DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STATE STREET RETAIL CENTER LLC, A WASHINGTON LIABILITY COMPANY AND FRONTIER BANK, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICAUSE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES (TRACTS 997 & 998), SHOWN HERE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLICHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AUPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL STREETS AND AVENUES SHOWN HEREON. PUBL AND AND ATE TO EREON AN AND FILLS SUCH

THE OWNERS DAY OF JULY HAVE CAUSED THEIR SIGNATURES TO 2007. BE HEREUNTO SUBS



Mary L John,

CRIBED AND

VILLITY EASEMENT

AS CORPORATION, AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UN HE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RICH HOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND TILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER ND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT HALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPINE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. SERVED FOR RICT NO. 1, F ND GRANTED IGET SOUND I T VERNON, SKAGIT "HWEST, CASCADE N SIGNS UNDER AND S AND RIGHTS OF W AUE NATURAL
AUER AND UPON
RIGHTS OF WAY AS
AND REMOVE
PURPOSE OF
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AT

EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1
MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE
ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR P
MAINTENANCE OF A WATER AND COMMUNICATION LINE, LINES
TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMC
CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LII
WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION
OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN ,
PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRES:
OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM AI
GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE
MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR P
LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, A
AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGRI TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, W. TS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIDO ALL THINGS NECESSARY OR PROPER IN THE CONSTRAND COMMUNICATION LINE, LINES OR RELATED FACILITIES, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, F. AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, IN AND UNDER THE LANDS AND COMMUNICATION OF INGRESS TO AND EGRESS FROM SAID LANDS AND FIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRANCE OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRANCE OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRANCE OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRANCE OF THE DISTRAN TRIM ALL BRUSH, OR OTHER GROWTH SIN THE OPINION OF THE DISTRICT, CONS OR PROPERTY BY REASON OF PROXINGRUSH, OTHER VEGETATION OR DEBRIS THIS AGREEMENT IS VESTED IN THE DISTRIBLE OF THE DISTRIBLE NG THE RIGHT RELOCATE, ITIES, ALONG LINES OR WN ON THIS DJACENT LANDS STANDING OR ISTITUTES A ISTITUTES A MITY TO THE MITY TO THE TRIMMED, CUT, AUTHORITY

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

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANT
HEREBY GRANTED AND CONVEYED IN FAVOR OF ALL LOT OWNERS, OVER, UNDER AND A
SHOWN HEREON. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED
THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE
OWNERS OF ALL LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES ID SANITARY SEWER ARE
AND ACROSS ALL LOTS
RANTED HEREIN SHALL BE
Y THE PRESENT AND FUTURE

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT PURPOSES AT ITS OWN DISCRETION. TO ENTER SAID EASEMENTS FOR **EMERGENCY**

SKAGIT COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH
LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED
MY OFFICE UP TO AND INCLUDING THE YEAR OF 2007.
I, Katie Jungauist, Treasurer of Skagit County, Washing
DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO SAND II







CITY TREASURER'S CERTIL

I HEREBY CERTIFY THAT THERE ARE NO LEASSESSMENTS ON ANY OF THE PROPERTY
OTHER PUBLIC USE ARE PAID IN FULL. SEAL SEAL SON WAShington ASSESSMENTS AND ASSESSMENTS AND

SPECIA S, ALLE

THIS IF DAY OF 2007

CITY TREASU HALM

APPROVAL PROVED THIS (3) (1)** DAY Y 9

COMMUNITY EXAMINED, FOUND TO AND ECONOMIC I AND APPROVED THIS TO DAY OF THE 2001 AND APPROVED THIS TO DAY OF THE 2007 DEVELOPMENT DIRECTOR

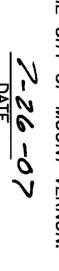
APPROVED SE SE CITY OF MOUNT VERNON, WASHINGTON,

ATTEST: CLERK

SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE "STATE STREET RETAIL CENTER LLC" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT THE MONUMENTS HAVE SET AND THE LOT CORNERS HAVE BEEN SET AS SHOWN. AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.





TE ES

9 THE MS 9 PORTION SECTION QF 29, T.34

4

H

WM.

