

SURVEY DESCRIPTION

THAT PORTION OF THE NORTH 512.6 FEET OF THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M., LYING WEST OF A LINE 650 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTH EAST 1/4, EXCEPT THE WEST 320 FEET THEREOF.

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 8th DAY OF August, 2012.

WATSON PROPERTIES,
A WASHINGTON LIMITED PARTNERSHIP

BY: *Robert W. Watson* NAME: Robert W. Watson
PARTNER PARTNER
David W. Watson
COLUMBIA BANK, SUCCESSOR IN INTEREST TO SUMMIT BANK, A WASHINGTON CORPORATION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRADLEY M. WATSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL MANAGER OF WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

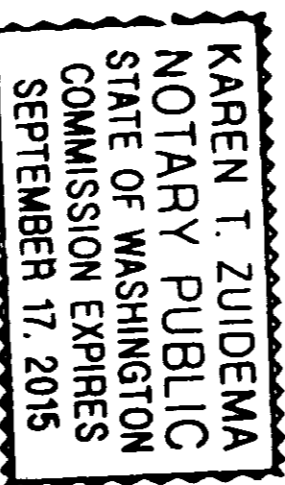
DATED: August 8, 2012

Karen T. Zuidema
SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 9/17/15

RESIDING AT Burlington



STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Holley Weirich* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT/HEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE officer OF COLUMBIA BANK, SUCCESSOR IN INTEREST TO SUMMIT BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

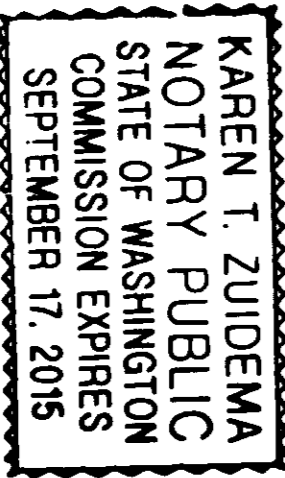
DATED: August 8, 2012

Karen T. Zuidema
SIGNATURE

NOTARY PUBLIC

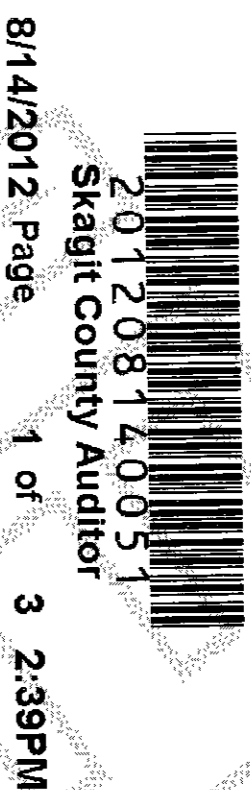
MY APPOINTMENT EXPIRES 9/17/15

RESIDING AT Burlington



AUDITOR'S CERTIFICATE

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



Wendy J. Smith SKAGIT COUNTY AUDITOR
Deanna K. Smith DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 9th OF August 2012.

John A. Smith
CITY ENGINEER

EXAMINED AND APPROVED THIS 13th OF Aug 2012.

John A. Smith
MAYOR

John A. Smith
CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 9th DAY OF August, 2012.

John A. Smith
COMMUNITY 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, TO AND INCLUDING THE YEAR OF 2012.

