

SURVEY DESCRIPTION

LOT B, SKAGIT COUNTY SHORT PLAT NO. 8-73, DATED MARCH 12, 1973, APPROVED APRIL 2, 1973, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, THENCE SOUTH 84°13'19" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 234.57 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 0°20'48" EAST A DISTANCE OF 155.02 FEET; THENCE NORTH 84°13'19" EAST A DISTANCE OF 204.57 FEET TO A POINT ON THE WEST BOUNDARY OF STATE HIGHWAY 44, THENCE SOUTH 0°20'48" EAST ALONG THE WEST BOUNDARY OF SAID HIGHWAY A DISTANCE OF 1142.32 FEET TO THE NORTH BOUNDARY OF AN EXISTING COUNTY ROAD; THENCE SOUTH 84°31'20" WEST ALONG THE NORTH BOUNDARY OF SAID COUNTY ROAD A DISTANCE OF 442.27 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY; THENCE NORTH 3°02'15" EAST ALONG SAID EAST BOUNDARY OF THE BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY A DISTANCE OF 1247.60 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 84°13'19" EAST ALONG SAID NORTH LINE A DISTANCE OF 206.11 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS 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; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 3rd DAY OF April, 2008.

S & B LAND, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Richard L. Smith TITLE: Partner

BY: Robert E. Burkland TITLE: Partner

BUSINESS BANK

BY: W-eg

TITLE: President & CEO

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Partners OF S & B LAND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4/3/08

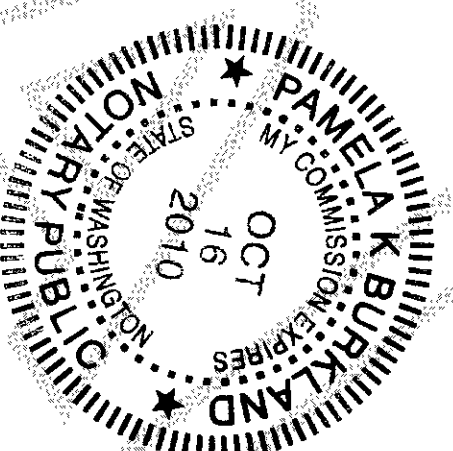
DATED: _____

SIGNATURE Pamela K. Burkland

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 10/16/2010

RESIDING AT Mt Vernon, WA



STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DON ZIMMERMAN IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President & CEO OF BUSINESS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

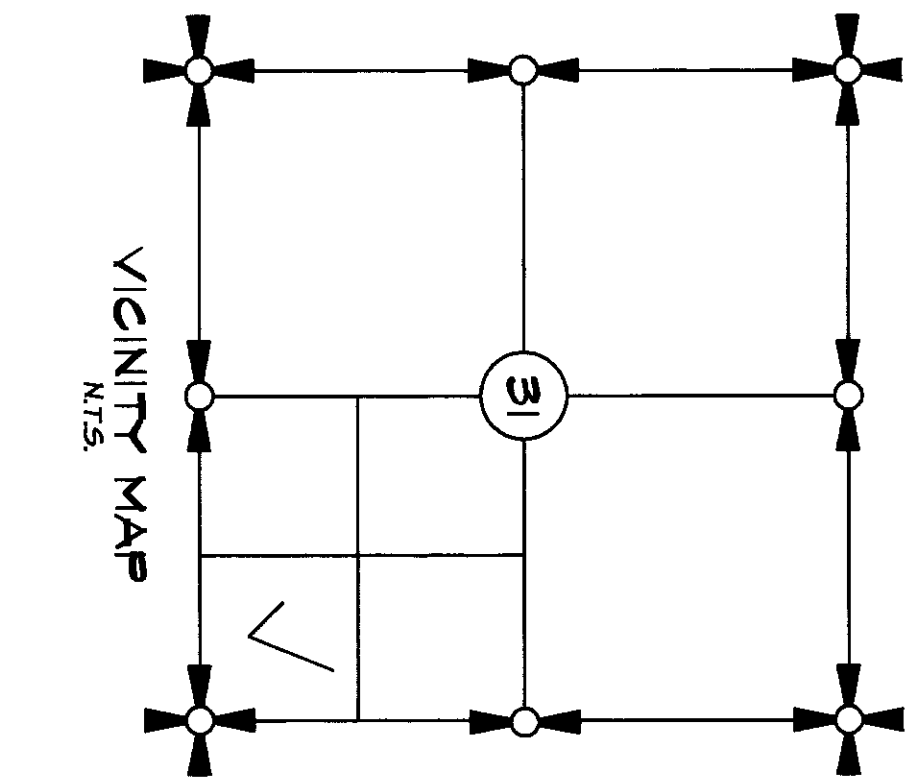
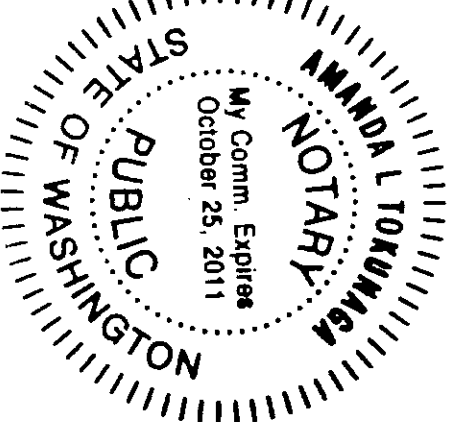
DATED: 4-3-08