DESCRIPTION

LEGAL

PARCEL "A"

PARCEL "A"

SURVEY RE
QUARTER C "A" OF "SOUTH MOUNT VERNON BUSINESS PARK BOUNDARY LINE RECORDED UNDER AUDITORS FILE NO. 200602030192, BEING A FROM THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NO VE ADJUSTMENT LU-06-012", A PORTION OF THE NORTHWES: NORTH, RANGE 4 EAST, WM.

PARCEL PARCEL SURVEY "B" OF "SOUTH MOUNT VERNON BUSINESS PARK BOUNDARY LINE ADJUSTMENT LU-06-012",
"B" OF "SOUTH MOUNT VERNON BUSINESS PARK BOUNDARY LINE ADJUSTMENT LU-06-012",
RECORDED UNDER AUDITORS FILE NO. 200602030192, BEING A PORTION OF THE NORTHWEST
RECORDED UNDER AUDITORS FILE NO. 200602030192, BEING A PORTH, RANGE 4 EAST, WM.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER NO. 86463 UPDATED OCT. 20, 2006)

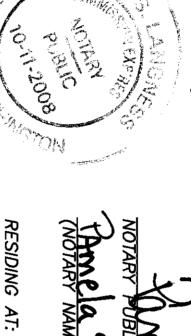
ACKNOWLEDGMENT

WASHINGTON

COUNTY SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY
THE PERSON WHO APPEARED BEFORE ME, AND SAID PI
THIS INSTRUMENT, ON OATH STATED THAT, (HE/SHE) W
AND ACKNOWLEDGED IT AS THE SCALOR CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF MENTIONED IN THE INSTRUMENT. E) WAS AUTHORIZED
OF FRONTIER
ACT OF SUCH PARTY I WAS A

YUL



TAMPLAS. Languess RESIDING AT: EVERET OMINAND FOR THE SMITE OF WASHINGTON

MY APPOINTMENT EXPIRES 11-11-08

SCHEDULE **B**-EXCEPTIONS

1. RELINQUISHMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY A TERMS OF DECREE OF APPROPRIATION, ENTERED NOVEMBER 12, 32903. ANY QUESTION AS TO A MISLOCATED FENCELINE ALONG THE SOUTH DELINEATED ON THE FACE OF SURVEY RECORDED UNDER AUDITOR F AND OF 2, 1973 I LINE OF THE SUBJECT FILE NO. 9405310082. " LIGHT, VIEW AND AIR UNDER IN SKAGIT COUNTY CAUSE NO.

NOTES

SEWAGE DISPO SEWAGE DISPO WATER - SKAO POWER - PUG TELEPHONE -GAS NG CL — COMMERCIAL / LIMITED INDUSTRIAL DISTRICT
AGE DISPOSAL — CITY OF MOUNT VERNON
R — SKAGIT COUNTY PUD NO 1
R — PUGET SOUND ENERGY
PHONE — VERIZON
— CASCADE NATURAL GAS
E — COMCAST

EGRESS AND UTILITIES OVER, UNDER AND ACROSS IS HEREBY 7 AND FROM LOT 7 TO LOT 8 ALONG CHENOWETH STREET AS OVER, UNDER AND ACROSS IS HEREBY
1 LOT 4 ALONG BLACKBURN ROAD AS

IN INGRESS—EGRESS AND UTILITIES OVER, UNDER AND ACROSS IS 12 TO LOT 11 AND FROM LOT 11 TO LOT 12 ALONG CHENOWIETH 2 & 3 OF 4.

MENT OVER, UNDER AND ACROSS IS HEREBY CONVEYED FROM LOT 12 TO LOT 12 ALONG CHENOWIETH STREET AS SHOWN ON SHEETS 2 &

Sound

& LAND DEVELOPMENT SUITE 360 202 404 **SERVICES** 2013

> MOUNT VERNON BUSINESS PARK

SKAGIT COUNTY V 34 NORTH, RAI WASHINGTON QF RANGE EAST,

DEVELOPER CENTER,

289-SDG-00 STREET CLEVELAND , MT. VERNON AVE. WA. SUITE 2: BY: M \$P.DWG MMM/DJA 203, F

Developmen Group

1111 CLEVELAND AV MOUNT VERNON WA. Tel: 360-404-2010 ENGINEERING, SURVEYING

SOUTH Ŋ THE

MOUNT

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LAND

USE

NO.

LU05

-061

SECTION

29,

TWP.34

N.,

RGE

MM.

