



201711140087

Skagit County Auditor

\$79.00

11/14/2017 Page

1 of

6 3:07PM

SUPERIOR COURT OF WASHINGTON IN AND FOR SKAGIT COUNTY

In The Matter of the Petition of the City of Mount Vernon to acquire by condemnation certain property and property rights for the improvements of the City's College Way Widening Project and Associated Amenities, as Contemplated by City of Mount Vernon Ordinance No. 3729.

[In re City of Mount Vernon-College Way Widening Project (P111995)]

PTN Lot 2B-2 BSP MV194

No. 17-2-01718-29


LIS PENDENS

MVSH, LLC
Mt. Vernon College Way, LLC
See exhibit B

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County, upon the Summons and Petition of the City of Mount Vernon, a municipal corporation, against the persons, firms and corporations listed in Exhibit B attached hereto.

Said action is to condemn, appropriate, take and damage certain property and property rights for a public purpose, to wit: the acquisition of interests in real property for the City's College Way Widening Project, including the construction, improvement and expansion of College Way located in the City of Mount Vernon, Washington. Said action affects title to the real estate situated in Skagit County, Washington, described in Exhibit A attached hereto.

DATED this 14th day of November, 2017.


Kevin Rogerson, WSBA # 31664
City Attorney for City of Mount Vernon

LIS PENDENS - 1

CITY OF MOUNT VERNON
PO Box 809
910 CLEVELAND AVENUE
MOUNT VERNON, WA 98273 ♦ 360-336-6203

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
RIGHT OF WAY ACQUISITION**

PARCEL NUMBER: P111995

The South 14 feet of the following described tract:

That portion of Lot 2B and Lot 2 of the City of Mount Vernon Binding Site Plan MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994, under Auditor's file no. 9405310129, in Volume 11 of Short Plats, page 77, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2B of said Binding Site Plan; Thence North 00°20'56" West along the West line of said Lot 2B and said West line produced Northerly, 175.00 feet; Thence South 90°00'00" East, 93.06 feet; Thence South 00°00'00" West, 175.00 feet to a point on the South line of said Lot 2B; Thence North 90°00'00" West along said South line 92.00 feet to the **Point of Beginning**.

Also displayed as Lot 2D on that particular Record of Survey recorded in Volume 20 of Surveys, Page 152 under Auditor's file no. 9806230113, records of Skagit County, Washington.

Containing 1289 Square Feet, more or less.

Situate in Skagit County, Washington.



Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Suite 1
Bellingham WA 98229
360-676-9350
Job #00116
October 6, 2017

**Legal Description
For
Temporary Construction Easement**

Parcel Number: P111995

The North 11 feet of the South 25 feet of the following described tract:

That portion of Lot 2B and Lot 2 of the City of Mount Vernon Binding Site Plan MV-1-94 BSP, approved May 31, 1994, and recorded May 31, 1994, under Auditor's file no. 9405310129, in Volume 11 of Short Plats, page 77, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2B of said Binding Site Plan; Thence North $00^{\circ}20'56''$ West along the West line of said Lot 2B and said West line produced Northerly, 175.00 feet; Thence South $90^{\circ}00'00''$ East, 93.06 feet; Thence South $00^{\circ}00'00''$ West, 175.00 feet to a point on the South line of said Lot 2B; Thence North $90^{\circ}00'00''$ West along said South line 92.00 feet to the **Point of Beginning**.

Also displayed as Lot 2D on that particular Record of Survey recorded in Volume 20 of Surveys, Page 152 under Auditor's file no. 9806230113, records of Skagit County, Washington.

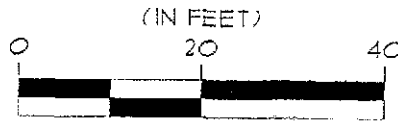
Containing 1,013 Square Feet, more or less.

Situate in Skagit County, Washington.



