

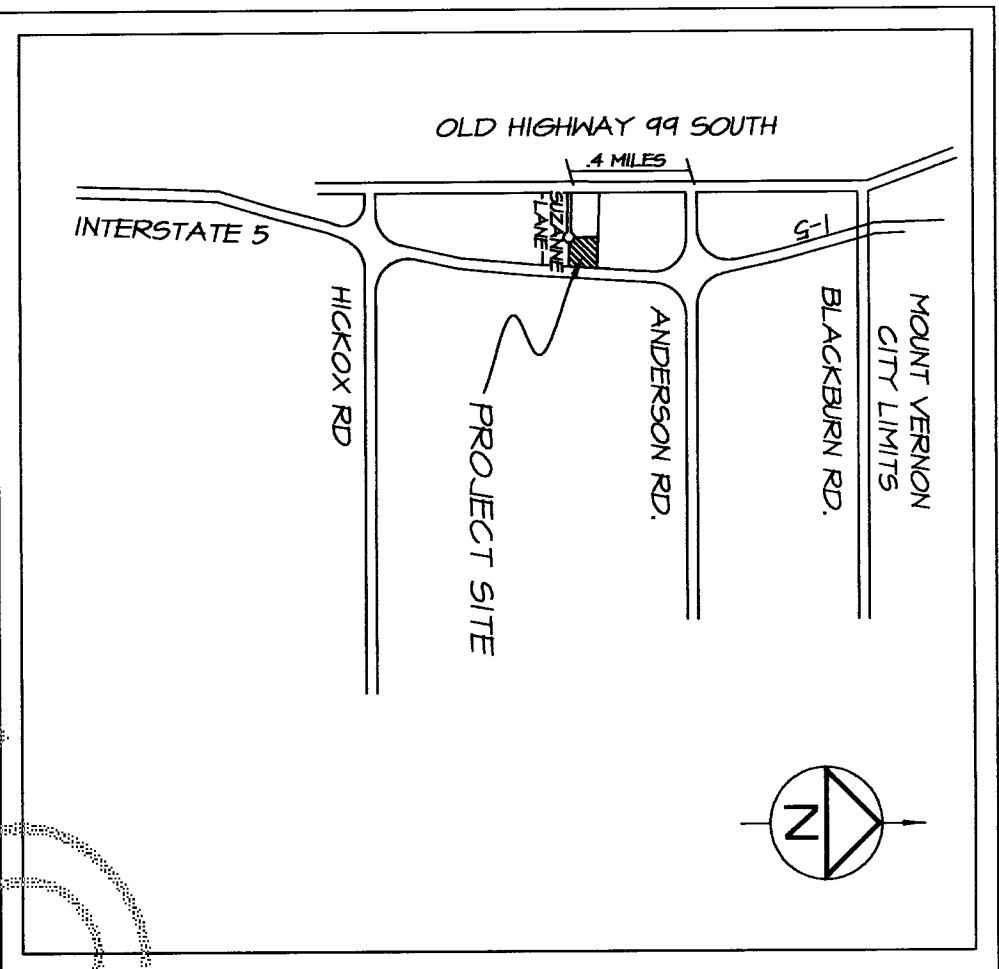
SURVEY DESCRIPTION

LOT 8, SKAGIT COUNTY BINDING SITE PLAN NO. L-99-0003, APPROVED JULY 1, 2002, RECORDED JULY 1, 2002 UNDER AUDITOR'S FILE NO. 2002010180, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

TOGETHER WITH A 10 FOOT WIDE EASEMENT FOR SIGNAGE AND THE MAINTENANCE THEREOF, AS CONVEYED AND ESTABLISHED IN THAT CERTAIN DECLARATION OF EASEMENT DATED MARCH 24, 2011 AND RECORDED APRIL 20, 2011 UNDER AUDITOR'S FILE NO. 201104200032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 19th DAY OF October, 2015.

