



APPENDIX B

DATA REGARDING THE DEVELOPMENT POTENTIAL OF SITES SHOWN ON MAP 5.0

**ADULT USES PLANNING STUDY
APPENDIX B**

ID# on Map 5.0	Parcel Number	Street Number	Street Name	Owner Name	Neighborhood Code (for tax purposes)	Building Value	Land Use (for tax purposes)	Improved Land Value	Unimproved Land Value	Assessed Value	Taxable Value	Total Market Value	Acres	Sale Price	Total Taxes	Year Built	Gross Site Area	Area Encumbered	Net Area	Multiple PNumbers	Utility As-built Reference ID
43	P28731	2626	HENSON ROAD	MOUNT VERNON CHEVRON LLC	(6R39MV) MT VERNON CONVENIENCE STORE	556,200.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	184,300.00	0	740,500.00	740,500.00	740,500.00	0.47	1,050,000.00	12,010.45	2,000.00	23,642	23,642	0		PRO 98-18
84	P120397	2600	CEDARDALE ROAD	WOODSDALE LLC	(6R1MV) MT VERNON GENERAL RETAIL	1,046,600.00	(520) RETAIL TRADE/BUILDING MAT./HARDWARE/FARM EQUIPMENT	594,600.00	0	1,641,200.00	1,641,200.00	1,641,200.00	1.8839999	0	27,683.30	2,004.00	81,453	81,453	0		SUB 94-2
54	P28211	226	STAUDT ROAD	JURGENA ROBERT L & JURGENA LUCELIA M	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	56,900.00	(111) HOUSEHOLD, SFR, INSIDE CITY	51,500.00	0	108,400.00	108,400.00	108,400.00	0	0	1,673.83	1,944.00	11,000	11,000	0		PRO 00-7
47	P28652	218	STAUDT RD	WEBER JAMES C & WEBER KATHERINE A	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	47,100.00	(111) HOUSEHOLD, SFR, INSIDE CITY	51,500.00	0	98,600.00	98,600.00	98,600.00	0.28999999	125,000.00	1,523.02	1,947.00	10,505	10,505	0		PRO 00-7
48	P28651	2410	OLD HWY 99 SOUTH ROAD	ELDRIDGE DUANE & ELDRIDGE MICHELLE A	(6R7MV) MT VERNON GARAGE/AUTO REPAIR	273,600.00	(640) REPAIR SERVICES	163,100.00	0	436,700.00	436,700.00	436,700.00	0.51999998	16,500.00	7,083.00	1,990.00	23,512	23,512	0		PRO 00-7
45	P28724	225	ANDERSON ROAD	HANSEN MARK & HANSEN DANIEL C	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	461,900.00	(690) MISCELLANEOUS SERVICES	590,000.00	0	1,051,900.00	1,051,900.00	1,051,900.00	2.1500001	0	17,061.17	1,989.00	93,856	93,856	0		PRO 00-7
41	P28740			WW POND LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	787,800.00	(690) MISCELLANEOUS SERVICES	244,200.00	0	1,032,000.00	1,032,000.00	1,032,000.00	0.88999999	0	16,738.39	2,009.00	38,888	38,888	0		PRO 98-18
82	P120400	2520	CEDARDALE ROAD	LONG CEDARDALE RD LLC	(6R1MV) MT VERNON GENERAL RETAIL	1,473,100.00	(570) RETAIL TRADE, FURNITURE, HOME FURNISH. & EQUIPMENT	463,800.00	0	1,936,900.00	1,936,900.00	1,936,900.00	1.6900001	2,170,000.00	32,449.34	2,004.00	73,530	73,530	0		SUB 94-2
52	P28634	2308	CEDARDALE ROAD	SCHULTZ KIM L	(712MV) MT VERNON INDUSTRIAL BUILDING	100,200.00	(320) STONE, CLAY AND GLASS PRODUCTS	550,200.00	5,400.00	655,800.00	655,800.00	655,800.00	2.0699999	0	11,358.25	0	90,165	90,165	0		PRO 96-8
83	P120398	2500	CEDARDALE ROAD	BRIM PROPERTIES LLC	(6R1MV) MT VERNON GENERAL RETAIL	805,100.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	548,800.00	0	1,353,900.00	1,353,900.00	1,353,900.00	1.7388999	0	22,891.54	2,003.00	175,943	175,943	0	P120398, P120399	SUB 94-2
55	P28205	2418	OLD HWY 99 SOUTH ROAD	HIGHET JOHN D & HIGHET LYN T	(6M14MV) MT VERNON MISC COMMERCIAL	202,300.00	(680) EDUCATION SERVICES (SCHOOLS)	461,700.00	0	664,000.00	664,000.00	664,000.00	2	500,000.00	10,769.65	0	87,105	87,105	0		PRO 00-7
63	P28084	2414	CEDARDALE ROAD	MV LEASING LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	66,200.00	(240) LUMBER & WOOD PRODUCTS	1,024,000.00	0	1,090,200.00	1,090,200.00	1,090,200.00	4.3098998	0	17,682.36	1,998.00	204,750	204,750	0		PRO 98-18
56	P28198	2428	OLD HWY 99 SOUTH ROAD	OSBORNE W TESTAMENTARY TRUST & OSBORNE CHRISTEL L TRUSTEE	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	309,900.00	(820) AGRICULTURE RELATED ACTIVITIES	197,600.00	0	507,500.00	507,500.00	507,500.00	0.72000003	0	8,231.33	1,975.00	32,962	32,962	0		PRO 00-7
59	P28101	2318	OLD HWY 99 SOUTH ROAD	NATIONAL FOOD CORP	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	44,900.00	0	44,900.00	44,900.00	44,900.00	0.25	91,000.00	728.27	1,935.00	9,390	9,390	0		PRO 00-7
50	P28645	2501	HENSON ROAD	CYMBALUK FAMILY LLC	(6R7MV) MT VERNON GARAGE/AUTO REPAIR	1,157,800.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	936,700.00	0	2,094,500.00	2,094,500.00	2,094,500.00	3.6199999	0	33,971.49	1,985.00	157,488	157,488	0		PRO 98-18
51	P28635	2320	CEDARDALE ROAD	PETRZELKA JOEL T ETAL	(712MV) MT VERNON INDUSTRIAL BUILDING	100,500.00	(440) MARINE CRAFT TRANSPORTATION	693,400.00	0	793,900.00	793,900.00	793,900.00	2.3599999	0	13,769.48	1,978.00	102,576	102,576	0		PRO 96-8
57	P28105	2224	OLD HWY 99 SOUTH ROAD	KIM YOUNG JOO	(6M14MV) MT VERNON MISC COMMERCIAL	0	(390) LAND ZONED INDUSTRIAL WITH RESIDENCE	31,400.00	0	31,400.00	31,400.00	31,400.00	0.1	0	509.29	0	4,685	4,685	0		PRO 00-7
77	P124757	4100	OLD HIGHWAY 99 SOUTH	MOUNT VERNON HIGHWAY 99 LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	178,300.00	0	178,300.00	178,300.00	178,300.00	0	306,125.00	3,113.51	0	46,141	46,141	0		PRO 02-16, LU 05-035
71	P124763	530	ELEANOR LANE	ELEANOR PLACE LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	0	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	557,700.00	0	557,700.00	557,700.00	557,700.00	1.8966	0	9,738.61	0	64,079	64,079	0		PRO 02-16
74	P124760	320	ELEANOR LANE	ELEANOR PLACE LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	570,200.00	0	570,200.00	570,200.00	570,200.00	0	2,572,500.00	9,956.89	0	108,928	108,928	0		PRO 02-16
14	P29353	4128	CEDARDALE ROAD	CEDARDALE ROAD LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	474,100.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	555,000.00	0	1,029,100.00	1,029,100.00	1,029,100.00	1.9	0	17,528.38	2,005.00	81,304	81,304	0		PRO 02-16
70	P124764	510	ELEANOR LANE	ELEANOR PLACE LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	2,329,800.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	1,111,500.00	0	3,441,300.00	3,441,300.00	3,441,300.00	3.7802999	0	57,920.84	2,015.00	146,176	146,176	0		PRO 02-16
4	P29572	3824	OLD HWY 99 SOUTH ROAD	BROWN LINE PROPERTIES LLC	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	115,600.00	(111) HOUSEHOLD, SFR, INSIDE CITY	55,900.00	0	171,500.00	171,500.00	171,500.00	0.38999999	0	2,750.67	1,950.00	16,845	16,845	0		PRO 99-5
78	P124756	409	ELEANOR LANE	BIESECKER HOLDINGS LLC	(712MV) MT VERNON INDUSTRIAL BUILDING	3,048,800.00	(280) CHEMICALS	609,200.00	0	3,658,000.00	3,658,000.00	3,658,000.00	2.22	676,900.00	61,034.72	2,007.00	115,377	115,377	0		PRO 02-16
76	P124758	4126	OLD HIGHWAY 99 SOUTH	MOUNT VERNON HIGHWAY 99 LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	148,400.00	0	148,400.00	148,400.00	148,400.00	0	306,125.00	2,591.38	0	38,374	38,374	0		LU 05-035
69	P124765	400	ELEANOR LANE	ELEANOR PLACE LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	0	(690) MISCELLANEOUS SERVICES	273,800.00	0	273,800.00	273,800.00	273,800.00	0	2,572,500.00	4,781.11	0	31,654	31,654	0		PRO 02-16
13	P29356	4100	CEDARDALE ROAD	WASHINGTON STATE HWY DEPT	(6EMMISC) ALL COUNTY EXEMPT MISC	1,005,300.00	(670) GOVERNMENTAL SERVICES	2,194,500.00	0	3,199,800.00	0	3,199,800.00	0	0	7,685.70	1,979.00	398,226	398,226	0		PRO 02-16
72	P124762	523	ELEANOR LANE	GB MOUNT VERNON LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	433,900.00	0	433,900.00	433,900.00	433,900.00	0	1,536,278.00	7,576.79	0	54,779	54,779	0		PRO 02-16
73	P124761	507	ELEANOR LANE	GB MOUNT VERNON LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	974,400.00	0	974,400.00	974,400.00	974,400.00	0	1,536,278.00	17,015.05	0	112,980	112,980	0		PRO 02-16
81	P124753	3880	OLD HIGHWAY 99 SOUTH	HIGHLINE HOLDINGS LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	225,000.00	(690) MISCELLANEOUS SERVICES	169,400.00	0	394,400.00	394,400.00	394,400.00	0.54000002	174,240.00	6,677.35	2,008.00	27,130	27,130	0		PRO 99-5

