

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, A WASHINGTON MUNICIPAL CORPORATION, OWNER IN THE FREE SIMPLE OF THE LAND HEREBY PLATTED, DECLARES THIS BINDING SITE PLAN AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ANY PUBLIC STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

DATED THIS 26 DAY OF JUNE, 2008.

SKAGIT COUNTY PUBLIC HOSPITAL
DISTRICT NO. 1

BY:

PRINT NAME: Gregg Davidson

TITLE: CEO

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Gregg Davidson

IS THE

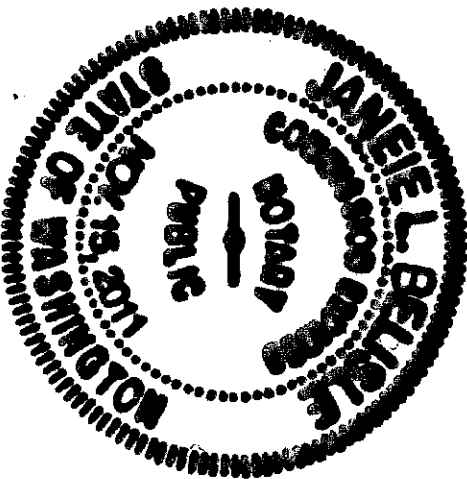
PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

CEO

OF SKAGIT

COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, A WASHINGTON MUNICIPAL CORPORATION, IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 26, 2008



Janeie L. Belisle
SIGNATURE

NOTARY PUBLIC Janeie L. Belisle
MY APPOINTMENT EXPIRES 11-15-11
RESIDING IN Mount Vernon

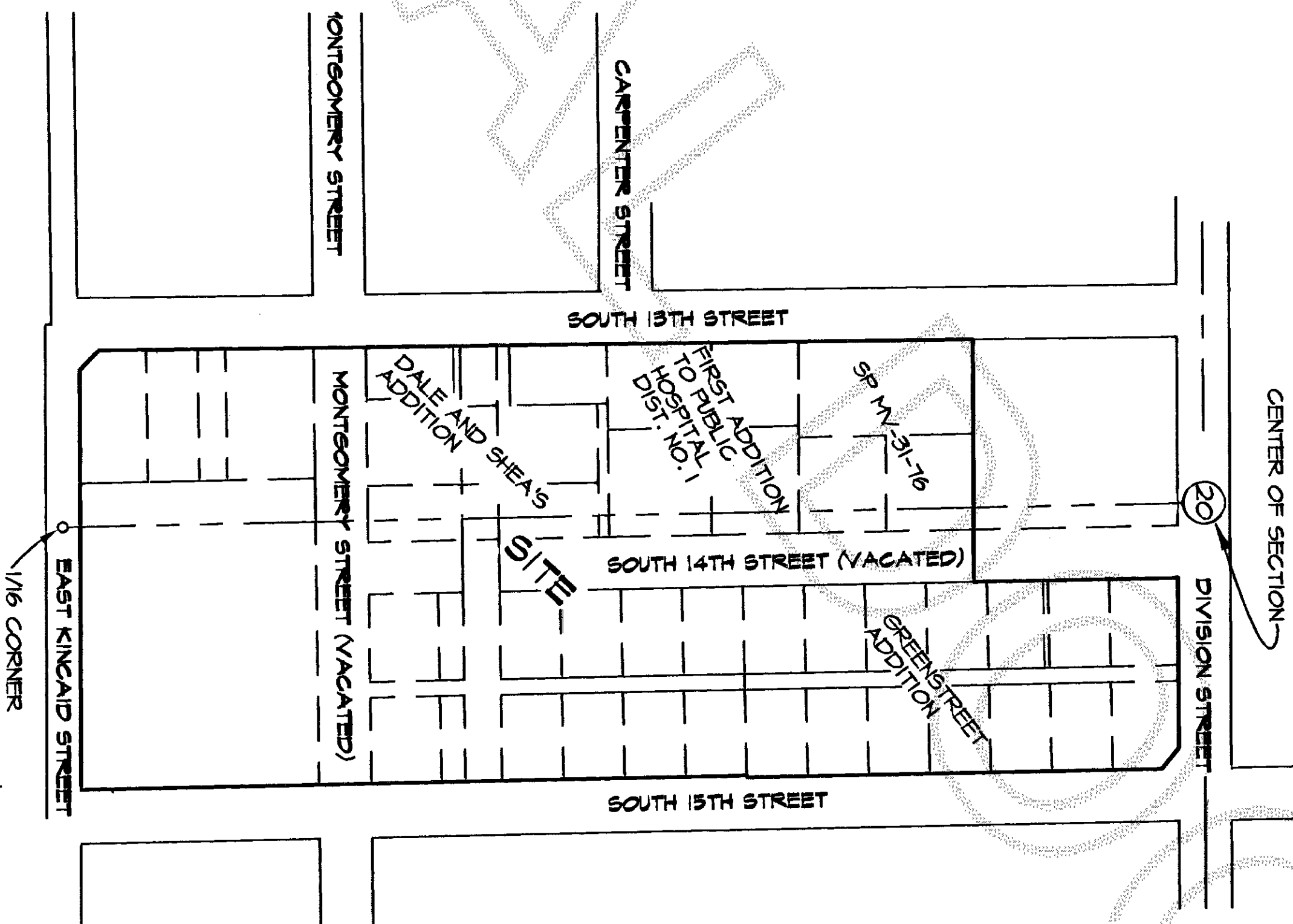
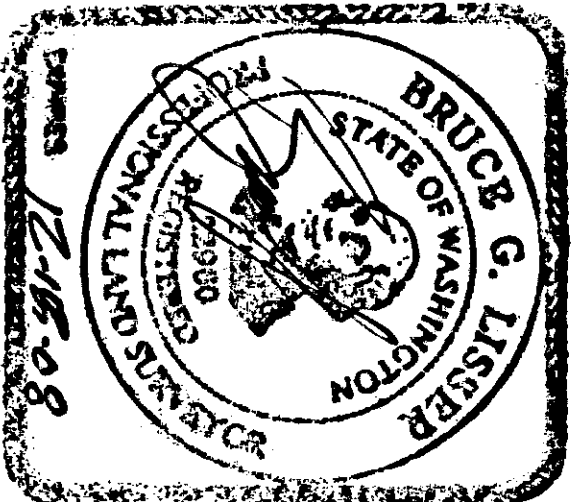
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE MOUNT VERNON BINDING SITE PLAN ORDINANCE.

BRUCE G. LISSEY, PLS, CERTIFICATE NO. 22960

DATE: June 23, 2008

BRUCE G. LISSEY & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON, WA 98275
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSEY.COM



200808120050
Skagit County Auditor
8/12/2008 Page 1 of 9 9:56AM

AUDITOR'S CERTIFICATE

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

J. Youngquist
SKAGIT COUNTY AUDITOR

Mary Jones
DEPUTY

TREASURER'S CERTIFICATE

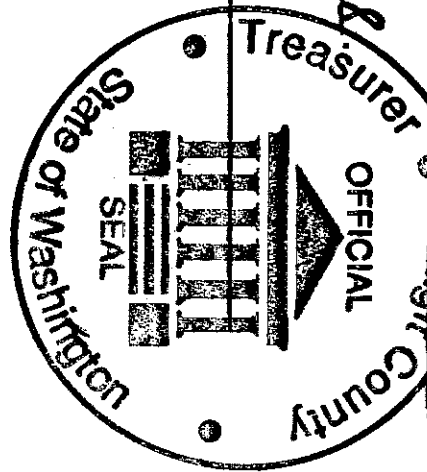
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2008.

