

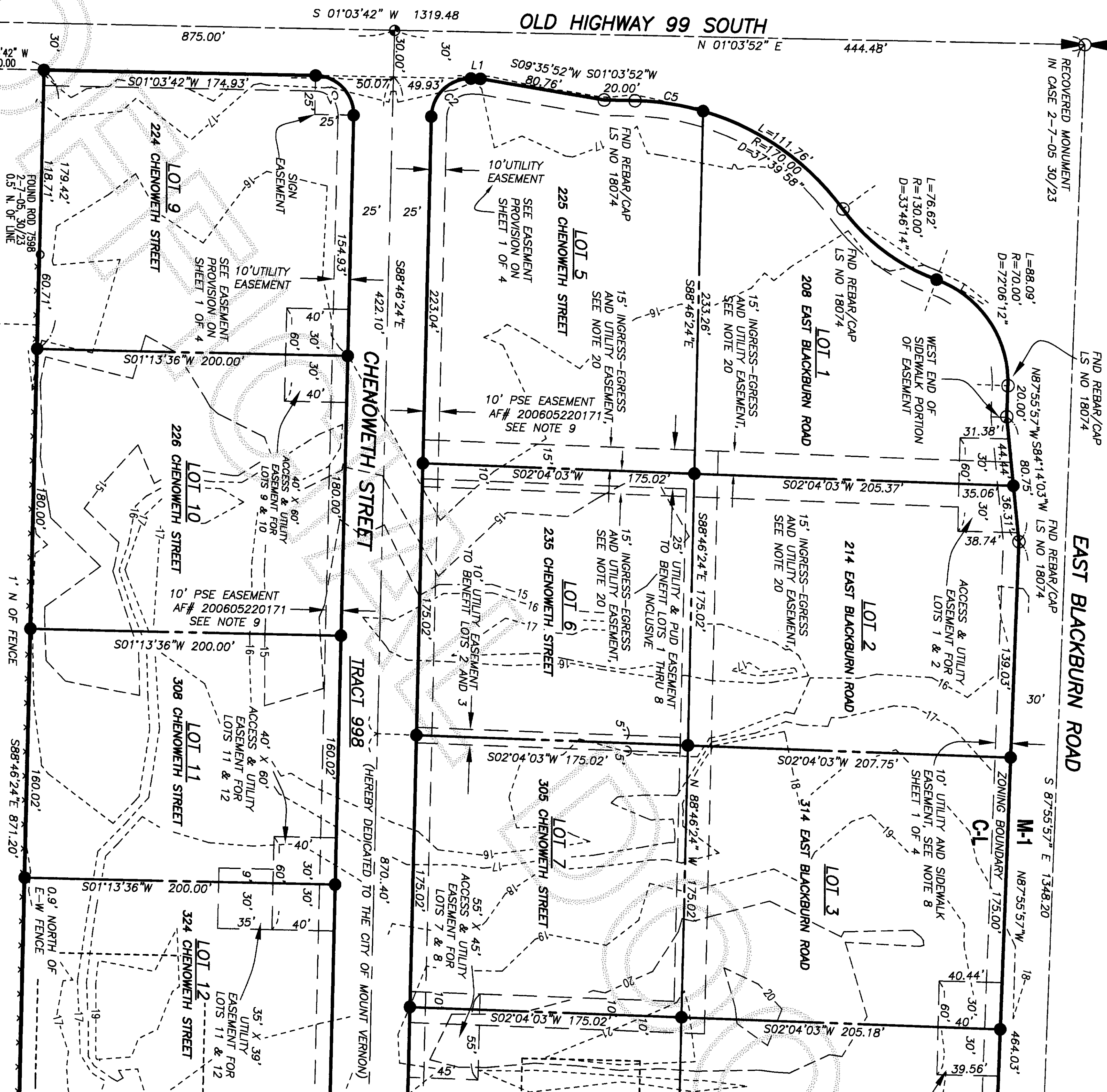




SOUTH MOUNT VERNON BUSINESS PARK  
BINDING SITE PLAN

PORTION OF THE SW 1/4 SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

200709100133  
Skagit County Auditor  
9/10/2007 Page 2 of 4 4:10:08AM



SHEET 3 OF 3

SITE INFORMATION

TOTAL PARCEL	PARCEL 7
507,957 SQ. FT.	30,628 SQ. FT.
11.66 ACRES	0.70 ACRES
PARCEL 1	PARCEL 8
33,796 SQ. FT.	40,744 SQ. FT.
0.78 ACRES	0.94 ACRES
PARCEL 2	PARCEL 9
36,492 SQ. FT.	35,807 SQ. FT.
0.84 ACRES	0.82 ACRES
PARCEL 3	PARCEL 10
36,131 SQ. FT.	36,000 SQ. FT.
0.83 ACRES	0.83 ACRES
PARCEL 4	PARCEL 11
35,816 SQ. FT.	32,004 SQ. FT.
0.82 ACRES	0.73 ACRES
PARCEL 5	PARCEL 12
42,199 SQ. FT.	57,996 SQ. FT.
0.97 ACRES	1.33 ACRES
PARCEL 6	TRACT 999
30,628 SQ. FT.	3,193 SQ. FT.
0.70 ACRES	0.07 ACRES
TRACT 997	TRACT 998
DETENTION POND	ROAD DEDICATION
12,381 SQ. FT.	44,141 SQ. FT.
0.28 ACRES	1.01 ACRES

LINE	LENGTH	BEARING
L1	6.15	S01°03'42"W
L2	10.57	S88°46'24"E

CURVE	DELTA	LENGTH	RADIUS
C1	90°09'55"	39.34	25.00
C2	89°50'06"	39.20	25.00
