

SURVEY MAP AND PLANS FOR
ROOSEVELT PLAZA CONDOMINIUM

SURVEY DESCRIPTION

LOTS 61 AND 62, "PARKER BUSINESS CENTER," AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

DEDICATION

THE UNDERSIGNED OWNER, IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith, THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

Gerald R. Severson
GERALD R. SEVERSON, HUSBAND
Marjorie G. Severson
MARJORIE G. SEVERSON, WIFE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GERALD R. SEVERSON AND MARJORIE G. SEVERSON, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: FEB. 28, 2012

BRUCE G. LISSER
SIGNATURE OF PUBLIC
NOTARY
MY APPOINTMENT EXPIRES 7-16-12

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2012

AUDITOR'S CERTIFICATE

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

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J. Youngquist
SKAGIT COUNTY AUDITOR
Debra J. Youngquist
DEPUTY

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON FEB. 28, 2012 UNDER AUDITOR'S FILE NO. 201202280167 RECORDS OF SKAGIT COUNTY, WASHINGTON.

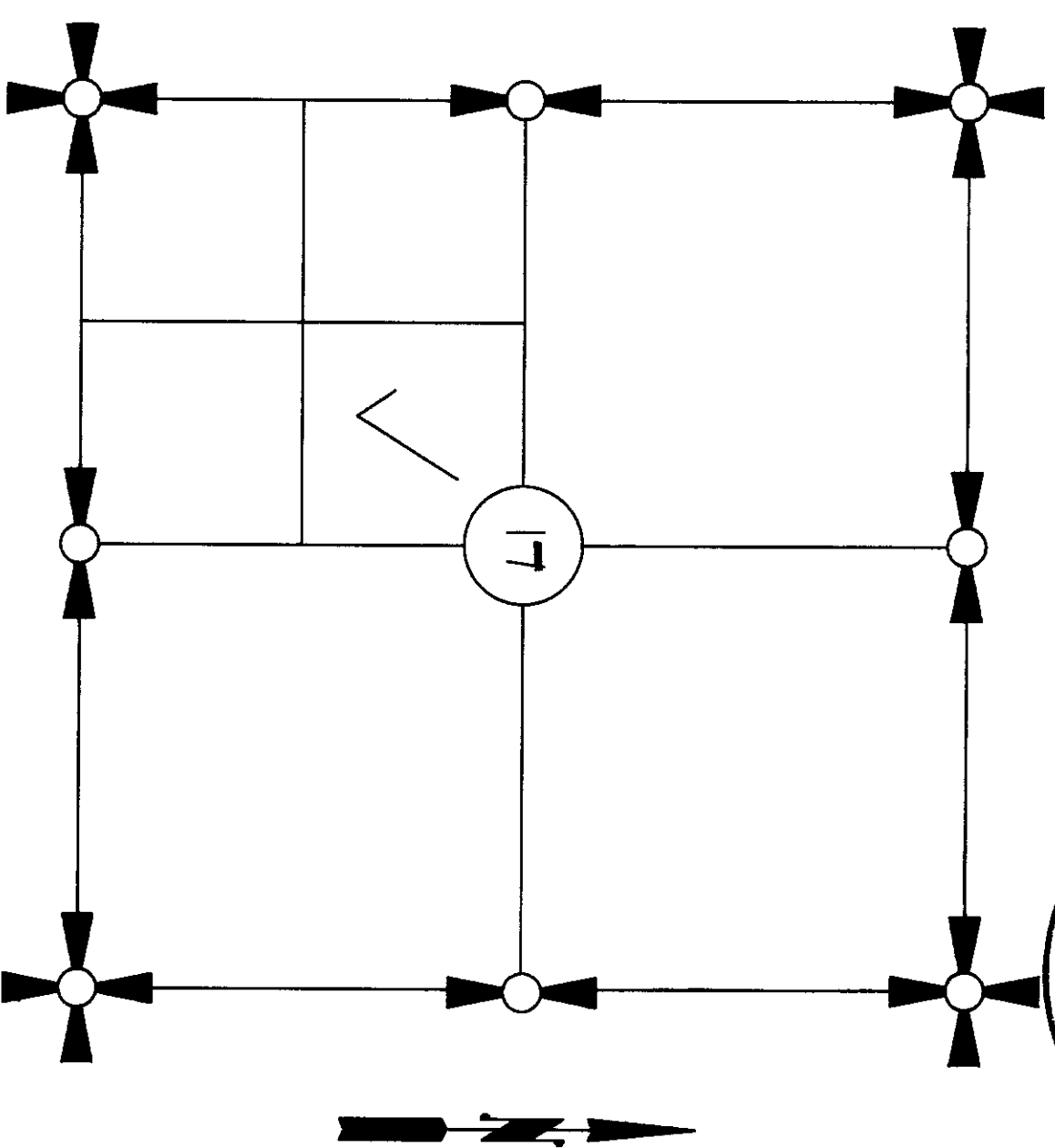
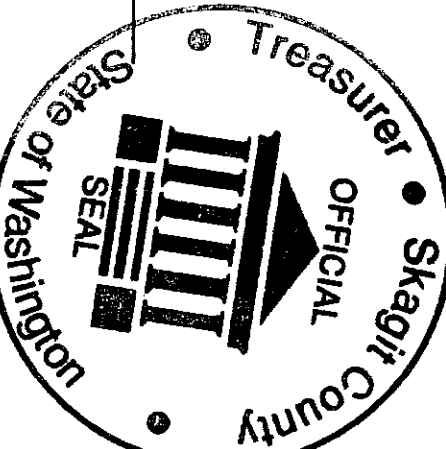
COUNTY TREASURER'S CERTIFICATE

