

DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, DESCRIBED AS FOLLOWS, BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH ALONG THE WEST LINE THEREOF 20 FEET TO THE SOUTHERLY LINE OF MCLAUGHLIN ROAD AND THE TRUE POINT OF BEGINNING, THENCE SOUTH ALONG THE WEST LINE 666.65 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN WEST LINE 666.65 FEET ESTATE CONTRACT IN FAVOR OF KENNETH MOORE AND PHILLIS MARIE MOORE AND THENCE EAST ALONG THE NORTH LINE OF SAID MOORE PARCEL AND SAID THE EXTENDED 980.05 FEET, TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF MCLAUGHLIN ROAD, 666.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF THENCE WEST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, EASEMENTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

OWNERS CONSENT AND DEDICATION

MCLAUGHLIN ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERGIRDED OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND PORTFOLIO HOLDER OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT HEREIN IS FOR THE USE OF THE PUBLIC FOREVER, ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC 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 GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SEALS THIS 26th DAY OF August 2025.

MCLAUGHLIN ROAD LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY:

TITLE: Managing Member

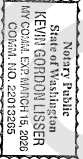
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL MOORMANER SIGNED THE INSTRUMENT HEREIN STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGING MEMBER OF MCLAUGHLIN ROAD LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES INTENTIONED IN THE INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

DATE: 8-26-25



KEVIN G. LISSNER
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Mount Vernon, WA
MY COMMISSION EXPIRES: 3-15-26

CITY APPROVALS

EXAMINED AND APPROVED THIS 30th DAY OF September 2025.

PUBLIC WORKS DIRECTOR

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO. PLANS-0303

MAYOR: T. Brown

ATTEST: FINANCIAL DIRECTOR

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER CITY CONTROLS AND APPROVED THIS DAY 3rd OF September 2025.

DEVELOPMENT SERVICES DIRECTOR

CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS ON THE SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN ARE PAID IN FULL. THIS 3rd DAY OF September, 2025.

CITY FINANCE DIRECTOR

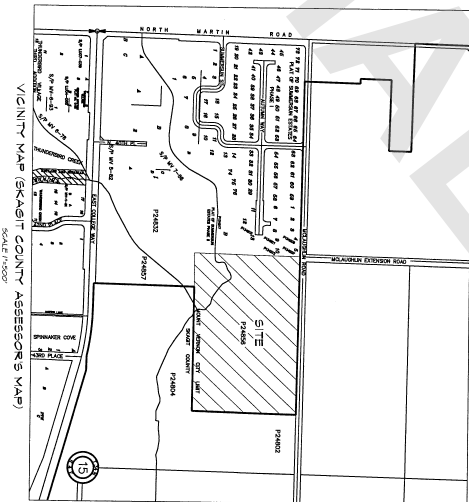
COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 2025.

THIS 26th DAY OF August 2025.

By: on behalf of Jackie Brinson

Deputy



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF Sept 2025 AT 5:33 PM IN THE CLERK'S OFFICE OF SKAGIT COUNTY, WASHINGTON. RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

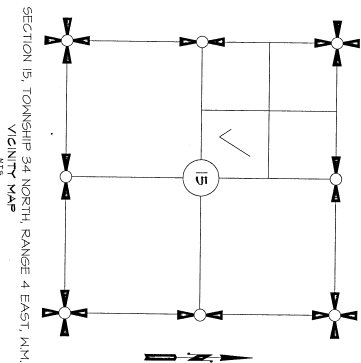
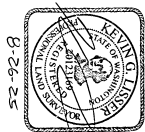
Deputy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COUSERS, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS ARE SHOWN ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33.210-4AC.

