

202401290170



SURVEY DESCRIPTION

LOT 6, CITY OF MOUNT VERNON SHORT PLAT NO. LU-06-060, APPROVED JULY 15, 2009, AND RECORDED JULY 24, 2009 AS AUDITOR'S FILE NO. 200807240144, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4M.

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 MT BAKER MOTOR SPORTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, THE STREETS, ALLEYS, HIGHWAYS, AND PUBLIC PURPOSES, SUBJECT TO THE USE THEREOF, AND FOR THE PUBLIC PURPOSES, CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND PEDESTRIAN ACCESS PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 10 DAY OF SEP, 2024.

MT BAKER MOTOR SPORTS, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]

PRINT NAME: DAN SANTS

TITLE: Owner

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAN SANTS IS THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF MT BAKER MOTOR SPORTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND THAT THE SIGNATURE OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-10-24

SIGNATURE [Signature]
NOTARY PUBLIC KEVIN LISSEK
MY APPOINTMENT EXPIRES 3-15-26
RESIDING AT MOUNT VERNON, WA

CITY APPROVALS

EXAMINED AND APPROVED THIS 18 OF January, 2024.

[Signature]
PUBLIC WORKS DIRECTOR

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO. PLAN23-0473

[Signature]
MAYOR

ATTEST BY [Signature] CITY FINANCE DIRECTOR
EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 21 DAY OF January, 2024.

[Signature]
DEVELOPMENT SERVICES DIRECTOR

CITY FINANCE DIRECTOR'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 PUBLIC USE, HAVE BEEN PAID IN FULL. THIS 11 DAY OF January, 2024.

[Signature]
CITY FINANCE DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN HEREFORE LEVIED AND COLLECTED AND THAT THE SAME HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2023.

THIS 11th DAY OF January, 2024

[Signature]
COUNTY TREASURER
DEPUTY



1-10-24

AUDITOR'S CERTIFICATE

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

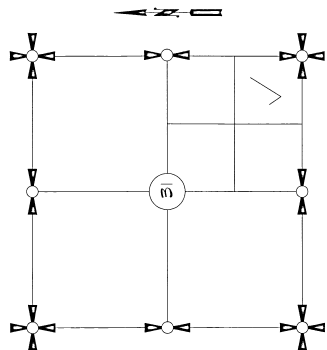
[Signature]
SKAGIT COUNTY AUDITOR

[Signature]
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND SHOWN ON THE PLAT, AND THAT THE LINES AND CORNERS HAVE BEEN PLACED AND THE DISTANCES AND BEARINGS SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

[Signature]
DATE: 1-10-24
KEVIN G. LISSEK, PLLC, CERTIFICATE NO. 20123164
LISSEK & ASSOCIATES, PLLC
320 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
EMAIL KEVIN@LISSEK.COM



SECTION 31, TOWNSHIP 34 NORTH, RANGE 4 EAST, 4M.
VICINITY MAP

SHEET 1 OF 3		SHORT PLAT PLAN23-0473	DATE: 1/10/24
CITY OF MOUNT VERNON SHORT PLAT NO. PLAN23-0473			
SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., 4M. SKAGIT COUNTY, WASHINGTON FOR: MT BAKER MOTOR SPORTS, LLC			
FB:	PG:	LISSEK & ASSOCIATES, PLLC (SCALE: 1"=40')	DWG: 22-095-SP
MERIDIAN: ASSUMED		MOUNT VERNON WA 98273	360-MT-1442

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S13°32'22"E	26.26'
L2	S13°32'27"E	45.66'
L3	N09°34'53"E	30.00'
L4	N43°54'24"E	53.90'
L5	N0°25'07"W	50.00'
L6	N09°34'53"E	35.00'
L7	S13°32'27"E	71.92'
L8	N09°34'53"E	48.35'

LOT AREA AND ADDRESS INFORMATION

TOTAL AREA = 142,631 SQ FT, 3.3 ACRES
LOT A: 4103 OLD HIGHWAY 99 NORTH
99,073 SQ FT, 2.3 ACRES
LOT B: 4101 OLD HIGHWAY 99 NORTH
43,560 SQ FT, 1.0 ACRES

- = SET 1/2" RBR/CAP 1155ER 2012/64"
 ○ = FOUND EXISTING RIR OR PIPE AS NOTED
 ✕ = SET PK#NASHIN STAMPED 1155ER 2012/64"
 ■ = CATCH BASIN
 ---X---X--- = EXISTING FENCE LINE
 ---13--- = STORM DRAIN LINE
 ---V--- = WATER LINE
 ---S--- = SEWER LINE
 ---E--- = EASEMENT LINE



h2-01-1

SHEET 3 OF 3

CITY OF MOUNT VERNON SHORT PLAT NO. PLAN-0473

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SE 1/4 OF
SECTION 31, T. 34 N., R. 4 E., W.
SKAGIT COUNTY, WASHINGTON
FOR: MT BAKER MOTOR SPORTS

FB:	PG:	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98078 360-418-7443	SCALE: 1" = 30'
ERIDIAN: ASSUMED			DWG: 22-055 S

SCALE: 1" = 40'