TREASURER OF SKAGIT COUNTY

THIS 25th DAY OF June, 2008

John 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 OF OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 24th DAY OF July, 2008

Alicia Stinch
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF July, 2008

Robert J. Smith
ASSISTANT CITY ENGINEER

David Smith
CITY MAYOR

ATTEST: CITY FINANCE DIRECTOR

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 15th DAY OF July, 2008.

David Smith
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SHEET 1 OF 9

DATE: 06/23/08

BINDING SITE PLAN NO. LU-08-035

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 294	PG 15	LISSEY & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-419-7442	DRAWING: 05-030BSP

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 2. ZONING, HD - HEALTH CARE DEVELOPMENT DISTRICT
CITY OF MOUNT VERNON DEVELOPMENT STANDARDS, (CHAPTER 17.35)
A. MINIMUM LOT AREA: NONE
 3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON PUBLIC SEWER
 4. STORM SEWER: ON-SITE CONVEYANCE AND DETENTION SYSTEM
DESIGNED TO CITY OF MOUNT VERNON STANDARDS.-
 5. WATER: P.U.D. NO. 1 OF SKAGIT COUNTY
 6. ● - INDICATES IRON ROD SET WITH YELLOW CAP INSCRIBED
LISSEY 22460
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
 7. MERIDIAN: ASSUMED
 8. BASIS OF BEARING: MONUMENTED CENTERLINE OF 15TH STREET
BETWEEN DIVISION STREET AND MONTGOMERY STREET PER RECORD OF
SURVEY RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO.
9608160105
BEARING = SOUTH 1°11'17" EAST
 9. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF
DALE AND SHEAS ADDITION TO THE CITY OF MOUNT VERNON, RECORDED
IN VOLUME 3 OF PLATS, PAGE 68, PLAT OF GREENSTREET ADDITION,
MOUNT VERNON, WASH, RECORDED IN VOLUME 7 OF PLATS, PAGE 6;
PLAT OF FIRST ADDITION, PUBLIC HOSPITAL DISTRICT NO. 1, MOUNT
VERNON WASHINGTON, RECORDED IN VOLUME 12 OF PLATS, PAGE 28;
SHORT PLAT NO. MV-31-16, RECORDED UNDER AUDITORS' FILE NO.
842941; AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS
FILE NUMBERS 9108160085 AND 9608160105, ALL IN RECORDS OF
SKAGIT COUNTY, WASHINGTON.
 10. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY,
SECOND REVISED AMENDED SUBDIVISION GUARANTEE ORDER NO. 115161-
5, DATED NOVEMBER 27, 2007.
 11. THE PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES
AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE
REFERENCED TITLE REPORT INCLUDING THOSE INSTRUMENTS RECORDED
UNDER AUDITORS' FILE NUMBERS: 853418, 851460, 9008020012,
841210021, 840402, 9608160105, 9702130048, 20010050005,
961010047, 8602200023, 9708040103, 9709030070, 9112030062,
200507180064, 200512140011, 200606060090, 20060410016,
8410300002, 8501230014, 200507050155, 200512140010,
200601090167, 200609070012 AND ALSO AUDITORS' FILE NO.
20080910143.
 12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
 13. SURVEY PROCEDURE: FIELD TRAVERSE
 14. OWNER/DEVELOPER: SKAGIT COUNTY PUBLIC HOSPITAL
DISTRICT NO. 1
1415 KINCAID STREET
MOUNT VERNON WA 98273
PHONE (360) 424-4111
 15. LOTS IN THIS BINDING SITE PLAN MAY BE SUBJECT TO IMPACT
FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 16. LOCATIONS OF EXISTING UTILITIES AND SITE IMPROVEMENTS
HAVE BEEN OBTAINED FROM THE LAND OWNER AND/OR AVAILABLE
RECORDS AND ARE SHOWN FOR CONVENIENCE.
- UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE
FOLLOWING SOURCES:
- GAS (-G-) CASCADE NATURAL GAS CO.
1520 S. SECOND ST, MOUNT VERNON WA 98273
(360) 336-6155
- WATER (-W-) PUBLIC UTILITY DISTRICT NO. 1
1415 FREEMAN DRIVE, MOUNT VERNON WA 98273
(360) 424-7104
- SANITARY SEWER (-S-) CITY OF MOUNT VERNON
ENGINEERING DEPARTMENT
(360) 336-6204

NOTES CONT

- STORM SEWER (-D-) CITY OF MOUNT VERNON
ENGINEERING DEPARTMENT
(360) 336-6204
- BURIED TELEPHONE (-BURIED TEL-) VERIZON
PEASE RD, BURLINGTON WA 98233
(360) 757-1620
- ELECTRICAL (-P-) PUGET SOUND ENERGY
1700 E COLLEGE WAY, MOUNT VERNON WA 98273
(360) 336-4604
- TELEVISION (-CABLE-) COMCAST CORPORATION
717 BENNETT RD, BURLINGTON WA 98233
(360) 757-2877

17. THERE SHALL EXIST FOR THE BENEFIT OF THE CITY OF MOUNT
VERNON, ALL UTILITY COMPANIES AND ALL THE RESPECTIVE LOT OWNERS,
SUCCESSORS IN INTEREST AND ASSIGNEES SHOWN HEREON THE RIGHT OF
INGRESS AND EGRESS OVER, UNDER AND ACROSS THE PRIVATE ROADWAY AND
PARKING AREAS, TOGETHER WITH THE RIGHTS TO INSTALL AND MAINTAIN
NECESSARY UTILITIES THEREIN. COST OF MAINTENANCE OF SAID PRIVATE
ROADWAY, PARKING AREAS AND UTILITIES SHALL BE SHARED EQUALLY BY
ALL LOT OWNERS UNLESS OTHERWISE AGREED.
18. THE DRAINAGE SYSTEM, AS SHOWN HEREON, IS PER PAGE
ENGINEERING, SEE APPROVED AS-BUILT PLANS AND REPORTS AVAILABLE AT
THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC
DEVELOPMENT. THE DRAINAGE SYSTEM LOCATED WITHIN THIS BINDING SITE
PLAN IS PRIVATE. THE MAINTENANCE OF THE SYSTEM SHALL BE THE
RESPONSIBILITY OF THE LOT OWNERS.
19. THE EXISTING PARKING AND LANDSCAPING WITHIN THIS BINDING SITE PLAN
WERE DESIGNED TO MEET THE REQUIRED AMOUNTS FOR THE CURRENT USES
WITHIN THIS BINDING SITE PLAN. BEFORE PERMITS ARE ISSUED FOR ANY NEW
CONSTRUCTION, REMODEL OR CHANGE IN USE FOR ANY LOT, THE DEVELOPER
SHALL BE REQUIRED TO DEMONSTRATE THAT THE MINIMUM PARKING AND
LANDSCAPING REQUIREMENTS FOR THE ENTIRE BINDING SITE PLAN CAN STILL BE
MET.
20. THE PARKING WITHIN THIS BINDING SITE PLAN IS SHARED BY ALL SIX LOTS.
IF ANY LOT IS SOLD BY THE SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1 A
PARKING AGREEMENT AND/OR EASEMENT MAY NEED TO BE CREATED.
21. THE MAINTENANCE RESPONSIBILITY FOR ALL LANDSCAPING WITHIN THIS
BINDING SITE PLAN SHALL BE SHARED BY ALL LOTS WITHIN THIS BINDING SITE
PLAN.
22. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE
INCLUDED IN ALL DEEDS AND CONTRACTS.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF
MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY,
VERIZON CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE
EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES, AS SHOWN OF ALL
LOTS AND TRACTS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE
OF THE BINDING SITE PLAN, 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 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 OWNED IN THE SUBDIVISION BY THE EXERCISE OF
RIGHTS AND PRIVILEGES HEREIN GRANTED.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SKAGIT
COUNTY PUBLIC HOSPITAL DISTRICT NO. 1, A WASHINGTON MUNICIPAL
CORPORATION, THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT
NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP.,
AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND
ASSIGNS UNDER AND UPON ALL LOTS AND TRACTS AND OTHER UTILITY
EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, 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 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,