SIGNATURE Shirley V. Tolmanaga

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 10-25-2011

RESIDING AT Sedro Woolley



VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



200807290144
Skagit County Auditor

7/29/2008 Page 1 of 3 1:56PM

J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 15th OF July, 2008.

CITY ENGINEER

EXAMINED AND APPROVED THIS 24th OF July, 2008.

MAYOR

Clifford Stickle
CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS July DAY OF July, 2008.

COMPTROLLER AND ECONOMIC DEVELOPMENT DIRECTOR

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 THE OFFICE UP TO AND INCLUDING THE YEAR OF 2008.

Paula J. Youngquist
SKAGIT COUNTY TREASURER

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 FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 15th DAY OF July, 2008.

Clifford Stickle
CITY TREASURER



SHORT PLAT NO. LU - 06 - 060

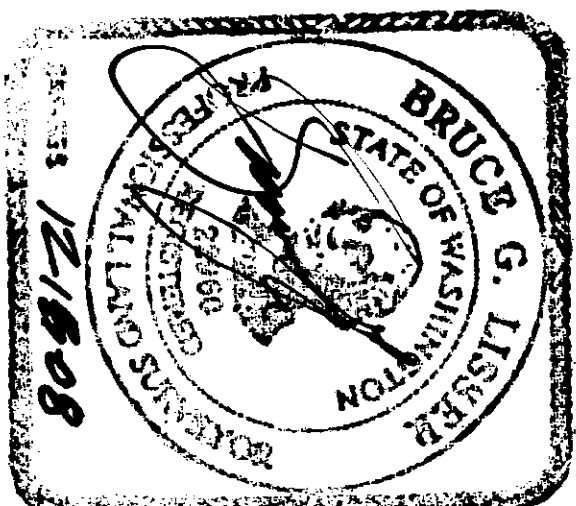
SHEET 1 OF 3

DATE: 3/3/08

SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, N.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: S & B LAND, LLC

BRUCE E. LISSER, P.L.S., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0561
EMAIL BRUCE@LISSER.COM

DATE: MARCH 31, 2008



FB 244 PG 50
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: N/A
DRAWING: 05-006BSP

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING 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, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ADJUTING 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

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PJ&T SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CO. AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE LOTS AS SHOWN AS UTILITY EASEMENTS HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, EXTURES AND APPURTENANCES ATTACHED HERETO, 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 OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

WATER PIPELINE EASEMENT

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESSES TO AND EGRESSES FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES, A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL, TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

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

SANITARY SEWER EASEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF MOUNT VERNON IN THE AREA DESIGNATED AS A SANITARY SEWER EASEMENT IN WHICH, TO CONSTRUCT, MAINTAIN, REPLACE OR RECONSTRUCT SANITARY SEWER FACILITIES, FOR THE PURPOSE OF PROVIDING SANITARY SEWER TO THIS SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF INGRESSES AND EGRESSES TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE EMPLOYMENT OF THE EASEMENT HEREBY GRANTED.