C3	72°21'14"	31.57	25.00
C4	107°38'47"	46.97	25.00
C5	15°00'15"	44.52	170.00
C6	0°45'35"	5.97	450.00
C7	2°07'22"	26.67	720.00

BASIS OF BEARING

N 01° 03' 42" E BETWEEN THE FOUND WEST QUARTER AND SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 34 NORTH RANGE 4 EAST AS SHOWN HEREON.

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105"

RESEARCH

RGS AIN 9405310082  
RGS AIN 9809290163  
RGS AIN 20000810069  
WSDOT HIGHWAY PLANS FOR I-5, JOHNSON TO BLACKBURN DATED NOV. 19, 1970

LEGEND

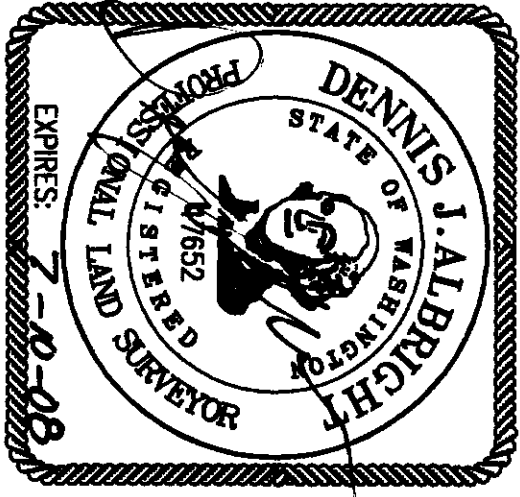
- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REAR WITH CAP STAMPED "LS 17652"
- SET CONC. MON WITH "Z" BRASS CAP, LS 17652
- M-1 LIGHT MANUFACTURING AND COMMERCIAL ZONE
- C-1 COMMERCIAL AND LIMITED INDUSTRIAL ZONE
- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT

MOUNT VERNON LAND USE NO. LU05-061

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
1111 CLEVELAND AVE., SUITE 202  
MOUNT VERNON WA. 98273  
Tel: 360-404-2010 Fax: 360-404-2013