**ADULT USES PLANNING STUDY
APPENDIX B**

ID# on Map 5.0	Parcel Number	Street Number	Street Name	Owner Name	Neighborhood Code (for tax purposes)	Building Value	Land Use (for tax purposes)	Improved Land Value	Unimproved Land Value	Assessed Value	Taxable Value	Total Market Value	Acres	Sale Price	Total Taxes	Year Built	Gross Site Area	Area Encumbered	Net Area	Multiple PNumbers	Utility As-built Reference ID
90	P113739	506	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	1,155,300.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	279,300.00	0	1,434,600.00	1,434,600.00	1,434,600.00	1.0179	0	23,974.30	2,007.00	44,334	44,334	0		PRO 98-7
17	P29341	1008	SICKLESTEEL LANE	AXTHELM & SWETT	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	77,100.00	(590) OTHER RETAIL TRADES	325,700.00	0	402,800.00	402,800.00	402,800.00	0	62,000.00	6,961.86	1,986.00	45,346	45,346	0		PRO 02-16
95	P106797	2829	CEDARDALE ROAD	NITA INC	(6R39MV) MT VERNON CONVENIENCE STORE	691,300.00	(580) RETAIL TRADE, EATING & DRINKING	377,000.00	0	1,068,300.00	1,068,300.00	1,068,300.00	1.1	730,000.00	18,010.43	1,996.00	51,453	51,453	0		PRO 02-16
23	P29312	3823	OLD HWY 99 SOUTH ROAD	FABER H LESLIE/G JOY & BURKLAND ROBERT E/PAMELA K	(6L1MV) MT VERNON COMMERCIAL LAND	31,800.00	(390) LAND ZONED INDUSTRIAL WITH RESIDENCE	199,800.00	0	231,600.00	231,600.00	231,600.00	0.92000002	59,999.00	4,014.58	1,946.00	40,666	40,666	0		PRO 99-5
22	P29314	3709	OLD HWY 99 SOUTH ROAD	WEST AGRO INC	(712MV) MT VERNON INDUSTRIAL BUILDING	1,068,500.00	(340) FABRICATED METAL PRODUCTS	1,176,100.00	0	2,244,600.00	2,244,600.00	2,244,600.00	5	2,800,000.00	38,199.53	1,974.00	221,167	221,167	0		PRO 99-5
20	P29327	4235	OLD HWY 99 SOUTH ROAD	SKAGIT TRANSIT	(6EMMISC) ALL COUNTY EXEMPT MISC	123,900.00	(460) AUTOMOBILE PARKING	497,900.00	0	621,800.00	0	621,800.00	2.3325	0	1,566.29	2,010.00	105,022	105,022	0	P29327, P127850, P127849	LU 06-060
27	P29229	2707	OLD HWY 99 SOUTH ROAD	BRIGHT LIGHTS LLC	(6L1MV) MT VERNON COMMERCIAL LAND	5,000.00	(910) UNIMPROVED LAND	143,000.00	0	148,000.00	148,000.00	148,000.00	0	0	2,400.47	0	21,376	21,376	0		PRO 00-7
28	P29228	2629	OLD HWY 99 SOUTH ROAD	REICHLIN PAUL & REICHLIN CHARLES	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	184,900.00	(210) FOOD AND KINDRED PRODUCTS	146,000.00	0	330,900.00	330,900.00	330,900.00	0	0	5,366.98	1,995.00	20,572	20,572	0		PRO 00-7
35	P28897	2609	OLD HWY 99 SOUTH ROAD	BIRCH EQUIPMENT CO INC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	62,300.00	(590) OTHER RETAIL TRADES	128,100.00	0	190,400.00	190,400.00	190,400.00	0	77,500.00	3,088.16	1,979.00	27,059	27,059	0	P28897, P28790	PRO 00-7
33	P28907	2525	OLD HWY 99 SOUTH ROAD	ARPEGGIO LAND MGMT LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	88,700.00	(660) CONTRACT CONSTRUCTION SERVICES	178,800.00	0	267,500.00	267,500.00	267,500.00	0.60000002	0	4,338.67	1,900.00	25,390	25,390	0		PRO 00-7
36	P28896	2615	OLD HWY 99 SOUTH ROAD	ARMONY GROUP LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	240,800.00	(690) MISCELLANEOUS SERVICES	113,200.00	0	354,000.00	354,000.00	354,000.00	0	0	5,741.65	1,977.00	17,969	17,969	0		PRO 00-7
29	P29227	2415	OLD HWY 99 SOUTH ROAD	LIL' BUCKAROO INVESTMENTS LLC	(6R1MV) MT VERNON GENERAL RETAIL	107,500.00	(560) RETAIL TRADE, APPAREL & ACCESSORIES	80,400.00	0	187,900.00	187,900.00	187,900.00	0.27000001	180,000.00	3,047.63	0	13,798	13,798	0		PRO 00-7
30	P29226	2401	OLD HWY 99 SOUTH ROAD	WHITE DONALD W	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	57,000.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	101,300.00	0	158,300.00	158,300.00	158,300.00	0.34	0	2,567.54	1,936.00	16,843	16,843	0		PRO 00-7
39	P28879	2225	OLD HWY 99 SOUTH ROAD	SCOTTS STUFF LLC	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	139,900.00	(111) HOUSEHOLD, SFR, INSIDE CITY	55,900.00	0	195,800.00	195,800.00	195,800.00	0.25	0	3,024.92	1,909.00	11,283	11,283	0		PRO 00-7
38	P28880	2203	OLD HWY 99 SOUTH ROAD	RUHLMAN FAMILY TRUST & RUHLMAN JOHN J TRUSTEE	(602MV) MT VERNON GENERAL OFFICE	558,800.00	(650) PROFESSIONAL SERVICES	47,700.00	0	606,500.00	606,500.00	606,500.00	0.16	0	9,837.06	1,996.00	15,943	15,943	0	P28880, P29216	PRO 00-7
32	P29214	2115	OLD HWY 99 SOUTH ROAD	BELLRENE LLC	(6M14MV) MT VERNON MISC COMMERCIAL	381,700.00	(690) MISCELLANEOUS SERVICES	169,800.00	0	551,500.00	551,500.00	551,500.00	0	630,000.00	8,945.00	1,948.00	24,090	24,090	0		PRO 00-7
31	P29215	2313	OLD HWY 99 SOUTH ROAD	JAHNS DAVID T	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	65,800.00	(111) HOUSEHOLD, SFR, INSIDE CITY	63,000.00	0	128,800.00	128,800.00	128,800.00	0.17550001	125,000.00	1,990.12	1,923.00	7,577	7,577	0		PRO 00-7
40	P28878	2303	OLD HWY 99 SOUTH ROAD	OFSTHUN BARBARA L	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	62,100.00	(111) HOUSEHOLD, SFR, INSIDE CITY	51,900.00	0	114,000.00	114,000.00	114,000.00	0.15000001	155,000.00	1,759.83	1,951.00	9,457	9,457	0		PRO 00-7
37	P28881	2215	OLD HWY 99 SOUTH ROAD	MURIBY NUJUD R	(602MV) MT VERNON GENERAL OFFICE	4,500.00	(690) MISCELLANEOUS SERVICES	74,500.00	0	79,000.00	79,000.00	79,000.00	0	46,500.00	1,281.33	1,937.00	10,839	10,839	0		PRO 00-7
34	P28906	2511	OLD HWY 99 SOUTH ROAD	LIL BUCKAROO INVESTMENTS L L C	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	158,500.00	(111) HOUSEHOLD, SFR, INSIDE CITY	59,900.00	0	218,400.00	218,400.00	218,400.00	0.44	355,000.00	3,373.63	1,912.00	37,628	37,628	0	P28906, P29231	PRO 00-7
1	P29595	4220	OLD HWY 99 SOUTH ROAD	BARNETT IMPLEMENT CO INC	(6M14MV) MT VERNON MISC COMMERCIAL	564,100.00	(520) RETAIL TRADE/BUILDING MAT./HARDWARE/FARM EQUIPMENT	871,300.00	0	1,435,400.00	1,435,400.00	1,435,400.00	5	25,000.00	24,539.32	1,973.00	446,319	446,319	0	P29595, P29581, P132887, P29584	LU 05-035
88	P113741	524	JACKS LANE	LAND V PROPERTIES II LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	1,597,200.00	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	1,177,000.00	0	2,774,200.00	2,774,200.00	2,774,200.00	4.0030999	0	46,954.66	1,998.00	174,526	174,526	0		PRO 98-7
2	P29593	3814	OLD HWY 99 SOUTH ROAD	BROWNLIN PROPERTIES LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	1,629,800.00	(690) MISCELLANEOUS SERVICES	1,249,900.00	0	2,879,700.00	2,879,700.00	2,879,700.00	5.3137002	0	48,766.53	1,987.00	231,041	231,041	0	P29593, P113736	PRO 98-7
8	P29567	325	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	264,700.00	0	264,700.00	264,700.00	264,700.00	0	0	4,622.23	0	45,872	45,872	0		PRO 98-7
89	P113740	517	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	0	(690) MISCELLANEOUS SERVICES	431,200.00	0	431,200.00	431,200.00	431,200.00	1.2571	0	7,529.66	0	52,927	52,927	0		PRO 98-7
91	P113738	511	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	0	(550) RETAIL/AUTO/TIRES/MARINECRAFT/AIRCRAFT & ACCESS.	417,000.00	0	417,000.00	417,000.00	417,000.00	0	0	7,281.67	0	52,710	52,710	0		PRO 98-7
7	P29568	413	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(712MV) MT VERNON INDUSTRIAL BUILDING	1,657,500.00	(510) WHOLESALE TRADE	339,100.00	0	1,996,600.00	1,996,600.00	1,996,600.00	0	0	33,319.96	2,003.00	54,174	54,174	0		PRO 98-7
15	P29347	1021	SICKLESTEEL LANE	SCF PROPERTIES I LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	261,000.00	(690) MISCELLANEOUS SERVICES	1,460,100.00	0	1,721,100.00	1,721,100.00	1,721,100.00	6.2073002	0	29,810.74	1,985.00	392,319	392,319	0	P29347, P29349	PRO 02-16
ID# on Map 5.0	Parcel Number	Street Number	Street Name	Owner Name	Neighborhood Code (for tax purposes)	Building Value	Land Use (for tax purposes)	Improved Land Value	Unimproved Land Value	Assessed Value	Taxable Value	Total Market Value	Acres	Sale Price	Total Taxes	Year Built	Gross Site Area	Area Encumbered	Net Area	Multiple PNumbers	Utility As-built Reference ID

