

SURVEY DESCRIPTION

PBMA PROPERTIES, LLC OWNERSHIP DESCRIPTION

THE WEST 638.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.; TOGETHER WITH THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.; EXCEPT THE EAST 343.43 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL WITH THE EAST LINE) THEREOF;

ALSO TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M., LYING NORTH OF THE MOUNT VERNON-BIG LAKE ROAD (DIVISION STREET);

EXCEPT THE SOUTH 210 FEET OF THE EAST 150 FEET OF THE WEST 340 FEET THEREOF;

AND EXCEPT THE NORTH 700.00 FEET OF THE SOUTH 1,180.00 FEET OF THE WEST 622.34 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH AND WEST LINES THEREOF) OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.;

EXCEPT FROM ALL OF THE ABOVE THE RIGHT-OF-WAY FOR THE MOUNT VERNON-BIG LAKE COUNTY ROAD (EAST DIVISION STREET)

ALL BEING 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 CONSENT AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DESIGN 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 4th DAY OF October 2013.

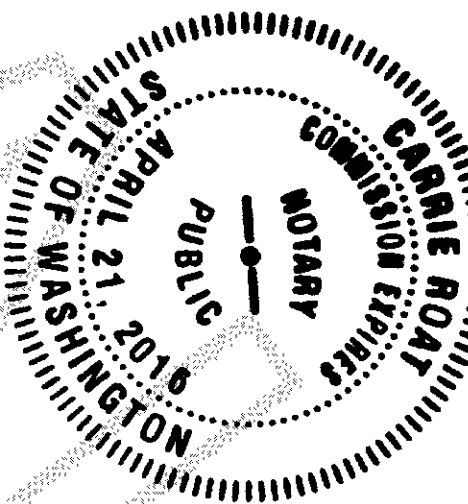
PBMA PROPERTIES, LLC,
A STATE OF WASHINGTON LIMITED LIABILITY COMPANY

BY: Bruce E. Lissner TITLE: member, cto

ACKNOWLEDGEMENTS
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa Hollemann IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE (SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE (SHE) (SIGNED) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE member OF PBMA PROPERTIES, LLC, A STATE OF WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 4, 2013



SIGNATURE Paula Cat
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 4/21/15
RESIDING AT Ferndale, wa

APPROVALS
EXAMINED AND APPROVED THIS 10th OF OCTOBER 2013.

CITY ENGINEER

APPROVED BY THE MAYOR OF MOUNT VERNON, WASHINGTON THIS 10th OF Oct 2013.

MAYOR

ATTEST: CITY CLERK Alvin Stueck

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 7 DAY OF October 2013.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

AUDITOR'S CERTIFICATE

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

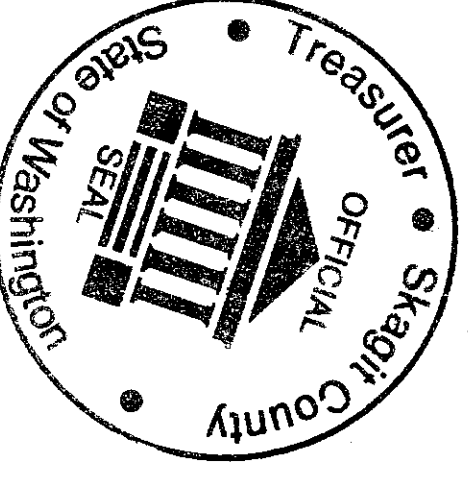
J. Youngquist
SKAGIT COUNTY AUDITOR

Mark Johnson
DEPUTY

COUNTY TREASURERS 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 2013.