KEVIN G. LISSNER, PLS, CERTIFICATE NO. 20123164
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE ST, PO BOX 109
MOUNT VERNON, WA 98273
PHONE (360) 414-7442
E-MAIL KEVIN@LISSNER.COM

DATE: 8-26-25



SHEET 1 OF 5

DATE: 8/26/25

MOUNT VERNON SHORT PLAT NO. PLANS-0303

SURVEY IN A PORTION OF THE
SE 1/4 OF THE NW 1/4 OF
SECTION 15, T. 34 N., R. 4 E., 1M,
MOUNT VERNON, WASHINGTON
FOR: MCLAUGHLIN ROAD, LLC

LISSNER & ASSOCIATES, PLLC
MOUNT VERNON, WA 98273
SCALE: 1"=40'
DRAWN: 10/15/25

LOT AREA AND ADDRESS INFORMATION

- 20' EASEMENT FOR SANITARY SEWER PURPOSES TO BENEFIT LOTS 1 AND 2, IS HEREBY GRANTED INTO THE CITY OF MOUNT VERNON, WITH RIGHT, PRIVILEGE AND AUTHORITY TO SAID CITY TO CONSTRUCT, OR HAVE CONSTRUCTED, A SANITARY SEWER LINE, WITH ALL NECESSARY EASEMENTS, AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE USE OF SUCH FACILITIES OR APPURTENANCES IN THE EASEMENT; AND THE CITY OF MOUNT VERNON SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES AND APPURTENANCES, AND FOR ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT AND PRIVILEGE.
- THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS, AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER, AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED. THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED MOROS OF THE EASEMENT.
- THE GRANOR SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS UPON THE ABOVE-DESCRIBED PREMISES, OR THE CITY SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY SUCH BUILDINGS, AND SHALL DISBURSED DURING THE EXERCISE OF THE ABOVE DESCRIBED EASEMENT PRIVILEGES.
- TOTAL PROJECT AREA 109,940 SQ. FT., 2.5 ACRES
 TRACT "C" 120,810 SQ. FT., 2.76 ACRES
 RIGHT OF WAY TO CITY 4,802 SQ. FT., 0.22 ACRES
 646,295 SQ. FT., 14.84 ACRES
- SANITARY SEWER EASEMENT
- LOT 1 440' McLAUGHLIN ROAD 36,212 SQ. FT. 0.83 ACRES
 LOT 2 440' McLAUGHLIN ROAD 36,212 SQ. FT. 0.83 ACRES
 TRACT "C" (EXCLUSIVE OF TRACT "D", STORMWATER TRACT)
 TRACT "D" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "E" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "F" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "G" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "H" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "I" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "J" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "K" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "L" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "M" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "N" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "O" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "P" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "Q" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "R" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "S" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "T" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "U" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "V" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "W" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "X" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "Y" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
 TRACT "Z" (EXCLUSIVE OF TRACT "C", STORMWATER TRACT)
- DATE: 8/29/22
 SHEET 2 OF 5
 MOUNT VERNON SHORT PLAT NO. PLANS-0304
-
- 8-26-25

SANITARY SEWER EASEMENT

A 20' EASEMENT FOR SANITARY SEWER PURPOSES TO BENEFIT LOTS 1 AND 2, HEREBY GRANTED INTO THE CITY OF MOUNT VERNON, WASHINGTON, TO BE LIEVED AND CONVEYED TO THE CITY OF MOUNT VERNON, WASHINGTON, MANY YEARS AGO, RECORDS AND REMOVE SAID SANITARY SEWER FACILITIES, WITH ALL AFFRIANCEANCES INCIDENT THERETO OR NECESSARY THEREIN, IN AND ACROSS THE SAID PREMISES AND TO CUT AND REMOVE FROM SAID EASEMENT ANY TREES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE PROPER OPERATION OF SAID SANITARY SEWER FACILITIES, AND THE RIGHT OF INTERESTS AND EASEMENTS TO ENJOY SAID PREMISES IN AND ACROSS THE SAID PREMISES, AND ALL TITLES FOR THE PURPOSES OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED, AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGE.

THERE IS RESERVED TO THE GRANTOR, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO USE THE ABOVE DESCRIBED LAND OF THE GRANTOR, AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED, THE GRANTEE IS RESPONSIBLE FOR OPERATING AND MAINTAINING THE ABOVE-DESCRIBED WORKS OF IMPROVEMENT.