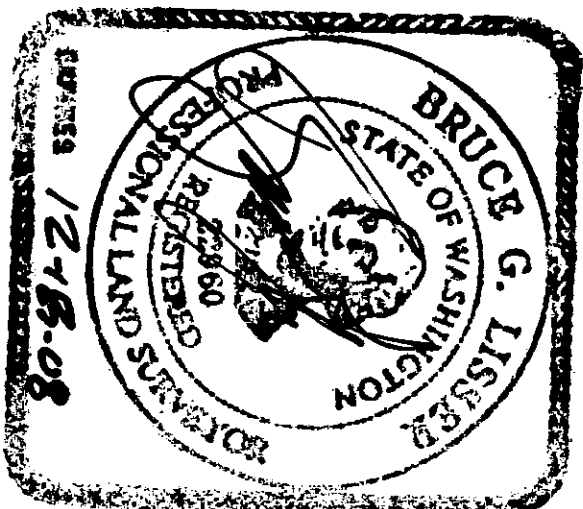
THERE IS HEREBY RESERVED FOR THE GRANTORS, THEIR HEIRS, AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTORS, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE DESCRIBED WORK OF IMPROVEMENT.

THE GRANTORS, OR THEIR ASSIGNS, SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS OR IMPROVEMENTS WHICH WOULD RESTRICT ACCSES, UPON THE ABOVE DESCRIBED PREMISES.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: C-1 COMMERCIAL LIMITED INDUSTRIAL
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM DRAINAGE: CITY OF MOUNT VERNON
4. WATER: PUD. NO. 1.
5.
 - - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER 1556R 22460
 - O - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEARING = NORTH 0°17'43" WEST
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT 8-73 (COPY AVAILABLE IN THE RECORDS OF SKAGIT COUNTY PUBLIC WORKS, NOT RECORDED), AND RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 4907070046 AND 4601050023, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, TITLE REPORT, ORDER NO. B942474, DATED AUGUST 28, 2007.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITOR'S FILE NUMBERS 2007082260078 AND 2007082260074
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: S & B LAND, LLC, A WASHINGTON LIMITED LIABILITY CO.
C/O 16445 DIKE ROAD
MOUNT VERNON WA 98273
PHONE: (360) 424-6022
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
15. ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD AND STORM DRAINAGE SYSTEM WITHIN THIS SHORT PLAT (TRACTS X AND Y) ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY SHALL BE SHARED EQUALLY BY OWNERS BASED ON USAGE.
16. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET CONTAINED WITHIN TRACT Y AND PROVIDING ACCESS TO THE PROPERTY IN THIS SHORT PLAT. THE PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR LOT OWNERS WITHIN THIS SHORT PLAT. NO PRIVATE STREET WILL BE ACCEPTED BY THE CITY UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND/OR FIRE CHIEF.
17. WETLANDS SHOWN HEREON ARE AS DELINEATED BY SKAGIT WETLANDS AND CRITICAL AREAS, INC. THE WETLANDS HAVE AN AREA OF 4.045+/- SQ. FT. (BELOW THE CITY OF MOUNT VERNON THRESHOLD) AND THEREFORE DO NOT REQUIRE BUFFERING. SEE REPORT PREPARED BY SKAGIT WETLANDS AND CRITICAL AREAS, INC. FOR ADDITIONAL INFORMATION. THE PROJECT SEPA STATES THAT THE WETLANDS ARE PROPOSED TO BE FILLED. ALL PERMITTING MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY PROPOSED FILL ACTIVITY. CONTACT THE CITY OF MOUNT VERNON DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT FOR PERMITTING PROCEDURE REQUIREMENTS.
18. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
19. PROPERTY IS LOCATED IN FLOOD ZONE AO (DEPTH 2) AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151 0425 C DATED JANUARY 3, 1985. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
20. BENCHMARK: US665 6456, BRASS DISK ON CONCRETE BASE
ELEVATION = 1.00 NGVD'24
21. AN OWNER'S ASSOCIATION IS TO BE ESTABLISHED FOR ALL PROPERTIES WITHIN THIS SHORT PLAT. THE ASSOCIATION WILL HAVE THE RESPONSIBILITY OF MAINTAINING THE PRIVATE ROADWAY, PRIVATE STORM DRAINAGE FACILITY AND ESTABLISH COVENANTS FOR THE DEVELOPMENT OF THE PROPERTY. SEE A.F. NO. 200801290145 FOR SPECIFIC DETAILS.
22. AN EASEMENT AREA IS HEREBY PROVIDED, AS SHOWN, ON A PORTION OF LOT 4 FOR THE PLACEMENT OF A FREE STANDING SIGN TO ADVERTISE BUSINESSES ON LOTS 1 - 6 PER CITY OF MOUNT VERNON CODE 17B7.090(C). THE SIGN SHALL BE SIZED FOR THE INCLUSION OF ALL SIX LOTS. THE COST OF CONSTRUCTION AND MAINTENANCE OF THE SHARED SIGN SHALL BE BORNE BY THE LOT OWNERS AS SET FORTH IN THE COVENANTS. NO ADDITIONAL FREE STANDING SIGN WILL BE ALLOWED ON LOT 4, ONLY ADDITIONAL WALL AND MARQUEE SIGNAGE WILL BE ALLOWED PER MOUNT VERNON CODE 17B7.090(C)4.