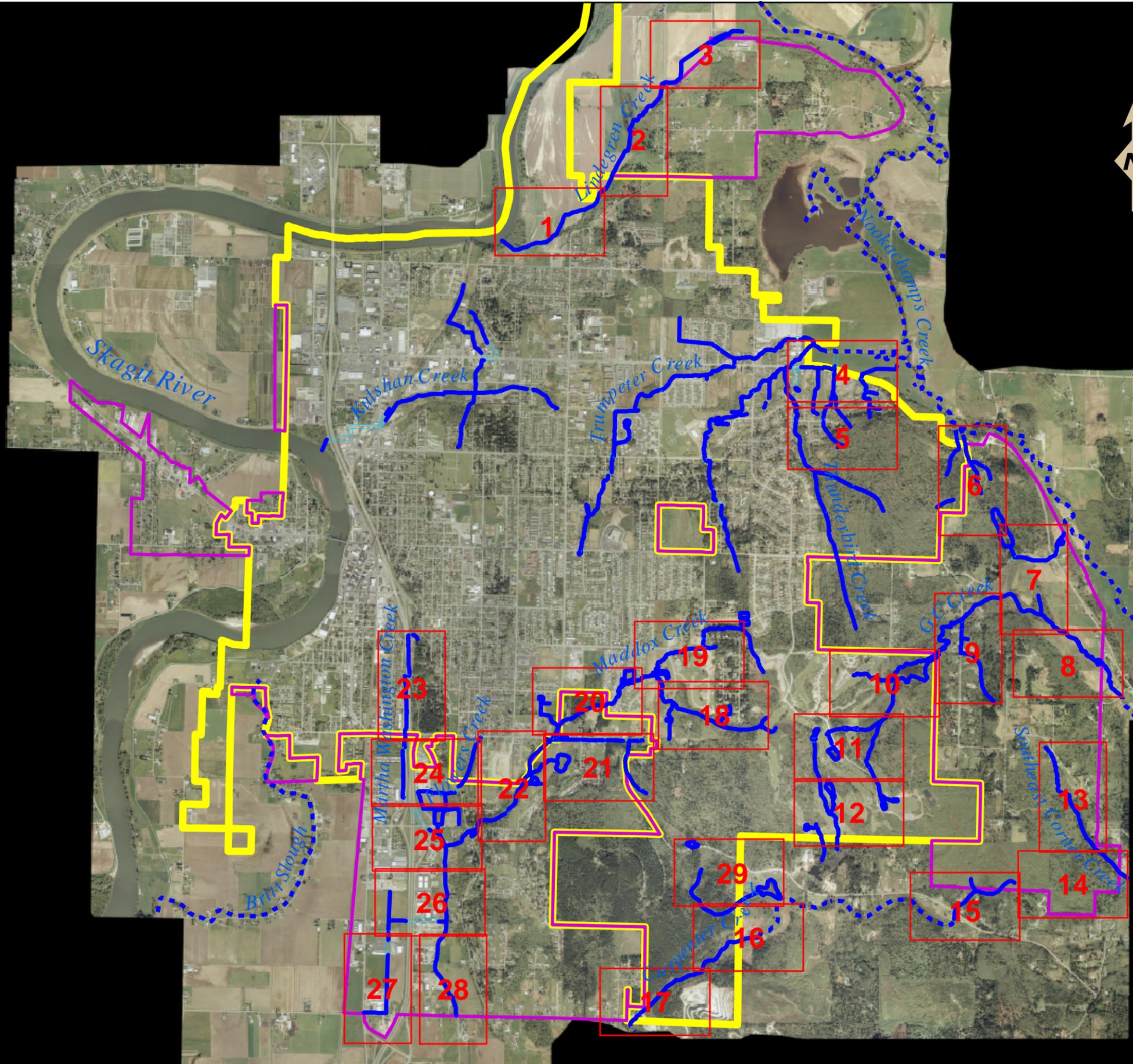
**ADULT USES PLANNING STUDY
APPENDIX B**