THE GRANTOR SHALL REFRAIN FROM CONSTRUCTING OR PLACING ANY BUILDINGS UPON THE ABOVE-DESCRIBED PREMISES, THE CITY SHALL RESTORE THE EASEMENT SITE, IF SAID IMPROVEMENTS ARE IN ANY WAY DISTURBED DURING THE EXERCISE OF THE ABOVE DESCRIBED EASEMENT PRIVILEGES.



8-26-25

THE NORTH END OF COCKINGING ON-SITE STORAGE TANK RAINOFF IS HEREBY GRANTED TO THE LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE LOT OWNERS FOR THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES. THE ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE LOT OWNERS OF THE LIGHTING PROPERTY AND THEIR HEIRS. THE MAINTENANCE OF THE LIGHTING PROPERTY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF THE LIGHTING PROPERTY SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE MAINTENANCE DRAINAGE SYSTEM AND MAINTENANCE FREQUENCIES AND THRESHOLD FOR THE FACILITY MAINTENANCE STANDARDS, IF ANY, PROVIDED TO THE OWNERS OF LOTS 1 AND 2.

[illegible]

ALSO SEE EASEMENT DOCUMENT TO THE CITY OF MOUNT VERNON
RECORDED UNDER AUDITORS FILE NO. 201506150115.

ON EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CHICAGO, PUBLIC UTILITIES DISTRICT NO. 1 OF SAAGI COUNTY, FRONTIER COMMUNICATIONS, INC., UTILITIES CORPORATION, CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FRONT OF THIS PLAT IN ORDER TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES TO THE SUBDIVISION AND THE PURPOSE OF PROVIDING UTILITY SERVICE TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES AND WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES. THE GRANTOR SHALL BE RESPONSIBLE FOR 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 PRIVILEGES HEREIN GRANTED.

RESTRICTED AND REVEAL THE LOCATION OF COVENANTS, CONDITION
RECORDED UNDER AUDITOR'S FILE NO. 2019052200268, 1. 5. 1. AND 2.
STORMWATER FACILITY WITHIN AREA IDENTIFIED AS STORM DRAINAGE
MOUNT VERNON, WASH. 201905220015 IS TO BE MAINTAINED BY THE CITY OF
OUTLINED IN VOLUME V OF DEPARTMENT OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL,
FOUNDED IN WASHINGTON CHAPTER 4.6 TABLE 4.6.10.1. DETENTION
PERMITTED TO CORRECT DEFECTS AS OUTLINED IN PARAGRAPH 4.6.11. BE
STORMWATER FACILITY INCLUDES DETENTION/PAVED POND AREA, OUTLET
STRUCTURE, SLIPPING AND EMERGENCY OVERFLOW PATH.

FOR SPECIFIC MAINTENANCE INFORMATION, SEE DRAINAGE MAINTENANCE MANUAL, FOR COMBINED DRAINAGE SYSTEM SERVING THE WATERSHED, PART 1, AND 2 PREPARED BY RANIK & ASSOCIATES, INC. IN FEBRUARY 2, 2016 AND AVAILABLE AT THE CITY OF MOUNT VERNON DRAINAGE SERVICES DEPARTMENT.

ALSO WITHIN SAID STORM EASEMENT AREA A/F, NO. 20150615015 IS THE COVERED ARE DITCHES TO THE POND THAT WILL FALL WITHIN THE SAID MAINTENANCE REQUIREMENT.

THE NEW STORM DRAINAGE IMPROVEMENTS FOR THIS SHORT PLAT, PER THE CIVIL DESIGNS PREPARED BY RAYNICK & ASSOCIATES, INC., DO NOT CONVERT ANY NEW STORMWATER TO THE EXISTING POND.

FUTURE DEVELOPMENT IN LOTS 1 AND 2 WILL REQUIRE NEW STORM POND DESIGN AND CONSTRUCTION.

