

LEGAL DESCRIPTION

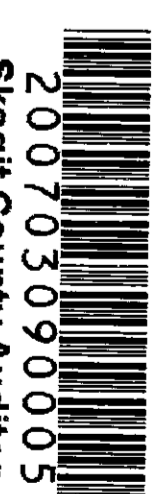
PARCEL A. THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 998.25 FEET NORTH OF THE SOUTH 1/4 CORNER OF SECTION 17; THENCE EAST PARALLEL WITH THE SECTION LINE 166.32 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE EAST PARALLEL WITH SAID SECTION LINE, 166.32 FEET; THENCE NORTH 195 FEET; THENCE WEST PARALLEL TO THE SECTION LINE, 166.32 FEET; THENCE SOUTH 195 FEET TO THE TRUE POINT OF BEGINNING; ALSO, A STRIP OF LAND 10 FEET IN WIDTH BEING 5 FEET ON EACH SAIDE OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1153.32 FEET NORTH AND 166.32 FEET EAST OF THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THENCE WEST 136.32 FEET TO 14TH STREET AND THE TERMINAL POINT OF SAID LINE. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

KULSHAN LANDING SHORT PLAT

SW 1/4 OF SE 1/4 OF SEC. 17, TWP. 34 N., RANG. 4 E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