23. ACCESS TO LOT 1 SHALL BE OFF OF OLD HIGHWAY 94 SOUTH UNLESS OR UNTIL REQUIRED ROAD IMPROVEMENTS TO HICKOX ROAD ARE CONSTRUCTED.
24. CRITICAL AREA BUFFER - THERE IS AN EXISTING MAN-MADE DRAINAGE FACILITY THAT IS IDENTIFIED AS A TYPE III STREAM BY THE DEPARTMENT OF NATURAL RESOURCES LOCATED ADJACENT TO THE SOUTHEAST CORNER OF THE DEVELOPMENT. A STREAM RESTORATION AND MITIGATION PLAN WAS SUBMITTED AND APPROVED THAT ALLOWS FOR A REDUCTION OF THE STANDARD 50-FOOT WIDE BUFFER TO A 25-FOOT WIDE BUFFER. THE 25 FOOT CRITICAL AREA BUFFER SHOWN ON LOT 1 SHALL BE PLANTED AND MAINTAINED PER THE APPROVED MITIGATION AND MONITORING PLANS. SEE REPORT ON FILE WITH THE CITY OF MOUNT VERNON COMMUNITY AND ECONOMIC DEVELOPMENT.



SHEET 2 OF 3

DATE: 3/31/08

SHORT PLAT NO. LV - 06 - 060

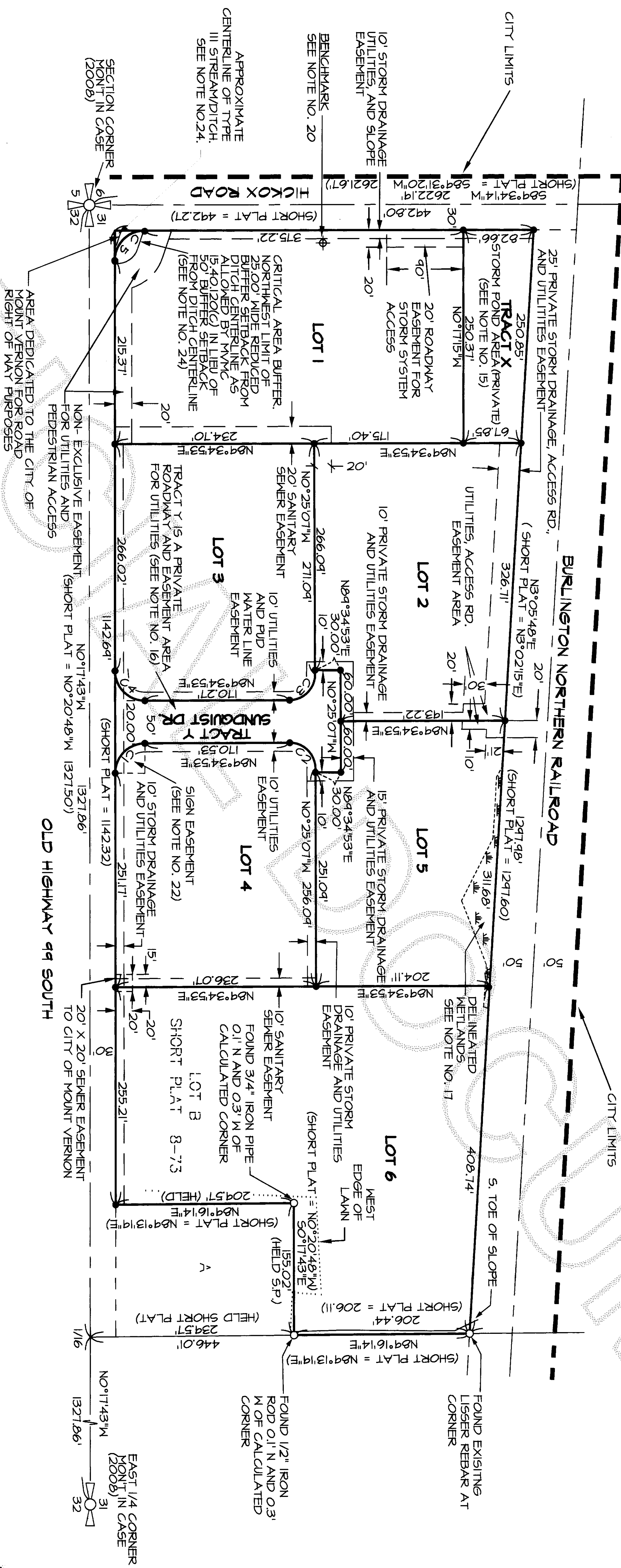
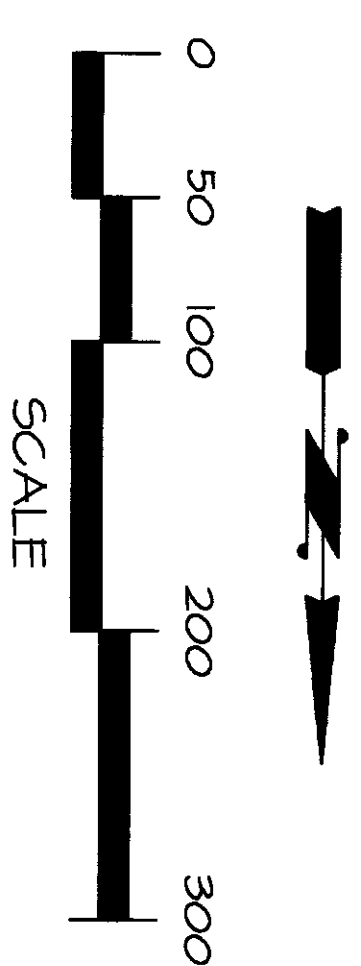
SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: S & B LAND, LLC

FB 244	PG 50	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 05-006BSP