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 2011.

THIS 28th DAY OF February 2012

Debra J. Youngquist
SKAGIT COUNTY TREASURER

DEPUTY



SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.

SHEET 1 OF 3

VICINITY MAP
N.T.S.

DATE: 11/22/11

ROOSEVELT PLAZA CONDOMINIUM

SURVEY IN A PORTION OF THE

NE 1/4 OF THE SW 1/4 OF THE

SECTION 17, T. 34 N., R. 4 E., 11M.

CITY OF MOUNT VERNON, WASHINGTON

FOR: GERALD AND MARJORIE SEVERSON

LISSER & ASSOCIATES, PLLC SCALE:

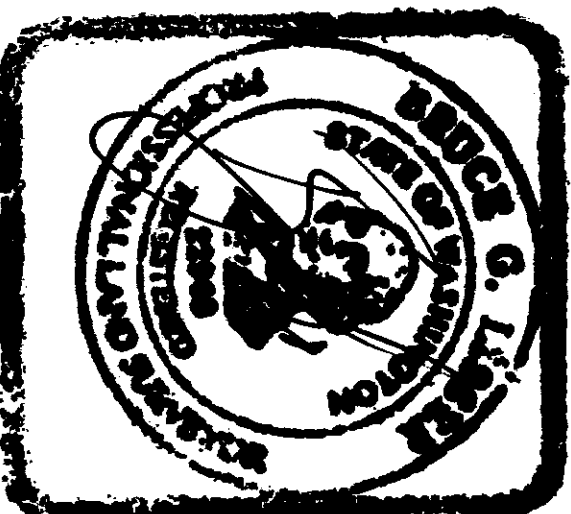
SKAGIT COUNTY, WASHINGTON
SURVEYING & LAND-USE CONSULTATION
360-419-7442 11-049 COND.DWG

SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR ROOSEVELT PLAZA, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN, AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

DATE: FEB. 27, 2012

BRUCE G. LISSER
BRUCE G. LISSER, P.L.S. CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442 FAX: (360) 419-0581
E-MAIL: BRUCE@LISSER.COM