200703090005 Skagit County Auditor

3/9/2007 Page 1 of 2 9:28AM

Handwritten signature of the auditor

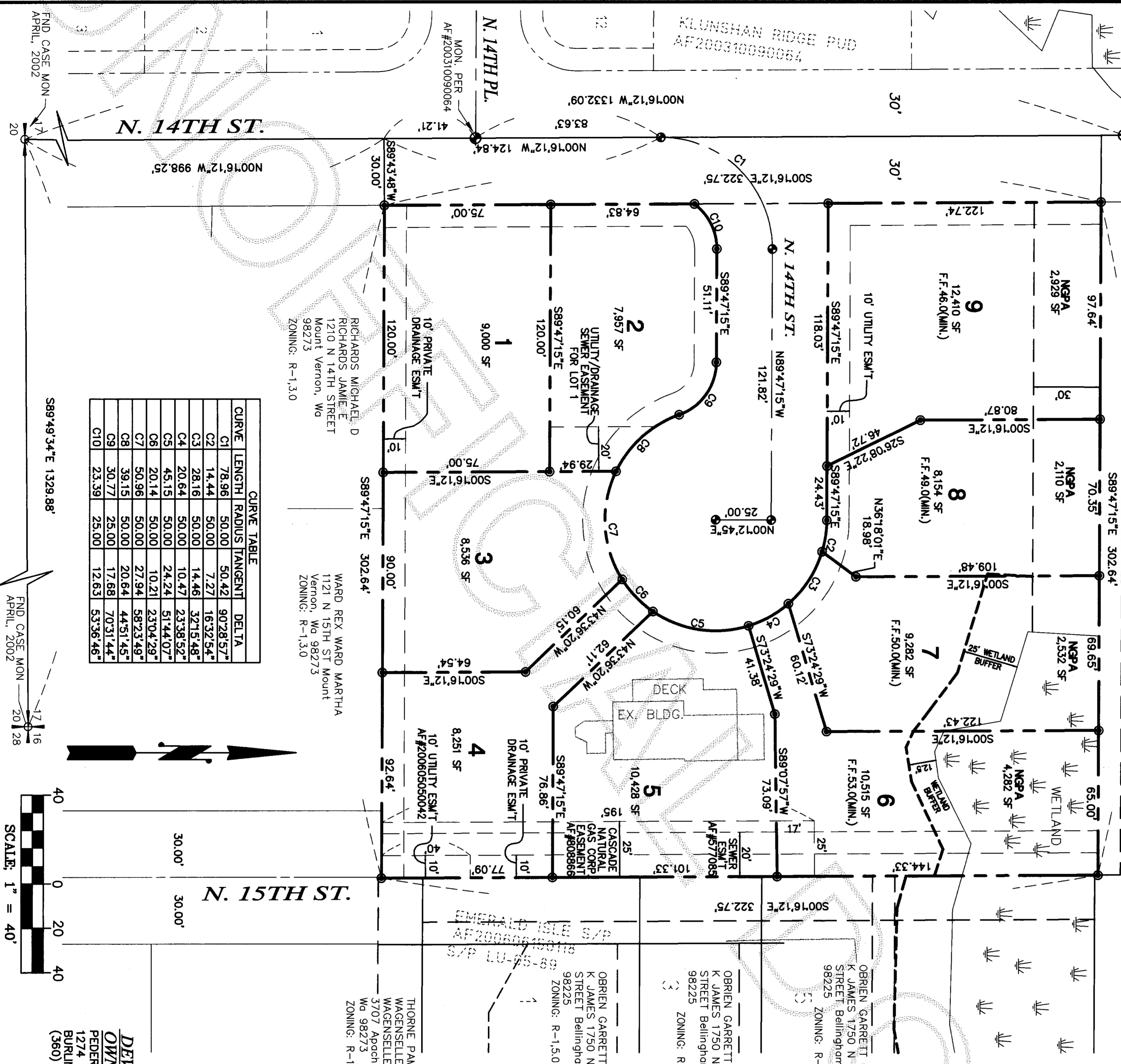
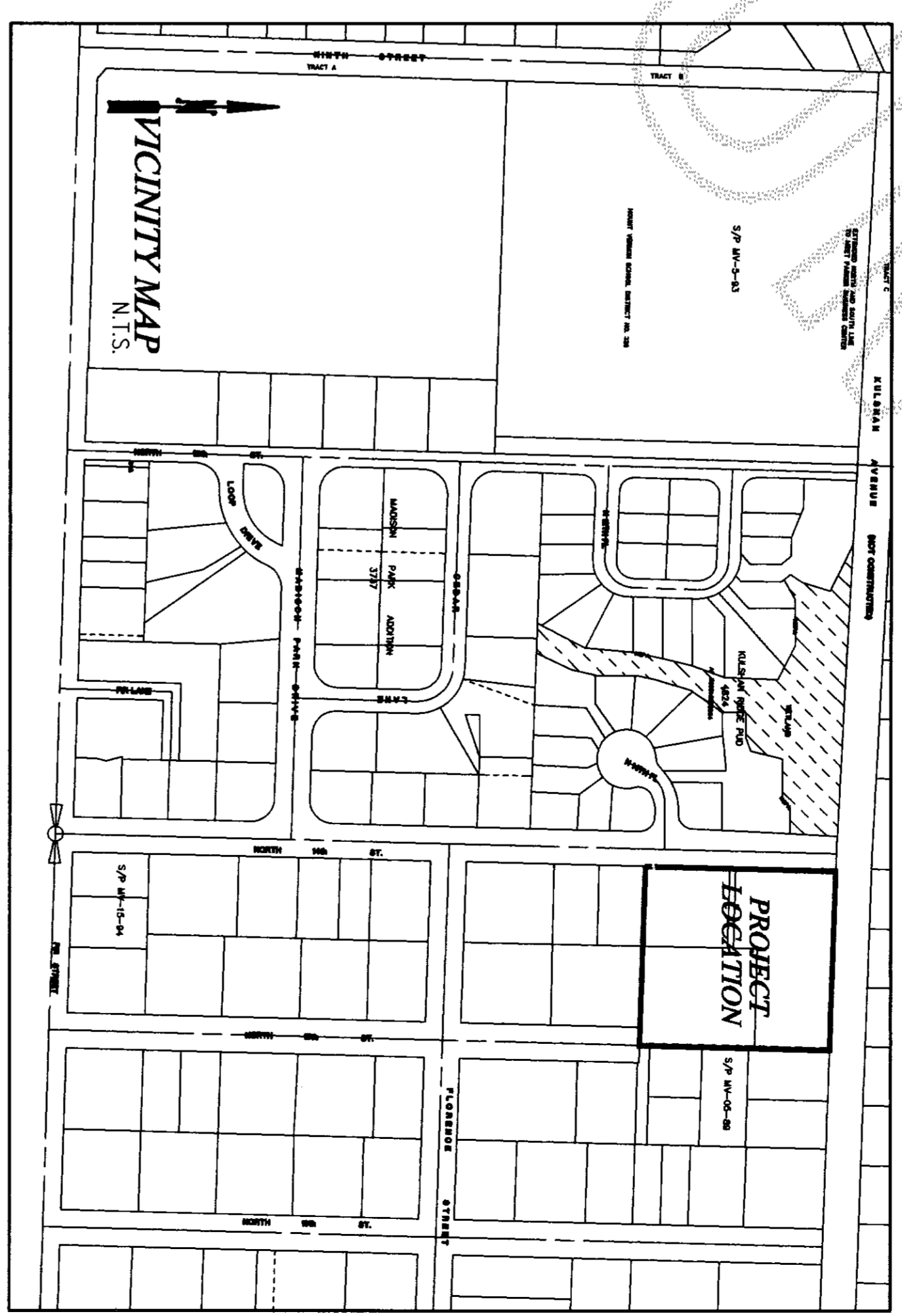
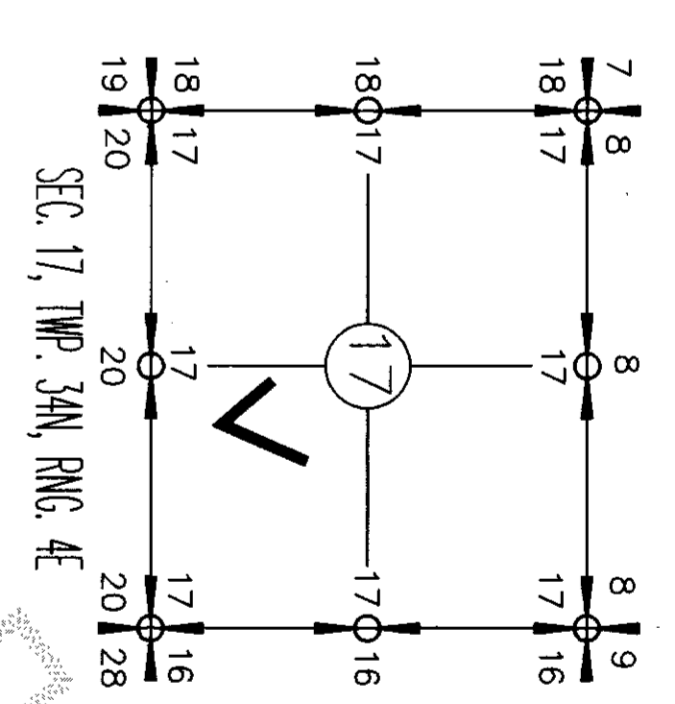


