

PORTION OF GOVERNMENT LOT 8, SECTION 18, T. 34 N., R. 4 E. WM

LEGAL DESCRIPTION
 TRACT A OF CITY OF MOUNT VERNON SHORT PLAT NO. MW-7-84, APPROVED MAY 10, 1984, AND RECORDED MAY 10, 1984, IN VOLUME 6 OF SHORT PLATS, PAGE 140, UNDER AUDITOR'S FILE NO. 8405100022, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT STATE OF WASHINGTON.
 (LEGAL PROVIDED BY LAND TITLE & ESCROW COMPANY OF SKAGIT COUNTY, ORDER NO. 145980-5, DATED: OCTOBER 30, 2013.)

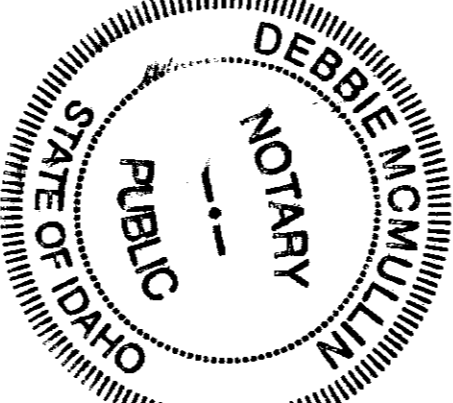
DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SPECTOR TESORO, LLC, OWNERS IN FEE SIMPLE OF THE LAND HEREBY SHORT PLATED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DENY TO THE USE OF THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS, 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 REASONABLE GRABBING OF ALL SUCH STREETS AND ALLEYS SHOWN HEREON. IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND ATTACHED THIS DAY OF Nov 22, 2013.

SPECTOR TESORO LLC
 SPECTOR TESORO, LLC
 BY: [Signature]

ACKNOWLEDGMENT

STATE OF Idaho
 COUNTY OF Blaine
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Debbie McCallin IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON DASH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Owner OF SPECTOR TESORO, LLC OF KETCHUM, IDAHO, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: Nov 22, 2013.



NOTARY PUBLIC IN AND FOR THE STATE OF Idaho
 (NOTARY NAME TO BE PRINTED) Debbie McCallin
 RESIDING AT: Hayley, IDAHO
 MY APPOINTMENT EXPIRES: 12/12/2016

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 14th DAY OF Dec, 2013.
[Signature]
 CITY FINANCE DIRECTOR

LOT INFORMATION / ADDRESSES

TOTAL PARCEL = 33,161 SQ. FT. 0.76 ACRES
 LOT 1 12,298 SQ. FT. 0.41 ACRES
 115 W. FIR STREET
 TRACT A 15,403 SQ. FT. 0.35 ACRES
 161 WEST FIR ST.

SURVEYORS 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, W.M. AND THAT THE CONVEYANCES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

