

BLACKBURN LANDING SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34
N., RANGE 4 E., WM.

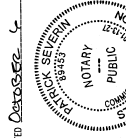
ACKNOWLEDGEMENT

I, HEREBY CERTIFY THAT THE SIGNATURES OF THE LAND AND INTEREST HOLDERS AS SET FORTH IN THIS INSTRUMENT HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO SUBSCRIBED IN WITNESS WHEREOF, THE OWNER AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERETO AFFIXED.

STATE OF WASHINGTON)
COUNTY OF SNAKE)
I, LEONARDO KARGACIN, MANAGING MEMBER
OF LTK PROPERTIES, LLC, DO hereby certify that the above described SHORT PLAT was filed and recorded in accordance with the provisions of the SHORT PLAT ACT and the SHORT PLAT ACT.
DATE: October 20, 2025
SIGNATURE: [Signature]
PRINT: Leonardo Kargacin
TITLE: Managing Member

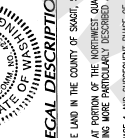
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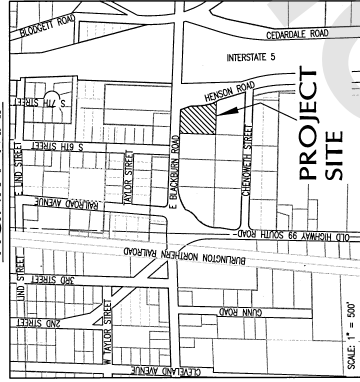
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SURVEYORS CERTIFICATE

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DATE: 9-21-2025
SIGNATURE: [Signature]
PRINT: Walter J. Swisher, PLS
TITLE: Surveyor

VICINITY MAP



AUDITORS CERTIFICATE
FILED FOR RECORD THIS 16 DAY OF October 2025 AT 7:12 PM, AT THE
OFFICE OF LTK PROPERTIES, LLC, WITH THE RECORDS OF SNAKE COUNTY WASHINGTON. UNDER AUDITORS FILE
NUMBER 202510160061
SIGNATURE: [Signature]
TITLE: Snake County Auditor

SKAGIT COUNTY TREASURER

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS
AND INTERESTS HEREIN SHOWN HAVE BEEN PAID AND DISCHARGED ACCORDING TO THE RECORDS OF SNAKE COUNTY
AND INCLUDING THE YEAR OF 2025.
THIS 20 DAY OF October 2025
SIGNATURE: [Signature]
TITLE: Snake County Treasurer

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THESE AREA NON-REPLACEMENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON
ANY OF THE PROPERTY HEREIN CONTAINED BEING AS SPECIAL ASSESSMENTS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID
IN FULL.
THIS 20 DAY OF October 2025
SIGNATURE: [Signature]
TITLE: Snake County Finance Director

APPROVALS

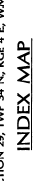
EXAMINED AND APPROVED THIS 9th DAY OF October 2025
SIGNATURE: [Signature]
TITLE: Public Works Director

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO. P-1805-0206

DATE: 10/9/2025
SIGNATURE: [Signature]
TITLE: City of Mount Vernon Mayor

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE, CONTROLS AND APPROVED THIS 10th DAY OF October 2025 SIGNATURE: [Signature] TITLE: Development Services Director