EASEMENTS CONT

WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR
ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNED IN
THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN
GRANTED. RIGHT OF WAYS SHALL BE CENTERED ALONG THE AS-
CONSTRUCTED UTILITIES WHEN LOCATED OUTSIDE OF A ROADWAY OR UTILITY
EASEMENT USING THE FOLLOWING WIDTHS:

PRIVATE WATER: 10-FEET (5-FEET LEFT AND RIGHT OF PIPE)
PUBLIC WATER: 20-FEET (10-FEET LEFT AND RIGHT OF PIPE)
SANITARY SEWER: 20-FEET (10-FEET LEFT AND RIGHT OF PIPE) (MAIN LINE ONLY)
STORM DRAINAGE: 10-FEET (5-FEET LEFT AND RIGHT OF PIPE)
POWER, TELEPHONE, TV: 10-FEET (5-FEET LEFT AND RIGHT OF LINE)
NATURAL GAS: 10-FEET (5-FEET LEFT AND RIGHT OF PIPE)

PRIVATE DRAINAGE AND SEWER EASEMENTS

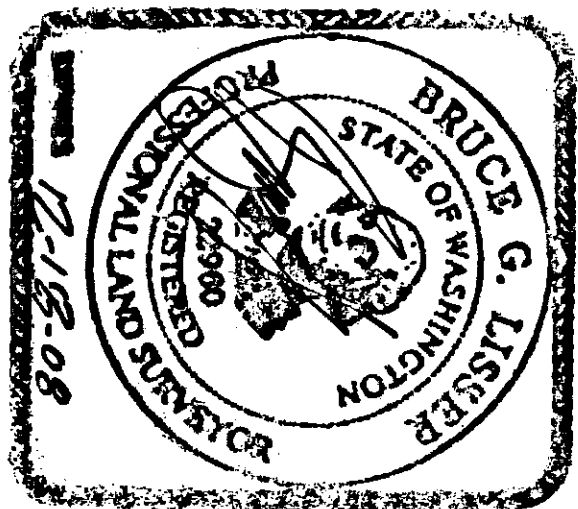
EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF
AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING
PRIVATE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE OR
PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE EASEMENTS
ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF
AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND
FUTURE OWNERS OF THE 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.

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 INGRESS TO
AND EGRESS 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.



SHEET 2 OF 4

6-23-08

DATE: 06/23/08

BINDING SITE PLAN NO. LV-08-035

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41 Pg 24	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-7442	SCALE: N/A DRAWING: 05-030BSP
MERIDIAN: ASSUMED		

008 Page 3 of 9

3 of 9 9:56AM

SANITARY SEWER EASEMENT

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.

LEGAL DESCRIPTION

INTENTIONALLY OMITTED

PARCEL "B", MOUNT VERNON SHORT PLAT NO. 1V-31-16, APPROVED SEPTEMBER 14, 1976, RECORDED SEPTEMBER 21, 1976 IN BOOK 1 OF SHORT PLATS, PAGE 173, UNDER AUDITORS' FILE NO. 842991, AND BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

THE NORTH-2/2 OF TRACT "A" OF MOUNT VERNON SHORT PLAT NO. NV-31-176, APPROVED SEPTEMBER 14, 1976 AND RECORDED SEPTEMBER 21, 1976, IN VOLUME 1 OF SHORT PLATS, PAGE 173, UNDER AUDITORS' FILE NO. 842941, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, 12M, AND OF TRACT "A" OF "GREENSTREET ADDITION, MOUNT VERNON, WASH.," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE SOUTH 1/2 OF TRACT "A" OF SHORT PLAT NO. MV-31-16, APPROVED SEPTEMBER 14, 1976 AND RECORDED SEPTEMBER 21, 1976 UNDER AUDITORS FILE NO. 842491 AND BEING A PORTION OF TRACT "A", "GREENSTREET ADDITION" AND A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, MN.

LOTS 1, 2, 3 AND 4, "FIRST ADDITION PUBLIC HOSPITAL DISTRICT NO. 1, MOUNT VERNON, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE NORTH 165 FEET OF THE WEST 16 FEET OF TRACT 2 AND THE NORTH 105 FEET OF THAT PORTION OF TRACT 3, LYING EASTERLY OF 13TH STREET AS CONVERTED TO THE CITY OF MOUNT VERNON BY DEED DATED JANUARY 7, 1956, RECORDED MAY 21, 1956, IN VOLUME 278 OF DEEDS, PAGE 513, UNDER AUDITOR'S FILE NO. 536371, ALL IN 'DALE AND SNEAS ADDITION TO THE CITY OF MT. VERNON." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON,

PARCEL "I" (P-52635 AND P-52959)

EXCEPT THE WEST 10 FEET OF THE NORTH 170 FEET OF SAID TRACT 2,

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITOR'S FILE NO. 8412110021.

THE NORTH 5 FEET OF TRACTS 1 AND 2, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 10 FEET OF SAID TRACT 2.

THE NORTH 12 FEET OF THE SOUTH 271 FEET OF TRACT "A,"
"GREENSTREET ADDITION, MOUNT VERNON, WASH.," AS PER PLAT RECORDED
IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

THOSE PORTIONS OF LOTS 2 AND 3, BLOCK 1, "DALE AND SHEAS, ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 100 FEET NORTH OF MONTGOMERY STREET ON THE EAST LINE OF LOT 3;
THENCE NORTH 65 FEET ALONG THE EAST LINE OF LOT 3;
THENCE WEST TO 13TH STREET;
THENCE SOUTH 65 FEET, ALONG THE EAST LINE OF 13TH STREET;
THENCE EAST TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT A POINT 100 FEET NORTH OF MONTGOMERY STREET ON THE WEST LINE OF LOT 2;
THENCE EAST 10 FEET;
THENCE NORTH 65 FEET PARALLELING THE WEST LINE OF LOT 2;
THENCE WEST 10 FEET TO THE WEST LINE OF LOT 2;
THENCE SOUTH 65 FEET ALONG THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED
RECORDED DECEMBER 11, 1984, UNDER AUDITOR'S FILE NO. 842110021.

THAT PORTION OF THE SOUTH 100 FEET OF TRACT 3, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SOUTH 100 FEET OF TRACT 3, WHICH IS 54.31 FEET WEST OF THE EAST LINE OF SAID TRACT AS MEASURED ALONG SAID NORTH LINE, TO A POINT ON THE SOUTH LINE OF SAID TRACT, WHICH IS 54.86 FEET WEST OF THE SOUTHEAST CORNER THEREOF, AS MEASURED ALONG SAID SOUTH LINE.

PARCEL "N" (P-26954)

ALSO INCLUDED IS THE PORTION OF THE ALLEY, BETWEEN THE NORTH LINE OF MONTGOMERY STREET AND THE NORTH LINE OF TRACT 15, IF PROJECTED EASTERLY TO THE PLAT OF 'GREENSTREET ADDITION, MOUNT VERNON, WASH.', AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITOR'S FILE NO. 8412100021,

ALSO EXCEPT THE EASTERLY 2.00 FEET AND THE WEST 10.00 FEET
CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO
200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TRACT 16, EXCEPT THE EAST 50 FEET, ALSO EXCEPT THE WEST 10 FEET THEREOF; DALE AND SHEA'S ADDITION TO THE CITY OF MT. VERNON; PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKEGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 6, 1957, UNDER AUDITOR'S FILE NO. 547256,

ALSO THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11TH M., DESCRIBED AS FOLLOWS:

BEGINNING A THE SOUTHWEST CORNER OF TRACT 16, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE SOUTH ALONG THE EAST LINE OF TRACT 15 IN SAID PLAT, 32.03 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF TRACT 16, 158 FEET, MORE OR LESS, TO A POINT 50 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, 32.03 FEET TO THE SOUTH LINE OF TRACT 16, THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT 16, TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 6, 1957, UNDER AUDITORS FILE NO. 547255,

ALSO EXCEPT THE WEST 10.00 FEET THEREOF CONVEYED BY DEED RECORDED
JUNE 5, 2007 UNDER AUDITOR'S FILE NO. 200706050112, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

THE EAST 50 FEET OF TRACT 16, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO THE EAST 50 FEET OF THE SOUTH 208.71 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., EXCEPT THE SOUTH 175 FEET THEREOF.