89° 37' 39" ANDERSON

ROAD

SOUTH QUARTER
POSITION COMPUTED
FROM ROS AFN
9809290163

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE RECLIEST
LLC. 200709 Skagit County Auditor

9/10/2007 Page **9**

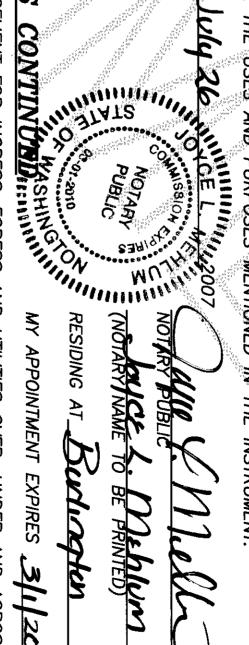


COUNTY OF

9

WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN MITZEL IS THE PER WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUC PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. THE PERSON



DATED

July 26



NOTES

14. AN EASEMENT FOR I CONVEYED FROM LOT 9 SHOWN ON SHEET 2 OF 15. AN EASEMENT FOR I CONVEYED FROM LOT 1 SHEET 2 OF 4. 16. AN EASEMENT OF W FROM LOTS 1 THRU 8 I ASEMENT FOR INGRESS—EGRESS AND UTILITIES OVER, UNDER AND ACROSS IS HEREBY FROM LOT 9 TO LOT 10 AND FROM LOT 10 TO LOT 9 ALONG CHENOWETH STREET IN SHEET 2 OF 4.

ASEMENT FOR INGRESS—EGRESS AND UTILITIES OVER, UNDER AND ACROSS IS HEREBY FROM LOT 1 TO LOT 2 AND FROM LOT 2 TO LOT 1 ALONG BLACKBURN ROAD AS SOLVED.

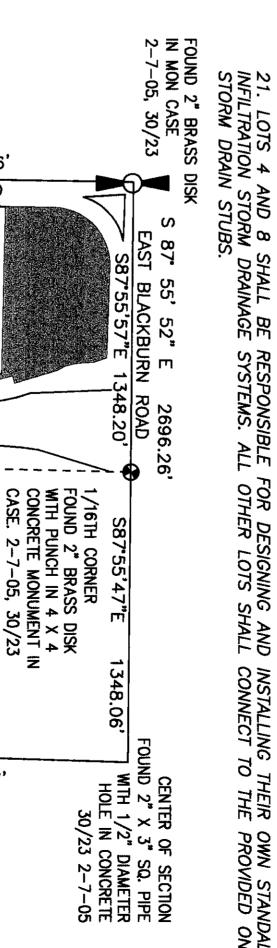
AN EASEMENT OF VARYING WIDTHS FOR UTILITIES OVER, UNDER AND ACROSS IS HEREBY CONVEYED M LOTS 1 THRU 8 INCLUSIVE TO LOTS 1 THRU 8 INCLUSIVE AS SHOWN ON SHEETS 2 & 3 OF 4. LOT 9 IS SUBJECT TO AND CONVEYS A SIGN EASEMENT TO LOTS 1 THRU 12 INCLUSIVE AS SHOWN SHEET 2 OF 4. NO NMOHS