ADJOINING PROPERTY OWNERS:

LOT A SHORT PLAT 8-73
LARRY FRIEND
4009 OLD HWY 99 SOUTH
MOUNT VERNON WA

UNPLATTED NORTH
ROBERT AND PAMELA BURKLAND
17285 BRITT ROAD
MOUNT VERNON WA



LOT AREA AND ADDRESS INFORMATION

LOT 1
4235 OLD HWY 99 SOUTH 102,402 SQ. FT.
WEST HICKOX ROAD
LOT 2
106 SUNDQUIST DRIVE 74,257 SQ. FT.
100 SUNDQUIST DRIVE 70,306 SQ. FT.
LOT 3
4219 OLD HIGHWAY 99 SOUTH
101 SUNDQUIST DRIVE 66,946 SQ. FT.
LOT 4
4175 OLD HIGHWAY 99 SOUTH
107 SUNDQUIST DRIVE 64,670 SQ. FT.
LOT 5
4103 OLD HIGHWAY 99 SOUTH 142,632 SQ. FT.
TRACT X STORM POND
18,841 SQ. FT.
TRACT Y
SUNDQUIST DRIVE (PRIVATE ROAD) 16,282 SQ. FT.

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	84°52'36"	54.90'	35.00'
C2	90°00'00"	47.12'	30.00'
C3	90°00'00"	47.12'	30.00'
C4	90°07'24"	55.05'	35.00'
C5	84°51'57"	54.90'	35.00'

SHEET 3 OF 3

DATE: 3/31/08

SHORT PLAT NO. LV - 06 - 060

SURVEY IN A PORTION OF
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKEGIT COUNTY, WASHINGTON
FOR: S & B LAND, LLC

