

ORIGINAL OWNERS

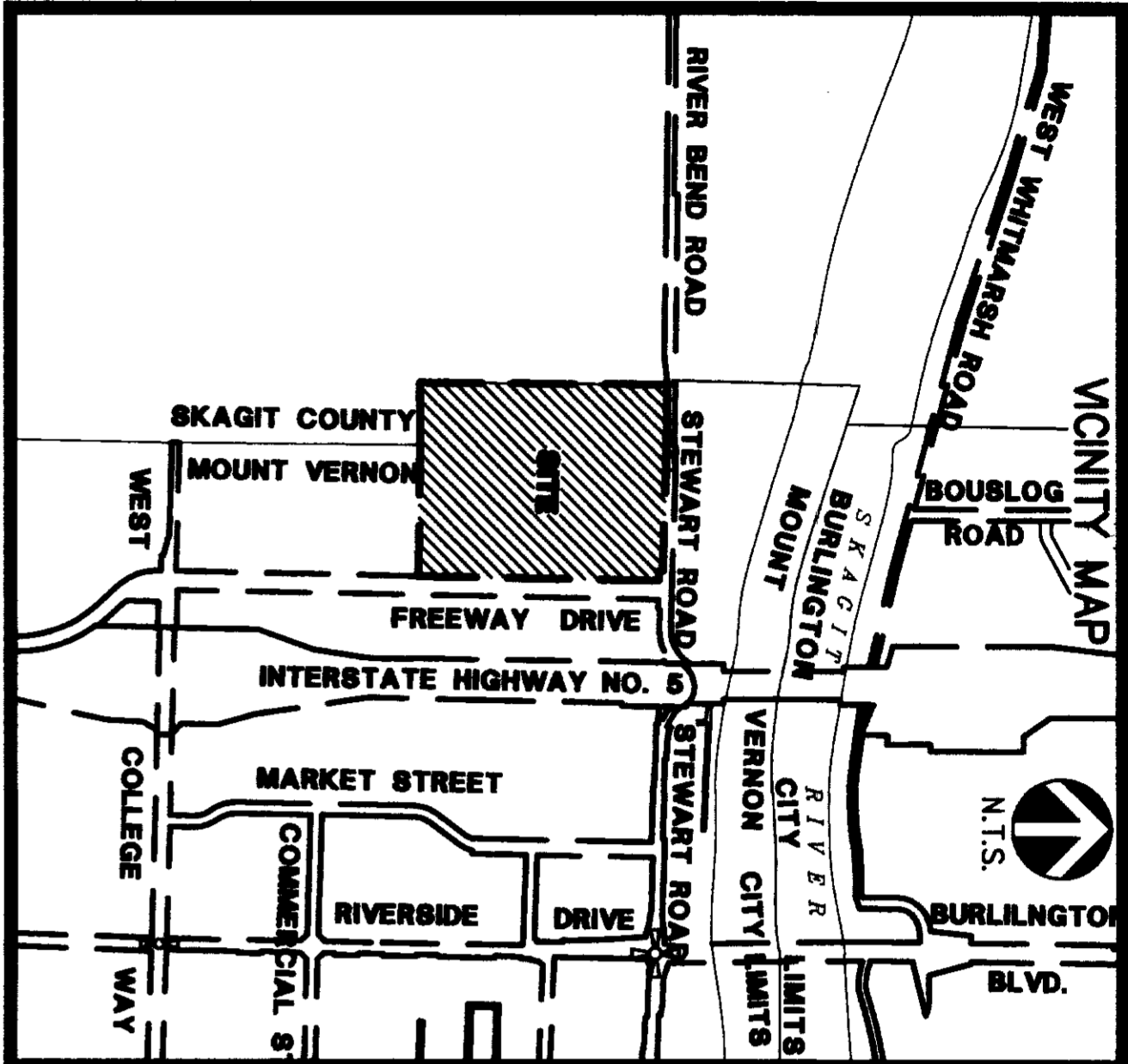
WAL-MART STORES, INC.

