

PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT BRADLEY R. PAULSON, 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 DEDICATE TO THE USE OF THE PUBLIC FOR THE STREETS, AVENUES 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 GRADINGS 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 HERETO SUBSCRIBED AND AFFIXED THIS 2 DAY OF April, 2014

Bradley R Paulson
Bradley R Paulson
By John Paulson his Attorney in fact.
John Paulson
Whitely Island Bank

ACKNOWLEDGMENT
STATE OF Washington)
COUNTY OF Skagit) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRADLEY R. PAULSON 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 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: April 2 2014

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
(NOTARY NAME TO BE PRINTED) Bradley Sloan
RESIDING AT: Mount Vernon
MY APPOINTMENT EXPIRES: 6-28-16

ACKNOWLEDGMENT
STATE OF Washington)
COUNTY OF Skagit) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARJORIE A. PAULSON 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 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
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RESIDING AT: Mount Vernon
MY APPOINTMENT EXPIRES: 6-28-16

ACKNOWLEDGMENT
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COUNTY OF Skagit) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROD M. CARNA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT ON OATH THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF WHISKEY ISLAND BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: April 2 2014

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(NOTARY NAME TO BE PRINTED)
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DATED: April 2 2014

UTILITY EASEMENT
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS CORPORATION, FRONTIER COMMUNICATIONS, INC., AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTENTOR SEVEN (7) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FUTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREBY GRANTED.

PRIVATE DRAINAGE EASEMENTS AND MAINTENANCE
AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS OVER THE ENTIRE SHORT PLAT. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE GRANTEE THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ADJUTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AND MAINTENANCE FREQUENCIES AND THRESHOLD FACILITY MAINTENANCE STANDARDS AS SPECIFIED BY RECORDED COAR'S.

ACCESS EASEMENT
THE DECLARANT GRANTS, RESERVES AND CREATES NON-EXCLUSIVE EASEMENTS OVER ALL DRAWINGS AND DRIVE LINES CREATED UPON CONSTRUCTION OF IMPROVEMENTS ON BOTH LOTS FOR NEGRESS AND EGRESS OF VEHICLES OF CUSTOMERS, EMPLOYEES AND INVITES OF THE BUSINESS LOCATED ON LOT 1 AND LOT 2. THESE ACCESS EASEMENTS SHALL BE CONSTRUCTED AND MAY BE MOVED FROM TIME TO TIME TO INSURE THAT THERE IS ADEQUATE INTERNAL CIRCULATION TO ALLOW ACCESS TO THOSE PUBLIC ROAD ACCESS POINTS.

LEGAL DESCRIPTION
BEGINNING AT A POINT 780 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF URBAN AVENUE AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567036 AND THE NORTH LINE OF THE CLEAR LAKE AND WOODLEY ROAD (NOW COLLEGE WAY) AS SHOWN ON THE "PLAT OF MOUNT VERNON AGRICULTURE", ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102; THENCE NORTH ALONG THE EAST LINE OF URBAN AVENUE, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 416.84 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF COLLEGE WAY, A DISTANCE OF 209 FEET; THENCE SOUTH TO A POINT ON THE NORTH LINE OF COLLEGE WAY WHICH IS 209 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 10 FEET OF THE SOUTH 10 FEET HERETO CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 480430. AND ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED NOVEMBER 12, 1981 UNDER AUDITOR'S FILE NO. 9111120035. AND ALSO EXCEPT THAT PORTION ACQUIRED BY THE CITY OF MOUNT VERNON BY CONDEMNATION UNDER STIPULATED FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE OF APPROPRIATION FILED NOVEMBER 25, 2009 UNDER SKAGIT COUNTY SUPERIOR COURT CASE NO. 09-2-00486-9.