Table with 4 columns: CURVE, LENGTH, RADIUS, TANGENT, DELTA. Lists curve data for various points in the survey.

ADDITIONAL INFORMATION: RICHARDS MICHAEL, D RICHARDS JAMIE, E 1210 N 14TH STREET Mount Vernon, Wa 98273 ZONING: R-1,3,0

ADDITIONAL INFORMATION: WARD REY WARD MARTHA 1121 N 13TH STREET Mount Vernon, Wa 98273 ZONING: R-1,3,0

ADDITIONAL INFORMATION: THORNE PAMELA LOUISE WAGENSELLER G LIVING TRUST 3707 Aspen Drive Mount Vernon, Wa 98273 ZONING: R-1,5,0

ADDITIONAL INFORMATION: O'BRIEN GARRETT O'BRIEN K JAMES 1750 N STATE STREET Bellingham, Wa 98225 ZONING: R-1,5,0

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- ADDRESSES: LOT 1 - 1214 N. 14TH STREET, LOT 2 - 1218 & 1402 N. 14TH STREET, LOT 3 - 1410 N. 14TH STREET, LOT 4 - 1418 N. 14TH STREET, LOT 5 - 1428 N. 14TH STREET, LOT 6 - 1428 N. 14TH STREET, LOT 7 - 1417 N. 14TH STREET, LOT 8 - 1409 N. 14TH STREET, LOT 9 - 1401 N. 14TH STREET

LOT DENSITY: GROSS PROPERTY AREA: 97,673 SF = 2.24 ACRES 9 DWELLING UNITS PROPOSED = 4.0 D.U./ACRE

NOTE: IN ORDER TO ENSURE ADEQUATE FALL FOR SIDE SEWERS, FINISHED FLOOR ELEVATIONS HAVE BEEN DETERMINED FOR LOTS 6 - 9. PLEASE SEE FINISHED FLOOR ELEVATION LISTED ON THESE LOTS. ADDITIONAL PROJECT DRAWINGS SUBMITTED TO THE CITY BY SUMMIT ENGINEERS & SURVEYORS, INC. IN NOVEMBER 2006.

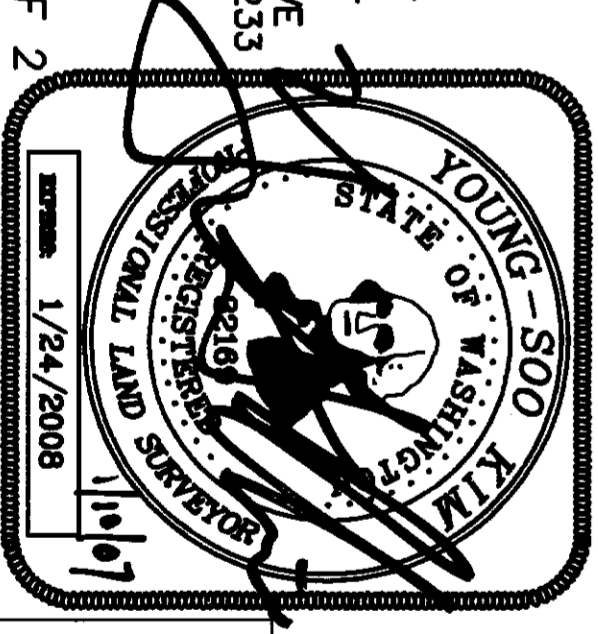
NOTE: 1. LOTS 6, 7, 8 AND 9 ARE ENCUMBERED BY A WETLAND AND ITS ASSOCIATED BUFFER. THESE AREAS SHALL BE PRESERVED AS A NATIVE GROWTH PROTECTION AREA. 2. THE ADDRESS FOR LOT 5 IS CHANGED FROM 1213 N. 15TH STREET TO 1428 N. 14TH STREET.

NOTES: ZONING: R-1, 5.0 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT STORM & SEWAGE: CITY OF MOUNT VERNON WATER: SKAGIT P.U.D. #1 GAS: CASCADE NATURAL GAS POWER: PUGET SOUND ENERGY PHONE: VERIZON

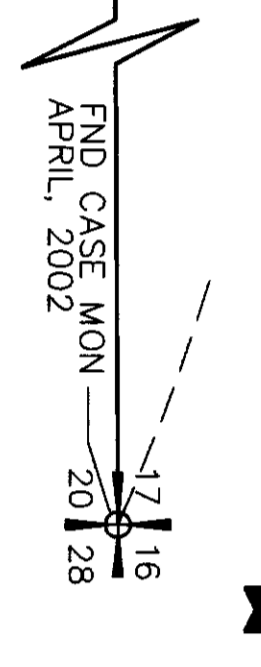
BASIS OF BEARING: EXISTING MONUMENTS FOUND IN THE CENTERLINE OF E. FIR STREET = S89°49'34"E AS PER EMERALD ISLE SHORT PLAT AFNO. 200606150118 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 9-05.

