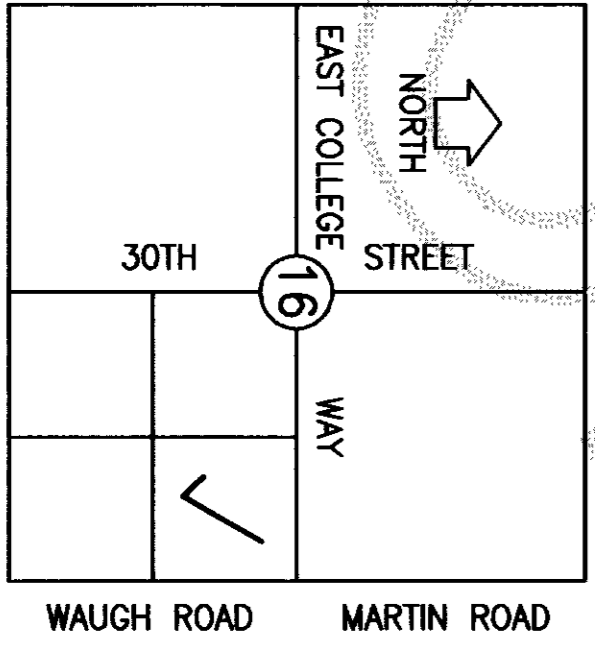
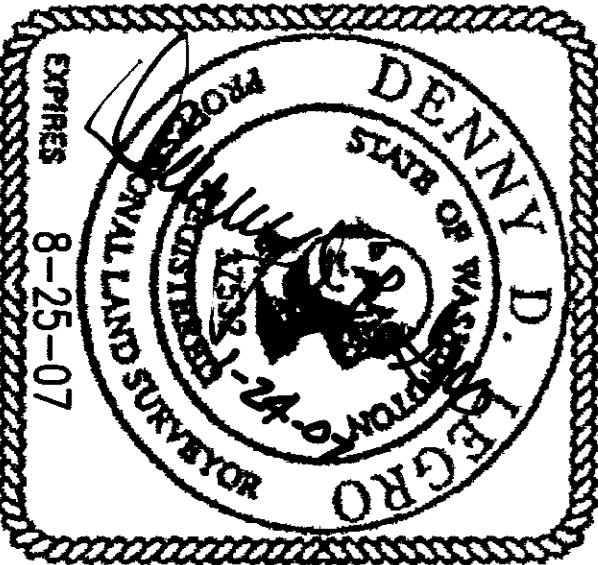
SKAGIT COUNTY, WASHINGTON

Sheet 1 of 2 Sheets

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in January 2007 at the request of Danya Wolf.

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



**VICINITY MAP**

(Not to Scale)  
 Sec. 16, T. 34 N., R. 4 E.

DRAWN BY: THH

NOTES (continued)

- 9. This survey has depicted occupational indicators (existing building and fence lines) in accordance with WAC Chapter 352.130. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based upon any unwritten rights has been made or implied by this survey.
- 10. Any development of the subject property shall be in conformance with this Short Plat.
- 11. This property is subject to and together with Easements, Reservations, Agreements, Covenants, Liens, Restrictions and other instruments of record as disclosed in the above referenced title report including, but not limited to, instruments recorded under Auditor's File Numbers 200610160148, 200506060167, 200506060168, 837086, 847239, 8806080016 and 90010040046, all records of Skagit County, Washington.
- 12. 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: Comcast 900 132nd Street SW Everett, WA 98204 1-877-824-2288
- 13. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equidly by others based upon usage.
- 14. The maintenance of the storm pond and associated inlet and outlet structures and pipes is the responsibility of the property owners of this Short Plat and the City of Mount Vernon. The expense for said maintenance shall be borne equitably by all of the said property owners and the City.
- 15. Sewage Disposal: City of Mount Vernon Public Sewer.
- 16. Water: PUD No. 1 of Skagit County.
- 17. A 5 foot front yard setback reduction, from 25 feet to 20 feet, has hereby been granted by the City of Mount Vernon to these multi-family (R-3) lots 4, 5 and 6 of this Short Plat.

POND ACCESS EASEMENT

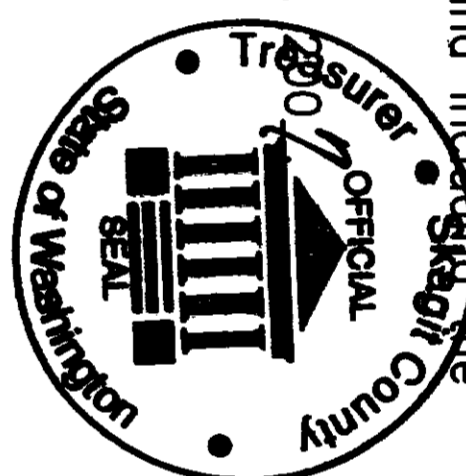
A perpetual access easement is hereby granted to the City of Mount Vernon on, over and across Lots 1, 2 and 3 of this Short Plat with rights of ingress and egress to the storm water retention/detention pond constructed upon said lots for purposes of routine pond maintenance and inspection thereby.