Suzanne Lane Commercial Center, LLC

HERITAGE BANK

BY: [Signature]  
TITLE: SVR

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS A. LITTLE 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 MANAGER OF SUZANNE LANE COMMERCIAL CENTER, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Oct. 19, 2015

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2016

SIGNATURE [Signature]  
NOTARY PUBLIC Bruce G. Lisser  
MY APPOINTMENT EXPIRES 7-14-16  
RESIDING AT Mount Vernon

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS A. LITTLE 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 MANAGER OF SUZANNE LANE COMMERCIAL CENTER, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/19/2015

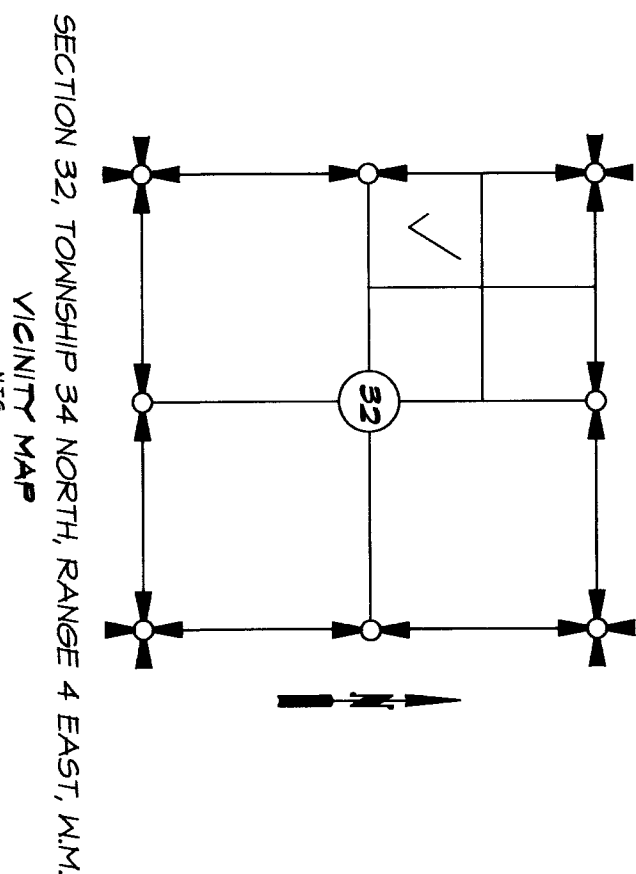
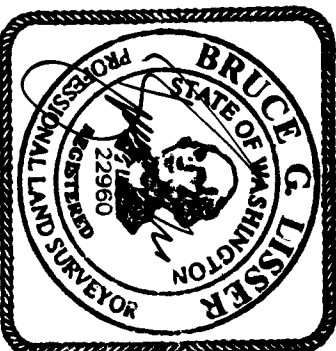
SHARON A. BUCKLIN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JULY 1, 2016

SIGNATURE [Signature]  
NOTARY PUBLIC Sharon A. Bucklin  
MY APPOINTMENT EXPIRES 7-1-16  
RESIDING AT Island City

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, THAT THE COUSSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

BRUCE G. LISSER, PLS., CERTIFICATE NO. 22960 DATE Oct. 15, 2015  
LISSER & ASSOCIATES, PLLC  
300 MILWAUKEE STREET, PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
EMAIL BRUCE@LISSER.COM



AUDITOR'S CERTIFICATE

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



SKAGIT COUNTY AUDITOR DEPUTY

APPROVALS  
EXAMINED AND APPROVED THIS 2nd OF NOVEMBER, 2015.

CITY ENGINEER

EXAMINED AND APPROVED THIS 4th OF Nov, 2015.

NOTOR

CLERK [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 5th DAY OF November, 2015.

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 SKAGIT COUNTY, INCLUDING THE YEAR OF 2015.

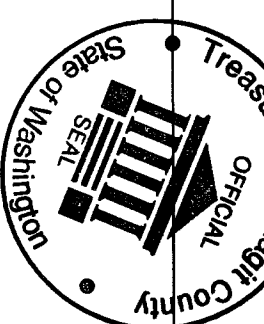
SKAGIT COUNTY TREASURER

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 4th DAY OF Nov, 2015.

CITY TREASURER [Signature]



SHEET 1 OF 3

MOUNT VERNON SHORT PLAT NO. LU-10-007

DATE: 06/24/15

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, T. 34 N., R. 4 E., WM.			
CITY OF MOUNT VERNON SKAGIT COUNTY, WASHINGTON			
FOR: SUZANNE LANE COMMERCIAL CENTER, LLC			
FB: N/A	PG: N/A	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSIGNED	SURVEYING & LAND-USE CONSULTATION	360-419-7442	DWG: 04-0845P