SURVEY MAP AND PLANS FOR
ROOSEVELT PLAZA CONDOMINIUM

NOTES

1. ● - INDICATES REBAR OR LEAD AND CAP SET WITH YELLOW CAP INSCRIBED LISSER 22460
○ - INDICATES MONUMENT IN CASE
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND
2. DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 140733-0 DATED OCTOBER 21, 2011.
3. INSTRUMENTATION: LEICA TCR 1103 THEODOLITE DISTANCE METER, ZEISS NI30 LEVEL
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: MONUMENTED CENTERLINE OF ROOSEVELT AVENUE BEARING = SOUTH 84°42'01" EAST (HELD PLAT)
7. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF PARKER BUSINESS CENTER RECORDED IN VOLUME 11 OF PLATS, PAGES 41-46, AUDITORS' FILE NO. 864706 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 9403040034, RECORDS OF SKAGIT COUNTY, WASHINGTON.
8. DATUM: NGVD '24
9. BENCH MARK: TOP CAP SET IN LEAD AT NORTHWEST CORNER OF LOT 62, FALLS IN POWER VAULT ELEVATION = 27.17 NGVD'24
10. BUILDING LOCATIONS AND DIMENSIONS REFER TO EXTERIOR WALLS AND ARE SHOWN IN FEET AND TENTHS OF FEET.
11. FLOOR AND CEILING ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF FEET TO TOP OF EXISTING FLOOR AND BOTTOM OF CEILING, JOISTS, INTERIOR DROP CEILINGS (FINISHED) OF UNITS C AND D NOT SHOWN.
12. INTERIOR DIMENSIONS ARE SHOWN IN FEET AND TENTHS OF FEET AND REPRESENT INTERIOR MEASUREMENTS TO FACE OF EXISTING INTERIOR WALLS FOR FINISHED UNITS C AND D AND FACE OF UNFINISHED STUD WALLS FOR UNITS A AND B.
13. BOUNDARY OF INTERIOR UNITS EXTEND TO BACK OF SHEET ROCK (IF APPLICABLE) TOP OF FLOOR AND BOTTOM OF CEILING JOIST.
14. 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 MENTIONED ON THAT CERTAIN TITLE REPORT DESCRIBED IN NOTE 2 ABOVE. SAID REPORT INCLUDES DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 200512150004, 200603100102, 201012240031, 201106240016, 874820, 810120004, 8501310044, 8808230074, 200512120113, AND 200408100054.
15. UTILITY LOCATIONS ARE PER VISUAL FIELD LOCATIONS, AND/OR ENGINEERING PLANS PROVIDED BY OWNER. LOCATIONS ARE REPRESENTATIONAL ONLY. UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY SPECIFIC LOCATIONS.
16. THIS SURVEY WAS PREPARED AT THE REQUEST OF GERALD R. SEVERSON AND MARJORIE G. SEVERSON, HUSBAND AND WIFE, FOR THE PURPOSES OF PREPARING A CONDOMINIUM SURVEY IN NOVEMBER 2011.
17. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER W.A.C. CHAPTER 332.130.
18. UNIT ADDRESS INFORMATION

UNIT A 1100 A ROOSEVELT AVENUE
UNIT B 1100 B ROOSEVELT AVENUE
UNIT C 1100 C ROOSEVELT AVENUE
UNIT D 1100 D ROOSEVELT AVENUE

19. ZONING C-2 GENERAL COMMERCIAL, MVMC CHAPTER 17.48
17.48.050 LOT AREA AND WIDTH
THERE ARE NO LIMITATIONS ON LOT AREA AND WIDTH.