[Signature]
 MICHAEL E. WARE PLS
 PLS 30428
 DATE 11.25.2013

NOTES / RESTRICTIONS

- OWNER OF RECORD: SPECTOR TESORO, PO BOX 4591, KETCHUM, ID 83340.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- UTILITIES:
 SEWAGE DISPOSAL: CITY OF MOUNT VERNON
 STOP SIGN: CITY OF MOUNT VERNON
 WATER PURVEOR: PLUD NUB
 POWER SOURCE: RUCET SOUND ENERGY
 COMMUNICATION: CE NIGHTWATCHABLE TV AT&T BROAD BAND
 GAS: CASADE NATURAL GAS CORPORATION
- THIS SURVEY IS BASED ON FIELD SURVEY AND SHORT PLAT MW-7-84 RECORDED UNDER AUDITOR FILE NUMBER 8405100022.
- PROPERTY IS LOCATED IN THE "C" ANNUAL FLOODING PER FLOOD INSURANCE RATE MAP "CITY OF MOUNT VERNON", COMMUNITY PANEL NUMBER 530158, COOT B. PANEL OF 4, WITH AN EFFECTIVE DATE OF JANUARY 3, 1985. COORDINATION WITH THE LEAD AGENCY IS ADVISED TO CONFIRM IF THERE IS A BASE FLOOD ELEVATION.
- IMPACT FEE NOTE: ALL LOTS/TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- EASEMENTS AS SHOWN ON SHORT PLAT MW-7-84, APN 8405100022.
- FRONT YARD SETBACK IS 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 1 DECISION PROCESS ADMINISTRATIVELY REDUCE, FOR GOOD CAUSE SHOWN, THIS SETBACK. SIDE YARD AND REAR YARD SETBACKS ARE NONE, EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERFERING STREET OR ALLEY. THERE SHALL BE A SETBACK OF AT LEAST FIVE FEET.
- ANY ENVIRONMENTAL CONDITIONS ASSOCIATED WITH HISTORICAL SITE USE, WILL BE MANAGED AS REQUIRED OR OUTLINED IN WASHINGTON ADMINISTRATIVE CODE WAC 173-340.
- A NEW TRAFFIC CONCURRENCY WILL BE REQUIRED AT THE TIME OF TRACT A DEVELOPMENT.
- TRACT A WILL BE REQUIRED TO PROVIDE A CIVIL ENGINEERED DRAINAGE DESIGN AT THE TIME OF DEVELOPMENT THAT MEETS THE CURRENT ADOPTED CODE AT THE TIME OF SUBMITTAL.
- 10' X 10' ELEVATED SIGN EASEMENT, FOR USE, MAINTENANCE, AND REPAIR OF EXISTING BUSINESS SIGN.
- WHEN THIS SHORT PLAT WAS APPROVED BY THE CITY OF MOUNT VERNON, TRACT A WAS PART OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY'S TOXICS CLEANUP PROGRAM WITH CLEANUP ACTIONS STARTED (ECOLOGY FACILITY NO. 20768, CLEANUP SITE ID: 11611). BEFORE TRACT A CAN BE DEVELOPED, ALL FEDERAL, STATE AND LOCAL REQUIREMENTS WITH REGARD TO THE HISTORIC CONTAMINATION WILL HAVE TO BE SATISFIED.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, GREAT SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC., AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SPACES (7) AND FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT IN ORDER TO INSTALL, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, TRENCHES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND OTHER TRACTS TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTOR SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREBY GRANTED.

ROADWAY EASEMENT

THE CITY OF MOUNT VERNON (CITY), ANY OF CITY'S FRANCHISEES, LICENSEES, AGENTS AND EMPLOYEES, AND ALL MEMBERS OF THE PUBLIC, SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE EASEMENT AND GENERALLY USE THE EASEMENT AS A PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSTALLING, IMPROVING, MAINTAINING, TRAVELING ON, USING AND OPERATING A PUBLIC STREET, SIDEWALKS, UTILITIES AND ASSOCIATED PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW, AND WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY. HERETOFORE, GRANTOR SHALL NOT INTERFERE IN ANY MANNER WITH THE EASEMENT RIGHTS GRANTED TO CITY AND THE PUBLIC. GRANTOR SHALL NOT ALTER OR MAINTAIN ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS WITHIN THE EASEMENT; B) DISTURB THE LATERAL AND SUBSEQUENT SUPPORT OF THE ROADWAY, SIDEWALKS AND UTILITIES OR OTHER USES OF THE EASEMENT BY THE CITY, OR UNDERMINE FORM OF CONSTRUCTION OR OTHER ACTIVITY THAT MAY DISTURB OR DAMAGE THE ROADWAY, SIDEWALKS, UTILITIES OR OTHER USES OF THE EASEMENT BY THE CITY; OR C) PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS THAT MAY CAUSE DAMAGE TO OR INTERFERE WITH THE USE OF THE STREET, SIDEWALK AND UTILITIES. THE EASEMENT AND COVENANTS HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON GRANTOR AND ANY HEIRS, SUCCESSORS AND ASSIGNS.