18	P29339	3610	CEDARDALE ROAD	SICKLESTEEL DEVELOPMENT LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	251,400.00	(690) MISCELLANEOUS SERVICES (550)	129,800.00	0	381,200.00	381,200.00	381,200.00	0.47999999	440,000.00	6,422.24	1,991.00	24,526	24,526	0		PRO 02-16
92	P113737	501	JACKS LANE	MONTGOMERY HOLDINGS LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	598,700.00	(602MV) MT VERNON GENERAL OFFICE	332,400.00	0	931,100.00	931,100.00	931,100.00	0	0	15,700.96	2,004.00	53,249	53,249	0		PRO 98-7
85	P119268	420	SUZANNE LANE	S & L PROPERTY HOLDINGS LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	178,700.00	(660) CONTRACT CONSTRUCTION SERVICES	277,200.00	0	455,900.00	455,900.00	455,900.00	1.01	282,000.00	7,794.42	2,006.00	43,965	43,965	0		PRO 99-5
87	P119264	200	SUZANNE LANE	200 SUZANNE LANE LLC	(602MV) MT VERNON GENERAL OFFICE	474,300.00	(470) COMMUNICATIONS (550)	304,600.00	0	778,900.00	778,900.00	778,900.00	1.11	1,035,000.00	13,159.14	2,013.00	47,921	47,921	0		PRO 99-5
65	P128692		ANDERSON ROAD	CEDARDALE PROPERTIES LLC	(6R9MV) MT VERNON AUTO SALES/SERVICE FACILITIES	2,524,800.00	(714MV) MT VERNON SELF STORAGE/MINI STORAGE	630,100.00	0	3,154,900.00	3,154,900.00	3,154,900.00	2.7	0	51,821.42	2,010.00	120,424	120,424	0		PRO 02-16
94	P109065	2919	CEDARDALE ROAD	MINOR TERRY AND MINOR THEA	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	76,200.00	(690) MISCELLANEOUS SERVICES	167,500.00	0	243,700.00	243,700.00	243,700.00	0.56	0	4,184.50	0	24,283	24,283	0		PRO 02-16
16	P29342	1106	SICKLESTEEL LANE	ALAN INVESTMENT CORP	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	620,600.00	(590) OTHER RETAIL TRADES	284,100.00	0	904,700.00	904,700.00	904,700.00	0	737,500.00	15,219.55	1,988.00	52,277	44,413	7,864	P29342, 29350	PRO 02-16
42	P28732	2714	HENSON ROAD	MOUNT VERNON LIQUOR CENTER LLC	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	159,300.00	(111) HOUSEHOLD, SFR, INSIDE CITY	180,300.00	0	339,600.00	339,600.00	339,600.00	0	150,000.00	5,508.10	1,993.00	21,537	13,022	8,515		PRO 98-18
5	P29571	3818	OLD HWY 99 SOUTH ROAD	WILSON JERRY D & WILSON DIANN RANSOPHER	(6R7MV) MT VERNON GARAGE/AUTO REPAIR	194,800.00	(640) REPAIR SERVICES	55,900.00	0	250,700.00	250,700.00	250,700.00	0.47999999	0	3,997.07	1,907.00	20,967	12,219	8,748		PRO 99-5
26	P29265	3927	OLD HWY 99 SOUTH ROAD	BURKLAND ROBERT E & BURKLAND PAMELA K	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	92,500.00	(510) WHOLESALE TRADE	372,800.00	0	465,300.00	465,300.00	465,300.00	1.4299999	425,000.00	8,038.89	1,946.00	64,227	55,139	9,088		PRO 99-5
6	P29569	3616	OLD HWY 99 SOUTH ROAD	EBP INC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	429,500.00	(340) FABRICATED METAL PRODUCTS	252,500.00	0	682,000.00	682,000.00	682,000.00	0.92000002	108,000.00	11,508.82	1,991.00	66,041	54,708	11,333	P29569, P29566	PRO 98-7
53	P28234	2608	OLD HWY 99 SOUTH ROAD	SIGN LITE LLC	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	294,500.00	(690) MISCELLANEOUS SERVICES	290,600.00	0	585,100.00	585,100.00	585,100.00	1.059	0	9,489.97	1,968.00	87,511	76,130	11,381	P28234, P28722	PRO 00-7
19	P29328	4009	OLD HWY 99 SOUTH ROAD	VARGAS REAL ESTATE GROUP LLC	(20MVSOWEST) MOUNT VERNON RESIDENTIAL SOUTHWEST AREA	108,900.00	(111) HOUSEHOLD, SFR, INSIDE CITY	68,000.00	0	176,900.00	176,900.00	176,900.00	0.75	21,000.00	2,845.63	1,935.00	32,489	20,791	11,698		LU 05-035
46	P28719	2626	OLD HWY 99 SOUTH ROAD	CENTRAL MOVING & STORAGE LLC	(6L1MV) MT VERNON COMMERCIAL LAND	78,000.00	(910) UNIMPROVED LAND	58,600.00	0	136,600.00	136,600.00	136,600.00	0.52999997	0	2,110.13	1,910.00	23,101	11,096	12,005		PRO 00-7
64	P131525	2321	OLD HWY 99 SOUTH ROAD	ELDRIDGE DUANE D	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	111,900.00	0	111,900.00	111,900.00	111,900.00	0.44	0	1,814.95	0	19,006	6,278	12,728		PRO 00-7
61	P28098	215	STAUDT ROAD	NATIONAL FOOD CORP EMP PEN TRUST	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	0	(430) AIRCRAFT TRANSPORTATION	89,800.00	0	89,800.00	89,800.00	89,800.00	0.5	69,950.00	1,456.49	1,915.00	19,471	4,662	14,809		PRO 00-7
10	P29361	3816	CEDARDALE ROAD	HERITAGE INVESTMENTS LLC	(6L1MV) MT VERNON COMMERCIAL LAND	544,100.00	(910) UNIMPROVED LAND	470,200.00	0	1,014,300.00	1,014,300.00	1,014,300.00	0	0	16,824.50	1,985.00	119,022	95,876	23,146		PRO 02-16
79	P124755	319	ELEANOR LANE	HP MOBILE WASH INC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	487,800.00	0	487,800.00	487,800.00	487,800.00	0	580,000.00	8,518.00	0	91,785	53,411	38,374		PRO 02-16
24	P29311		HWY 99 S	FABER H LESLIE/G JOY & BURKLAND ROBERT E/PAMELA K	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	445,200.00	0	445,200.00	445,200.00	445,200.00	2.05	125,000.00	7,774.11	0	90,827	47,032	43,795		PRO 99-5
44	P28730	2611	HENSON ROAD	WW PROPERTIES MANAGEMENT LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	1,073,200.00	(690) MISCELLANEOUS SERVICES	677,200.00	0	1,750,400.00	1,750,400.00	1,750,400.00	2.3499999	0	28,390.40	2,001.00	102,047	56,334	45,713		PRO 98-18
21	P29315	3813	OLD HWY 99 SOUTH ROAD	MTV LLC	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	264,400.00	(540) RETAIL TRADE, FOOD	292,000.00	0	556,400.00	556,400.00	556,400.00	1.12	0	9,469.46	1,970.00	91,150	22,664	68,486	P29315, P29316	PRO 99-5
58	P28102	2314	OLD HWY 99 SOUTH ROAD	NATIONAL FOOD CORP PROFIT	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	504,900.00	0	504,900.00	504,900.00	504,900.00	2.8099999	312,000.00	8,189.18	1,925.00	138,427	52,980	85,447		PRO 00-7, PRO 98-18
12	P29357	3906	CEDARDALE ROAD	PADGETT KEITH A & PADGETT SYLVIA A	(6M14MV) MT VERNON MISC COMMERCIAL	105,200.00	(690) MISCELLANEOUS SERVICES	1,404,900.00	0	1,510,100.00	1,510,100.00	1,510,100.00	9.4700003	1,750,000.00	26,271.45	1,997.00	379,616	274,707	104,909		PRO 02-16
3	P29588	1005	EAST HICKOX ROAD	STOHL LASSE J & STOHL ESTHER M	(20MVSUBRBN) MOUNT VERNON SUBURBAN RESIDENTIAL	91,300.00	(982) OPEN SPACE FARM AND AG.	71,500.00	0	167,100.00	167,100.00	185,400.00	2.79	599	2,832.81	1,905.00	200,467	69,360	131,107	P29588, P29364	PRO 02-16
9	P29512	1206	ANDERSON ROAD	B & T ENTERPRISES LLC	(6L1) COMMERCIAL LAND	0	(910) UNIMPROVED LAND	92,400.00	0	92,400.00	92,400.00	92,400.00	0.38	240,000.00	1,613.51	0	16,223	9,688	6,535		PRO 02-16
60	P28099	227	STAUDT ROAD	NATIONAL FOOD CORP EMP PEN TRST	(716MV) MT VERNON WAREHOUSE/DISTRIBUTION BUILDING	0	(690) MISCELLANEOUS SERVICES	44,900.00	0	44,900.00	44,900.00	44,900.00	0.25	0	728.27	0	14,701	0	14,701	P28099, P28104	PRO 00-7
62	P28095	309	ANDERSON ROAD	HANSEN MARK	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	169,400.00	0	169,400.00	169,400.00	169,400.00	0.54000002	210,000.00	2,747.55	1,954.00	19,223	0	19,223		PRO 98-18
49	P28650			NATIONAL FOOD CORP PROFIT	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	107,800.00	0	107,800.00	107,800.00	107,800.00	0.60000002	312,000.00	1,748.45	0	26,401	0	26,401		PRO 00-7
75	P124759	4174	OLD HIGHWAY 99 SOUTH	MCDANIEL MICHAEL	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	159,600.00	0	159,600.00	159,600.00	159,600.00	0	147,500.00	2,786.96	0	40,160	0	40,160		LU 05-035
86	P119266	310	SUZANNE LANE	COLCO LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	233,200.00	0	233,200.00	233,200.00	233,200.00	1.01	0	4,072.16	0	43,984	0	43,984		PRO 99-5
ID# on Map 5.0	Parcel Number	Street Number	Street Name	Owner Name	Neighborhood Code (for tax purposes)	Building Value	Land Use (for tax purposes)	Improved Land Value	Unimproved Land Value	Assessed Value	Taxable Value	Total Market Value	Acres	Sale Price	Total Taxes	Year Built	Gross Site Area	Area Encumbered	Net Area	Multiple PNumbers	Utility As-built Reference ID
80	P124754	3900	OLD HIGHWAY 99 SOUTH	YOO ALAN CHEOLWOO	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	238,300.00	0	238,300.00	238,300.00	238,300.00	0	0	4,161.23	0	46,757	0	46,757		PRO 02-16

**ADULT USES PLANNING STUDY
APPENDIX B**

93	P113735	310	JACKS LANE	HILDE JACK/JOAN FAMILY LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	323,700.00	0	323,700.00	323,700.00	323,700.00	1.4021	0	5,652.50	0	60,995	0	60,995		PRO 98-7
68	P127851	101	SUNDQUIST DRIVE	S & B LAND LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	355,100.00	0	355,100.00	355,100.00	355,100.00	0	0	6,200.81	0	65,857	0	65,857		LU 06-060
67	P127852	107	SUNDQUIST DRIVE	S & B LAND LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	407,400.00	0	407,400.00	407,400.00	407,400.00	0	0	7,114.04	0	71,816	0	71,816		LU 06-060
11	P29360	3808	CEDARDALE ROAD	SCF PROPERTIES I LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	508,000.00	0	508,000.00	508,000.00	508,000.00	2.2384	0	8,870.74	0	97,614	0	97,614		PRO 02-16
66	P127853	4103	OLD HIGHWAY 99 SOUTH	S & B LAND LLC	(6L1MV) MT VERNON COMMERCIAL LAND	0	(910) UNIMPROVED LAND	756,000.00	0	756,000.00	756,000.00	756,000.00	0	0	13,201.33	0	149,227	0	149,227		LU 05-035
25	P29289		HWY 99 S	PEDERSEN GUNNAR	(6L1MV) MT VERNON COMMERCIAL LAND	0	(982) OPEN SPACE FARM AND AG.	0	0	15,100.00	15,100.00	790,800.00	6.2600002	0	263.68	0	290,438	0	290,438		PRO 99-5

Columns 2 - 17 on this spreadsheet are Skagit County Assessor's data retrieved on October 14, 2016
Columns 1, 18 - 22 are data from the City's GIS program using the methodology outlined within the foregoing Planning Study.