EXCEPT THAT PORTION, IF ANY, CONVEYED BY DEED RECORDED JUNE 5 2007 UNDER AUDITOR'S FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

DATE: 06/23/08

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO.

FB 41 Pg 29	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-17442	SCALE: N/A
MERIDIAN: ASSUMED		DRAWING: 05-030B5P

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN

LEGAL DESCRIPTION CONT

PARCEL "Q" (P-26709)

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF TRACT 15, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH IS 32.03 FEET SOUTH OF THE SOUTHWEST CORNER OF TRACT 16, IN SAID PLAT;
THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 15 A DISTANCE OF 54 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 158 FEET, MORE OR LESS, TO A POINT 50 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 54 FEET TO A POINT ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION AND WHICH INTERSECTS THE POINT OF BEGINNING;
THENCE WEST ALONG SAID PARALLEL LINE 158 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE WEST 10.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "R" (P-26708)

THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 15, "DALE AND SHEAS ADDITION TO THE CITY OF MT. VERNON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 15 A DISTANCE OF 76.44 FEET, MORE OR LESS, TO A POINT 91.03 FEET SOUTH OF THE SOUTHWEST CORNER OF TRACT 16, IN SAID DALE AND SHEAS ADDITION;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 158 FEET, MORE OR LESS, TO A POINT ON A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 76 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF KINCAID STREET EXTENDED EAST AS SHOWN ON SAID PLAT OF DALE AND SHEAS ADDITION AT A POINT NORTH 84°07'53" EAST 158.71 FEET FROM THE POINT OF BEGINNING;
THENCE SOUTH 84°07'53" WEST ALONG SAID NORTH LINE OF KINCAID STREET AS 50 EXTENDED 158.71 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 12, 1957, UNDER AUDITORS FILE NO. 554568.

PARCEL "S" (PORTIONS OF P-26711 AND P-26713)

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH ALONG THE EAST LINE THEREOF 175 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 175 FEET TO THE SOUTH LINE THEREOF;
THENCE EAST 50 FEET TO THE POINT OF BEGINNING XC
or
EXCEPT THAT PORTION DEEDED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 6, 1957, UNDER AUDITORS FILE NO. 547255.

PARCEL "T" (P-26452)

THAT PORTION OF THE WEST 330 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF THE SOUTH LINE OF MONTGOMERY STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON (EXTENDED EAST),

EXCEPT THE EAST 30 FEET.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED FEBRUARY 6, 1957, UNDER AUDITORS FILE NO. 547255.

TOGETHER WITH THAT PORTION OF SOUTH 15TH STREET ADJACENT THERETO AS VACATED BY ORDER NO. 1207 AND RECORDED AUGUST 13, 1956, UNDER AUDITORS FILE NO. 540010.

ALSO EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION CONT

PARCEL "U" (P-52430)

LOT 1, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A TRIANGULAR PORTION OF LAND COMMENCING AT THE TRUE POINT OF BEGINNING A POINT ON THE SOUTH RIGHT OF WAY MARGIN OF EAST DIVISION STREET BEING 15 FEET WESTERLY OF THE WEST RIGHT OF WAY MARGIN OF SOUTH 15TH STREET AS MEASURED AT RIGHT ANGLES;
THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY MARGIN TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY MARGIN OF EAST DIVISION STREET AND THE WEST RIGHT OF WAY MARGIN OF SOUTH 15TH STREET;
THENCE SOUTHERLY ALONG THE SAID WEST RIGHT OF WAY MARGIN OF SOUTH 15TH STREET TO A POINT 15 FEET SOUTHERLY OF THE SOUTH RIGHT OF WAY MARGIN OF EAST DIVISION STREET AS MEASURED AT RIGHT ANGLES;
THENCE ALONG A DIAGONAL TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050111, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF EAST DIVISION STREET AND SOUTH 15TH STREET;
THENCE SOUTH 01°16'58" EAST ALONG THE CENTERLINE OF SAID SOUTH 15TH STREET FOR A DISTANCE OF 44.53 FEET;
THENCE SOUTH 88°43'02" WEST 30.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, THE WEST MARGIN OF SAID SOUTH 15TH STREET AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 50°57'02" WEST FOR A DISTANCE OF 31.48 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 AND THE SOUTH MARGIN OF EAST DIVISION STREET;
THENCE NORTH 84°36'40" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 4.00 FEET;
THENCE SOUTH 45°50'10" EAST FOR A DISTANCE OF 21.38 FEET;
THENCE SOUTH 01°16'58" EAST ALONG THE WEST MARGIN OF SAID SOUTH 15TH STREET FOR A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "V" (P-52431)

LOT 2, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "W" (P-52432)

LOT 3, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "X" (P-52433)

LOT 4, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "Y" (P-52434)

LOT 5, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "Z" (P-52435)

LOT 6, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT NGXC RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON AND TO

LEGAL DESCRIPTION CONT

PARCEL "AA" (P-52436)

LOT 7, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "BB" (P-52437)

LOT 8, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "CC" (P-52438)

LOT 9, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "DD" (P-52439)

LOT 10, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "EE" (P-52440)

LOT 11, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITORS FILE NO. 841210021.

ALSO EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "FF" (P-52441)

LOT 12, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITORS FILE NO. 841210021.

ALSO EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVEYED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SHEET 4 OF 4

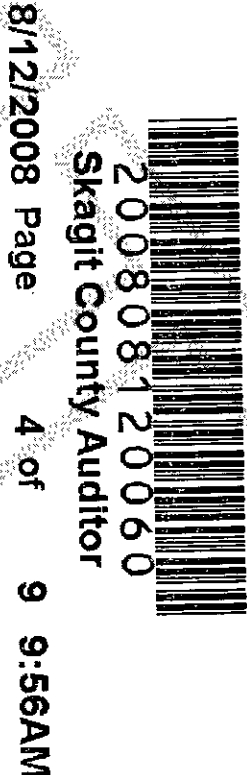
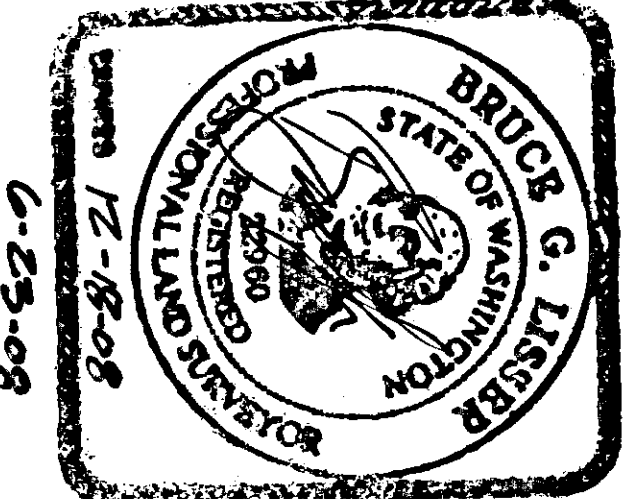
DATE: 06/23/08

BINDING SITE PLAN NO. LU-08-035

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41	Pg 24	LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7442	SCALE: N/A DRAWING: 05-03085P
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LEGAL DESCRIPTION CONT

PARCEL "GG" (P-529442)

LOT 13, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT THE EASTERLY 2.00 FEET THEREOF CONVERTED BY DEED RECORDED JUNE 5, 2007 UNDER AUDITORS' FILE NO. 200706050112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "HH" (P-529443)

LOT 14, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "II" (P-529444)

LOT 15, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVERTED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITORS' FILE NO. 841210021.

