

LEGAL DESCRIPTION

THE NORTH 300 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,

EXCEPT THE EAST 75 FEET THEREOF;

ALSO EXCEPT THE WEST 30 FEET THEREOF FOR ROAD; AND ALSO EXCEPT THE NORTH 40 FEET THEREOF;

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY WARRANTY DEED RECORDED JULY 11, 1997 UNDER ADDITOR'S FILE NO. 9707010109, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 30'17" EAST, ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 15, A DISTANCE OF 26322 FEET TO THE WEST LINE OF THE EAST 75 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 0 DEGREES 12'18" WEST, ALONG THE LINE OF SAID EAST 75 FEET, A DISTANCE OF 3000 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF EAST COLLEGE WAY AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 0 DEGREES 12'18" WEST A DISTANCE OF 1000 FEET; THENCE NORTH 89 DEGREES 30'17" WEST, PARALLEL WITH SAID EAST/WEST CENTERLINE OF SECTION 15, A DISTANCE OF 20804 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2500 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 20'13", AN ARC DISTANCE OF 3942 FEET TO THE EAST LINE OF THE WEST 30 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 09'30" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 35.15 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 30'17" EAST, ALONG SAID LINE, A DISTANCE OF 23319 FEET TO THE TRUE POINT OF BEGINNING. ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UBSTRD, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN THE FEE SIMPLE OF CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREIN IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 23rd DAY OF August 2007

BY: [Signature] TITLE: President

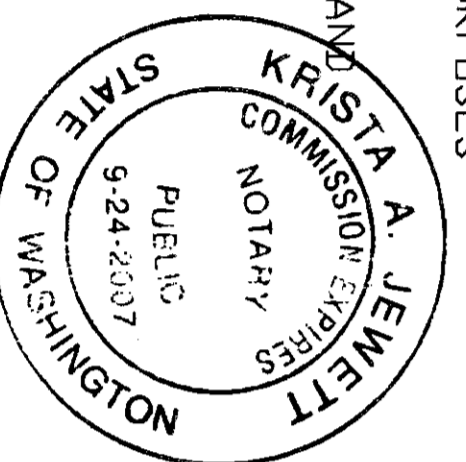
ACKNOWLEDGMENT

STATE OF WASHINGTON)) SS
COUNTY OF SKAGIT))

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAY OVERWAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON DATE STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF UBSTRD, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT [Address]
MY COMMISSION EXPIRES 9-24-07



EASEMENT PROVISIONS

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; VERNON NORTHWEST, INC.; AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS AND TRACTS 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 THEREOF, 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 FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE 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 PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY 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.

EASEMENTS, COVENANTS, CONDITIONS, AND AGREEMENTS:

- 1. A.F.# 517515- TO PUD NO. 1 OF SKAGIT COUNTY
- 2. A.F.# 840579- TO CITY OF MT. VERNON
- 3. A.F.# 8703180038- TO PUGET SOUND POWER AND LIGHT
- 4. A.F.# 9404130145- TO PUGET SOUND POWER AND LIGHT
- 5. VOL. 41 DEEDS, PAGE 281- COAL AND MINERAL RIGHTS
- 6. A.F.# 8909280032- CITY OF MT. VERNON ORDINANCE
- 7. A.F.# 8910040093- LOCAL IMPROVEMENT DISTRICT
- 8. A.F.# 9105310092- AGREEMENT TO BOUNDARY LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

STUART B. VANBUREN, JR., P.L.S.
CERTIFICATE NO. 21591
DATE: 7/27/07



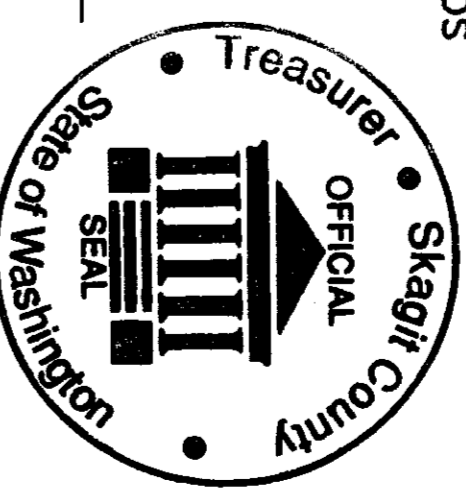
200708240079
Skagit County Auditor
8/24/2007 Page 2 of 2
2:10:32AM

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 2007 DATED THIS 15th DAY OF August, 2007

SKAGIT COUNTY TREASURER

BY: [Signature] 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 OF OTHER PUBLIC USE, ARE PAID IN FULL THIS 23rd DAY OF August, 2007.

CITY FINANCE DIRECTOR

CITY ENGINEER'S APPROVAL

EXAMINED AND APPROVED THIS 22nd DAY OF August, 2007.

[Signature] CITY ENGINEER

CITY MAYOR APPROVAL

EXAMINED AND APPROVED THIS 23rd DAY OF August, 2007.

[Signature] MAYOR
ATTEST: [Signature] CLERK

Table with 2 columns: Field Name and Value. Includes 'SHORT PLAT NO. LU07-039', 'SURVEY IN SOUTHWEST QUARTER SECTION 15, TWN 34N., RNG 4E., W.M. FOR UBSTRD LLC', 'FLD BK 50', 'AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232', 'SHEET 2 OF 2', 'JOB NO. 06.0850'.