APPROVALS
 DRAWN AND APPROVED THIS 22nd DAY OF Dec, 2013
[Signature]
 CITY ENGINEER

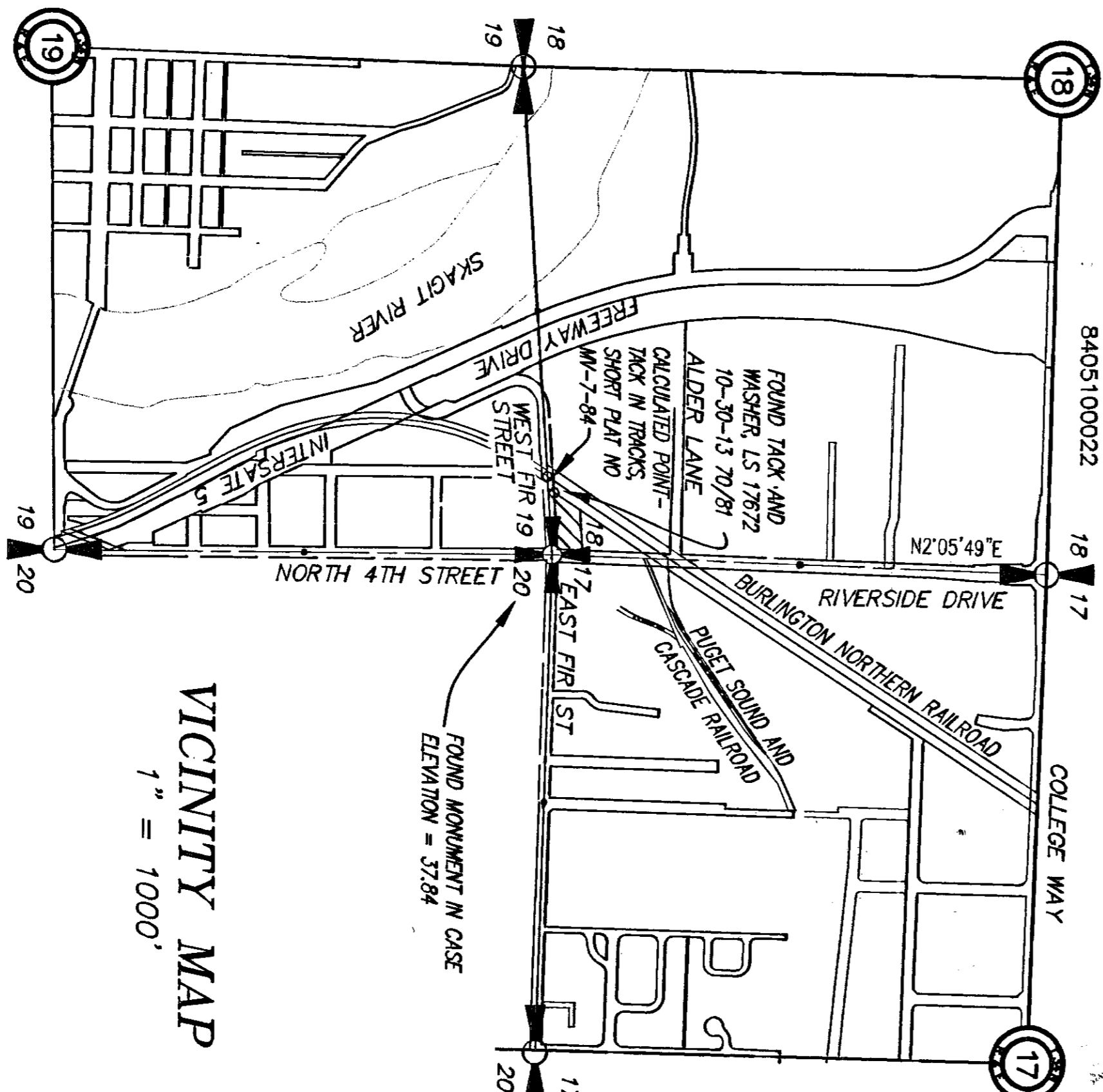
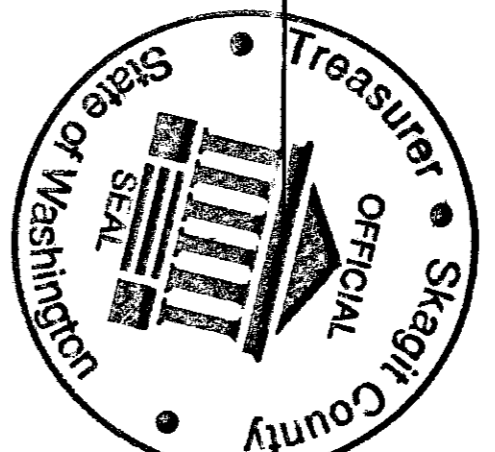
APPROVED BY THE MAYOR OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 14th DAY OF Dec, 2013