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: C-1 COMMERCIAL LIMITED INDUSTRIAL
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON  
STORM DRAINAGE: CITY OF MOUNT VERNON  
GARBAGE: CITY OF MOUNT VERNON  
POWER: PUGET SOUND ENERGY  
TELEPHONE: FRONTIER COMMUNICATIONS  
GAS: CASCADE NATURAL GAS
4. WATER: P.U.D. NO. 1.
5. • - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960 OR PK NAIL WITH WASHER INSCRIBED LISSER 22960  
o - INDICATES EXISTING REBAR OR IRON ROD FOUND  
D - INDICATES EXISTING MONUMENT IN CASE PER BSP L-99-0003
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4th M.M. (PER WESTERN PETERBLT BINDING SITE PLAN NO. L-99-003)  
BEARING = NORTH 0°24'33" EAST
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE WESTERN PETERBLT BINDING SITE PLAN NO. L-99-003 RECORDED UNDER AUDITORS' FILE NO. 200207010180, RE-PLAT OF LOT 9, WESTERN PETERBLT BINDING SITE PLAN NO. LU-07-036 RECORDED UNDER AUDITORS' FILE NO. 200812080063 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NO. 200408070063 AND 201502030105 ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, TITLE REPORT, ORDER NO. J35322-5, DATED DECEMBER 9, 2009, AMENDED NOVEMBER 4, 2011 AND JUNE 17, 2015.
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 201409080047, 201409080048, 201409290066, 201409290067, 200207010180, 180102, 481106, 2001070100051, 2001070100052, 200207010181, 9805270084, 200403220176, 200403220177, 200403240054, 201104200032, 200308060083, 200812080063, 201420190029, 201421502220 AND 201108150110.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: SUZANNE LANE COMMERCIAL CENTER, LLC  
C/O TOM LITTLE  
105 NORTH SUNSET DRIVE  
CAMANO ISLAND WA 98283
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
15. 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.
16. PROPERTY IS LOCATED IN FLOOD ZONE AO (DEPTH 2) AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53081-0-125, DATED JANUARY 3, 1985. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
17. BENCHMARK: TOP SOUTH LID BOLT ON FIRE HYDRANT  
ELEVATION = 1531.66VD24
18. UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES. PRIOR TO CONSTRUCTION UTILITIES SHOULD BE MARKED TO CONFIRM THE LOCATION OF THE MAPPED UTILITY LINES SHOWN HEREON AS WELL AS IDENTIFY ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.
19. DISTANCES SHOWN HEREON ARE IN FEET.
20. UTILIZATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING BUILDING CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON ENGINEERING DEPARTMENT FOR DETAILS.
21. LANDSCAPING REQUIREMENTS OF LOTS 8A AND 8B, SHOWN HEREON, SHALL CONFORM TO THE CITY OF MOUNT VERNON LANDSCAPING REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

- CONTINUED -

NOTES CONTINUED

22. LOTS 1 THROUGH 9 OF WESTERN PETERBLT BINDING SITE PLAN NO. L-99-0003 WERE GRANTED THE RIGHT AND ABILITY TO DRAIN THEIR STORMWATER INTO TRACT A OF SAID BINDING SITE PLAN NO. L-99-0003 VIA THE PUBLICLY MAINTAINED STORM SEWER SYSTEM, WHERE IT WILL BE DETAINED AND TREATED, OR TO AN ALTERNATIVE LOCATION TO BE PROVIDED BY THE CITY OF MOUNT VERNON IF TRACT A EVER CEASES TO BE USED FOR SAID PURPOSES.
23. BUILDING SETBACK REQUIREMENTS FOR EACH LOT SHALL CONFORM TO THE CITY OF MOUNT VERNON CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
24. ANY FUTURE DEVELOPMENT ON LOT 8-B WHICH EXCEEDS 85% ON-SITE IMPERVIOUS AREA WILL REQUIRE ADDITIONAL STORM WATER DESIGN AND REVIEW.
25. TRAFFIC CONCURRENCY REVIEW MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY FRONTIER COMMUNICATIONS, CASCADE NATURAL GAS CO. AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE FITTINGS AND APPLURANCES 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.

PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBILITY

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, THE COSTS THEREOF SHALL BE Borne EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING 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 PER THE ATTACHED FACILITY MAINTENANCE STANDARDS AS SPECIFIED.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.



SHEET 2 OF 3				DATE: 10/14/15	
MOUNT VERNON SHORT PLAT NO. LU-10-007					
SURVEY IN A PORTION OF THE					
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF					
SECTION 32, T. 34 N., R. 4 E., 4th M.M.,					
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON					
FOR: SUZANNE LANE COMMERCIAL CENTER, LLC					
FB: N/A	Pg: N/A	LISSER & ASSOCIATES, PLLC	SCALE: N/A		
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DWG: 09-0845P		
		MOUNT VERNON, WA 98273	360-419-7442		