IMPACT FEE NOTICE

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

ADDRESSES

- LOT 1: 2301 FREEWAY DRIVE  
LOT 2: 2289 FREEWAY DRIVE  
LOT 3: 2293 FREEWAY DRIVE



ORIGINAL TRACT ASSESSOR'S PARCEL NO(S)

340418-0-062-0001, I.D. NO. P26140  
340418-2-001-0001, I.D. NO. P26272  
340418-0-063-0000, I.D. NO. P26143

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS OF LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS BINDING SITE PLAN WAS OUR FREE ACT AND DEED, AND IN WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HEREUNTO SUBSCRIBED THIS 12th DAY OF January, 2010.

WAL-MART STORES, INC.

JOHN E. CLARKE

Regional Vice President

STATE OF Arkansas )  
COUNTY OF Benton ) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME John E. Clarke

TO ME KNOWN TO BE THE

INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT he

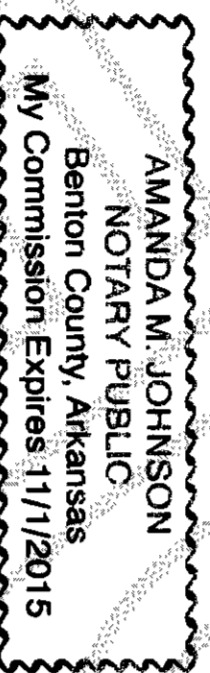
THE SAME AS his OWN FREE AND VOLUNTARY ACT AND DEED

OFFICIAL SEAL THIS 12th DAY OF January, 2010.

NOTARY PUBLIC, IN AND FOR THE STATE OF Arkansas

RESIDING AT

Bentonville



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAN AND DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL ROADS AND EASEMENTS SHOWN HEREON FOR THE USES AND PURPOSES INTENDED AS PUBLIC HIGHWAYS AND EASEMENTS, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AS REQUIRED IN THE REASONABLE GRADING OF THE ROADS SHOWN HEREON.

WAL-MART STORES, INC.

JOHN E. CLARKE

Regional Vice President

PRINT TITLE

DATE 1-12-2010

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF MARCH 2010 AT THE REQUEST OF: WAL-MART STORES, INC.

Signature of Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WAL-MART STORES, INC.

Signature of Surveyor

DATE 01-07-2010

ORIGINAL LAND DESCRIPTION

PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. SUBDIVISION GUARANTEE ORDER NUMBER 134290-P, DATED JULY 30, 2009, USED FOR LAND DESCRIPTION.

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 01°08'02" WEST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF STEWART ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 88°15'48" EAST ALONG SAID SOUTHERLY MARGIN 630.09 FEET;

THENCE SOUTH 01°05'15" WEST ALONG SAID SOUTHERLY MARGIN 20.00 FEET;

THENCE SOUTH 88°15'48" EAST ALONG SAID SOUTHERLY MARGIN 50.00 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF FREEWAY DRIVE;

THENCE SOUTH 01°05'15" WEST ALONG SAID WESTERLY MARGIN 1289.37 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°24'49" WEST ALONG SAID SOUTHERLY LINE 681.14 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 88°30'43" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 330.31 FEET TO THE WESTERLY LINE OF THE EAST 330 FEET OF SAID SUBDIVISION;

THENCE NORTH 01°08'02" EAST ALONG SAID WESTERLY LINE 1311.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF STEWART ROAD;

THENCE SOUTH 88°26'50" EAST ALONG SAID SOUTHERLY MARGIN 330.01 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENT NOTES

1) 7' WIDE UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, VERZON NORTHWEST, INC., AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS OR ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAN IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, EXTERIORS, AND APPURTENANCES ATTACHED THERETO, 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.

2) 50' WIDE ACCESS EASEMENT  
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE BENEFIT OF LOTS 2 AND 3 OF THIS BINDING SITE PLAN, AS SHOWN HEREON, FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES.

3) PRIVATE DRAINAGE AND SEWER EASEMENTS  
EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORMWATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED IN FAVOR OF ALL ABUTTING 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.

SURVEY NOTES

1) THE BASIS OF BEARING OF THIS SURVEY IS BASED UPON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83/91.

2) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE US FEET GROUND VALUES. TO OBTAIN WASHINGTON STATE PLANE, NORTH ZONE, GRID VALUES MULTIPLY THE DISTANCES BY THE COMBINED SCALE FACTOR OF 0.99996005.

3) THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSE— CITY, CENTRAL, AND LOCAL BUSINESS, AS SET FORTH PER W.A.C. 332-130-090. A LEICA TCA1800 ELECTRONIC TOTAL STATION WAS USED FOR THE TERRESTRIAL PORTION OF THIS SURVEY.

4) FIELD WORK PERFORMED AND MONUMENTS VISITED IN OCTOBER, 2004 AND 2009.

5) A FAST STATIC GLOBAL POSITIONING SYSTEM (GPS) NETWORK BY DAVID EVANS AND ASSOCIATES, INC. UTILIZING TRIMBLE 4600 DUAL FREQUENCY RECEIVERS WAS CONDUCTED AND CONSTRAINED TO THE FOLLOWING NAD83 CONTROL STATIONS: R1S 29.8 (WSDOT ID 2288) LAT. 46°23'17.81(23)4" (N), LONG. 122°20'28.41(30)8" (W) IS WSDOT BRASS DISK LOCATED ON THE SOUTH SIDE OF SR536 IN THE SOUTHWEST CORNER OF THE SKAGIT RIVER BRIDGE, "GP293538-25" (WSDOT ID 213) LAT. 46°26'08.16(45)2" (N), LONG. 122°18'40.65(9)7" (W) IS A WSDOT BRASS DISK ALONG SR538 NEAR APPROXIMATE CENTERLINE, NORTH OF A RESIDENCE AT 2348 COLLEGE WAY AND 0.1 MILE EAST OF LA VENTURE ROAD, "GP293536-75" (WSDOT ID 2293) LAT. 46°26'33.90(18)7" (N), LONG. 122°23'26.86(90)1" (W) IS A WSDOT BRASS DISK IN CASE 13' NORTHWEST OF APPROXIMATE CENTERLINE OF BENNETT ROAD AND APPROXIMATELY 180' EAST OF A MAILBOX ADDRESS 1441 BENNETT ROAD.

6) PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. SUBDIVISION GUARANTEE ORDER NUMBER 134290-P, DATED JULY 30, 2009, USED FOR LAND DESCRIPTION AND EASEMENTS OF RECORD. NO FURTHER SEARCH INTO THE RECORD WAS REQUESTED OR PERFORMED.

UTILITY NOTE

SEWAGE DISPOSAL BY MOUNT VERNON CITY SEWER. WATER BY SKAGIT COUNTY PUBLIC UTILITY DIST. NO. 1. GARBAGE COLLECTION BY CITY OF MOUNT VERNON. POWER BY PUGET SOUND ENERGY. NATURAL GAS BY CASCADE NATURAL GAS.

EXISTING ZONING

C-2 (GENERAL COMMERCIAL DISTRICT)

OWNER/DEVELOPER

WAL-MART STORES, INC.

2001 SE 10TH STREET  
BENTONVILLE, AR 72716-0550  
(479) 204-1328

SPECIAL PROVISIONS

- 1) ANY DEVELOPMENT OF THIS SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN.  
2) THE BOUNDARIES OF THE LOTS AND ROADS IN THIS BINDING SITE PLAN HAVE BEEN SURVEYED AND MONUMENTED AND ALL DISTANCES AND BEARINGS ON THE PARCEL MAP ARE ACCURATE.  
3) BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN A FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR NEW BUILDING CONSTRUCTION.

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF January, 2010

CITY ENGINEER

CITY MAYOR

ATTEST: CITY FINANCE DIRECTOR

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 24th DAY OF January, 2010

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

COUNTY TREASURER

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE PAID WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2010.

SKAGIT COUNTY TREASURER

CITY TREASURER

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 2nd DAY OF Feb., 2010

CITY FINANCE DIRECTOR

SHEET	1	OF	2
SCALE:	N/A	DATE:	01-07-10
JOB NO:	BARX000.0013	DRAWN:	MJC
ACAD:	BARX0000-0013-BSP-SH11.DWG	CHECKED:	SMD

BINDING SITE PLAN NO. LU05-008

WAL-MART STORES, INC.

A PORTION OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON.