- ### SCHEDULE "B" ITEMS
- REINFORCEMENT OF RIGHTS OF ACCESS TO STATE HIGHWAY AND LIGHT, VIEW AND AIR, DATED NOVEMBER 12, 1973 IN SNAKE COUNTY CAUSE NO. 23003
 - ANY AND ALL ORDERS OF DEPENDENCY, CONDITIONS, RESTRICTIONS, EASEMENTS, ETC., UNBOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND OR ANY OTHER MATTERS AS DISCLOSED AND/OR
 - EXEMPT, INCLUDING THE TERMS AND PROVISIONS OF ANY 200605201711 - THE LOCATION IS ALL STREETS AND ROAD RIGHTS-OF-WAY AND A STRIP OF LAND 10 FEET IN WIDTH PARALLEL TO
 - PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY
 - DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS OF ANY 2007091001033
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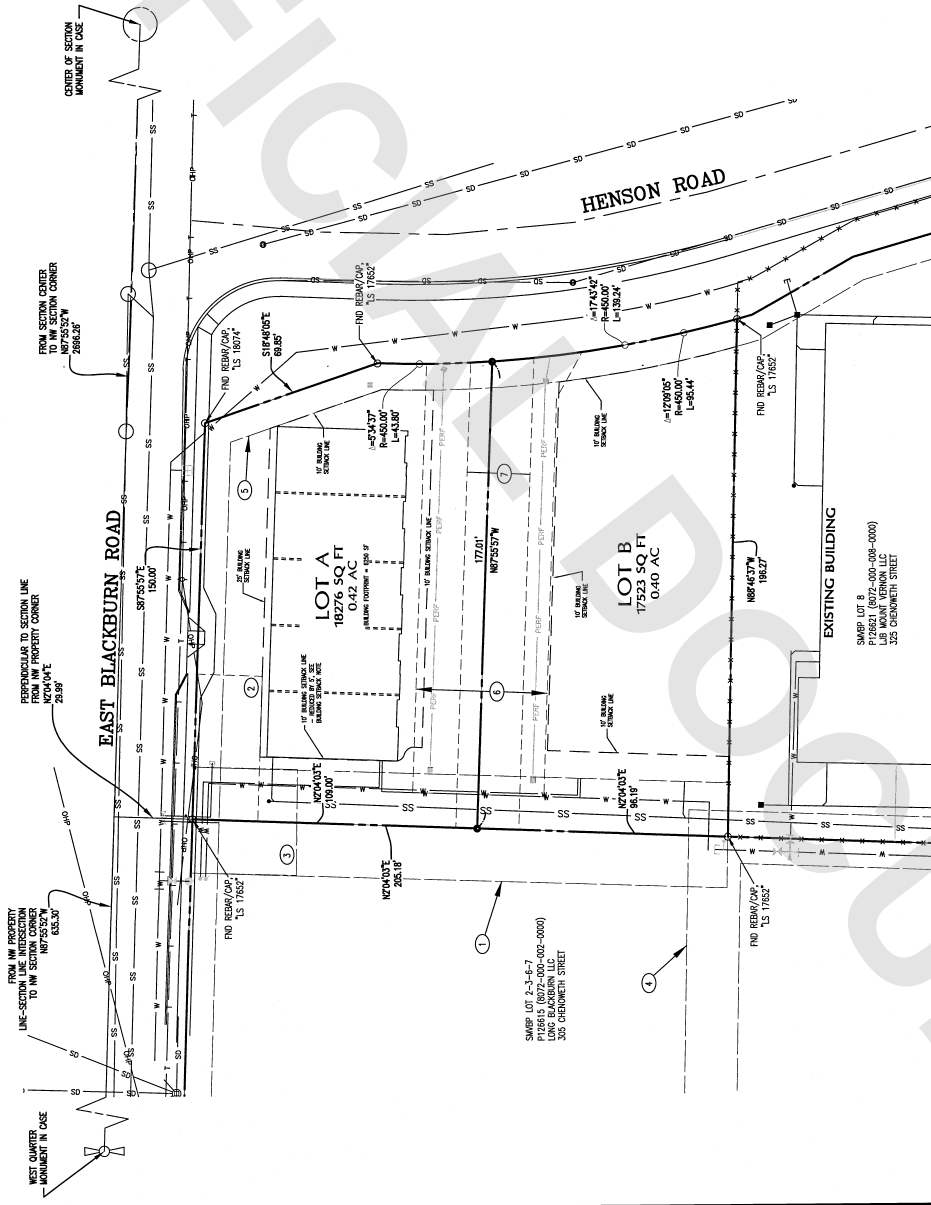
BLACKBURN LANDING
SHORT PLAT
FILE NO. PL-25-03006
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 34 N.,
RANGE 4 E., WM., COUNTY OF SNAKE, STATE OF WASHINGTON
LTK PROPERTIES, LLC
DATE: 06.11.2025
PROJECT NO.: 21028
SCALE: AS NOTED
FILE: 2102852.dwg

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010



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A PORTION OF THE NW1/4 OF SECTION 29, TOWNSHIP 34 N., RANGE 4 E., WM.



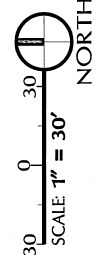
- LEGEND**
- CHAIN LINK FENCE
 - GAS LINE
 - OVERHEAD POWER LINE
 - POWER LINE
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - TELECOM LINE
 - WATER LINE
 - WATER MAIN
 - SANITARY MANHOLE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED BUILDING SETBACK LINES
 - PROPOSED PERFORATED STORM PIPE
 - PROPOSED CATCH BASIN
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPERTY CORNER - SET WITH NAIL AND NUMBER, LS 52089
 - PROPERTY CORNER - RECORDED AS NOTED

NOTES: AFTER THE RECORDING DATE, ALL PROPOSED EASEMENTS ARE TO BE IN EFFECT.
ALL PROPOSED UTILITY AND EASIBLE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AFTER THE RECORDING DATE.

BUILDING SETBACKS
A FRONT YARD SETBACK IS REQUIRED ALONG ALL PROPERTY LINES ADJACENT TO A STREET OR VEHICULAR ACCESS EASEMENT ON TRUCK, TRACT OR ALLEY 5' VILLAGES AS A SECONDARY ACCESS POINT.
LOT A HAS FOUR FRONT BUILDING SETBACKS MEASURED AS FOLLOWS:
HENSON ROAD = 10 FEET
LOT B HAS THREE FRONT SETBACKS MEASURED AS FOLLOWS:
HENSON ROAD = 10 FEET
ACCESS EASEMENT BETWEEN LOTS A AND B OF THIS SHORT PLAT (SHOWN ON THE PLAT AS ACCESS EASEMENT #1) = 5 FEET (THIS EASEMENT WAS REDUCED PER M.M.C. 17.58.100A.)
LOT 8 HAS THREE FRONT SETBACKS MEASURED AS FOLLOWS:
HENSON ROAD = 10 FEET
ACCESS EASEMENT BETWEEN LOT 4 OF THIS SHORT PLAT AND LOT 3 OF SWAMP (SHOWN AS EASEMENT #1) = 10 FEET

EASEMENT LIST
REFER TO EASEMENT LIST ON SHEET 2 OF 3

ADJACENT PROPERTY INFORMATION
PARCEL P126815
314 E BLACKBURN ROAD, 305 CHEWNETH STREET, 214 E BLACKBURN ROAD, CHEWNETH STREET (CORNER) PARCEL, NEP ADDRESS (NOT ASSIGNED YET)
SITE SIZE: 3.072 AC
CURRENT ZONING DESIGNATION: C-1
COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL/LIMITED INDUSTRIAL (C-1)
OWNER NAME: LONG BLACKBURN LLC
OWNER ADDRESS: 2525 CUMARAGE ROAD, MOUNT VERNON, WA 98274
PARCEL P126821
325 CHEWNETH STREET
CURRENT ZONING DESIGNATION: C-1
COMPREHENSIVE PLAN DESIGNATION: COMMERCIAL/LIMITED INDUSTRIAL (C-1)
OWNER NAME: LUB MOUNT VERNON LLC
OWNER ADDRESS: 10117 2TH AVE SE, HILL CREEK, WA 98012



SHEET 3 OF 3

BLACKBURN LANDING SHORT PLAT
FILE NO. PLAN25-03006
A PORTION OF THE NW1/4 OF SECTION 29, TOWNSHIP 34 N., RANGE 4 E., W.M., COUNTY OF SNOHOMISH, STATE OF WASHINGTON
LTK PROPERTIES, LLC
DATE: 06.11.2025 BY: MJS
PROJECT NO.: 210289.dwg
SCALE: 1"=30'

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