8-14-12

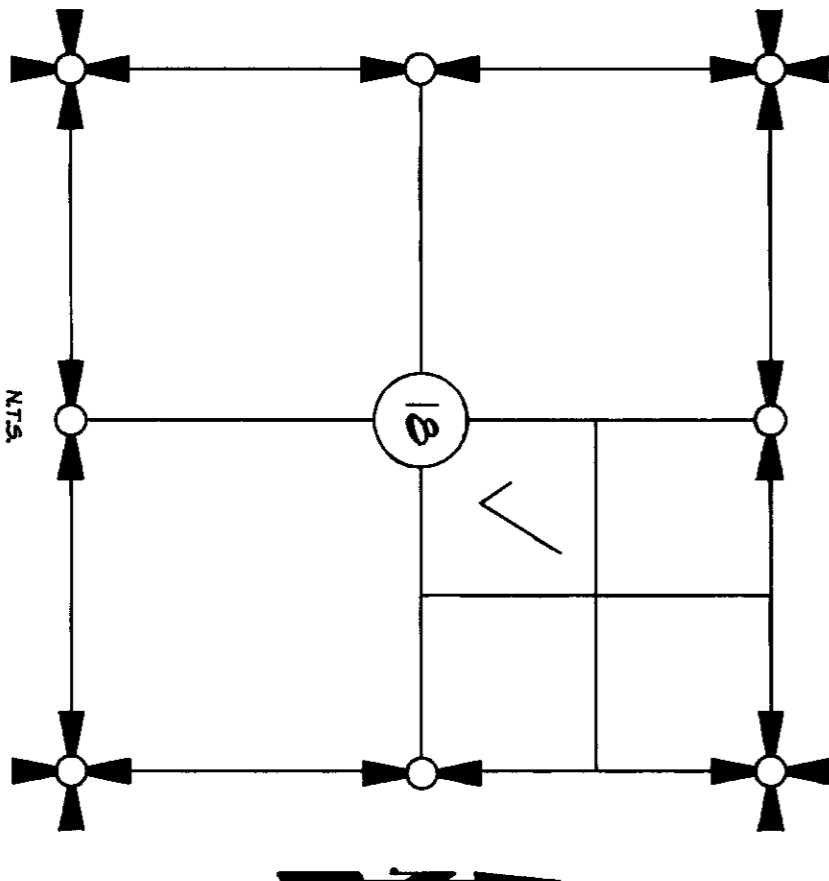
Holly J. Smith
SKAGIT COUNTY TREASURER

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 13th DAY OF Aug, 2012.

Holly J. Smith
CITY TREASURER



SHEET 1 OF 3

CITY OF MOUNT VERNON SHORT PLAT LV-04-045

DATE: 07/31/12

PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18, T. 34 N., R. 4 E., 11M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: WATSON PROPERTIES

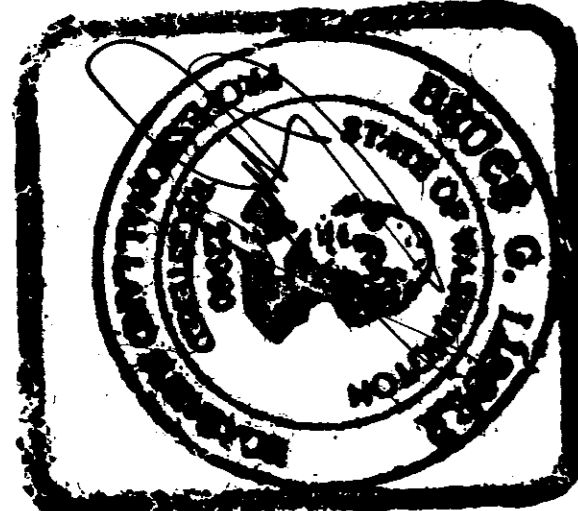
FB: N/A LISGER & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION 360-419-1442 DWG: 04-030805
MERIDIAN: ASSUMED MOUNT VERNON, WA 98273

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

DATE: August 8, 2012

Bruce G. Lissger
BRUCE G. LISSEY, PLLC, CERTIFICATE NO. 22960
LISSEY & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
EMAIL BRUCE@LISSEY.COM