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.
2. ZONING C2 - GENERAL COMMERCIAL DISTRICT
3. OWNER OF RECORD: BRADLEY PAULSON 984 HAMILTON HEIGHTS RD, CORVALLIS MT, 99828.
4. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. UTILITIES:
SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM SEWER: P.U.D. No.1
WATER PURVEYOR: PUGET SOUND ENERGY
POWER SOURCE: GE NORTHWEST-CABLE TV, AT&T BROAD BAND, FRONTIER
GAS: CASCADE NATURAL GAS CORPORATION

PUD 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 AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTEE. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTEE WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTEE AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR OBSTACLES REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

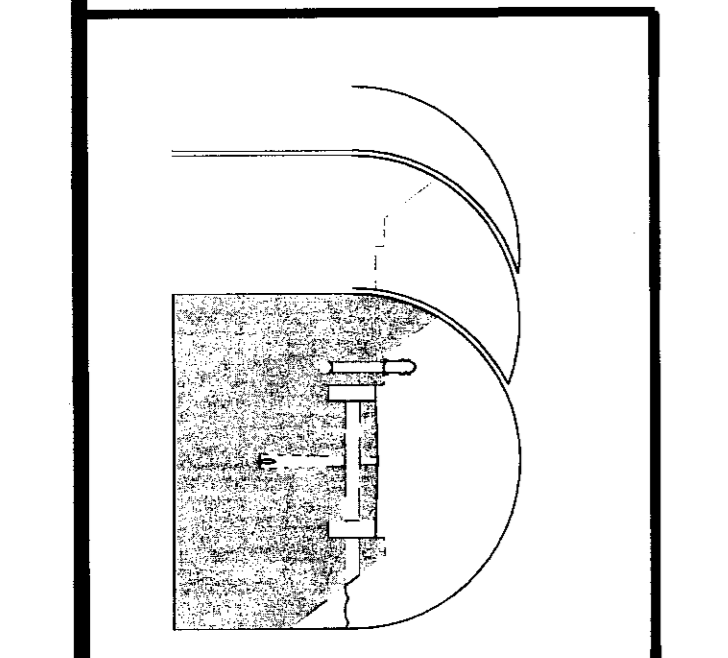
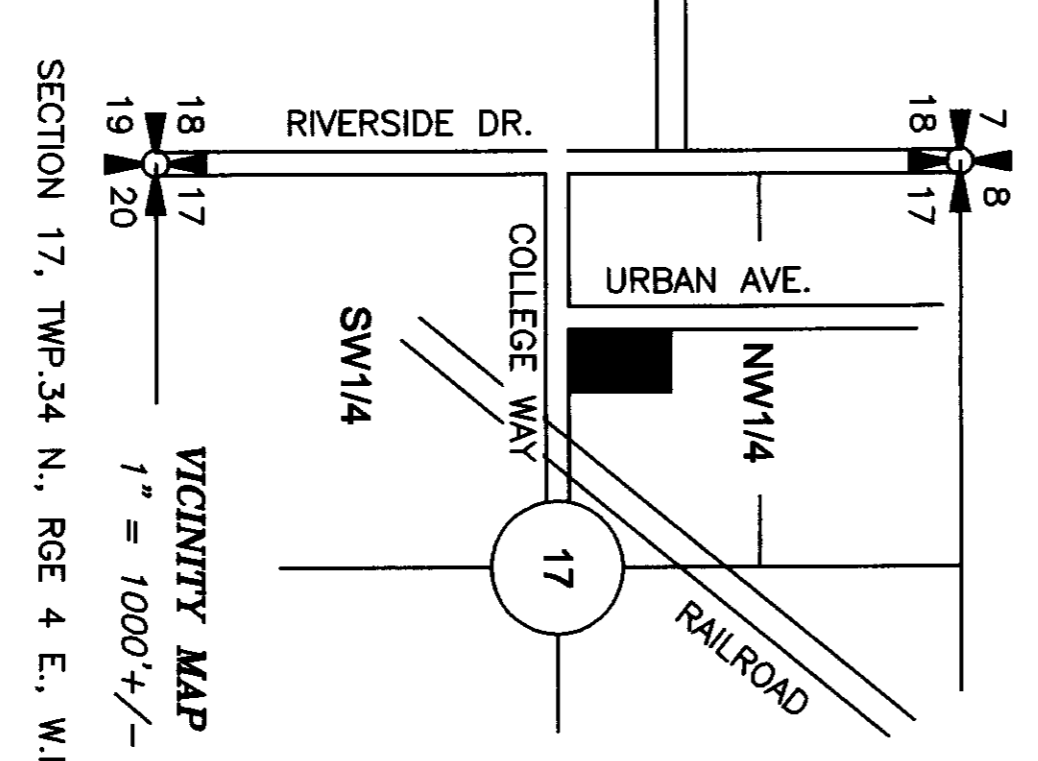
GRANTEE, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRIPES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTEE SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USER(S) 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.

9. THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS FOR THE PAULSON SHORT PLAT WERE RECORDED WITH THE AUDITOR OF SKAGIT COUNTY UNDER AUDITOR'S FILE NUMBER 2014040910025, RECORDS OF SKAGIT COUNTY, WASHINGTON.

10. THE URBAN AVENUE RIGHT OF WAY DEDICATION AREA TOTALS 1083 SQ.FT.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC
THIS IS TO CERTIFY THAT ALL TAXES HERETOBE LEIAD AND WHICH HAVE BECOME A LBN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2014
THIS 9th DAY OF April 2014
James Spurgeon
SKAGIT COUNTY TREASURER'S CERTIFICATE
DEPUTY
APPROVED AND APPROVED THIS 3RD DAY OF APRIL 2014
Tara D. Quessett
SKAGIT COUNTY TREASURER
DEPUTY
OFFICIAL SEAL
State of Washington
Auditor

APPROVED BY THE MAYOR OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 4th DAY OF APRIL 2014
MAYOR
ATTEST: CITY CLERK
EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 5th DAY OF APRIL 2014
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
CITY FINANCE DIRECTOR
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREBY CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 4th DAY OF APR 2014
CITY FINANCE DIRECTOR



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

SHORT PLAT NO. IJ10-005 PAULSON SHORT PLAT
A PORTION OF SW 1/4 OF THE NW 1/4 SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON CITY OF MOUNT VERNON
FOR
BRAD PAULSON
7391 MILLER RD, ANACORTES WA, 98221 (360) 202-9007
DATE: 3-31-2014
PROJECT NO. 9087
BY: MJS SCALE: 1" = 1000'-/-
F.B. 14/71

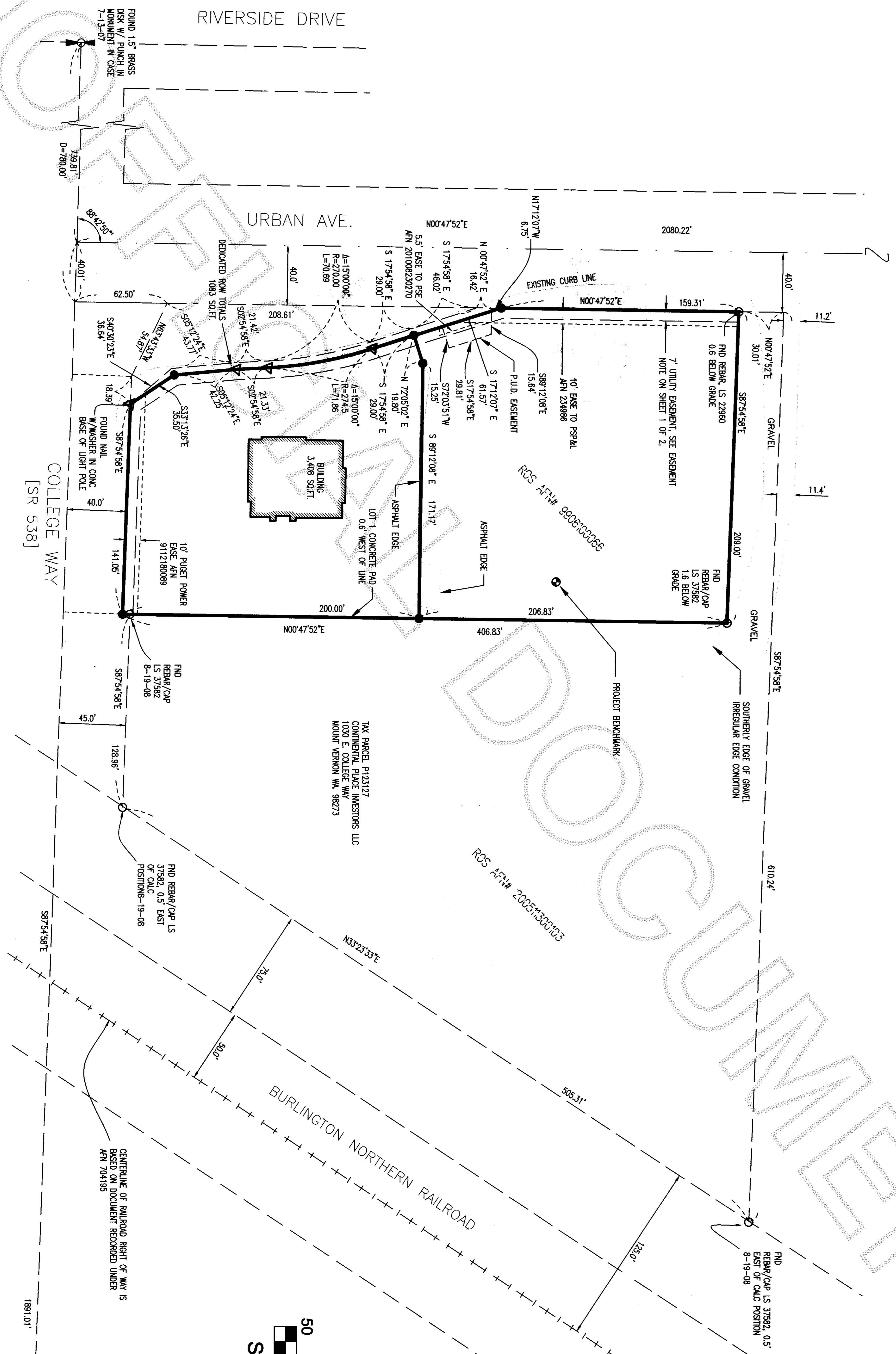
PORTION OF THE SW 1/4 OF THE NW 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