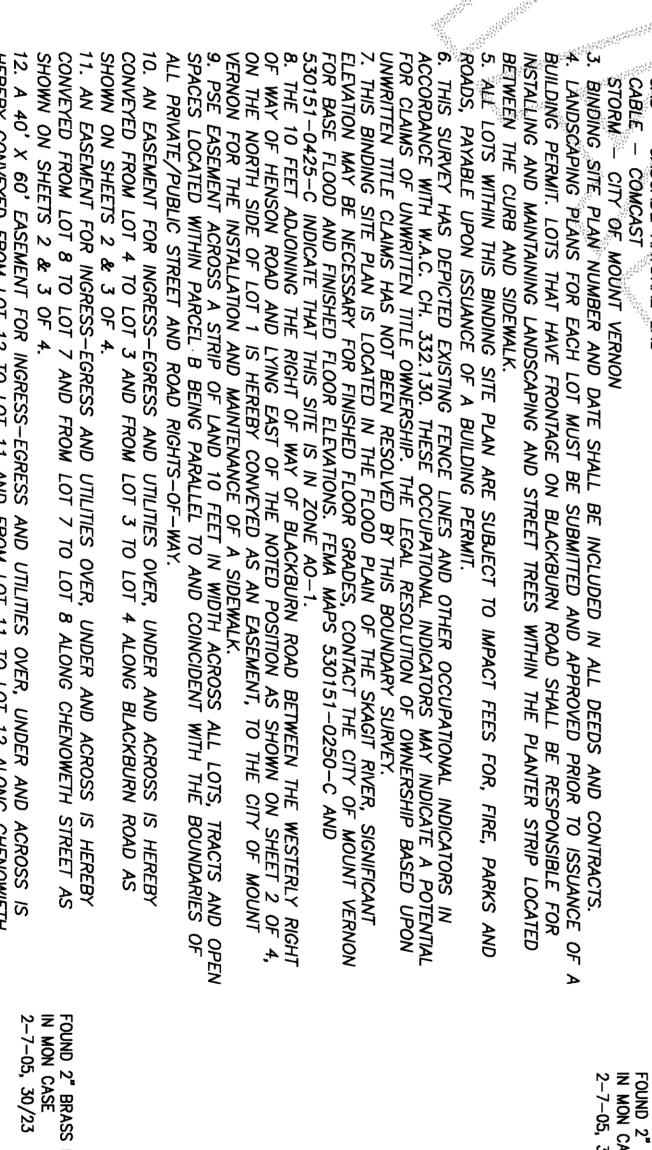
18. TYPE II LANDSCAPING/SCREENING, INTENDED TO PROVIDE A SOLID SIGHT BARRIER TO SEPARATE INCOMPATIBLE USES, SHALL BE REQUIRED ALONG THE SOUTHERN LOT LINES OF LOTS 9–12 THAT ARE CONTIGUOUS WITH THE EXISTING MANUFACTURED HOME PARK. THE MINIMUM WIDTH SHALL BE 10 FEET. TYPE II SCREENING REQUIREMENTS ARE AS FOLLOWS: LANDSCAPING SHALL CONSIST OF A DOUBLE ROW OF EVERGREEN TREES (WITH ROWS OFFSET) PLANTED AT A MINIMUM SPACING OF 15 FEET TRIANGULATED ON CENTER, EARTH—BERMING AT A MINIMUM HEIGHT OF 2 1/2 FEET, ALONG WITH A GROUND COVER TO PROVIDE 85 PERCENT SURFACE COVERAGE WITHIN 2 YEARS, AS AN ALTERNATIVE TO EARTH—BERMING, A 6-FOOT HIGH SIGHT—SCREENING FENCE MAY BE INCORPORATED INTO THE LANDSCAPING.

19. THE 30.00 FOOT EASEMENT AS CREATED ON MOUNT VERNON BLA LU 06-012, APPROVED 2-3-06 AND RECORDED 2-3-06 UNDER AUDITORS FILE NUMBER 200602030192, ALONG THE WEST SIDE OF PARCEL "A" AFTER ADJUSTMENT IS HEREBY RELINQUISHED AND REPLACED WITH NEW EASEMENTS AS SHOWN HEREON.

20. AN EASEMENT FOR INGRESS—EGRESS AND UTILITIES OVER, UNDER AND ACROSS IS HEREBY CONVEYED FROM LOT 1 TO LOTS 2, 5 AND 6 OVER THE EAST 15 FEET OF LOT 2. AND FROM LOT 5 TO LOTS 1, 2 AND FROM LOT 2 OVER THE EAST 15 FEET OF LOT 3. AND FROM LOT 5 TO LOTS 1, 2 AND 6 OVER THE WEST 15 FEET OF LOT 3. AND FROM LOT 6. ALL AS SHOWN ON SHEET 2 OF 4.