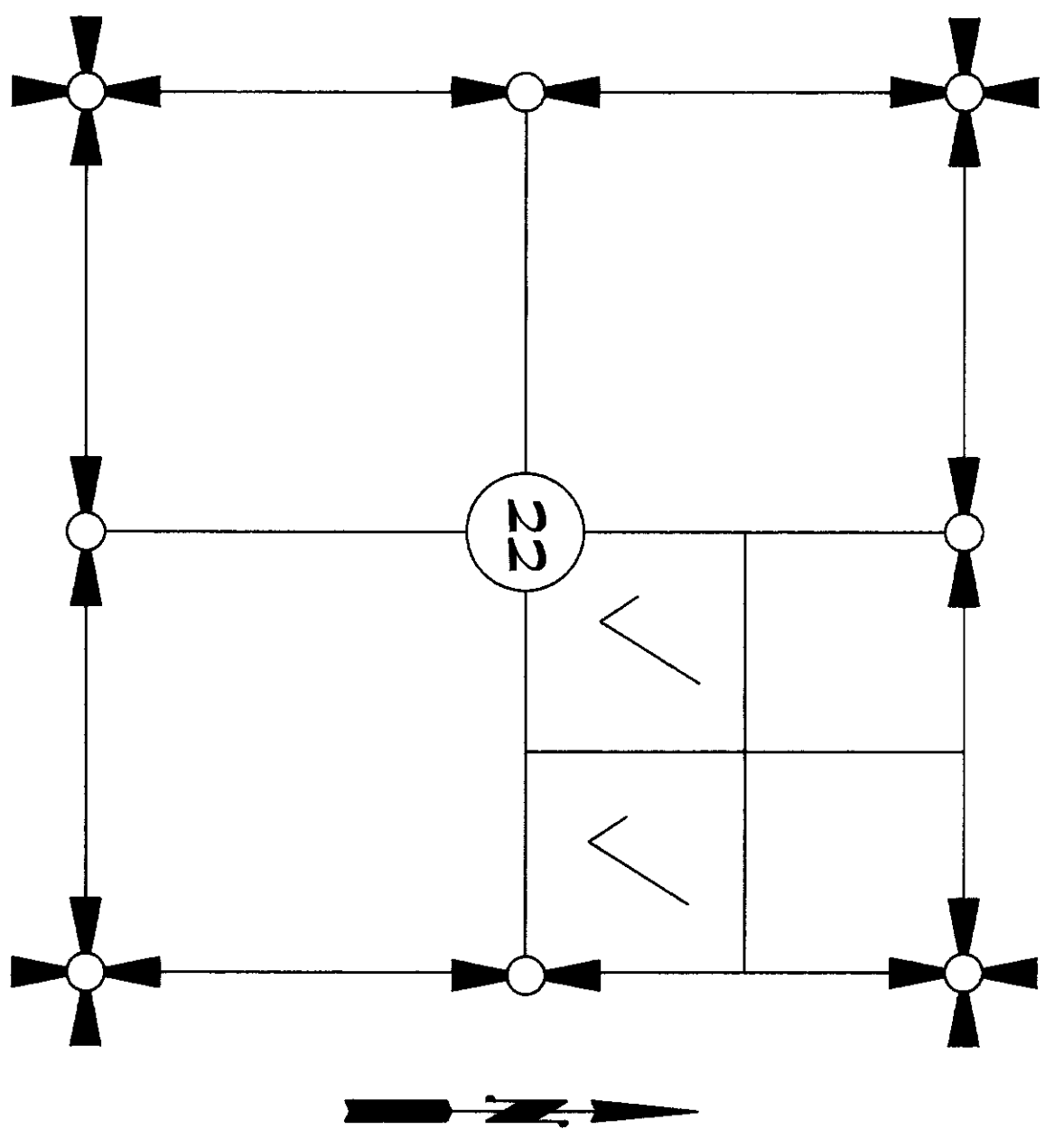
Katie Youngquist by David Youngquist
SKAGIT COUNTY TREASURER DEPUTY



CITY TREASURERS 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 10th DAY OF Oct 2013.

Alvin Stueck
CITY TREASURER



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.

SHEET 1 OF 4

VICINITY MAP
M.T.S.