**SOUTH MOUNT VERNON BUSINESS PARK**  
PORTION OF THE NW 1/4 OF THE SW 1/4  
SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM  
SKAGIT COUNTY WASHINGTON  
DEVELOPER  
**STATE STREET RETAIL CENTER, LLC**  
1111 CLEVELAND AVE. SUITE 203, PO BOX 188  
MT. VERNON WA. 360-404-2050  
DATE: 11-21-06  
PROJECT NO. 289-SDB-00 289BSP.DWG  
SCALE: 1" = 60'  
BR: MAM/DJA  
FB/PB 53/41



RECOVERED MONUMENT  
IN CASE 2-7-05 30/23  
S 01°03'42" W 1319.48  
S 89°37'39" E 2658.84'  
S 88°46'24" E 3600.00'  
P28168  
EVERGREEN MOBILE HOME PARK LLC  
8405 SE 53RD PLACE  
MERCER ISLAND WA 98040  
ZONING C-L  
P28106  
EVERGREEN MOBILE HOME PARK LLC  
8405 SE 53RD PLACE  
MERCER ISLAND WA 98040  
ZONING C-L



RECOVERED 2" BRASS DISK  
WITH PUNCH IN 4 X 4  
CONCRETE MONUMENT  
IN CASE 2-7-05 30/23

RECOVERED 2" X 2"  
SQ. PIPE  
WITH 1 1/2" DIAMETER  
HOLE IN  
CONCRETE. 2-7-05  
30/23

# SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN

IN A PORTION OF  
NW 1/4 OF THE SW 1/4 OF  
SECTION 29, T.34 N., R.4 E. WM.

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RGS AEN 20000810069

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- PDE PRIVATE DRAINAGE EASEMENT
- PSE PRIVATE SEWER EASEMENT

## MOUNT VERNON LAND USE NO. LU05-061

## SOUTH MOUNT VERNON BUSINESS PARK

PORTION OF THE NW 1/4 OF THE SW 1/4

SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

SKAGIT COUNTY WASHINGTON

DEVELOPER

STATE STREET RETAIL CENTER, LLC

1111 CLEVELAND AVE. SUITE 203, PO BOX 188

MT. VERNON WA. 360-404-2050

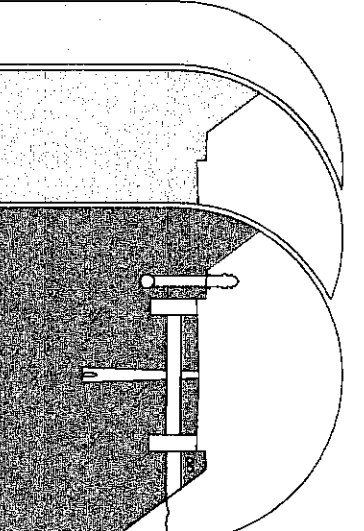
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PROJECT NO. 289-S06-00 289BSP.DWG