MAP LEGEND

- Mount Vernon City Limits
- Urban Growth Areas
- True Course
- Culverts
- Map Index Sheet

0 3,000 6,000
Feet

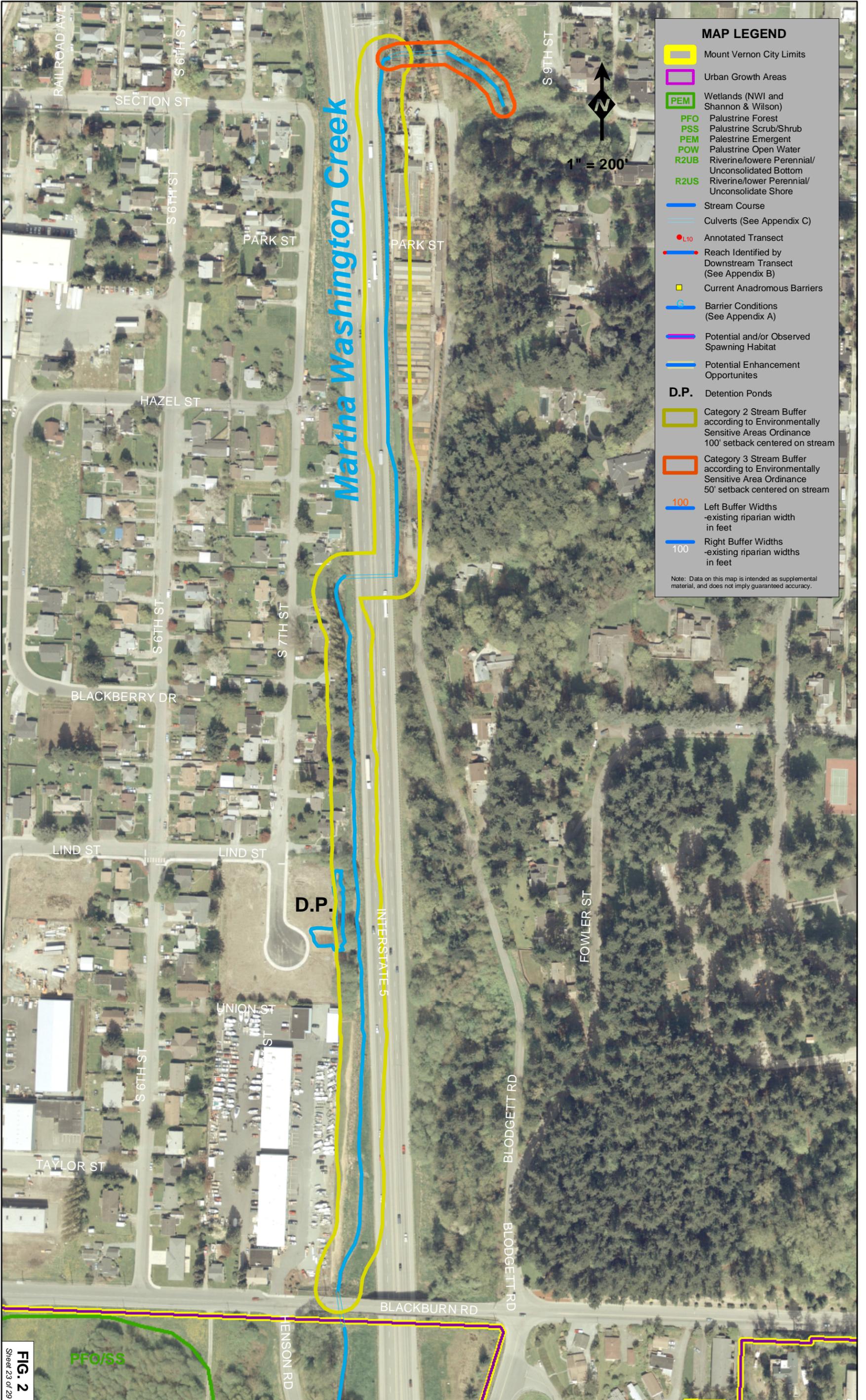
Inventory and Evaluation of
Mount Vernon Streams
Mount Vernon, Washington

**INDEX, MAP LEGEND
AND STREAM LOCATIONS**

November 2003 21-1-12040-003

SHANNON & WILSON, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

FIG. 1



MAP LEGEND

- Mount Vernon City Limits
- Urban Growth Areas
- PEM Wetlands (NWI and Shannon & Wilson)
 - PFO Palustrine Forest
 - PSS Palustrine Scrub/Shrub
 - PEM Palustrine Emergent
 - POW Palustrine Open Water
 - R2UB Riverine/lower Perennial/Unconsolidated Bottom
 - R2US Riverine/lower Perennial/Unconsolidated Shore
- Stream Course
- Culverts (See Appendix C)
- L10 Annotated Transect
- Reach Identified by Downstream Transect (See Appendix B)
- Current Anadromous Barriers
- Barrier Conditions (See Appendix A)
- Potential and/or Observed Spawning Habitat
- Potential Enhancement Opportunities
- D.P.** Detention Ponds
 - Category 2 Stream Buffer according to Environmentally Sensitive Areas Ordinance 100' setback centered on stream
 - Category 3 Stream Buffer according to Environmentally Sensitive Area Ordinance 50' setback centered on stream
 - 100 Left Buffer Widths -existing riparian width in feet
 - 100 Right Buffer Widths -existing riparian widths in feet

Note: Data on this map is intended as supplemental material, and does not imply guaranteed accuracy.



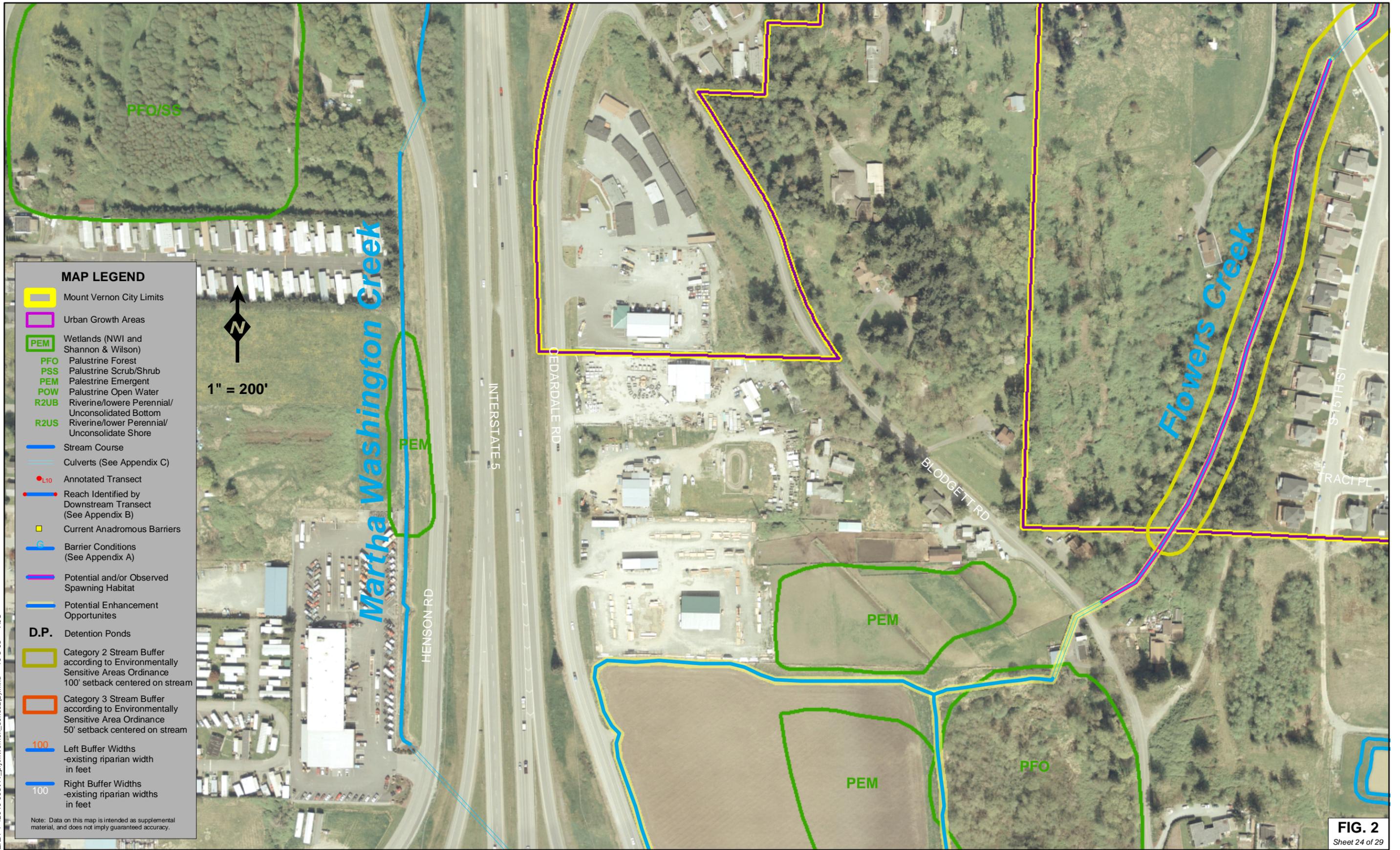
1" = 200'

Martha Washington Creek

D.P.