- 17.48.060 SETBACKS
MINIMUM SETBACK REQUIREMENTS IN THE C-2 DISTRICT ARE AS FOLLOWS:
A. FRONT YARD: 10 FEET. BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS FOR PROPERTIES THAT FRONT ON AN ARTERIAL. THE MINIMUM SETBACK FROM THE RIGHT-OF-WAY SHALL BE 25 FEET. THE COMMUNITY AND ECONOMIC DEVELOPMENT AND PUBLIC WORKS DIRECTORS CAN THROUGH A TYPE I DECISION PROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN, THIS SETBACK.
B. SIDE YARD AND REAR YARD: NONE, EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.
- 17.48.070 BUILDING HEIGHT
BUILDING HEIGHT IN THE C-2 DISTRICT IS UNRESTRICTED EXCEPT FOR FIRE SAFETY CONSIDERATIONS, AND BUILDING CODE CONSIDERATIONS.
- 17.48.080 LANDSCAPING
LANDSCAPING SHALL BE REQUIRED PURSUANT TO THE TERMS OF CHAPTER 17.43 MVMC.
- 17.48.090 PARKING
PARKING SHALL BE PROVIDED PURSUANT TO THE TERMS OF CHAPTER 17.84 MVMC.
- 17.48.100 SIGNS
SIGNS SHALL MEET THE REQUIREMENTS AS PROVIDED IN CHAPTER 17.87 MVMC.
20. THE PROPERTY IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND IS IDENTIFIED AS BEING IN ZONE A21 PER FIRM FLOOD INSURANCE RATE MAP 53015B 0001 B DATED JANUARY 3, 1985. FLOOD ELEVATION SHOWN ON THE FIRM MAP FOR THIS SITE IS 30.0. THE CITY OF MOUNT VERNON REQUIRES AN ADDITIONAL 1.0 FEET ABOVE THAT SHOWN ON THE FIRM MAP. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR SPECIFIC BUILDING REQUIREMENTS.
20. SKAGIT COUNTY ASSESSORS' PARCEL NUMBERS P-80420 AND P-80421.

UNIT INFORMATION (INTERIOR)

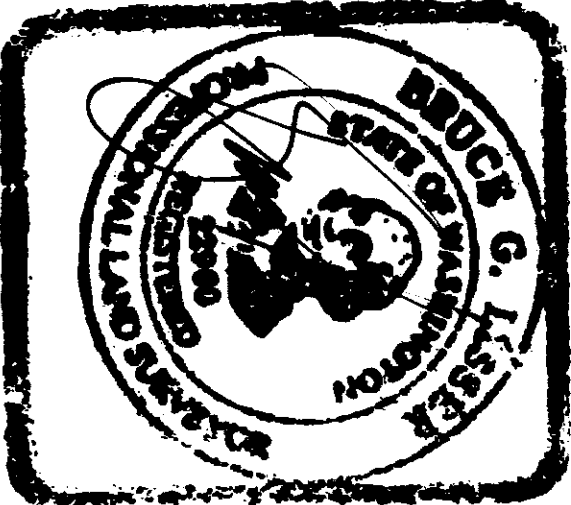
UNIT A
FLOOR ELEVATION = 31.2
CEILING ELEVATION NORTH = 45.2
CEILING ELEVATION SOUTH = 48.0
AREA = 2,284 SQUARE FEET

UNIT B
FLOOR ELEVATION = 31.2
CEILING ELEVATION NORTH = 45.2
CEILING ELEVATION SOUTH = 48.0
AREA = 2,265 SQUARE FEET

UNIT C
FLOOR ELEVATION = 31.2
CEILING ELEVATION NORTH = 45.2
CEILING ELEVATION SOUTH = 48.0
AREA = 2,274 SQUARE FEET

UNIT D
FLOOR ELEVATION = 31.2
CEILING ELEVATION NORTH = 45.2
CEILING ELEVATION SOUTH = 48.0
AREA = 2,270 SQUARE FEET

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2-27-12

SHEET 2 OF 3			DATE: 11/22/11	
ROOSEVELT PLAZA CONDOMINIUM				
SURVEY IN A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON, WASHINGTON FOR: GERALD AND MARJORIE SEVERSON				
FB:	Pg:	LISSER & ASSOCIATES, PLLC	SCALE:	
MERIDIAN:		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	360-415-7442	11-044 COND DWG