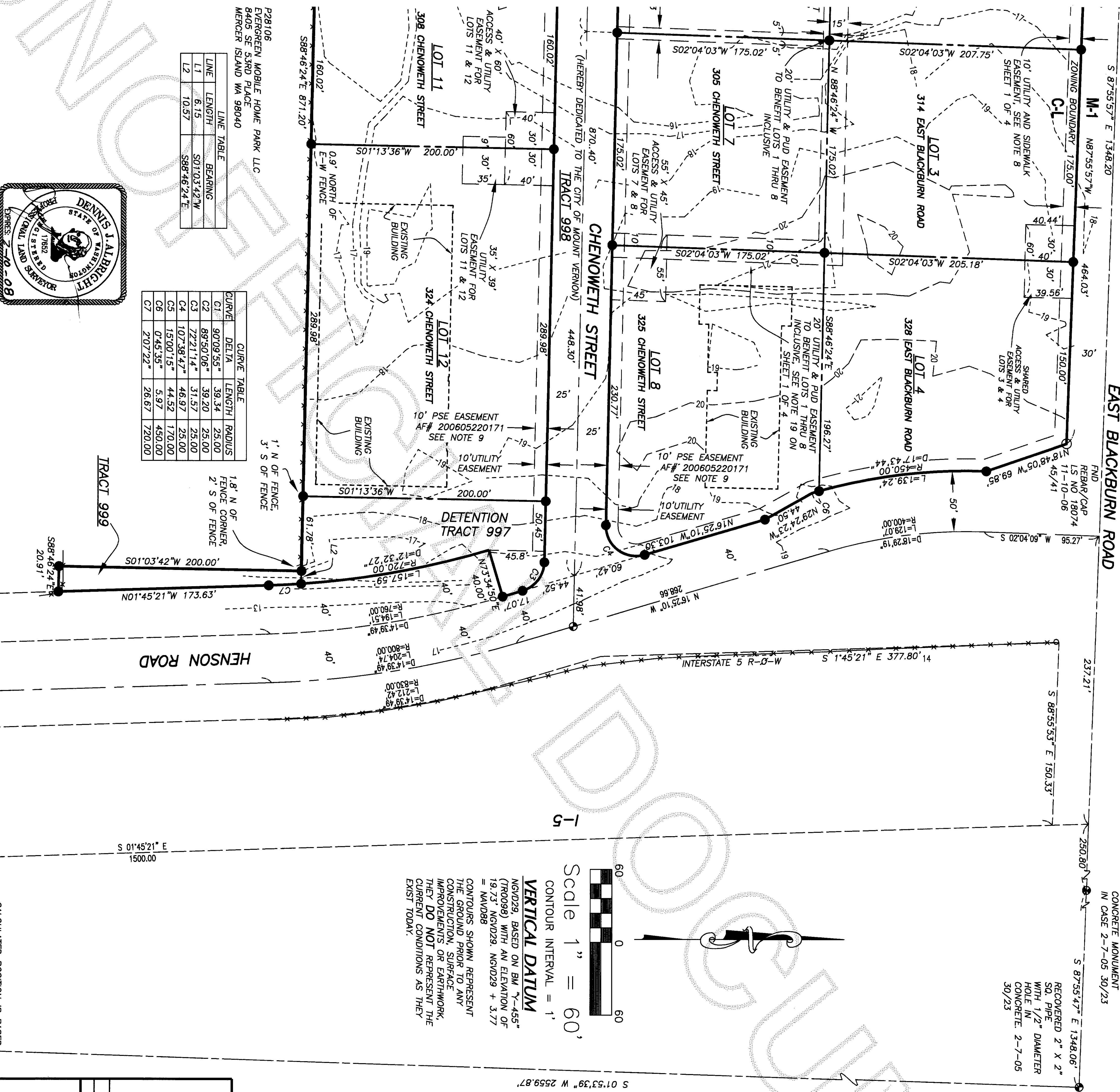
SCALE: 1" = 60'

FB/PG 53/41

## Sound Development Group

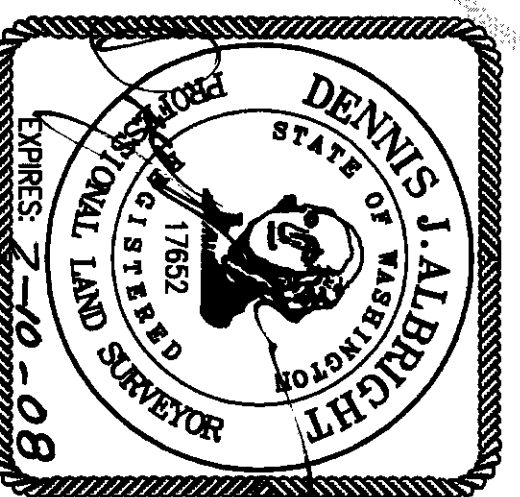


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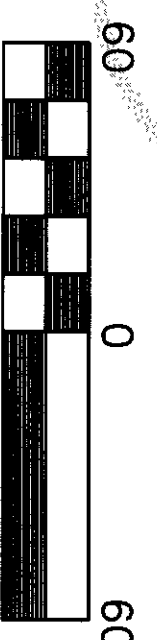
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7-20-07