21. LOTS 4 AND 8 SHALL BE RESPONSIBLE FOR DESIGNING AND INSTALLING THEIR OWN STANDALONE INFILITRATION STORM DRAINAGE SYSTEMS. ALL OTHER LOTS SHALL CONNECT TO THE PROVIDED ONSITE





N 1° 03' 42" E

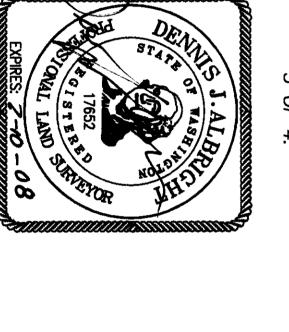
HENSON ROAD

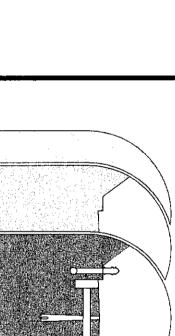
S 1° 53' 39" W

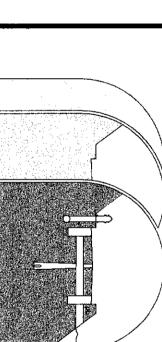
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2559.87

OLD 99 SOUTH ROAD



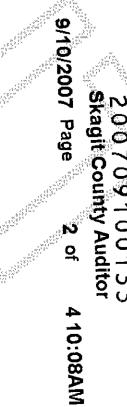




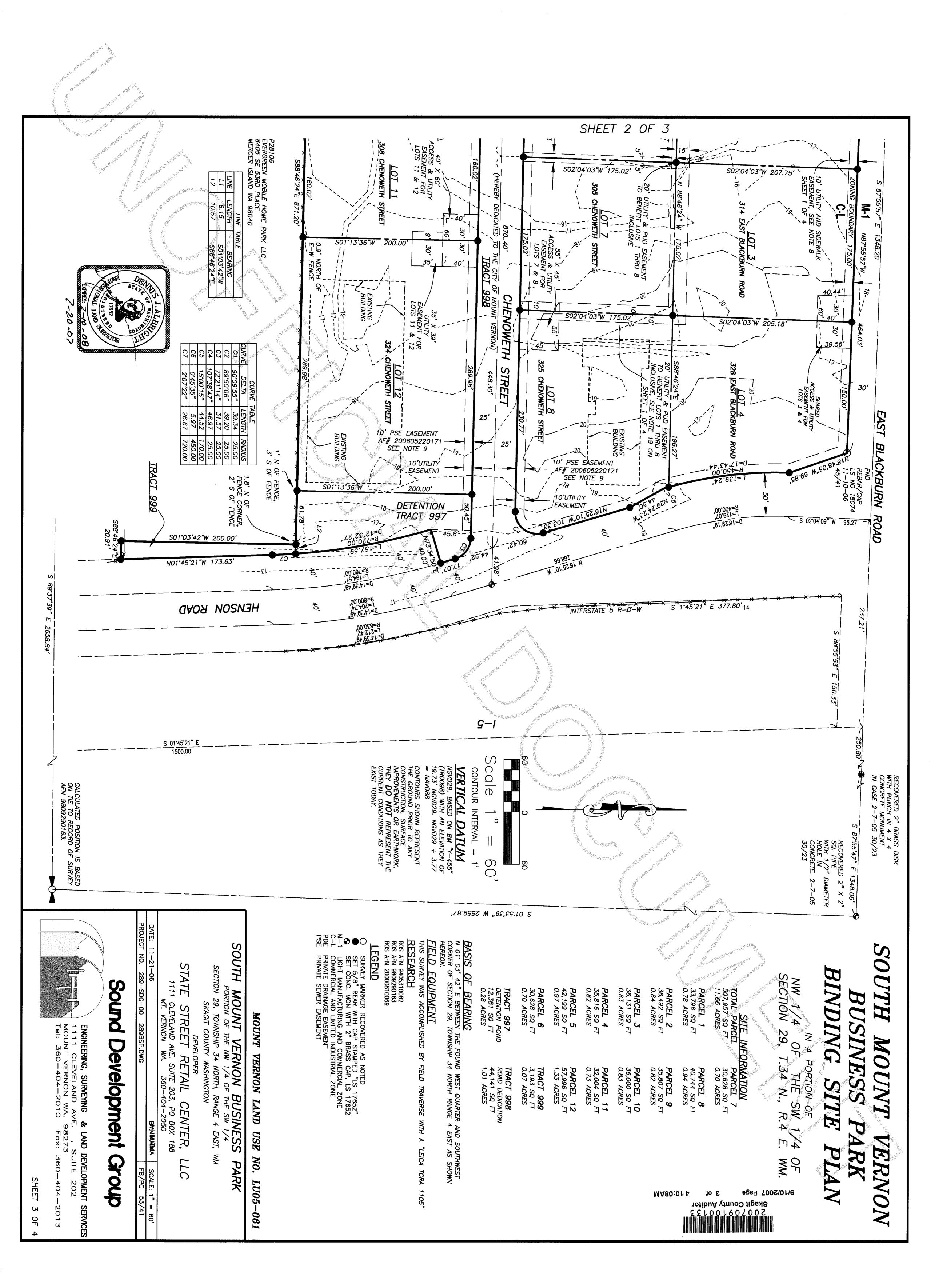
S 01°03'42" W S 01'03'42" W 1319.48 OLD HIGHWAY 99 SOUTH 875.00 N 01'03'52" E 444.48 S 01°03′42″ W -- 650.00 S09'35'52"W S01'03'52"W --_80.76' 20.00' 10'UTILITY EASEMENT 25' 25' 10'UTILITY EASEMENT ZONING ધુ CHEN 8 SEE NOTE 9 1 40' AR/CA 8074 STREET 10' PSE EASEMENT AF# 200605220171 SEE NOTE 9 **ACKBURN** S01°13'36"W 200.00' ZONING 998 0 SOUTH S02'04'03"W 175.02' S02'04'03"W 207.75' NOUNT S01°13'36"W RNON BUSINESS THE SW 1/4 S02'04'03"W 205.18 SHEET 3 OF 3 PDE PDE PDE PSE TRACT 997 DETENTION POND 12,381 SQ FT 0.28 ACRES **PARCEL 6** 30,628 SQ FT 0.70 ACRES PARCEL 3 36,131 SQ F 0.83 ACRES PARCEL 2 36,492 SQ FT 0.84 ACRES PARCEL 1 33,796 SQ FT 0.78 ACRES **PARCEL 5**42,199 SQ F 0.97 ACRES **PARCEL 4**35,816 SQ F 0.82 ACRES SITE INFORMATION TOTAL PARCEL PARCEL 7 507,957 SQ FT 30,628 SQ 11.66 ACRES 0.70 ACRES RESEARCH BASIS OF BEARING N 01: 03' 42" E BETWEEN THE TOWNSHIP 34 NORTH RANGE 4 I ROS AFN 9405310082 ROS AFN 9809290163 ROS AFN 20000810069 