10/10/17

Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Suite 1
Bellingham WA 98229
360-676-9350
Job #00116
October 10, 2017



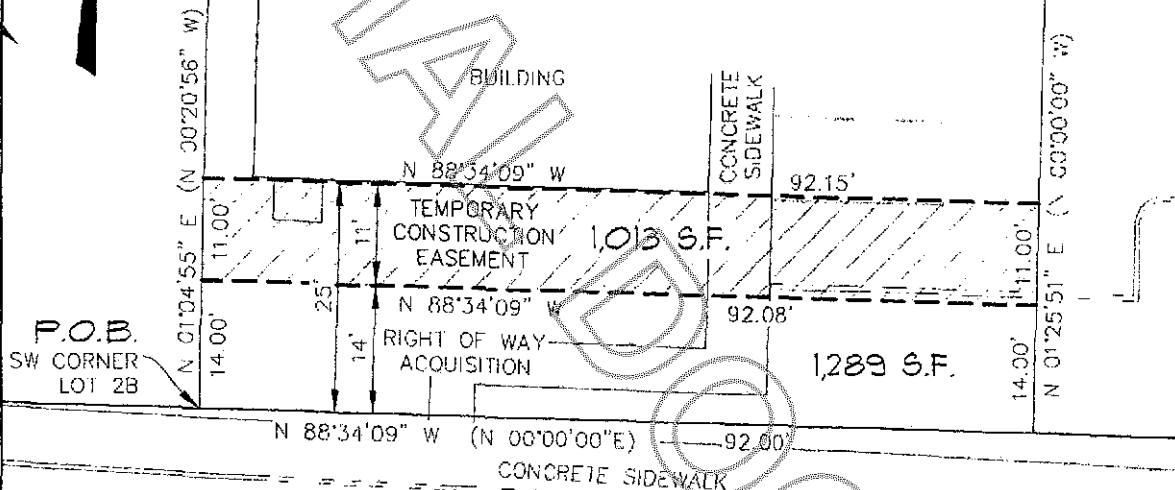
SCALE: 1" = 20'

NOTES:

1. CONDITIONS DISPLAYED ON THIS MAP ARE CURRENT AS OF JUNE, 2016
2. (X' XX' XX") INDICATES RECORD OR DEED BEARINGS

LOT 2D
RECORD OF SURVEY,
A.F. #200230113

PATCH NO. P11199



E. COLLEGE WAY (SR 538)



LARRY STEELE & ASSOCIATES
LAND SURVEYORS

SUITE 1
1334 KING ST.
BELLINGHAM, WA 98223
360-976-9350

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT MAP

SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: EAK
DATE: 10/05/2017	EAK	REVISOR:
FOR CITY OF MOUNT VERNON		
BEING A PTN. OF THE SE 1/4 OF THE NE 1/4, SEC. 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON		JOB NUMBER: 0016

EXHIBIT "B"

The public records of Skagit County and records in possession of the City disclose that the following persons have an interest in the real property (described more fully in Exhibit A) to be taken by the City an action has been instituted against them. The parenthetical references are for information only, and do not constitute an admission or acknowledgement of a party's interest.

Parcel No. 11195

MVSH, LLC (fee interest/tenant in common);

Mt. Vernon College Way, LLC (fee interest/tenant in common);

Standard Insurance Company;

Banner Bank;

Banner Life Insurance Company;

Employers Insurance Company of Wausau;

Liberty Life Assurance Company;

Liberty Mutual Fire Insurance Company;

Liberty Mutual Insurance Company;

The Ohio Casualty Insurance Company;

Peerless Insurance Company;

Safeco Insurance Company of America;

Bank of the Pacific;

Three Bees Foods, Inc., dba Roundtable Pizza

John Doe (tenant);

John Doe (unknown owners);

John Doe (unknown owners);

Skagit County (for general taxation purposes only); and

1 All other persons or parties unknown claiming any right, title, estate, lien, or interest
2 in the real estate described in the Petition herein, pursuant to RCW 4.28.120 and RCW 4.28.150.
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LIS PENDENS - 4

CITY OF MOUNT VERNON
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910 CLEVELAND AVENUE
MOUNT VERNON, WA 98273 ♦360-336-6203