COUNTY TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2006.

This 13th day of February 2007

Public Treasurer Skagit County



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 2007.

This 8th day of February 2007

Alicia Shultz Treasurer, City of Mount Vernon

APPROVALS

Examined and approved this 7th day of February 2007

EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corporation, and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines, as shown, of all lots and tracts and other utility easements as shown on the face of the Short Plat 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 damage it causes to any real property owned in the subdivision by the exercise of rights and privileges herein granted.

DRAINAGE EASEMENT

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of the private drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equidly by, the present and future owners of the abutting 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.

SIDEWALK EASEMENT

An easement is hereby reserved for and granted to the City of Mount Vernon over and across the exterior one (1) foot of Lots 1, 2, 5 and 6 and the exterior one (1) to seven (7) feet of Lots 3 and 4, all along the front boundary line common with Waugh Road for sidewalk purposes as constructed in accordance with Short Plat approved by the City of Mount Vernon.

OWNERSHIP CERTIFICATE

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder 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, with right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original hereon. In witness whereof we have hereunto set our hands and seals this 21st day of January 2007.

CALDERA, LLC.:

Donald A. Wolf Signature

Danya R. Wolf Signature

Donald A. Wolf Print Name

Danya R. Wolf Print Name

Member Print Title

Member Print Title

PEOPLES BANK:

Danielle L. Mullen Signature

Signature

Danielle L. Mullen Print Name

Print Name

VICE PRESIDENT Print Title

Print Title

ACKNOWLEDGEMENT

State of WASHINGTON S.S. County of SKAGIT

This is to Certify that on this 24th day of JANUARY 2007, before me, the undersigned, a Notary Public, personally appeared DANIELLE L. MULLEN and DANYA R. WOLF to me known to be the

MEMBER and MEMBER respectively, of CALDERA, LLC 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.

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

ACKNOWLEDGEMENT

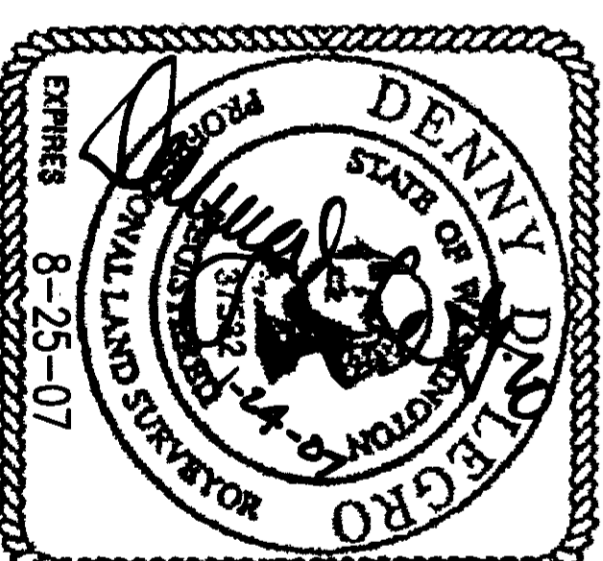
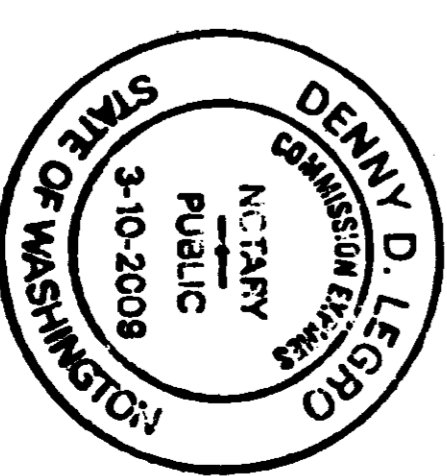
State of WASHINGTON S.S. County of SKAGIT

This is to Certify that on this 24th day of JANUARY 2007, before me, the undersigned, a Notary Public, personally appeared DANIELLE L. MULLEN and

VICE PRESIDENT and to me known to be the PEOPLES BANK 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.

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



SHORT PLAT No.: LU05-056

CALDERA, LLC SHORT PLAT

PTN. NE 1/4 SE 1/4,

SECTION 16, T. 34 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON