

PORTION OF GOVERNMENT LOT 8, SECTION 8, T. 34 N., R. 4 E. WM

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

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201206050038
Skaigt County Auditor

Skaigt County Auditor

LEGAL DESCRIPTION
LOT 1, CITY OF MOUNT VERNON, SHORT PLAT NO. MW-8-94, APPROVED JULY 1, 1997 AND RECORDED JULY 1, 1997 IN VOLUME 13 OF SHORT PLATS, PAGES 17 AND 18, UNDER AUDITORS FILE NO. 9707010107, RECORDS OF SKAIGT COUNTY WASHINGTON.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAIGT, STATE OF WASHINGTON.
(LEGAL DESCRIPTION FROM TITLE REPORT FROM CHICAGO TILE COMPANY, ORDER NO. 620013796, DATED AUGUST 22, 2011 AND UPDATED MARCH 22, 2012.)

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT EVANGELICAL LUTHERAN SALEM CHURCH OF MT. VERNON AND PEOPLES BANK OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY SHORT PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, 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 SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL RESPONSIBLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 23 DAY OF MAY, 2012.

Walter A. ...
EVANGELICAL LUTHERAN SALEM CHURCH
BY: *Walter A. ...* Council

PEOPLES BANK
BY: *Walter A. ...* SVP

ACKNOWLEDGMENT
STATE OF WA)
COUNTY OF SKAGIT) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Walter A. ...* 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 *PEOPLE's Bank* OF EVANGELICAL LUTHERAN SALEM CHURCH OF MT. VERNON, WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: May 23 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Pat Seckman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: *W. Vernon*
MY APPOINTMENT EXPIRES 7/6/2015

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Walter A. ...* 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 *PEOPLES BANK*, 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: May 15 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Pat Seckman
(NOTARY NAME TO BE PRINTED)
RESIDING AT: *W. Vernon*
MY APPOINTMENT EXPIRES 7/6/2015

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

Dennis J. Albright
DENNIS J. ALBRIGHT PLS
S 17852

4-23-12
DATE

NOTES / RESTRICTIONS
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN THE DIRECT RELATIONSHIP TO USAGE OF ROAD, EXCEPT IF MODIFIED UNDER ANY FUTURE COVENANTS, CONDITIONS OR AGREEMENTS REGARDING THE SAME.
2. OWNER OF RECORD: EVANGELICAL LUTHERAN CHURCH OF MT. VERNON, WASHINGTON, 2529 N. LAVENTURE ROAD, MOUNT VERNON, WA, 98273
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. UTILITIES:
SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM SEWER: CITY OF MOUNT VERNON
WATER PURVEYOR: PUD, No.1
POWER SOURCE: PUGET SOUND ENERGY
COMMUNICATION: CE NORTHWEST-CABLE TV, AT&T BROAD BAND
GAS: CASCADE NATURAL GAS CORPORATION

- THIS SURVEY IS BASED ON FIELD SURVEY AND SHORT PLAT MW 8-94 RECORDED UNDER AUDITOR FILE NUMBER 9707010107.
- PROPERTY IS LOCATED IN THE A1 (100 YEAR FLOOD BOUNDARY) PER FLOOD INSURANCE RATE MAP " CITY OF MOUNT VERNON", COMMUNITY PANEL NUMBER 530158 0001 B, PANEL 1 OF 4, WITH AN EFFECTIVE DATE OF JANUARY 3, 1985. WE INTERPOLATED BETWEEN TWO BASE FLOOD ELEVATIONS AND DETERMINED THE BASE FLOOD ELEVATION TO BE APPROXIMATELY 36.7 FEET NGVD29 WHICH EQUATES TO 32.9 NAVD88. CONTRADICTION WITH THE LEAD AGENCY IS ADVISED TO CONFIRM THE BASE FLOOD ELEVATION.
- AFN 9801210034, 20 FOOT WATER EASEMENT AS SHOWN HEREON.
- IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- AFN 200812090041, EASEMENT FOR FLOOD CONTROL DIKE FACILITY AS SHOWN HEREON.
- EASEMENTS AS SHOWN ON SHORT PLAT MW-8-94, AFN 9707010107.
- THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND FIRE CHIEF.
- SETBACKS: PERIMETER LANDSCAPING MINIMUM OF 20 FEET, 25 FEET FROM ALL ADJUTING PUBLIC STREETS, 10 FEET FROM ALL INTERIOR PRIVATE STREETS.