MAYOR [Signature]
 ATTEST: CITY CLERK [Signature]
 EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 14th DAY OF Dec, 2013
[Signature]
 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

AUDITORS CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC
 201312050029
 Skagit County Auditor
 12/6/2013 Page 1 of 2 1143.00
[Signature]
 DEPUTY

SKAGIT 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 2013
 DATE OF 11/25/2013
[Signature]
 SKAGIT COUNTY TREASURER



SECTION 18, T. 34 N., R. 4 E. WM SHEET 1 OF 2

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

SHORT PLAT PL13-087
 SPECTOR TESORO, LLC SHORT PLAT
 IN A PORTION OF GOVERNMENT LOT 8 (AKA SE 1/4 SE 1/4)
 SECTION 18, TOWNSHIP 34 N., RANGE 4 E. W.M.
 SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
 SPECTOR TESORO, LLC
 PO BOX 4591, KETCHUM, ID 83340
 DATE: 7-27-2013
 PROJECT NO: 13051 13051SP.DWG
 BY: MAS
 SCALE: F.B. 30/5

RESEARCH
SHORT PLAT A/FN: 8405100022

PORTION OF GOVERNMENT LOT 8, SECTION 18, T. 34 N., R. 4 E. WM

BASIS OF BEARING
EAST LINE OF SECTION 18 AS MEASURED BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER AS SHOWN HEREON WHICH BEARS NORTH 02°05'49" EAST. HORIZONTAL DATUM IS NAD 83/91.