DATE: 10/02/13

MOUNT VERNON SHORT PLAT NO. LV-13-047

SURVEY IN A PORTION OF THE

NORTHEAST 1/4 OF

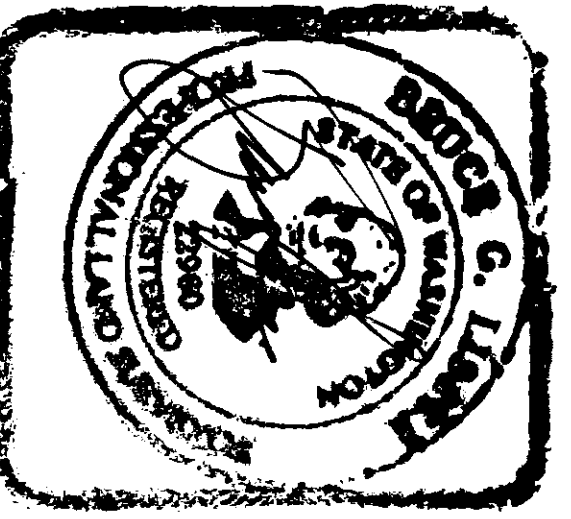
SECTION 22, T. 34 N., R. 4 E., 1/4 M.M.

CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: PBMA PROPERTIES, LLC

FB: Pg: LISSNER & ASSOCIATES, PLLC SCALE:

MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442 04-036 SH. PLAT

DATE: Oct 2, 2013
BRUCE E. LISSNER, PLLC, CERTIFICATE NO. 22460
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON WA, 98273
PHONE (360) 419-7442
FAX (360) 419-0581
EMAIL BRUCE@LISSNER.COM





NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING:
R-1, 4.0 (RESIDENTIAL - SINGLE FAMILY, MEDIUM DENSITY) AND PUBLIC
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON SEWER WILL BE REQUIRED AT TIME OF FUTURE DEVELOPMENT
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
LISSEY 22960
O - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M.
BEARING = SOUTH 89°14'06" EAST
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NUMBER 201307310063 RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, TITLE REPORT, ORDER NO.142841-0, REVISION NO. 2 DATED SEPT. 10, 2013.
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 REPORT AND RECORDED UNDER AUDITORS' FILE NUMBERS 8411270003, 200703240170, 200704030120, 200707120042, 201307126011 AND 201307310063.
11. INSTRUMENTATION: LEICA TCR705A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: PBMA PROPERTIES, LLC
3100 WOBURN ST
BELLINGHAM WA 98226
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
15. ALL DISTANCES SHOWN HEREON ARE IN FEET.
16. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SHORT PLAT HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
17. UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES AND UTILITY COMPANY RECORDS. PRIOR TO CONSTRUCTION UTILITIES SHOULD BE MARKED TO CONFIRM THE LOCATION OF THE MARKED UTILITY LINES SHOWN HEREON AS WELL AS IDENTIFY ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED SINCE THIS WORK WAS PERFORMED.
18. PER DEFERRAL OF SHORT PLAT IMPROVEMENTS REQUEST, PL-13-047, THE MOUNT VERNON CITY COUNCIL GRANTED THE REQUEST ON SEPT. 11, 2013 FOR THE INSTALLATION OF INFRASTRUCTURE THAT WOULD OTHERWISE BE REQUIRED TO BE INSTALLED BY THE APPLICANT BEFORE FINAL SHORT PLAT APPROVAL. BEFORE OCCUPANCY PERMITS) WILL BE ISSUED FOR ANY NEW STRUCTURES), OR BEFORE ANY FURTHER SUBDIVISION IS APPROVED, OR BEFORE ANY PERMITS FOR RESIDENTIAL STRUCTURES ARE ISSUED ON LOTS 1, 2 OR 3 BOTH SANITARY SEWER AND WATER LINES SHALL BE EXTENDED AND STUBBED INTO EACH OF THESE LOTS AND A 3/4 STREET IMPROVEMENT FOR A MINOR ARTERIAL (AS DESCRIBED WITHIN THE CITY'S TRANSPORTATION COMPREHENSIVE PLAN) SHALL BE CONSTRUCTED, INSPECTED AND APPROVED BY THE CITY. THIS STREET IMPROVEMENT SHALL BE INSTALLED ON THE NORTH SIDE OF EAST DIVISION STREET FROM SKAGIT HIGHLANDS PARKWAY TO THE EASTERLY LINE (EXTENDED SOUTHERLY) OF TRACT X.