PFO/SS

FIG. 2
Sheet 23 of 29



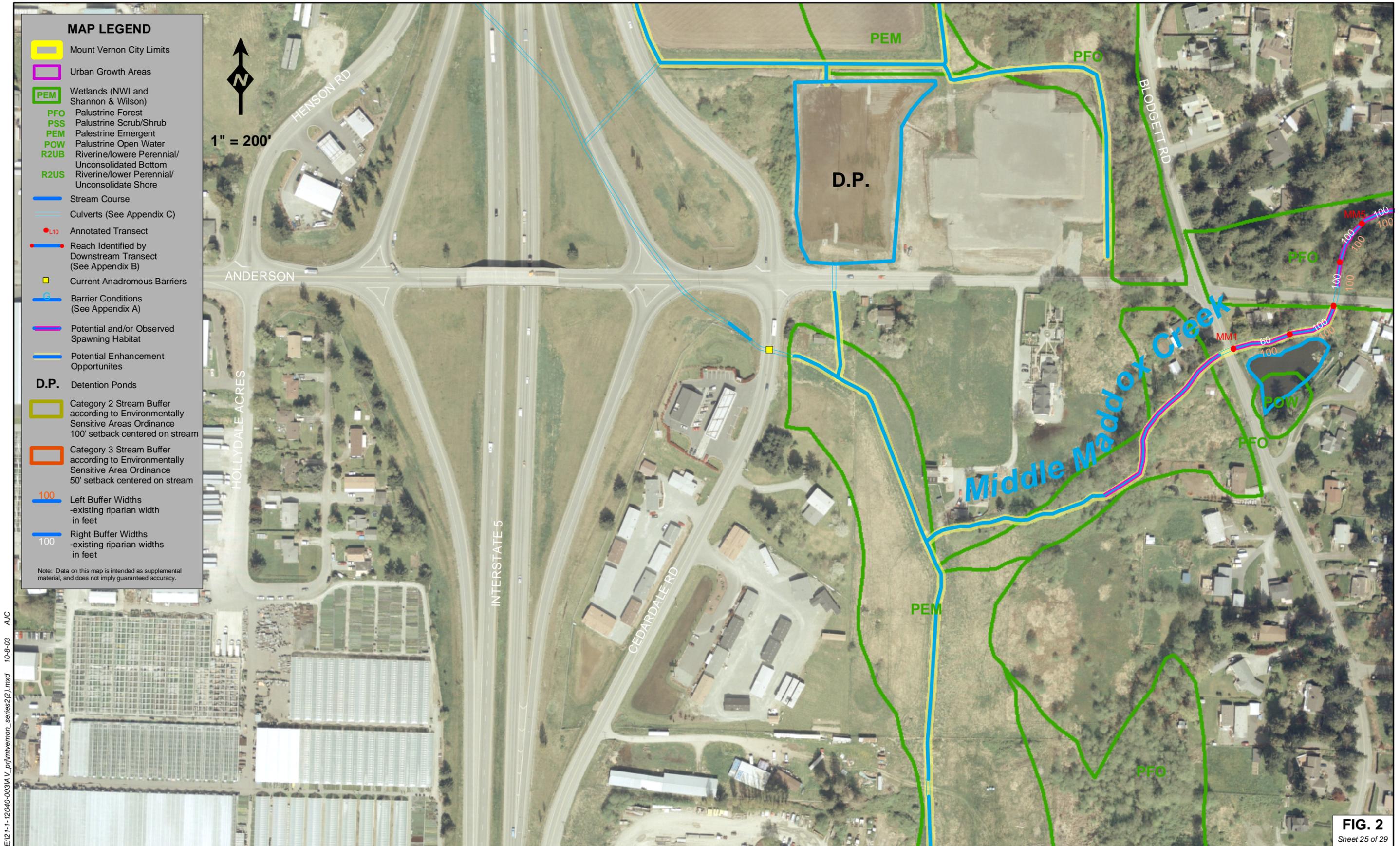
MAP LEGEND

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- Urban Growth Areas
- Wetlands (NWI and Shannon & Wilson)
 - PFO Palustrine Forest
 - PSS Palustrine Scrub/Shrub
 - PEM Palestrine Emergent
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- Stream Course
- Culverts (See Appendix C)
- L10 Annotated Transect
- Reach Identified by Downstream Transect (See Appendix B)
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- Barrier Conditions (See Appendix A)
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Note: Data on this map is intended as supplemental material, and does not imply guaranteed accuracy.

1" = 200'

FIG. 2
Sheet 24 of 29



MAP LEGEND

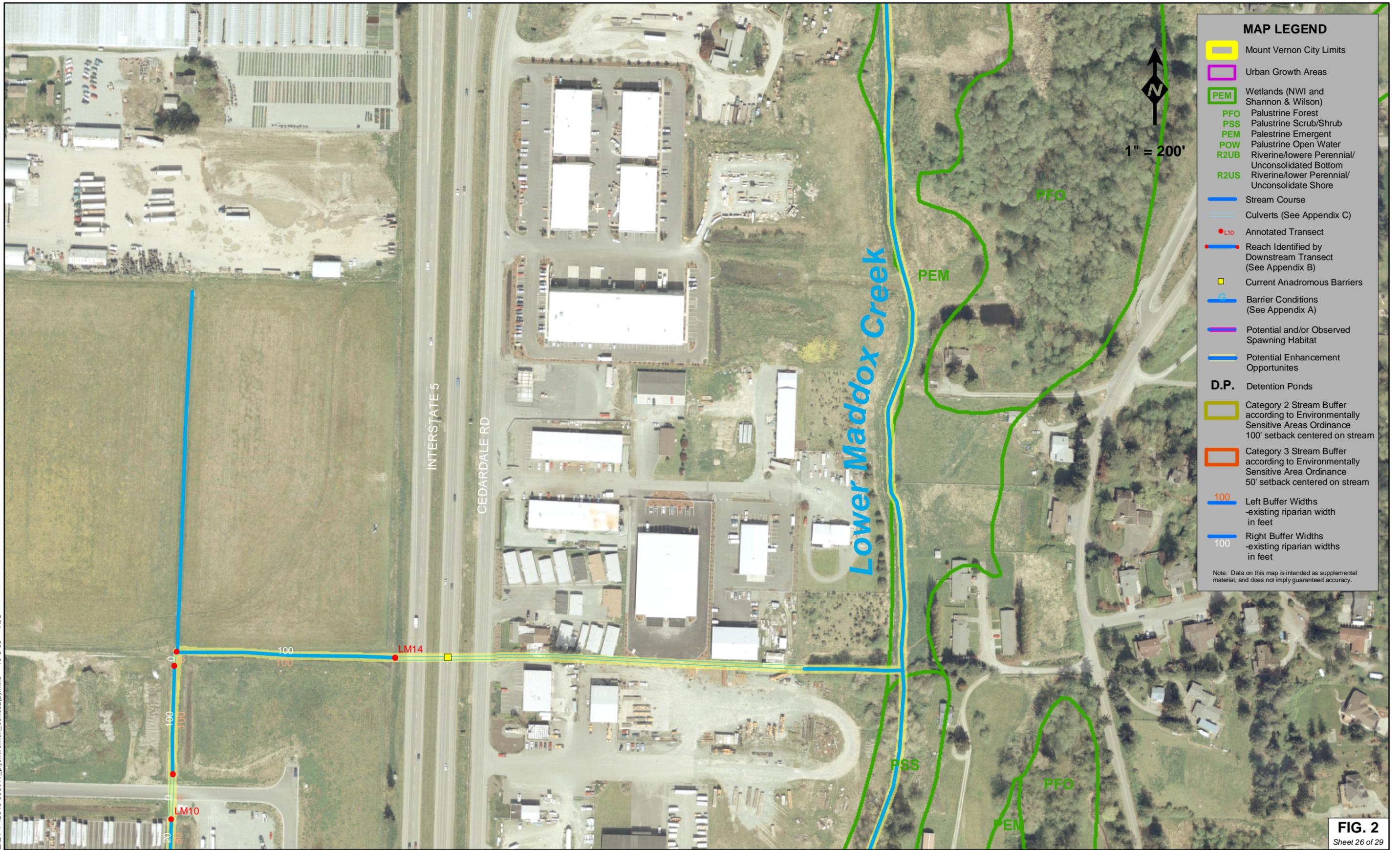
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1" = 200'

FIG. 2
Sheet 25 of 29

E:\12-1-12040-0031A_V_pj\mivernon_series2(2).mxd 10-8-03 AJC



MAP LEGEND

- Mount Vernon City Limits
- Urban Growth Areas
- Wetlands (NWI and Shannon & Wilson)
 - PFO Palustrine Forest
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- 100 Right Buffer Widths -existing riparian widths in feet

Note: Data on this map is intended as supplemental material, and does not imply guaranteed accuracy.