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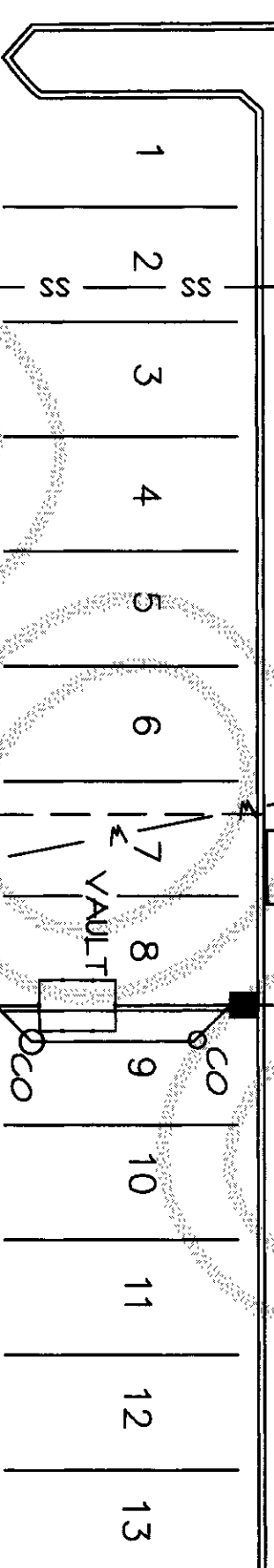
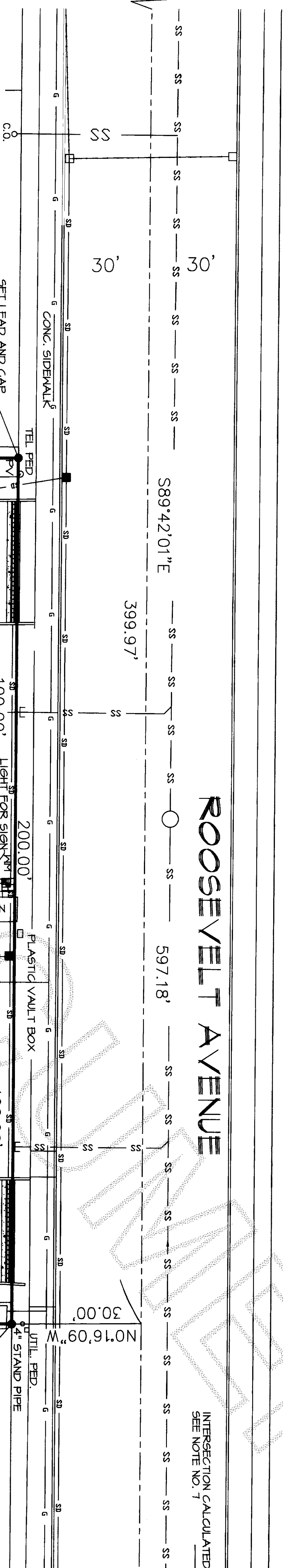
ROOSEVELT AVENUE