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: C-2 GENERAL COMMERCIAL
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM DRAINAGE: CITY OF MOUNT VERNON
GARBAGE: CITY OF MOUNT VERNON
4. WATER: P.U.D. NO. 1.
5. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER
LISSEK 22960
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
□ - INDICATES EXISTING MONUMENT FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF FREEWAY DRIVE
BETWEEN STEWART ROAD AND COLLEGE WAY
BEARING = NORTH 0°37'14" WEST
8. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. MV-18-16 RECORDED UNDER AUDITOR'S FILE NO. 833857, SHORT PLAT NO. MV-1-80, RECORDED UNDER AUDITOR'S FILE NO. 8008220036, SHORT PLAT NO. MV-4-80, RECORDED UNDER AUDITOR'S FILE NO. 801030007, SHORT PLAT NO. MV-13-81, RECORDED UNDER AUDITOR'S FILE NO. 8109010002, SHORT PLAT NO. MV-10-41, RECORDED UNDER AUDITOR'S FILE NO. 9107240002, BINDING SITE PLAN NO. MV-1-42, RECORDED UNDER AUDITOR'S FILE NO. 9209180248, BINDING SITE PLAN NO. MV-1-00, RECORDED UNDER AUDITOR'S FILE NO. 200006140161 AND BINDING SITE PLAN NO. LV-05-008 RECORDED UNDER AUDITOR'S FILE NO. 201033000068 ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, TITLE REPORT, ORDER NO. 134134-P, DATED JULY 7, 2004 AND UPDATED ON OCTOBER 22, 2004, MAY 21, 2012 AND JULY 30, 2012.
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 REPORTS AND RECORDED UNDER AUDITOR'S FILE NUMBERS 582616, 635458, 200904080088, 2010104280071, 2010104280078, 2010104290084, 2010108040031 AND 533903.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: MATSON PROPERTIES
820 SOUTH SECOND STREET
MOUNT VERNON WA 98273
PHONE: (360) 770-1478
ASSESSOR'S PARCEL NO. P-26254
14. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
15. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS AND STORM DRAINAGE SYSTEM WITHIN THIS SHORT PLAT ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY SHALL BE SHARED EQUALLY.
16. 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.
17. PROPERTY IS LOCATED IN FLOOD ZONE A-21
(BASE FLOOD ELEVATION = 300) AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530158 0001 B DATED JANUARY 3, 1985. THE CITY OF MOUNT VERNON REQUIRES AN ADDITIONAL 10 FOOT OF ELEVATION FOR NEW CONSTRUCTION THEREFORE A MINIMUM OF 31.0 IS REQUIRED. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
18. PROJECT BENCHMARK: TOP BOLT FIRE HYDRANT ON EAST SIDE OF FREEWAY DRIVE AS SHOWN ELEVATION = 27.68' NGVD29

- CONTINUED -

NOTES CONTINUED

19. DIMENSIONAL STANDARDS IN THE C-2 ZONE (MVMC 17.48) SETBACKS ARE AS FOLLOWS:

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.

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.

LOT AREA AND WIDTH: THERE ARE NO LIMITATIONS ON LOT AREA AND WIDTH.

BUILDING HEIGHT: BUILDING HEIGHT IN THE C-2 DISTRICT IS UNRESTRICTED EXCEPT FOR FIRE SAFETY AND BUILDING CODE CONSIDERATIONS.

INGRESS, EGRESS AND UTILITIES EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3 AND THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET 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 HEREON FOR INGRESS AND EGRESS AND TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, 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 OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS SOLE DISCRETION.

PRIVATE STREET NOTE

THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY WITHIN THIS SHORT PLAT. 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 THE CITY FIRE CHIEF.

PUD UTILITY EASEMENT

EASEMENTS ARE 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 DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, ELECTRICAL AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED FACILITIES. THIS INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME PIPE(S), LINE(S) OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION AND CONTROL OF WATER, SEWER, ELECTRICAL AND ELECTRONIC INFORMATION ON FACILITIES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LANDS OF THE GRANTOR(S).

THE GRANTOR(S) ALSO GIVE THE DISTRICT PERMISSION TO CUT, TRIM AND/OR REMOVE ALL TIMBER, TREES, BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM, AND/OR REMOVE VEGETATION WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A HENACE OR DANGER TO SAID PIPE(S), LINE(S) OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR(S) AGREES THAT TITLE TO ALL TIMBER, BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR(S), 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(S) 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.

ADJOINING LAND OWNERS

- P-21643
CJT DEVELOPMENTS LLC
1683 WALNUT GROVE AVE.
ROSEMead, CA 91770
- P-26272 AND P-26140
WAL-MART STORES INC.
P.O. BOX 8042
BENTONVILLE, AR 72716
- P-26254
JD LAND LLC
P.O. BOX 250
MOUNT VERNON, WA 98273
- P-26253 AND P-26246
ECHO SIX LLC
300 QUEEN ANNE AVE N. NO. 248
SEATTLE, WA 98104



8-8-12

SHEET 2 OF 3		DATE: 08/01/12	
CITY OF MOUNT VERNON SHORT PLAT LV-04-045			
PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON FOR: WATSON PROPERTIES			
FB: N/A	LISSEK & ASSOCIATES, PLLC	SCALE: N/A	
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	360-414-7442	
		DWG: 04-030805	