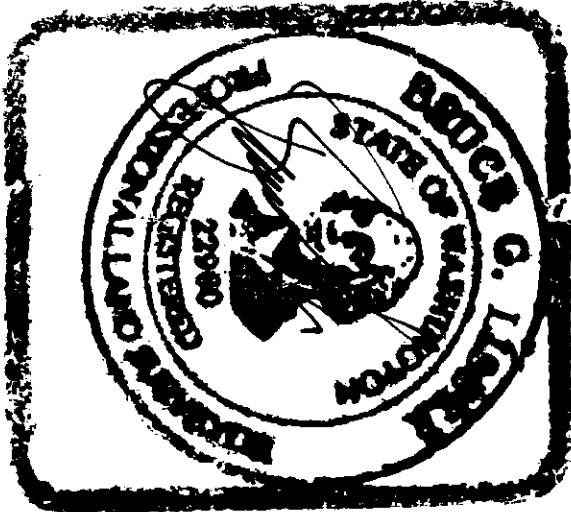
THE FUTURE DEVELOPERS OF LOTS 1, 2 AND 3 NEED TO BE AWARE THAT IN ADDITION TO THE UTILITY EXTENSIONS AND IMPROVEMENTS TO EAST DIVISION STREET OUTLINED ABOVE, ADDITIONAL ON OR OFF-SITE TRANSPORTATION RELATED INFRASTRUCTURE MAY ALSO BE REQUIRED TO BE INSTALLED/CONSTRUCTED AS A CONDITION OF THE DEVELOPMENT OF ANY ONE OF THESE LOTS. OTHER UTILITY SERVICES, INCLUDING, BUT NOT LIMITED TO, STORM SEWERS AND POWER WILL NEED TO BE EXTENDED TO SERVE EACH OF THE LOTS CREATED BY THIS SHORT PLAT WHEN EACH OF THESE LOTS ARE DEVELOPED.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY FRONTIER COMMUNICATION, CASCADE NATURAL GAS CO., AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 (TEN) FEET OF THE LOTS AS SHOWN HEREON, IN WHICH 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.

LOT AREA AND ADDRESS INFORMATION

LOT 1	4471 EAST DIVISION STREET 114,135 SQ. FT. (INCLUSIVE OF CRITICAL AREAS)
LOT 2	5201 EAST DIVISION STREET 538,035 SQ. FT. (INCLUSIVE OF CRITICAL AREAS)
LOT 3	5401 EAST DIVISION STREET 663,444 SQ. FT. (INCLUSIVE OF CRITICAL AREAS)
TRACT X	32,436 SQ. FT. (INCLUSIVE OF CRITICAL AREAS)
TRACT Y	40,474 SQ. FT. (INCLUSIVE OF CRITICAL AREAS)



10-2-13

SHEET 2 OF 4

DATE: 10/02/13

MOUNT VERNON SHORT PLAT NO. LU-13-047

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., 11M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: PBMA PROPERTIES LLC

FB:	Pg:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	SCALE: 04-036 8803716A
MERIDIAN: ASSUMED		360-419-7442	

ADJOINING PROPERTY OWNERSHIP INFORMATION

WEST

P-124602 AND P-124422
SKAGIT HIGHLANDS DIV 3 AND 4 HOMEOWNERS ASSOCIATION
C/O CDC MANAGEMENT
11211 SLATER AVE NE NO. 200
KIRKLAND WA 98033