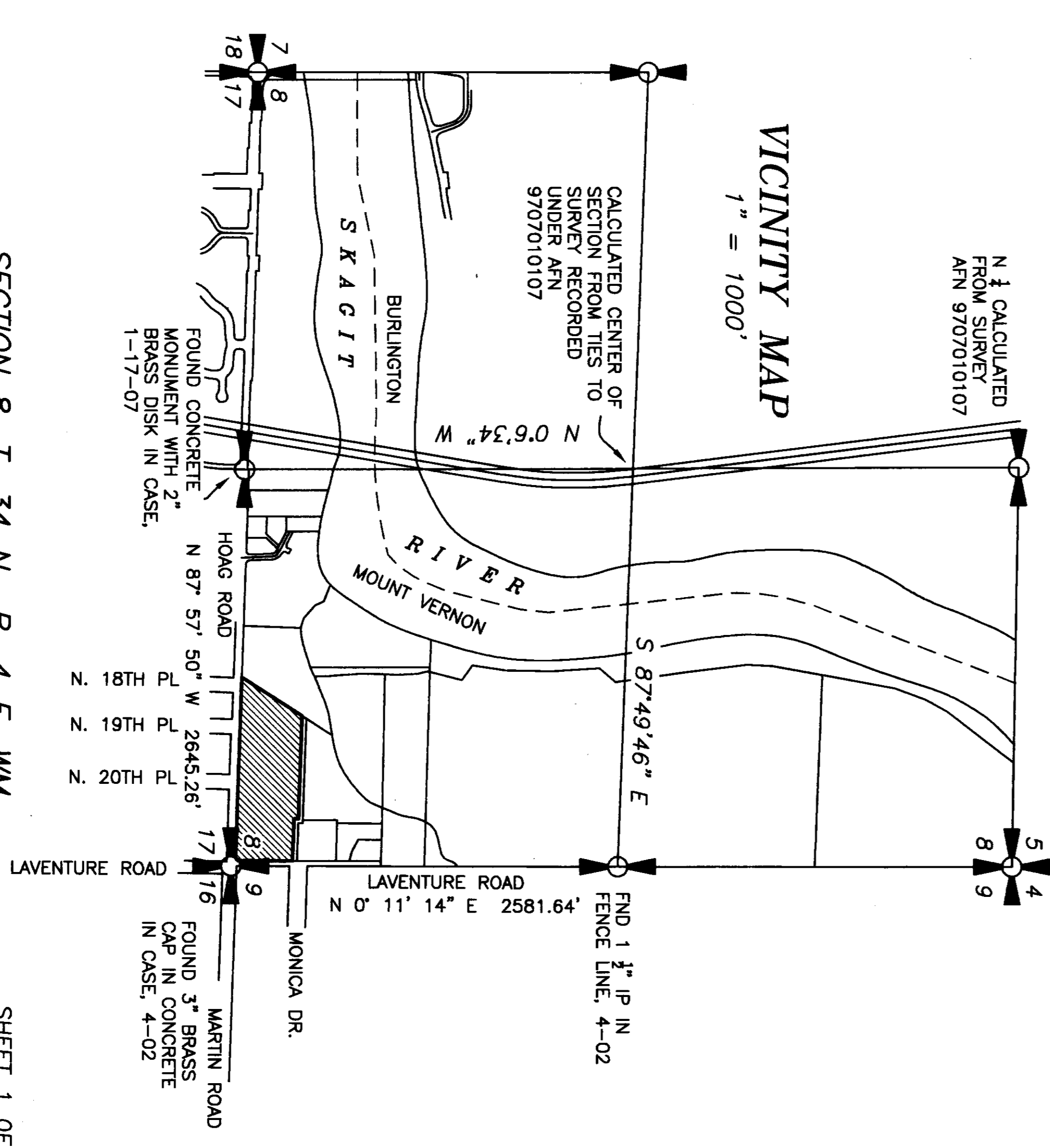
CITY FINANCE DIRECTOR
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 1ST DAY OF May 2012
Quinn ...
CITY FINANCE DIRECTOR

APPROVALS
EXAMINED AND APPROVED THIS 29TH DAY OF MAY, 2012
Walter A. ...
CITY ENGINEER

APPROVED BY THE MAYOR OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 1ST DAY OF June, 2012
Walter A. ...
MAYOR

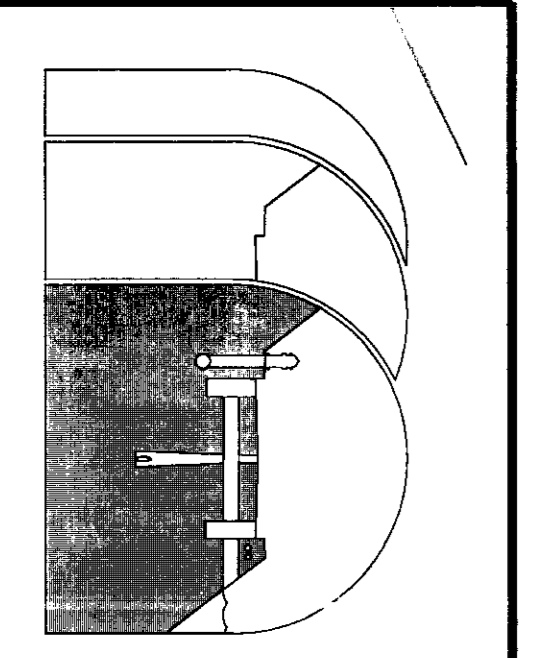
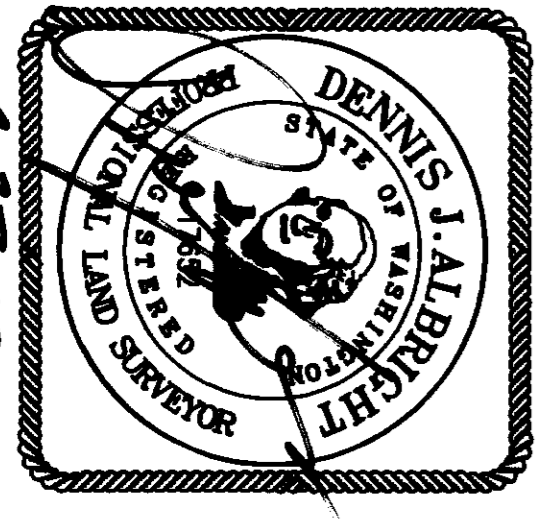
ATTEST: CITY CLERK *Walter A. ...*
EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND-USE CONTROLS AND APPROVED THIS 21ST DAY OF May 2012
Walter A. ...
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

VICINITY MAP
1" = 1000'



SKAIGT COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE ASSESSABLE AGAINST THIS LAND HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND RECORDED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2012.
THIS 22ND DAY OF May 2012.
Walter A. ...
SKAIGT COUNTY TREASURER

NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)
A NATIVE GROWTH PROTECTION AREA IS CREATED FOR THE PURPOSE OF PRESERVING CRITICAL ECOSYSTEMS AND PROTECTING PLANTS AND ANIMAL HABITAT AND PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION AND MAINTAINING SLOPE STABILITY. THE NGPA ESTABLISHED ON ALL PRESENT AND FUTURE OWNERS AND USERS OF THE NGPA, ANY OBLIGATION TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THIS AREA, EXCEPT FOR THE REMOVAL OF DISEASED OR DYING VEGETATION THAT PRESENTS A HAZARD OR THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY THE CITY, ANY WORK IN THE NGPA, INCLUDING REMOVAL OF DEAD, DISEASED OR DYING VEGETATION, IS SUBJECT TO PRIOR WRITTEN APPROVAL BY THE CITY. THE COST ASSOCIATED WITH THE EVALUATION, REMOVAL AND REPLANTING OF ANY VEGETATION SHALL BE BORNE BY THE PROPERTY OWNER.
THE CITY OF MOUNT VERNON IS HEREBY GRANTING AN EASEMENT OVER ALONG AND ACROSS THE AREA DESIGNATED AS A NGPA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE NGPA FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPA DESCRIBED HEREIN. THE CITY OF MOUNT VERNON SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THE REQUIREMENTS, TERMS AND CONDITIONS OF THIS RESTRICTION, BY ANY METHOD AVAILABLE UNDER LAW. THE OBLIGATION TO ENSURE ALL TERMS OF THE NGPA ARE MET IS THE RESPONSIBILITY OF THE PROPERTY OWNER.