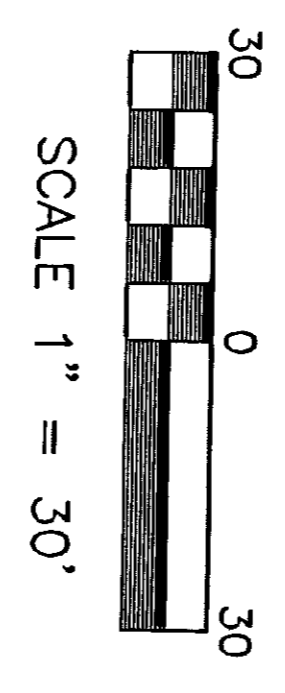
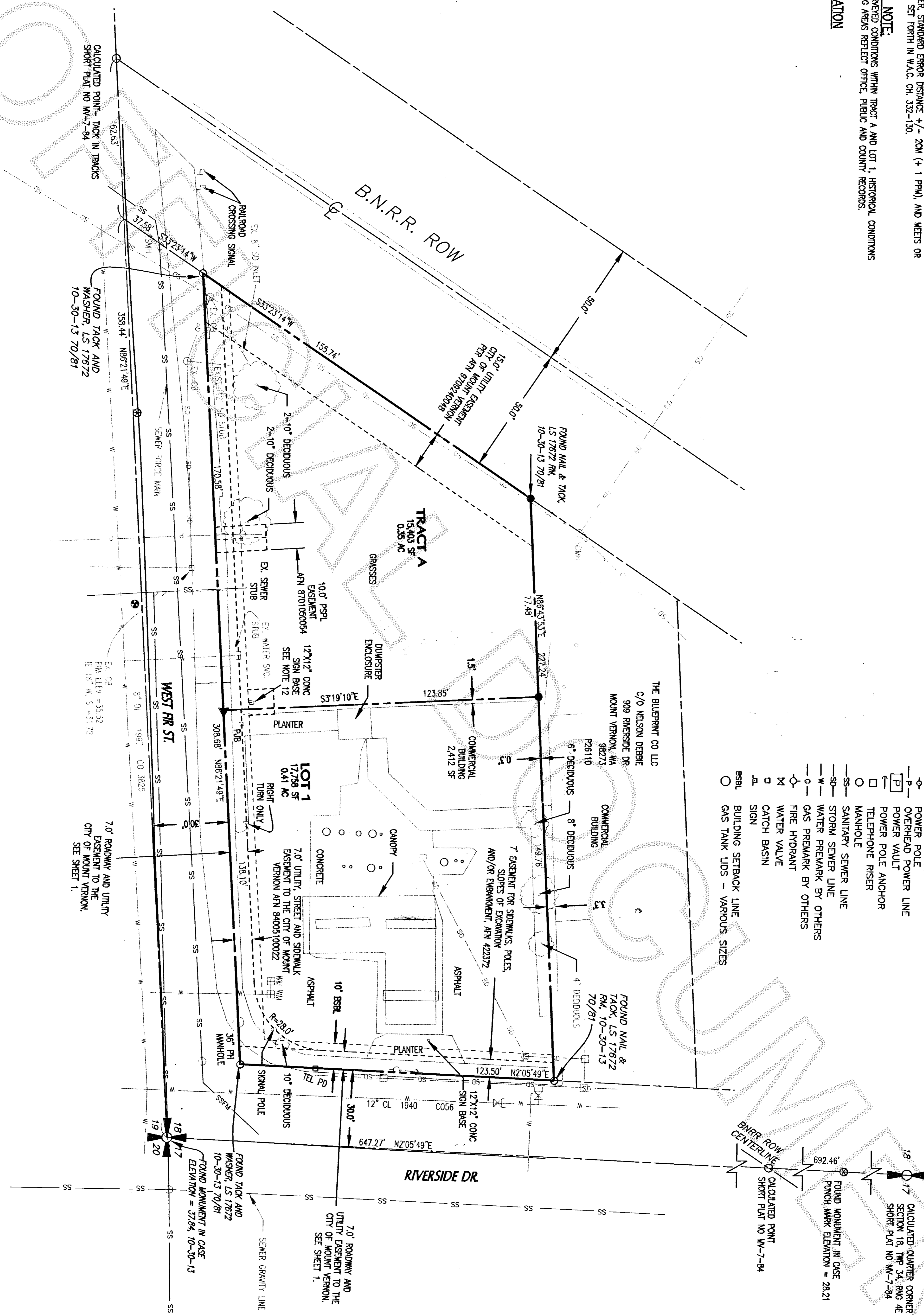
INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6 AND A TRIMBLE S800 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

SITE CONDITIONS NOTE
THIS MAP REFLECTS SURVEYED CONDITIONS WITHIN TRACT A AND LOT 1, HISTORICAL CONDITIONS WITHIN THE SURROUNDING AREAS REFLECT OFFICE, PUBLIC AND COUNTY RECORDS.

WETLAND DELINEATION
NO WETLANDS ON-SITE.