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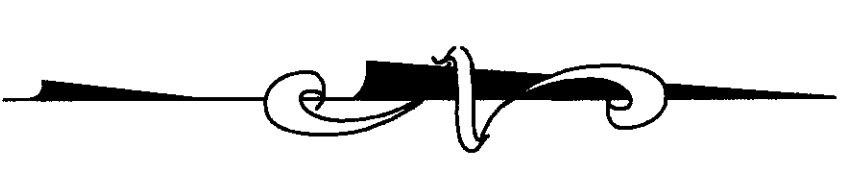
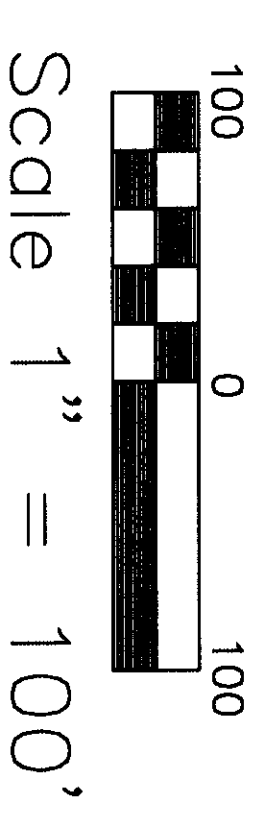
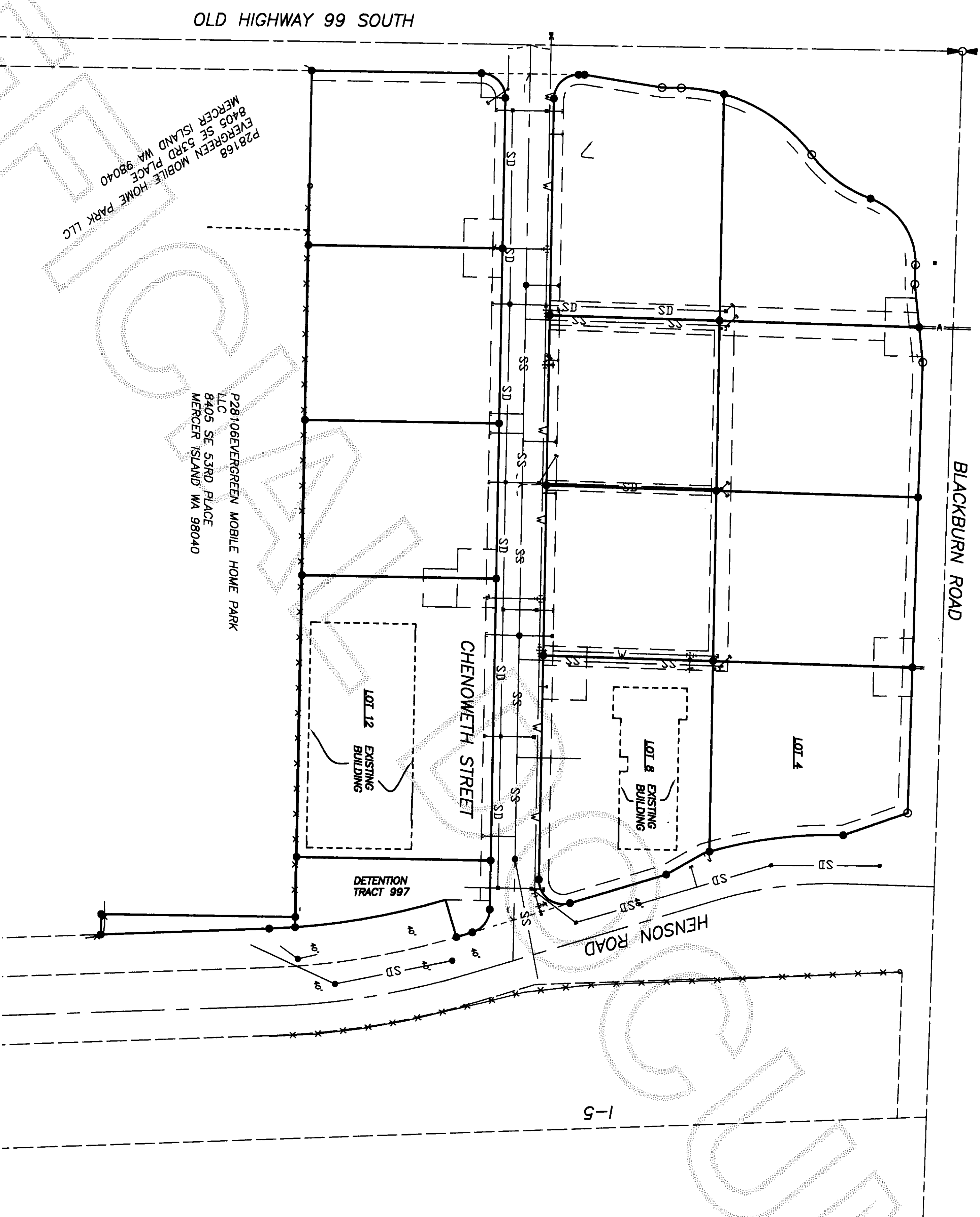
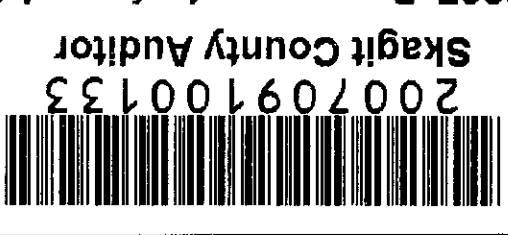
Scale 1" = 60'  
CONTOUR INTERVAL = 1'  
VERTICAL DATUM  
NGVD29, BASED ON BM "7-455"  
(TROD98) WITH AN ELEVATION OF  
19.73 NGVD29. NGVD29 + 3.77  
= NAVD88  
CONTOURS SHOWN REPRESENT  
THE GROUND PRIOR TO ANY  
CONSTRUCTION, SURFACE  
IMPROVEMENTS OR EARTHWORK.  
THEY DO NOT REPRESENT THE  
CURRENT CONDITIONS AS THEY  
EXIST TODAY.

CALCULATED POSITION IS BASED  
ON THE TO RECORD OF SURVEY  
AFN 9809290163.

SOUTH MOUNT VERNON  
BUSINESS PARK  
BINDING SITE PLAN

IN A PORTION OF  
NW 1/4 OF THE SW 1/4 OF  
SECTION 29, T.34 N., R.4 E. WM.

UTILITY PLAN



LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REAR WITH CAP STAMPED "LS 17652"
- ⊙ FOUND MONUMENT AS NOTED
- SS- PROPOSED AND EXISTING SEWER LINE
- SD- PROPOSED AND EXISTING STORM LINE
- W- PROPOSED AND EXISTING WATERLINE

**NOTE**  
LOTS 4 AND 8 SHALL BE RESPONSIBLE FOR DESIGNING AND INSTALLING THEIR OWN STANDALONE INFILTRATION STORM DRAINAGE SYSTEMS. ALL OTHER LOTS SHALL CONNECT TO THE PROVIDED ONSITE STORM DRAIN STUBS.

MOUNT VERNON LAND USE NO. LU05-061

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DATE: 11-27-06

PROJECT NO. 289-SDG-00 289BSP.DWG

BT: MMM

SCALE: 1" = 100'  
FB/Pg