PARCEL "JJ" (P-529445)

LOT 16, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION, IF ANY, CONVERTED TO THE CITY OF MOUNT VERNON BY DEED RECORDED DECEMBER 11, 1984, UNDER AUDITORS' FILE NO. 841210021.

PARCEL "KK" (P-529446)

LOT 17, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "LL" (P-529447)

LOT 18, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "MM" (P-529448)

LOT 19, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "NN" (P-529449, P-529452 AND P-529454)

LOT 20, 21 AND 22, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH ALL OF THE 18.00 FOOT WIDE ALLEY ADJOINING LOTS 5, 6, 7, 20, 21, AND 22, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "OO" (P-529455)

LOT 23, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "PP" (P-529456)

LOT 24, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, XCEPT WASHINGTON.

EXCEPT THE NORTH 6 FEET THEREOF.

PARCEL "QQ" (P-529457)

THE NORTH 6 FEET OF LOT 24, AND ALL OF LOTS 25, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION CONT

PARCEL "RR" (P-529458)

LOT 26, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "SS"

THAT PORTION OF 14TH STREET LYING NORTHERLY OF THE NORTH LINE OF MONTGOMERY STREET AS CONVERTED TO THE CITY OF MOUNT VERNON BY BARGAIN AND SALE DEED RECORDED UNDER AUDITORS' FILE NO. 841210021 AND SOUTHERLY OF THE EASTERLY PROJECTION OF THE NORTH LINE OF LOT A, SHORT PLAT NO. MV-31-16, APPROVED SEPTEMBER 14, 1976 AND RECORDED SEPTEMBER 21, 1976 IN VOLUME 1 OF SHORT PLATS, PAGE 173, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "TT"

THAT CERTAIN 18.00 FOOT WIDE NORTH-SOUTH ALLEY IN "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION PREVIOUSLY VACATED BY CITY OF MOUNT VERNON ORDINANCE NO. 2791 AND CONVERTED TO SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1 BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 9705050094.

PARCEL "UU"

MONTGOMERY STREET RIGHT-OF-WAY BETWEEN THE EAST LINE OF 13TH STREET AND THE WEST LINE OF 15TH STREET AS CONVERTED TO THE CITY OF MOUNT VERNON BY BARGAIN AND SALE DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 841210021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 42.00 FEET OF THE SOUTH 150.00 FEET OF TRACTS 1 AND 2 AND OF THAT PORTION OF TRACT 3 LYING EAST OF 13TH STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON OF "DALE AND SHEAS ADDITION TO THE CITY OF MOUNT VERNON" AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 68, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE NORTH 42.00 FEET OF THE SOUTH 150.00 FEET OF TRACT "A" OF "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE NORTH 42.00 FEET OF THE SOUTH 150.00 FEET OF THAT PORTION OF 14TH STREET LYING NORTH OF THE ORIGINAL NORTH LINE OF MONTGOMERY STREET AS VACATED BY CITY OF MOUNT VERNON ORDINANCE NO. 2124 DATED JULY 11, 1984, THE NORTH 42.00 FEET OF THE SOUTH 150.00 FEET OF LOTS 14, 15 AND 16 AND LOTS 11, 12 AND 13 OF SAID, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", BEING THE APPROXIMATE, BUT NOT EXACT NORTH 42.00 TION FEET OF BOTH LOTS 12 AND 15, AND THE NORTH 42.00 FEET OF THE SOUTH 150.00 FEET OF THAT PORTION OF THE ALLEY LYING BETWEEN THE NORTH LINE OF SAID ORIGINAL MONTGOMERY STREET AND THE NORTH LINE OF LOT 15, IF PROJECTED EASTERLY, OF SAID, "GREENSTREET ADDITION, MOUNT VERNON, WASH.", AS VACATED BY CITY OF MOUNT VERNON ORDINANCE NO. 2124 DATED JULY 11, 1984.

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

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

SHEET 5 OF 9

DATE: 06/23/08

BINDING SITE PLAN NO. LU-08-035

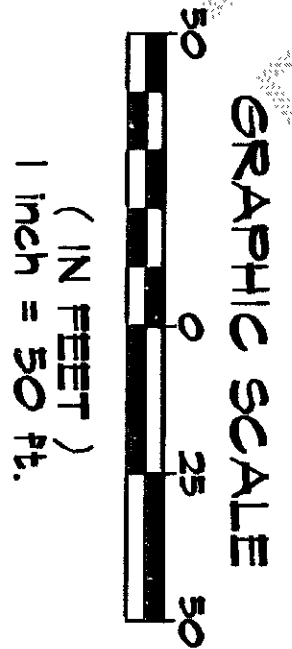
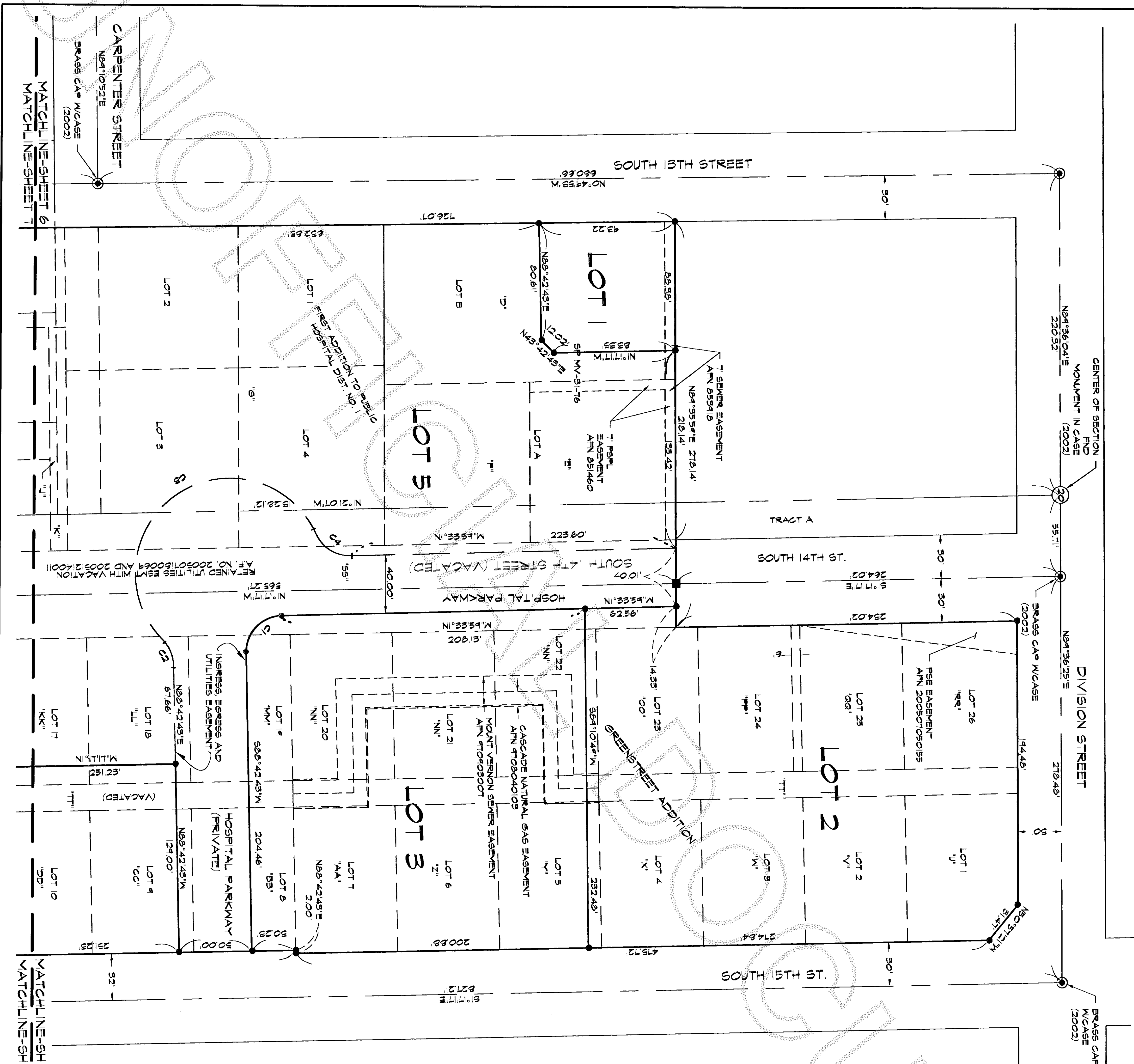
PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41	PG 29	LIGSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-448-7442	SCALE: N/A DRAWING: 05-030BSP
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SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN



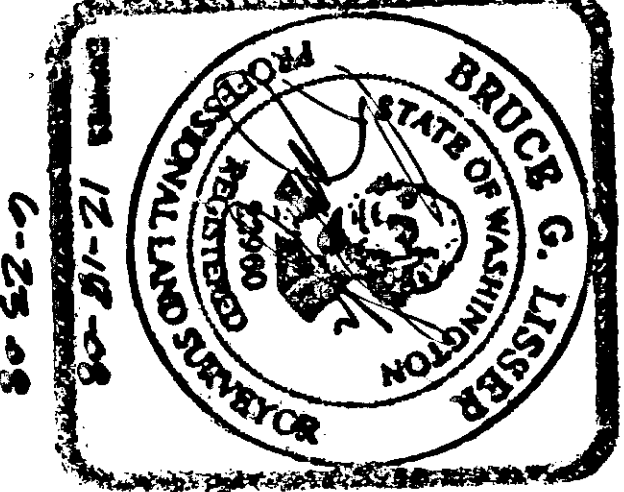
- LEGEND**
- FIND MONUMENT (AS NOTED)
 - INDICATES CONCRETE MONUMENT WITH CAP LIGGER 22960 SET IN CASE
 - INDICATES IRON ROD SET WITH YELLOW CAP INSCRIBED LIGGER 22960

LOT AREA AND ADDRESS INFORMATION

LOT 1	206 SOUTH 13TH STREET	8,176 SQ. FT.
LOT 2	110 SOUTH 14TH STREET	65,231 SQ. FT.
LOT 3	208 HOSPITAL PARKWAY	53,624 SQ. FT.
LOT 4	301 SOUTH 15TH STREET	32,408 SQ. FT.
LOT 5	1415 EAST KINCAID STREET	542,306 SQ. FT.
LOT 6	1311 EAST KINCAID STREET	10,337 SQ. FT.

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	89°43'18"	39.15'	25.00'
C2	43°56'27"	19.17'	25.00'
C3	200°39'04"	227.63'	65.00'
C4	66°59'19"	29.23'	25.00'



SHEET 6 OF 9
DATE: 06/23/08

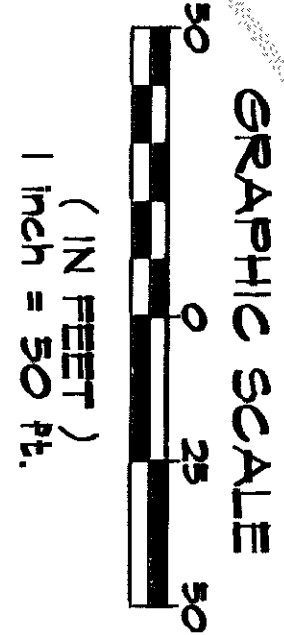
BINDING SITE PLAN NO. LU-08-035

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41 PG 29	LIGGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 509-414-7442	SCALE: N/A DRAWING: 000308BP
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SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN



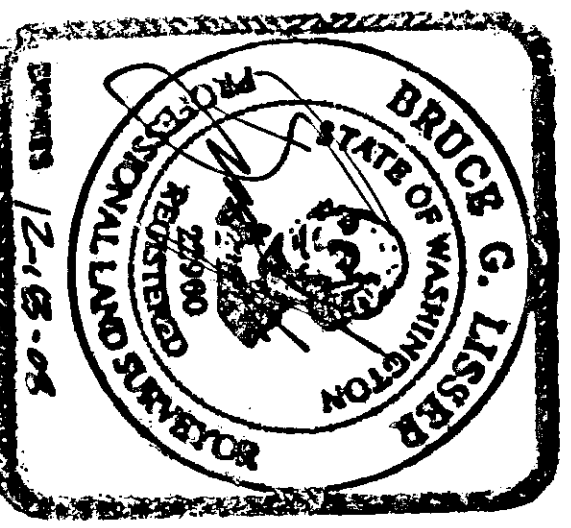
- LEGEND
- FIND MONUMENT (AS NOTED)
 - INDICATES IRON ROD SET WITH YELLOW CAP INSCRIBED LISBER 22460

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 1°16'52" E	4.17'
L-2	N 0°48'40" W	4.17'

LOT AREA AND ADDRESS INFORMATION

LOT 1	206 SOUTH 18TH STREET	8,116 SQ. FT.
LOT 2	110 SOUTH 14TH STREET	65,231 SQ. FT.
LOT 3	208 HOSPITAL PARKWAY	53,624 SQ. FT.
LOT 4	301 SOUTH 15TH STREET	32,408 SQ. FT.
LOT 5	1415 EAST KINCAID STREET	342,306 SQ. FT.
LOT 6	1311 EAST KINCAID STREET	10,537 SQ. FT.