P-125467
MOUNT VERNON SCHOOL DISTRICT NO. 320
124 E LAWRENCE
MOUNT VERNON WA 98273

NORTH

P-121457
THE QUADRANT CORPORATION
PO BOX 130
BELLEVUE WA 98004

P-125575 AND P-125582
SKAGIT HIGHLANDS DIV 5 PHASE 1 HOMEOWNERS
C/O CDC MANAGEMENT
11211 SLATER AVE NE NO. 200
KIRKLAND WA 98033

P-125414 (LOT 206)
MICHAEL AND KIMBERLY LUEDERITZ
5228 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125417 (LOT 205)
JESSE AND CHRISTOPHER KRUSE
5236 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125416 (LOT 204)
WELLS FARGO BANK
ATTN:WELLS FARGO HOME MTG INC
1 HOME CAMPUS
DES MOINES, IA 50328

P-125415 (LOT 203)
JACOB AND RACHEL MCFARLAND
5308 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125414 (LOT 202)
JENNIFER AND CARLOS HERNANDEZ
5316 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125413 (LOT 201)
GAIL AND WILLIAM FERRIS
5324 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125412 (LOT 200)
STEVEN AND VICTOR BENJAMIN
5332 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125411 (LOT 199)
TRACI HEIM
5340 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125410 (LOT 198)
MELODEE AND AMOUR MAPA
5348 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125409 (LOT 197)
ANNABELLE TATLINGER
5356 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125408 (LOT 196)
STANISLAV AND STEVEN PACHECO
5364 TIMBERIDGE DR
MOUNT VERNON WA 98273

-NORTH CONTINUED-

P-125407 (LOT 195)
SARA AND JASON GAHAN
5400 TIMBERIDGE DR
MOUNT VERNON WA 98273

P-125406 (LOT 194)
FEDERAL HOME LOAN MORTGAGE CORP.
500 PLANO PARKWAY
CARROLLTON TX 75010

P-125405 (LOT 193)
STEPHANIE AND MATTHEW LECREN
5416 EMERALD CT
MOUNT VERNON WA 98273

P-125404 (LOT 192)
AMBER AND BRIAN JOHNSON
UNIT 1800 BOX 48
DPO, AP 98544

P-125403 (LOT 191)
JUDITH AND GERALD HUNTER
5432 EMERALD CT
MOUNT VERNON WA 98273

P-125402 (LOT 190)
ERINN AND CHRISTOPHER DIRTH
5440 EMERALD CT
MOUNT VERNON WA 98273

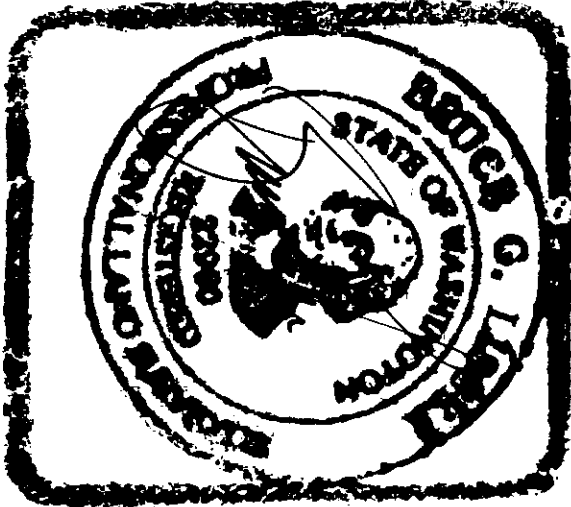
EAST

P-27513
PBMA PROPERTIES, LLC
3100 WOBURN ST
BELLINGHAM WA 98226

P-126391
COLUMBIA STATE BANK
SPECIAL CREDITS - 6115
1301 A STREET
TACOMA WA 98401

SOUTH

P-27505
JAMES D. WOODMANSEE
523 FERRY ST
SEDR0-WOOLLET, WA 98284



SHEET 3 OF 4

DATE: 04/17/13

MOUNT VERNON SHORT PLAT NO. LU-13-047

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., M.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: PBMA PROPERTIES LLC

FB:	Pg:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273	SCALE:
MERIDIAN, ASSIGNED		360-419-7442	04-036 SH. PLAT