SUMMIT ENGINEERS & SURVEYORS, INC. 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273 PHONE: (360) 416-4999 FAX: (360) 416-4949 E-MAIL: YSK@SUMMITES.COM



DEVELOPERS/ OWNERS: PEDERSEN, L.L.C. 1274 HILLCREST DRIVE BURLINGTON, WA 98233 (360) 770-8283



889°49'34"E 1329.88'

MON. PER. AF#200310090064

FIND CASE MON. APRIL, 2002

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_

**DEDICATION**  
 KNOW ALL MEN THAT BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN THE SIMPLE OR JOINT AND SEVERAL PURCHASE AND MORTGAGE HOLDER OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS DEED TO BE THE FINAL USE OF THE PUBLIC FOREVER, THE STREETS AND ALLEYS SHOWN HEREON AND THE USE THEREOF AND PURPOSES NOT INCONSISTENT WITH THE RIGHT OF PUBLIC HIGHWAY PURPOSES, AS SOLELY THE RIGHT TO MAKE ALL NECESSARY STOPS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.  
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 27th DAY OF JANUARY 2007.  
 Steve Pedersen  
 PEDERSEN, LLC

**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON }  
 COUNTY OF SKAGIT } SS  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steve Pedersen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE/SHE/HEN(S) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/HEN(S) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.  
 DATED: JANUARY 10, 2007  
 SIGNATURE: Steve G. Baighan  
 (PRINT NAME) STEVEN G. BAIGHAN  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Mount Vernon  
 MY APPOINTMENT EXPIRES 02/01/2008



**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THE ATTACHED SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.  
Steve Pedersen  
 PEDERSEN, LLC

**IMPACT FEE NOTICE**  
 ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT AS OUTLINED IN THE CITY OF MOUNT VERNON ORDINANCE NO. 2552 AND 2596.

**PRIVATE DRAINAGE EASEMENTS:**  
 EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF ARE HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF THE 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 ADJUTING LOTS AND THEIR HEIRS, OWNERS' 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.

**UTILITY EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON; PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY; PUGET SOUND ENERGY, INC.; CASCADE NATURAL GAS CORPORATION; VERIZON; AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 10' UTILITY EASEMENTS AS SHOWN ON THE FACE OF THIS 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 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.

**CITY FINANCE DIRECTOR'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 FEBRUARY 2007.

David Walker  
 CITY FINANCE DIRECTOR

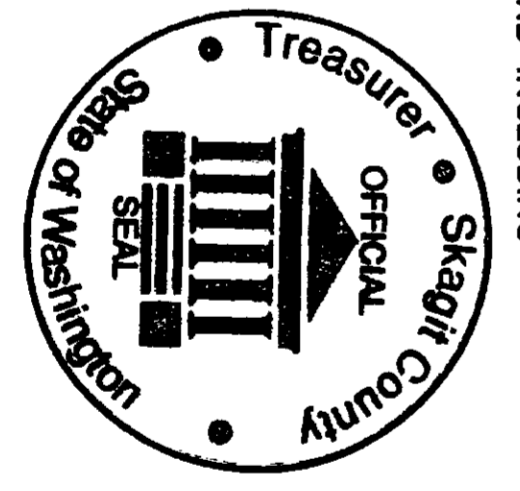
APPROVED AND APPROVED THIS 7th DAY OF FEBRUARY 2007.  
Ed B.  
 CITY ENGINEER  
 APPROVED BY THE CITY OF MOUNT VERNON, WASHINGTON, THIS 27th DAY OF FEB. 2007.

MAYOR: Ed B.  
 ATTEST: FINANCE DIRECTOR David Walker

**TREASURER'S CERTIFICATE**

THIS IS 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.

Ed B.  
 SKAGIT COUNTY TREASURER  
 DATE 2-9-07



**SURVEYOR'S CERTIFICATE**

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS SHORT PLAT, TITLED "KULSHAN LANDING SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Young-Soo Kim  
 YOUNG-SOO KIM, P.L.S. #52169