WSDOT HIGHWAY PLANS FOR I-5, JOHNSON TO BLACKBURN DATED NOV. FIELD EQUIPMENT THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEGEND SURVEY MARKER RECOVERED AS NOTED SET 5/8" REAR WITH CAP STAMPED "LS 17652" SET CONC. MON WITH 2" BRASS CAP, LS 17652 LIGHT MANUFACTURING AND COMMERCIAL ZONE COMMERCIAL AND LIMITED INDUSTRIAL ZONE PRIVATE DRAINAGE EASEMENT PRIVATE SEWER EASEMENT CURVE DELTA 90'09'55" 89'50'06" 72'21'14" 107'38'47" 15'00'15" 0'45'35" LINE LENGTH 6.15 10.57 4 TABLE LENGTH RADIUS 39.34 25.00 39.20 25.00 31.57 25.00 46.97 25.00 44.52 170.00 5.97 450.00 26.67 720.00 BEARING S01°03'42"W S88°46'24"E TRACT 998 ROAD DEDICATION 44,141 SQ FT 1.01 ACRES PARCEL 1 32,004 SQ F 0.73 ACRES PARCEL 10 36,000 SQ F 0.83 ACRES PARCEL 8 40,744 SQ / 0.94 ACRES PARCEL 1. 57,996 SQ 1 1.33 ACRES PARCEL 9 35,807 SQ / 0.82 ACRES TRACT 3,193 S 0.07 AC Sound CT 999 3 SQ FT ACRES **200** EAST AS SHOWN HEREON. 9 11 2 FT 12 F 70 V MOUNT ENGINEERING, SURVEYING & 1111 CLEVELAND AVE MOUNT VERNON WA. Tel: 360-404-2010 Development VERNON LAND Scale CONTOURS SHOWN REPRESENT THE GROUND PRIOR TO ANY CONSTRUCTION, SURFACE IMPROVEMENTS OR EARTHWORK, THEY **DO NOT** REPRESENT THE CURRENT CONDITIONS AS THEY EXIST TODAY. VERTICAL DATUM NGVD29, BASED ON BM "Y-455" (TRO098) WITH AN ELEVATION OF 19.73' NGVD29. NGVD29 + 3.77 = NAVD88 SOUTHWEST CONTOUR INTERVAL & LAND DEVELOPMENT SERVICES 'E., SUITE 202 98273 Fax: 360-404-2013 USECORNER OF SECTION 29, Group NO. LU05 **N** 190 웃