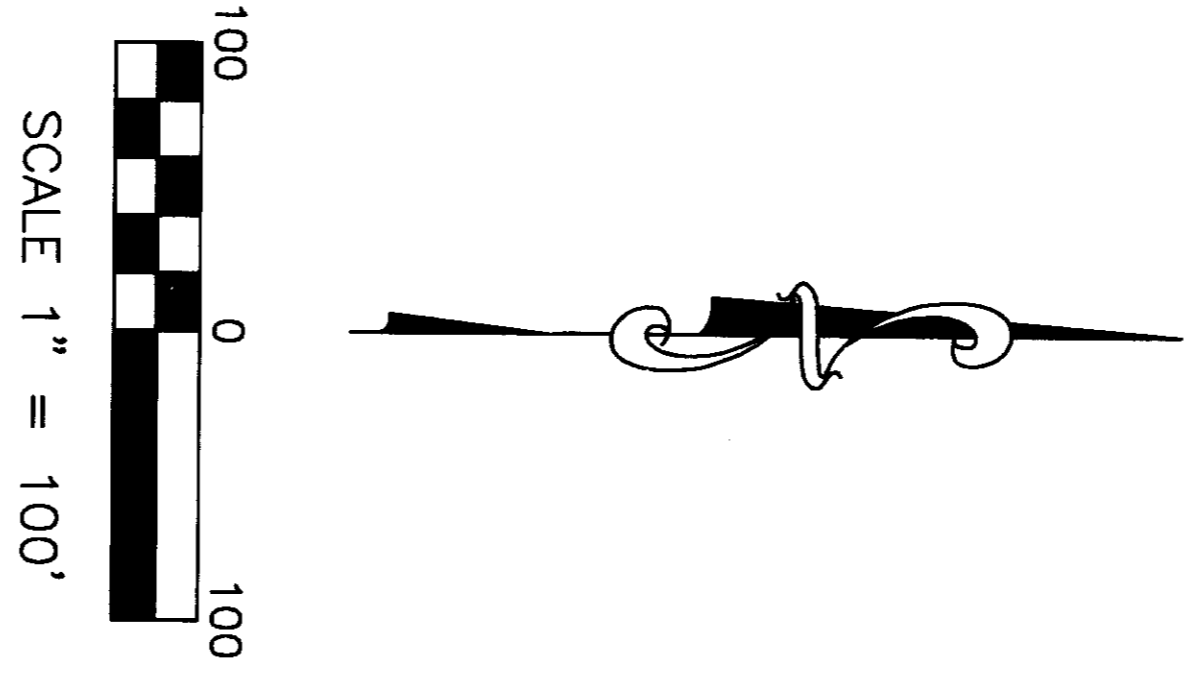
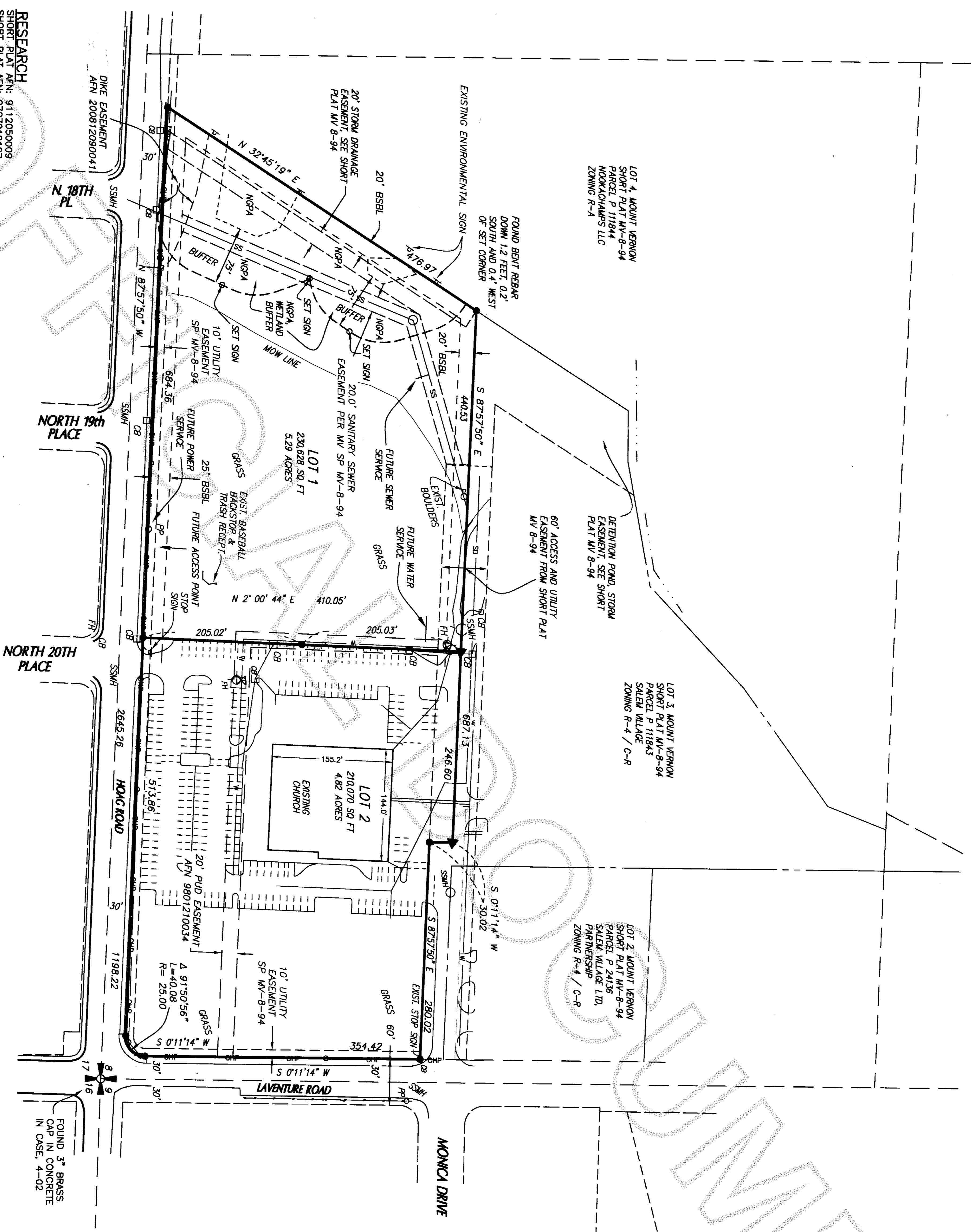
Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SECTION 8, T. 34 N., R. 4 E. WM
SHEET 1 OF 2
SHORT PLAT P112-018
SALEM SHORT PLAT
IN A PORTION OF GOVERNMENT LOT 8 (AKA SE 1/4 SE 1/4)
SECTION 8, TOWNSHIP 34 N., RANGE 4 E., W.M.,
SKAIGT COUNTY, STATE OF WASHINGTON
MOUNT VERNON
FOR
SALEM LUTHERAN CHURCH
2529 N. LAVENTURE ROAD, MOUNT VERNON WA, 98273 (360) 422-7607
DATE: 4-3-12
PROJECT NO. 11060 11060SP-DWG
BY: DJA
SCALE:
F.B. 30/5