ZONING
C-2 GENERAL COMMERCIAL DISTRICT
COMPREHENSIVE PLAN
C1 COMMERCIAL INDUSTRIAL

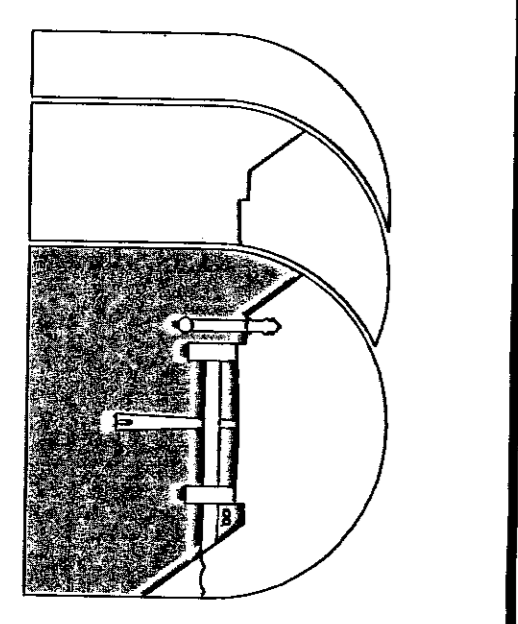
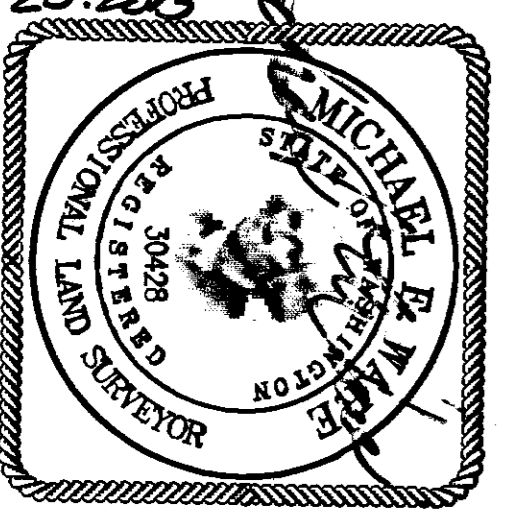
- LEGEND**
- ▲ SET NAIL WITH WASHER, LS 30428
 - SURVEY MARKER RECOVERED AS SHOWN
 - SET 5/8" REBAR WITH CAP STAMPED "LS 30428"
 - ⊙ MONITORING WELL
 - ⊕ FOUND CONCRETE MONUMENT IN CASE
 - ⊖ FENCE LINE
 - ⊗ WATER METER
 - ⊘ POWER POLE
 - ⊙ OVERHEAD POWER LINE
 - ⊖ POWER VAULT
 - ⊖ POWER POLE ANCHOR
 - ⊖ TELEPHONE RISER
 - ⊖ MANHOLE
 - ⊖ SANITARY SEWER LINE
 - ⊖ STORM SEWER LINE
 - ⊖ WATER PREMARK BY OTHERS
 - ⊖ GAS PREMARK BY OTHERS
 - ⊖ FIRE HYDRANT
 - ⊖ WATER VALVE
 - ⊖ CATCH BASIN
 - ⊖ SIGN
 - ⊖ BUILDING SETBACK LINE
 - ⊖ GAS TANK LIDS - VARIOUS SIZES



201312050029
Sngit County Auditor
12/5/2013 Page 2 of 2 10:34AM
\$143.00

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUPERVISION OF SECTION 18, 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.

Michael E. Ware
MICHAEL E. WARE PLS
PLS 30428
11.25.2013
DATE



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IN A PORTION OF GOVERNMENT LOT 8 (AKA SE 1/4 SE 1/4)
SECTION 18, TOWNSHIP 34 N., RANGE 4 E., W.M.
SKAGIT COUNTY, STATE OF WASHINGTON
MOUNT VERNON
FOR
SPECTOR TENSORO, LLC
PO BOX 4591, KETCHIKAN, ID 83340

DATE: 10.30.13
PROJECT NO.: 13051 13051SP.DWG
BY: MAS
SCALE: 1" = 30'
F.B. 30/5