FIG. 2
Sheet 26 of 29

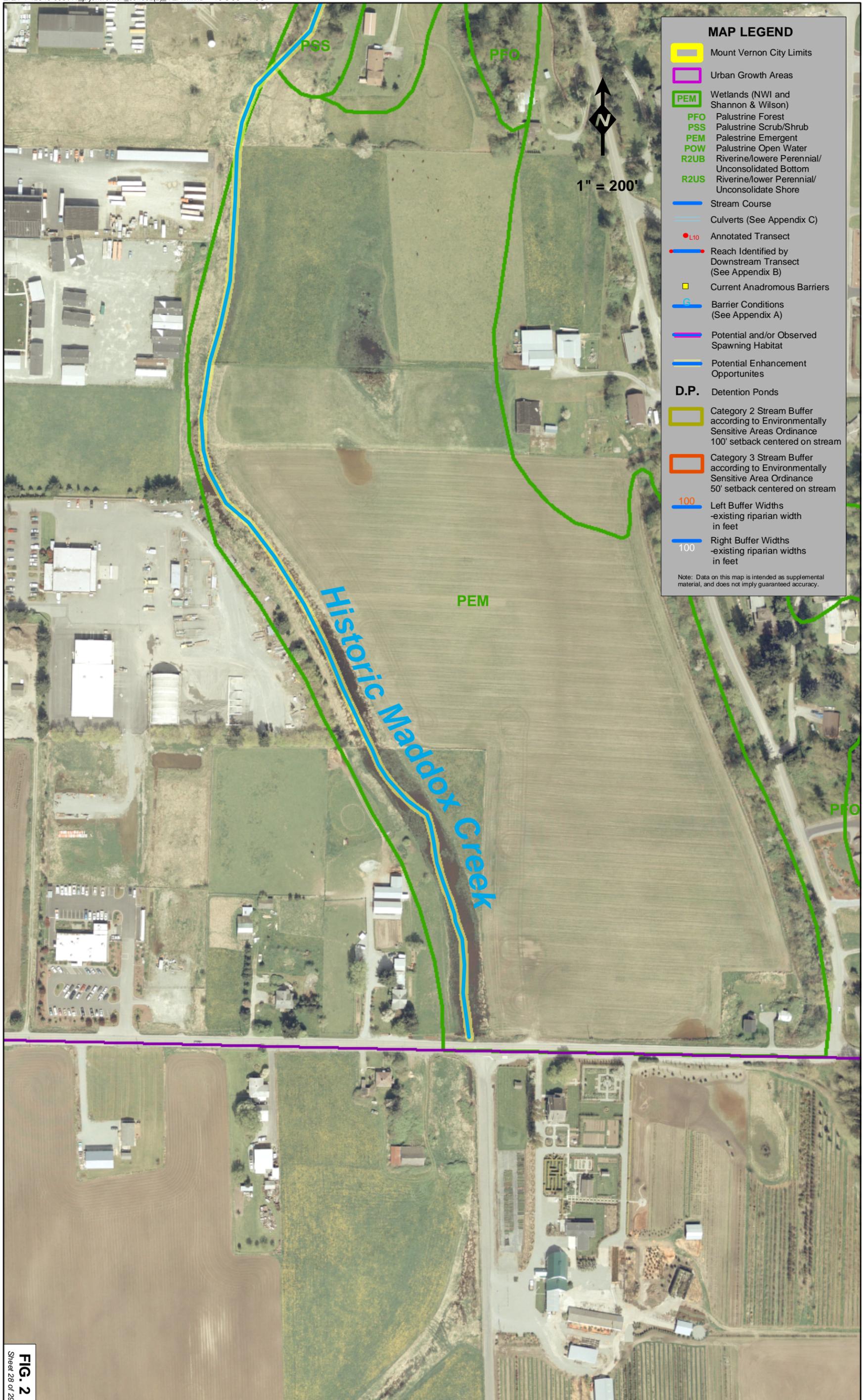


FIG. 2
Sheet 28 of 29

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 1

CITY OF MOUNT VERNON
APPLICATION FOR SEWER CONNECTION IN
CITY LIMITS FOR EXISTING RESIDENCE
 Mount Vernon Development Services Department (360) 336-6214

Site Address 4220 Hwy 99S.		
Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Registered Agent <input type="checkbox"/>		
Name Barnett Implements		
Address 4220		
City	Zip	Phone
Contractor's Name Catapult		
Address		
City	Zip	Phone
Labor & Industries License/Exp. Date		
Property Tax Account Number (Required) ("P" #)		
Type of Permit		
<input type="checkbox"/> Residential		
Occupancy Use		
<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Office
<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Church	<input type="checkbox"/> Restaurant
<input type="checkbox"/> School	<input type="checkbox"/> Storage	<input type="checkbox"/> Manufacturing
By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities.		
Signature of Owner/Agent		Date
Project Contact		Phone Number
Fax Number		E-mail Address
Conditions/Comments		

Application Checklist		
Applicant	Item	Office
	Application	
	Site Plan to scale	
FEES		
	Engineering Fees	
	Capacity Charge	50.00
	Expansion Charge	
	Other/Review	
	TOTAL FEES	

POWER POLE
ON WEST SIDE OLD 99

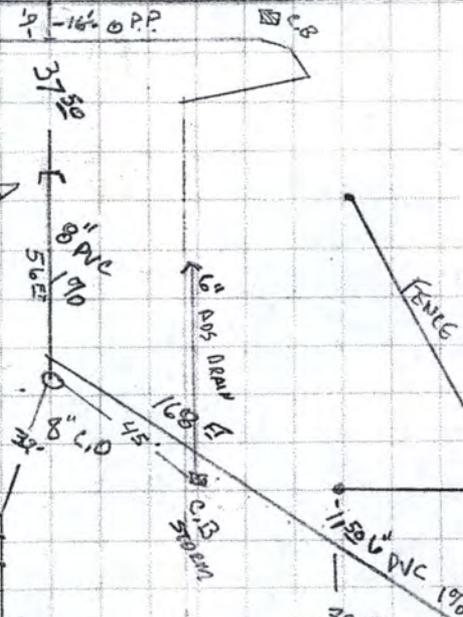
EAST EDGE OLD 99

Barnett Imp
4220 Old Hwy 99
SIDE SEWER AS BUILT
10/12/05

USED EQ.
YARD

PARKING
DRIVE

8" INVERT
IS 4.44 FEET
BELOW TOP
OF C.B. BULL
TO N.B. T.O.G
17 FT. EAST OF
PROPOSED M.H.



7-14-06
Connect building

P# 506-012

CATAPULT HEAVY CONST. INC.
14047 STATE ROUTE 9
MT. VERNON, WA 98273
360-428-8811 FAX 424-5466

40-071

OK
C/O
05/18/10
RECEIVED

CITY OF MOUNT VERNON
APPLICATION FOR COMMERCIAL SEWER CONNECTION
Community & Economic Development Department (360) 336-6214 CITY OF MOUNT VERNON

MAY 2010

PLUMBING C.E.D. DEPARTMENT

No.	Type of Fixture	BY	Fixture Unit
	Water Closet		
	Bathtub		
	Lavatory		
	Shower		
	Kitchen Sink		
	Dishwasher		
	Laundry Tray		
	Clothes Washer		
	Urinal/Bidet		
	Drinking Fountain		
	Floor Sink or Drain		
	Slop Sink		
	Grease Trap/Interceptor		

Site Address 4220 OCD Hwy 99 MTV

Owner **Tenant** **Registered Agent**

Name BRANNETT IMPLEMENT

Address PO Box 1606

City _____ **Zip** _____ **Phone** _____

Contractor's Name CATAPULT HEAVY CONST

Address 14047 Hwy 9

City Mt. Vernon **Zip** 98273 **Phone** 360 661-0508

Labor & Industries License/Exp. Date 4/30/2010
CATAR 016941

Property Tax Account Number (Required) ("P" #)

Occupancy Use

Manufacturing Restaurant Office

Retail Church

School Storage

Square Footage of Structures Hooking Up to Sewer:

Building 1: _____

Building 2: _____

Building 3: _____

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities.

[Signature] 5/12/2010

Signature of Owner/Agent _____ **Date** _____

Project Contact _____ **Phone Number** _____

Fax Number _____ **E-mail Address** _____

Application Checklist

Applicant	Item	Office
✓	Application	
✓	Site Plan/Construction plan to scale - 2 sets	
	Sewer Connection for future Espresso Stand	

FEES

Engineering Fees		
Capacity Charge		
Expansion Charge		
Other/Review		
Total Fees		
NOTE: As Built required for Final		

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITES

2, 4-8, 88-93

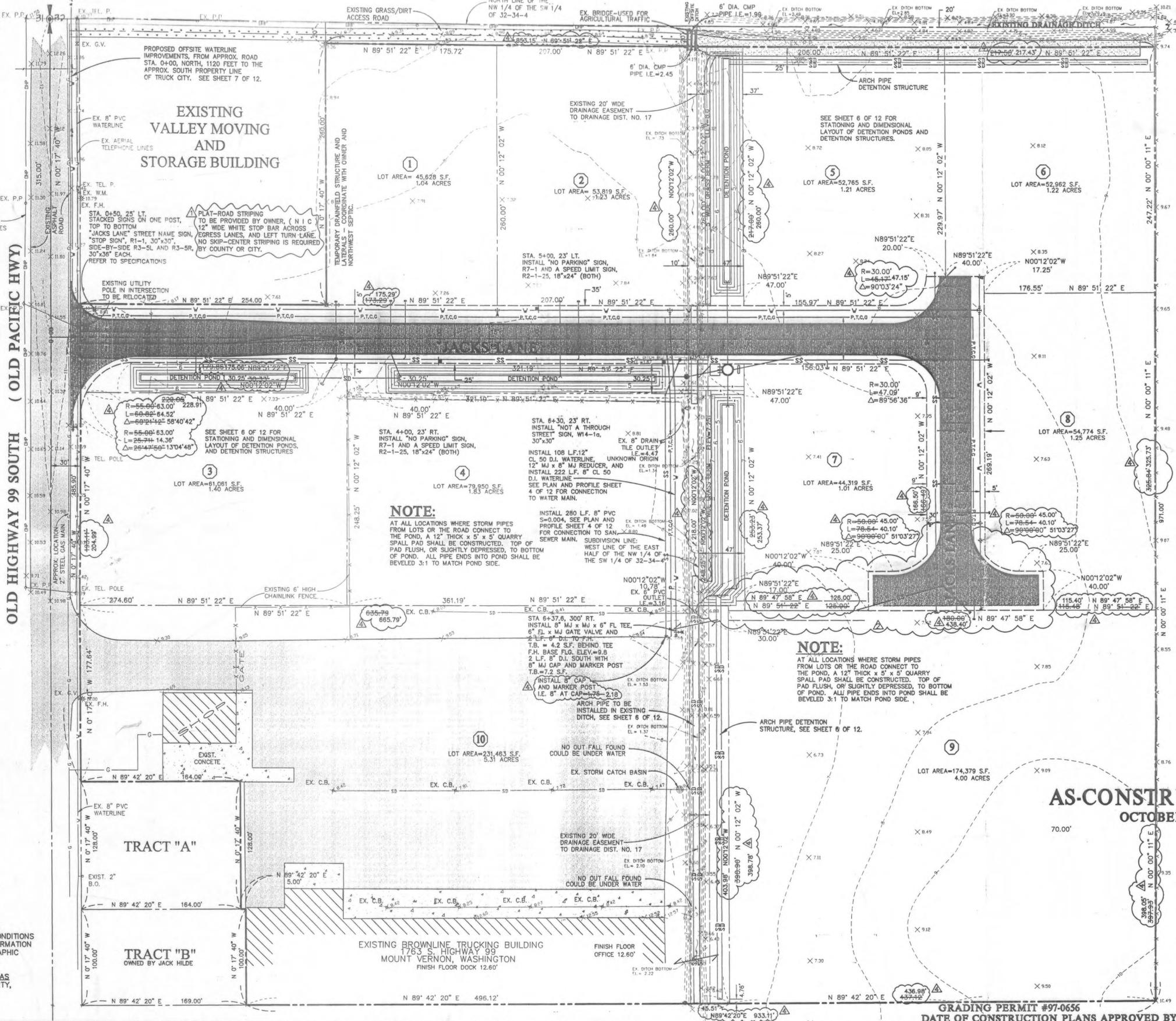
(PRO 98-7)