PACIFIC PLACE
FOUND PK WITH STRADDLES ACCEPTED AS CENTERLINE OF URBAN AVE.
7-13-07 FB-5/90

VERTICAL DATUM NSG029
THE VERTICAL DATUM IS BASED ON USGS BENCHMARK V455 AND LEVEL LOOP RIM ON 7-13-07. BENCHMARK ELEVATION = 35.09 FEET NSG029.
THE DATUM FOR THIS PROJECT IS NSG029.
CONVERSION IS NSG029 + 3.78 = NAD088
PROJECT BENCHMARK IS SET REBAR WITH AN ELEVATION OF 26.88 FEET NSG029. AS SHOWN HEREON.

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVEL WITH A TRIMBLE S67 AND METS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 322-130.
RESEARCH
SURVEYS RECORDED UNDER A.F.N.'S 9908100066, 200411180108, 200511300103, 200809170082 AND WSDOT PLANS FOR SRS38 DATED 4-15-88



- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
 - SET 5/8" REBAR WITH CAP STAMPED "LS 30428"
 - ▽ PK NAIL
 - D DEED DISTANCE

PARCEL INFORMATION
TOTAL PARCEL 77,792 SQ. FT., 1.79 ACRES
LOT 1 = 33,379 SQ. FT., 0.77 ACRES
ADDRESS = 1700 URBAN AVE.
LOT 2 = 43,330 SQ. FT., 1.00 ACRES
ADDRESS = 1800 URBAN AVE.
ROAD DEDICATION = 1,083 SQ. FT., 0.03 ACRES

BASIS OF BEARING
ASSUMED SOUTH 87° 54' 58" EAST BETWEEN THE WEST QUARTER CORNER AND THE EXISTING CENTER OF SECTION 17, AS SHOWN HEREON.



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SHORT PLAT NO. L1010-005
PAULSON SHORT PLAT
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BRAD PAULSON
7391 MILLER RD, ANACORTES WA, 98221 (360) 202-9007
DATE: 3-31-2014 BY: MJS SCALE: 1" = 50'
PROJECT NO. 9087 13087 SP.DWG F.B. 14/71



CENTER OF SECTION, FOUND 2" DISK W/PUNCH IN CASE 4-20-04 FB 9/13