SHEET 7 OF 9

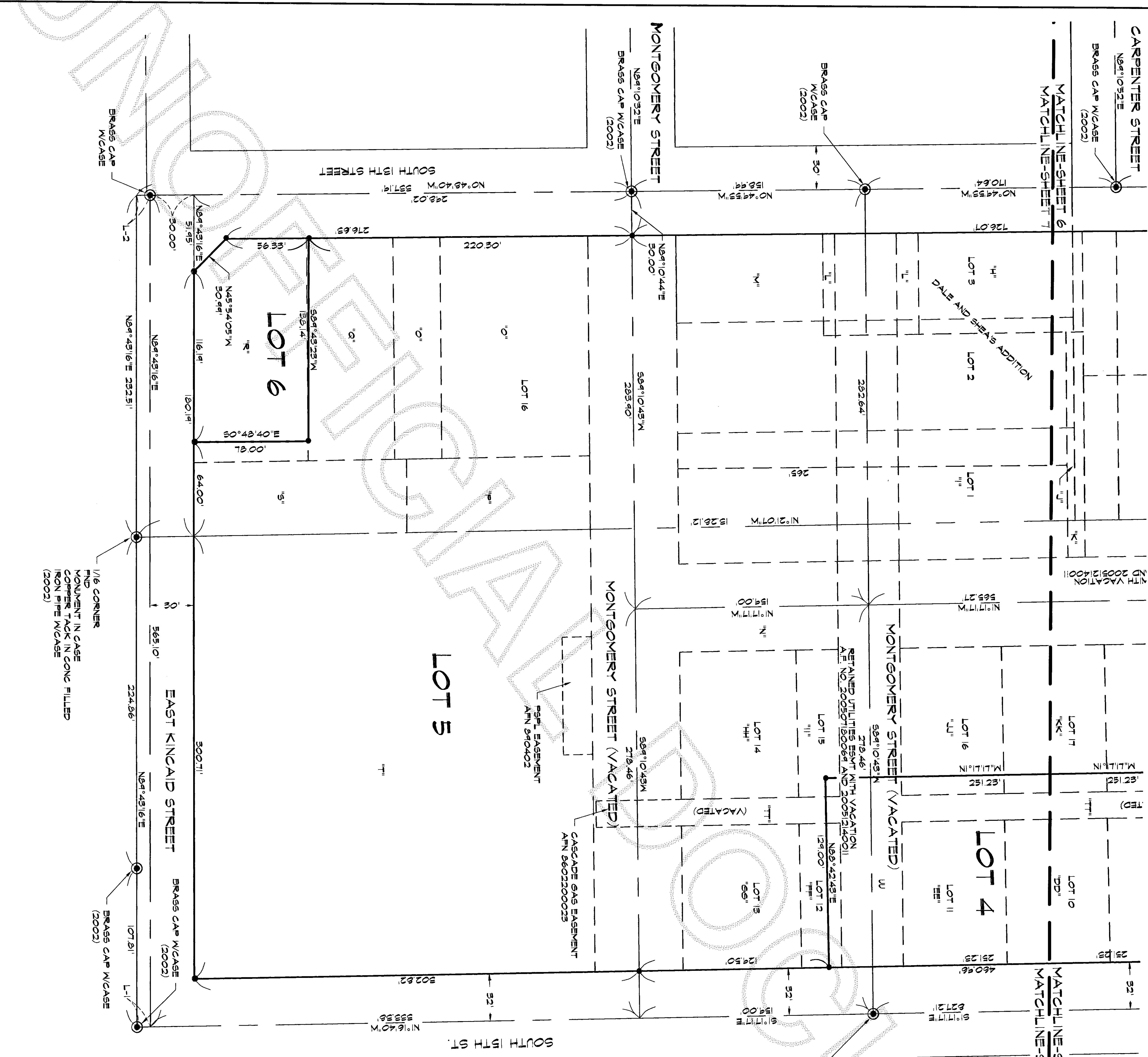
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BINDING SITE PLAN NO. LU-08-035

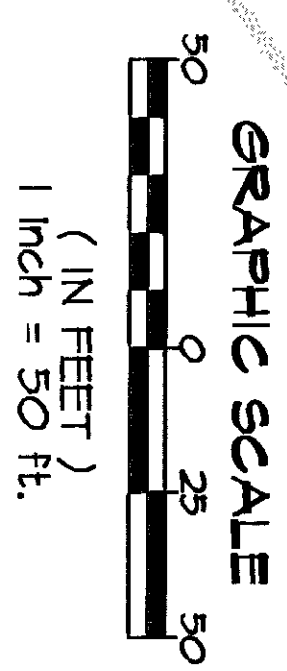
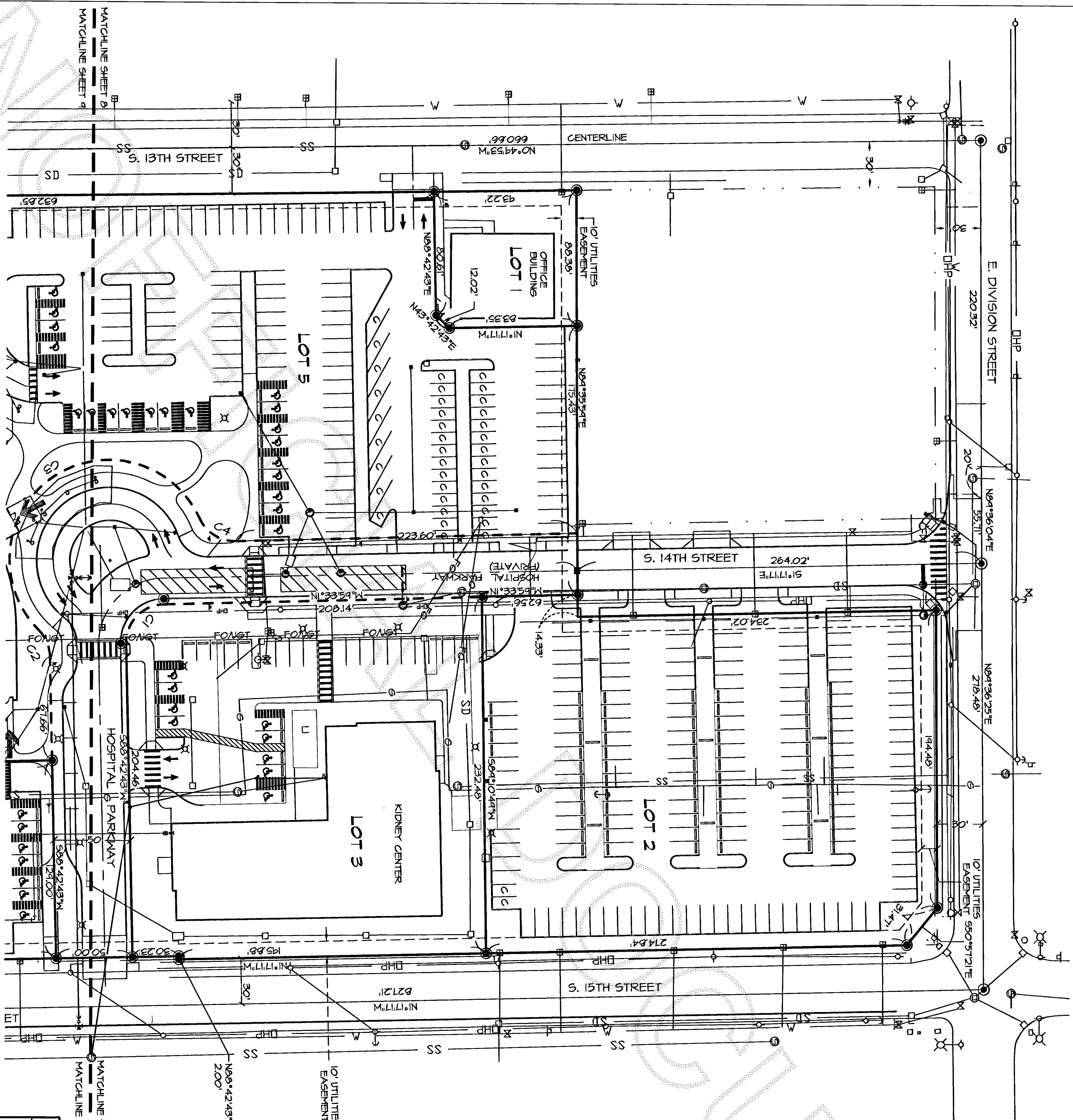
PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41 PG 24 LISBER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 509-414-7443 SCALE: N/A DRAWING: 080308SP



SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN



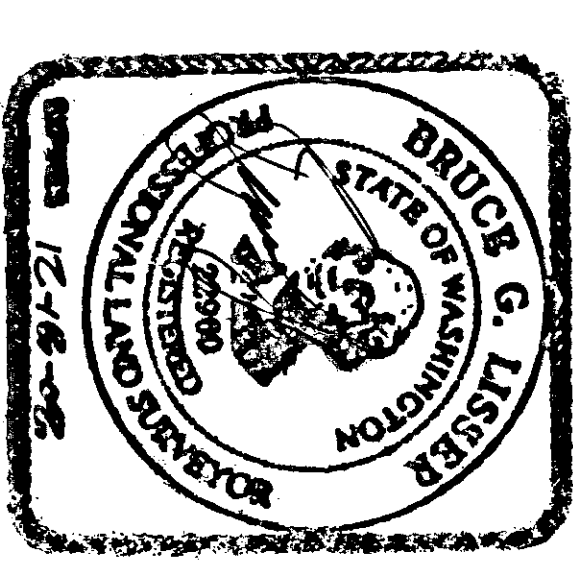
LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- WDW WATER VALVE
- BWM WATER METER
- UTILITY POLE
- POWER POLE W/ GUY ANCHOR
- DISABLED PARKING
- COMPACT VEHICLE PARKING
- STREET LIGHT
- SET REBAR & CAP STAMPED "LS 22960"
- UNDERGROUND STORM WATER DETENTION AREA
- G- CASCADE GAS LINE

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	89°43'18"	39.15'	25.00'
C2	43°56'27"	19.17'	25.00'
C3	200°39'04"	227.63'	65.00'
C4	66°59'19"	29.23'	25.00'

NOTE: AS-BUILT AND EXISTING CONDITIONS
INFORMATION PROVIDED BY PAGE ENGINEERING



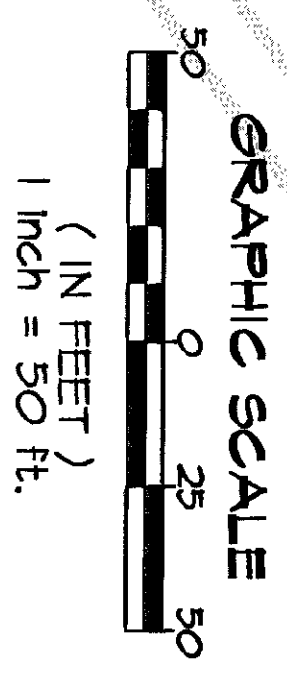
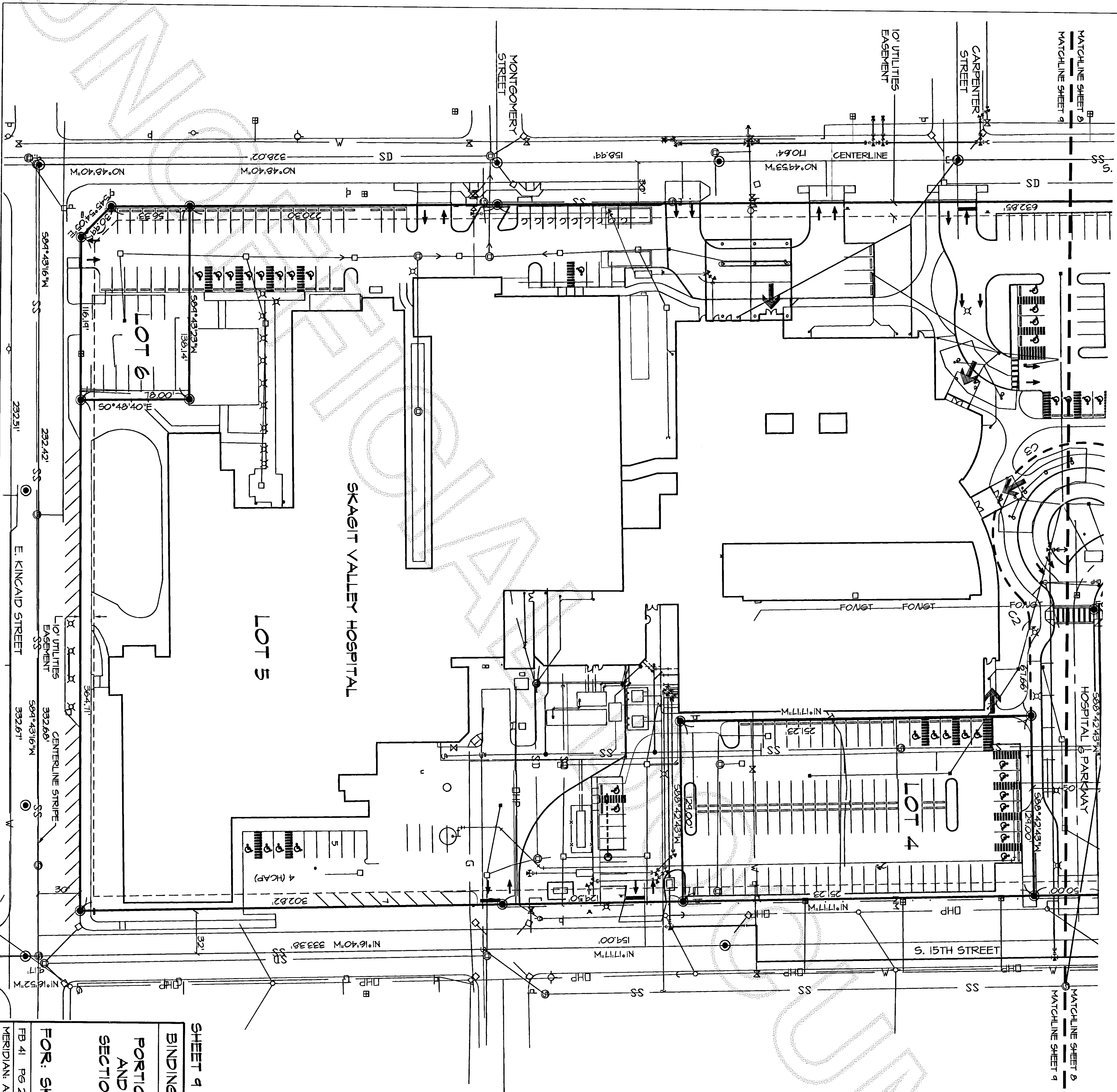
BINDING SITE PLAN NO. LU-08-035
SHEET 8 OF 9
DATE: 06/23/08

PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, WASHINGTON

FOR: SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1

FB 41 PG 24
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-418-7442
SCALE: N/A
DRAWING: 05-0308SP

SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
BINDING SITE PLAN



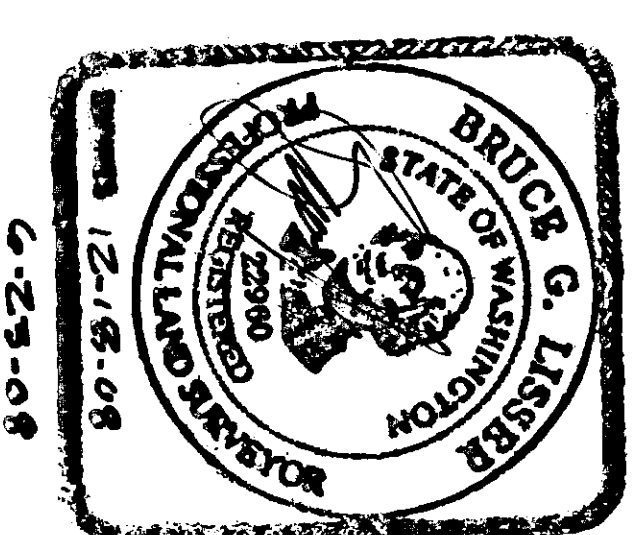
LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- MM WATER VALVE
- BM WATER METER
- UTILITY POLE
- ⌵ POWER POLE W/ GUY ANCHOR
- DISABLED PARKING
- COMPACT VEHICLE PARKING
- ⌵ STREET LIGHT
- SET REBAR & CAP STAMPED "LS 22460"
- UNDERGROUND STORM WATER DETENTION AREA

CURVE TABLE

NUM	DELTA	ARC	RADIUS
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NOTE: AS-BUILT AND EXISTING CONDITIONS
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SHEET 9 OF 9

DATE: 06/23/08

BINDING SITE PLAN NO. LU-08-035

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AND OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
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