INTERSECTION CALCULATED
SEE NOTE NO. 7

CONTINENTAL PLACE

HIGHWAY

LISSE
MONT
IN
CAGE

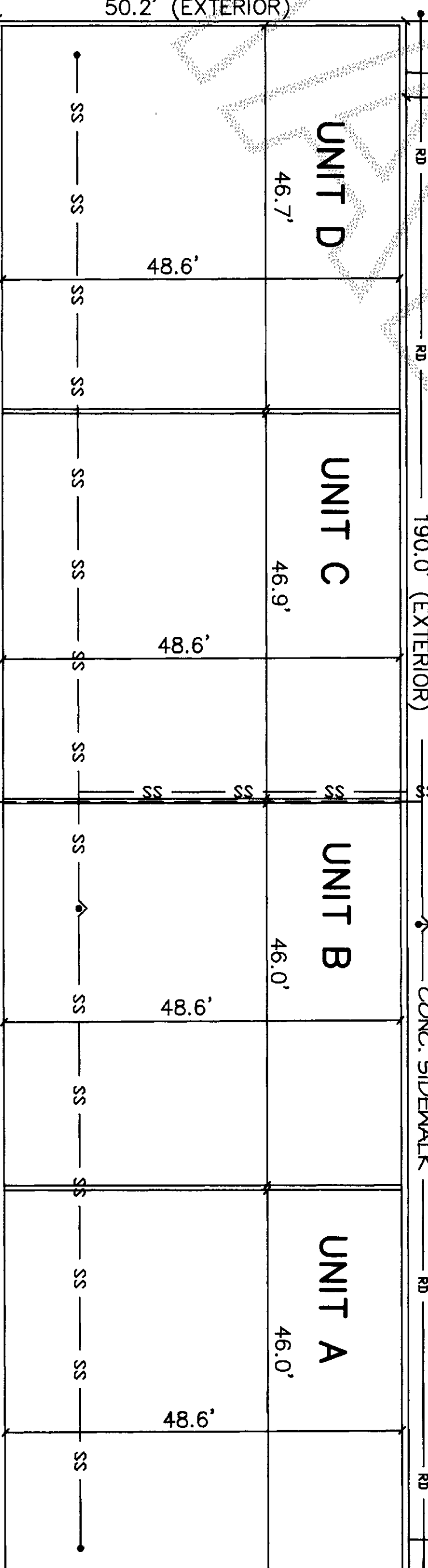


LOT 63

LOT 60

LOT 61

LOT 62



LOT 74

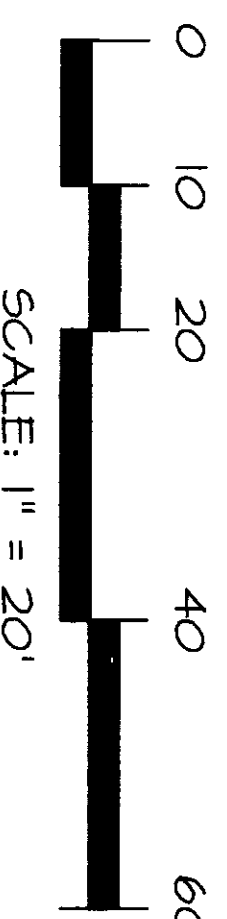
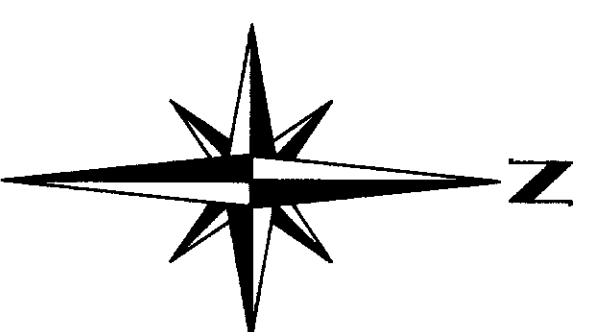
LOT 75

LOT 76

PLAT OF PARKER BUSINESS CENTER

KEY

PV = POWER VAULT
PED = PEDESTAL
MB = MAIL BOX
SS = SANITARY SEWER
CO = CLEAN OUT
SD = STORM DRAIN
RD = ROOF DRAIN
WM = WATER METER
PTGS = POWER, TELEPHONE, GAS



SHEET 3 OF 3

DATE: 11/23/11

ROOSEVELT PLAZA CONDOMINIUM

SURVEY IN A PORTION OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 17, T. 34 N., R. 4 E., N.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR: GERALD AND MARJORIE SEVERSON

FB:391 Pg. 1
SURVEYING & LAND-USE CONSULTATION
LISSE & ASSOCIATES, PLLC
MOUNT VERNON, WA 98273
360-418-7442 11-041 CONDOMINUMS