PORTION OF GOVERNMENT LOT 8, SECTION 8, T. 34 N., R. 4 E. WM

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LOT INFORMATION / ADDRESSES
 TOTAL PARCEL = 440,698 SQ FT, 10.12 ACRES
 LOT 1 230,628 SF, 5.29 ACRES
 1901 HOAG ROAD
 LOT 2 210,070 SF, 4.82 ACRES
 2529 NORTH LAVENTURE ROAD



- LEGEND**
- ▲ SET NAIL WITH WASHER, LS 17652
 - SURVEY MARKER RECOVERED AS SHOWN
 - SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
 - ⊙ FOUND CONCRETE MONUMENT IN CASE, LS NO. 17652
 - ⊗ FOUND CONCRETE MONUMENT IN CASE
 - FENCE LINE
 - ⊕ WATER METER
 - ⊖ POWER POLE
 - ⊗ OVERHEAD POWER LINE
 - ⊖ POWER VAULT
 - ⊖ POWER POLE ANCHOR
 - ⊖ TELEPHONE RISER
 - ⊖ MANHOLE
 - ⊖ SANITARY SEWER LINE
 - ⊖ GAS SEWER LINE
 - ⊖ GAS PREMARK BY OTHERS
 - ⊖ FIRE HYDRANT
 - ⊖ WATER VALVE
 - ⊖ CATCH BASIN
 - ⊖ SIGN
 - ⊖ BSBL BUILDING SETBACK LINE

RESEARCH
 SHORT PLAT AFN: 9112050009
 SHORT PLAT AFN: 9707010107

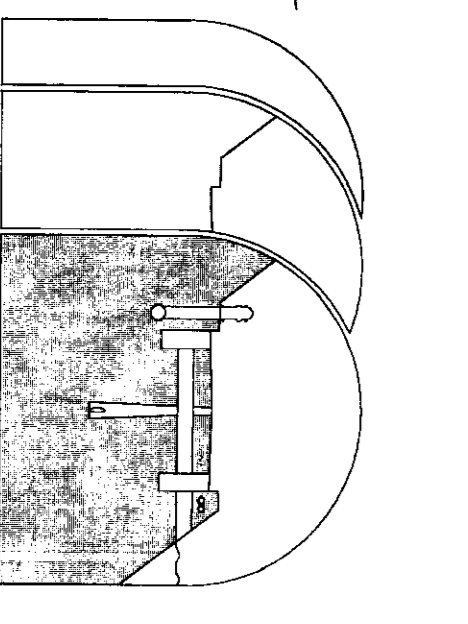
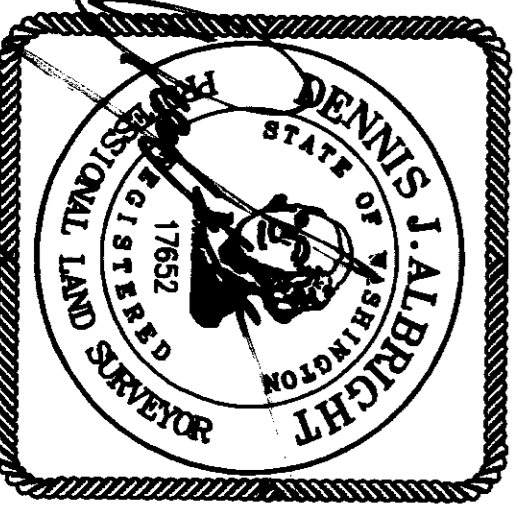
BASIS OF BEARING
 EAST LINE OF SECTION 8 AS MEASURED BETWEEN THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER AS SHOWN HEREON WHICH BEARS NORTH 00°11'14" EAST.

INSTRUMENT NOTE
 THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6 AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (± 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.30.

SITE CONDITIONS NOTE:
 THIS MAP REFLECTS SURVEYED CONDITIONS WITHIN LOT 1, HISTORICAL CONDITIONS WITHIN LOT 2 AND SURROUNDING AREA REFLECT OFFICE, PUBLIC AND COUNTY RECORDS

WETLAND DELINEATION
 THE WETLANDS WERE DELINEATED BY ENVIRONMENTAL LAND USE SERVICES IN OCTOBER OF 2011.

ZONING
 "P" PUBLIC
COMPREHENSIVE PLAN DES.
 "CH" - CHURCHES, COMMUNITY COLLEGE, SCHOOLS



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SHORT PLAT NO. PL12-018
SALEM SHORT PLAT
 IN A PORTION OF GOVERNMENT LOT 8 (AKA SE 1/4 SE 1/4) SECTION 8, TOWNSHIP 34 N., RANGE 4 E, W.M., SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
FOR SALEM LUTHERAN CHURCH
 2529 N. LAVENTURE ROAD, MOUNT VERNON WA, 98273 (360) 422.7607
 DATE: 4-3-12 PROJECT NO. 11060 11060SP.DWG BY: DUA SCALE: 1" = 100' F.B. 38/79