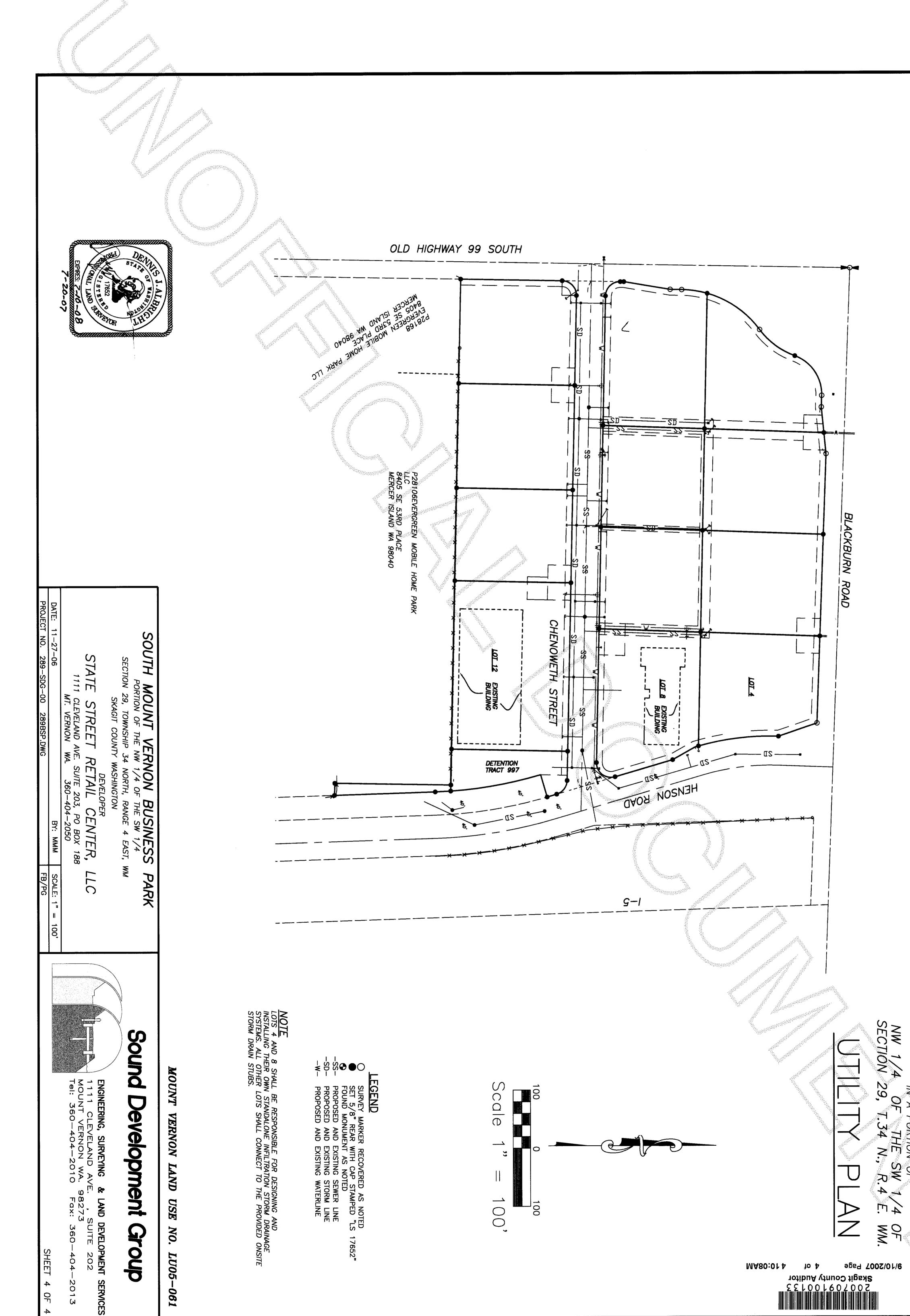
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