AREAS (NGPA)

[illegible][illegible]

THE CITY AND THE OWNERS OF LOTS 1 AND 2 SHALL HEREAFTER BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND REPAIRING THE NPFA DISBURSED IN A NATURAL MANNER TO LEAVE NPFA AREAS UNDISTURBED IN A NATURAL MANNER. THE CITY AND THE OWNERS ARE ALSO RESPONSIBLE FOR KEEPING SPLIT RAIL FENCING ALONG THE CITY AREA SIGNS ALONG THE BOUNDARIES OF THE NPFA TRACT, OVER TIME THE OWNERS OR THEIR DESIGNERS WILL NEED TO REPAIR AND/OR REPLACE THE SPLIT RAIL FENCING AND/OR CRITICAL AREA SIGNS, AS NECESSARY. MAINTENANCE INCLUDES ENSURING THAT NO ALTERATIONS UNDISTURBED INTENDS TO EXPOSE THE NATURAL VEGETATION REMAINS OF THE CITY OF MOUNT VERNON HAS BEEN RECEIVED. SHOULD THE DISTURBANCE OF THE NPFA OCCUR, THE OWNERS SHALL HAVE THE OBLIGATION TO RESTORE AND RETURN THE AFFECTED AREA TO ITS NATURAL STATE IMMEDIATELY, UNDER THE PROVISIONS OF A CITY-APPROVED MITIGATION PLAN.

NSGA AREAS 1A, 1B, 2, 2A, 2B, AND 3, AS SHOWN HEREON, MAY BE MODIFIED AND/OR RELINQUISHED WITH APPROVED FILL PLACEMENT. MODIFIED NSGA DOCUMENTS MAY BE REQUIRED TO BE RECORDED. A PLAT ALTERATION WILL NOT BE REQUIRED TO AMEND THE NSGAS. CONTACT THE CITY OF MOUNT VERNON PLANNING AND DEVELOPMENT SERVICES FOR ADDITIONAL INFORMATION.

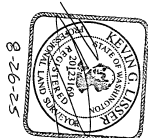
STONKWAITE (MCA) "C" SHALL BE CONVERTED FROM MCLAUGHLIN ROAD, LLC, ITS HEIRS OR ASSIGNS, TO THE CITY OF MOUNT VERNON UPON RECEIPT OF THE CERTIFICATE(S) OF OCCUPANCY FOR ALL MULTI-FAMILY DEVELOPMENT WITHIN LOT 2 FROM THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT.

EASEMENT AREAS NO. 1 AND 2 SHOWN HEREON ARE HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF THE COUNTY OF

[illegible]

AS PART OF ANY DEVELOPMENT PERMIT APPLIED FOR IN THE FUTURE, EACH LOT OWNER SHALL BE RESPONSIBLE TO CONSTRUCT OR CAUSE TO CONSTRUCT 3/4 STREET FRONTAGE IMPROVEMENTS ALONG THE RESPECTIVE LOT FRONTAGES. SEE CITY RESOLUTION 1075 FOR MORE INFORMATION REGARDING THIS REQUIREMENT.

MOUNT VERNON SHORT PLAT NO. PLAINS-0305		DATE: 6/26/25
SURVEY IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SEC 24 OF T4N, R54E, N4M, MOUNT VERNON, WA FOR: ALCANTARILIN ROAD LLC		
FB:	P/O:	SCALE:
MERCEDIAN:	115587 & ASSOCIATES, PLLC	1"=40'
	SURVEYING & LAND-USE CONSULTING	DNV: H-51
	MOUNT VERNON, WA 98501	DPN: H-142



8-26-25



DATE: 8/26/25

FB: PG:	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE: 1"=150'
MERIDIAN: ASSUMED		DWG. [4-15]

L1	NB4*22.21°N	25.07°
L2	NB4*31.34°E	26.00°
L3	NB4*22.21°N	35.84°
L4	NO*31.34°E	26.15°
L5	N1*33.33°E	26.00°
L6	544*22.21°E	42.16°
L7	544*22.21°E	31.34°
L8	NO*31.34°E	2.95°
L9	NB0*31.35°N	44.41°

DEVELOPED CONDITIONS MAP SHOWING NEW LOTS AND NEW EASEMENTS



SHEET 5 OF 5

MOUNT VERNON SHORT PLAT NO. PLAN25-0303

111

SECTION 15, T. 34 N., R. 4 E., N.M.

FOR: MCLAUGHLIN ROAD, LLC

FB:	P6:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"=60'
MERIDIAN: ASSUMED			DWG: 14-151