PROJECT BENCHMARK
WEST QUARTER CORNER
SECTION 32 TWP 34 N,
RGE 4 E, W.M.
FOUND CONCRETE MON.
WITH BRASS CAP.
BRASS CAP EL.=12.17
N=12655.70
E=9986.36

SCALE 1" = 50'
VERTICAL DATUM: NGVD '29

RECEIVED
CITY OF MOUNT VERNON
MAY 01 2003
C.E.D. DEPARTMENT
BY

As-Constructed
Overall Site Plan
Old Hwy 99 S - Hilde Commercial Facility
Page 2 of 12



INTERSTATE FIVE

AS-CONSTRUCTED PLAN
OCTOBER 6, 1998

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED ON JANUARY 21, 1997, FROM A TOPOGRAPHIC SURVEY PERFORMED BY METRON AND ASSOCIATES, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

REV. NO.	REVISION	BY	APPROVED
1	COUNTY, CITY & PUD REVISIONS / CHANGES :3/4/98	SG	JPR
2	REVISED JACKS LANE, LOTS 9, 10, 11, 12	CLC	JPR
3	REVISED HWY 99 WATER LINE	CLC	JPR
4	AS-CONSTRUCTED INFORMATION	CLC	JPR

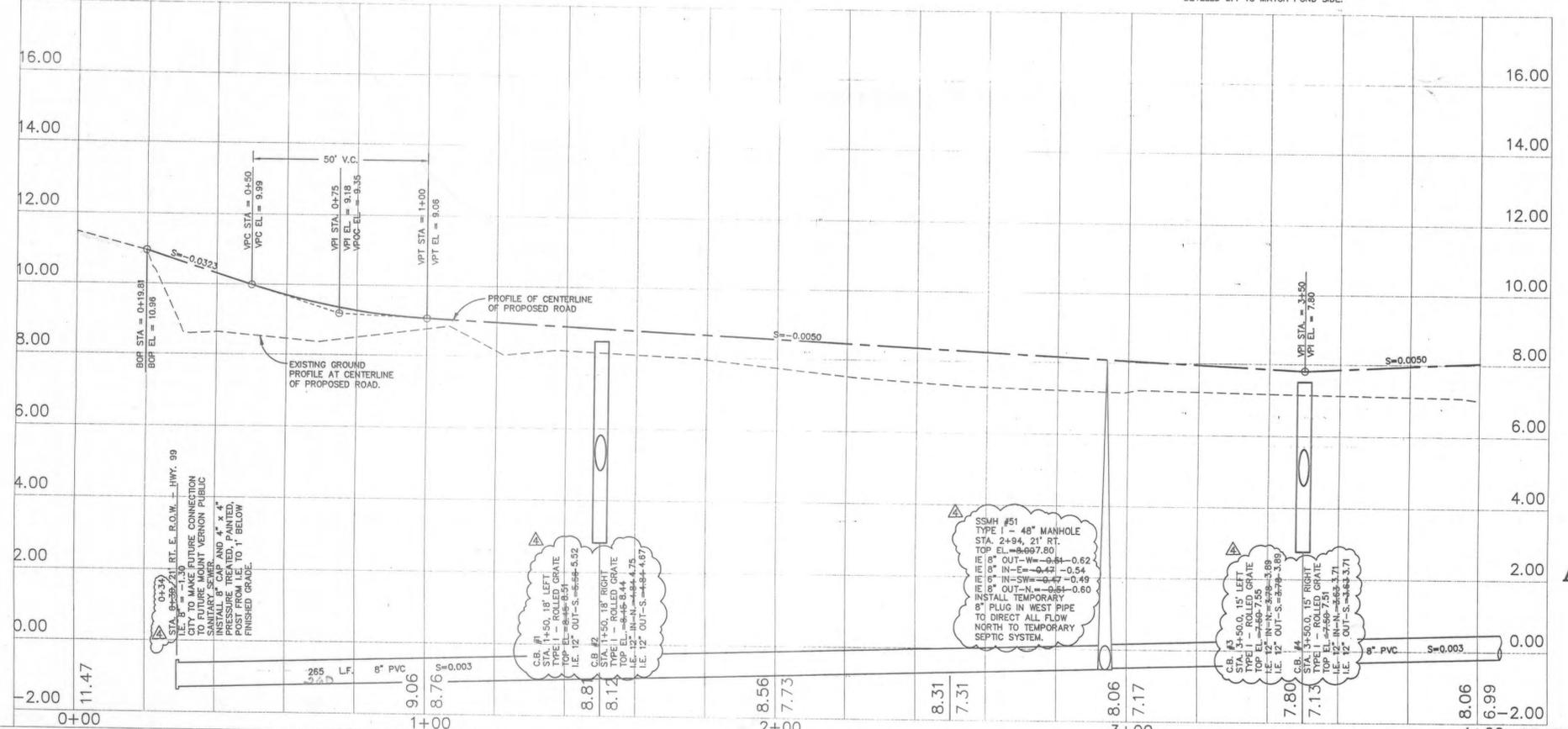
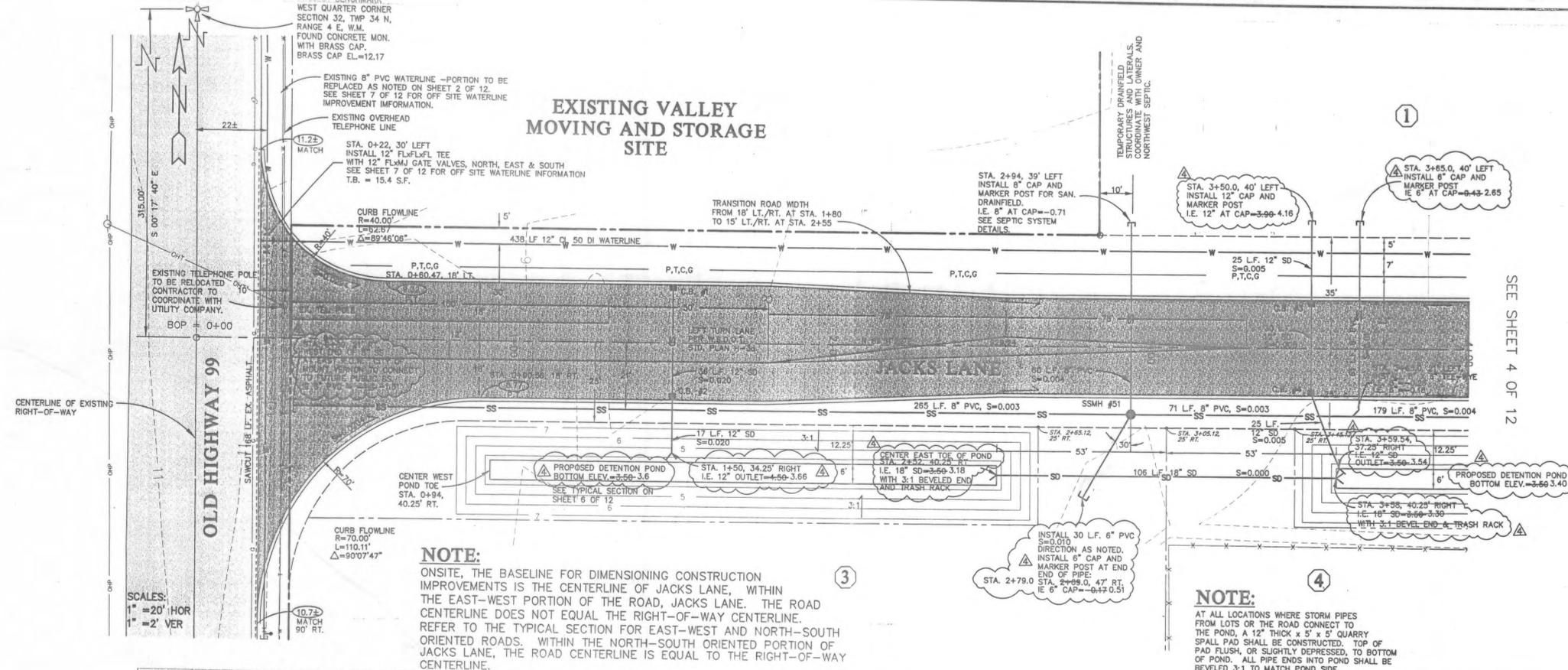
Ravnik & Associates
CIVIL ENGINEERING & PLANNING
1705 E. COLLEGE WAY
MOUNT VERNON, WA 98273
PH: (360) 416-0405 FAX: (360) 416-0372

SHEET DESCRIPTION:
OVERALL SITE PLAN

SCALE: 1" = 50'
DRAWN BY: C. CARROLL
CHECKED BY: J. RAWNIK
DATE: OCT. 6, 1998

SHEET TITLE:
HILDE COMMERCIAL FACILITY
FOR
A.S.I.
NW 1/4 OF THE SW 1/4, SECTION 32, T. 34 N., R. 4 E., W.M.

DRAWING NO.
97002NEWCLC.DWG
JOB NO.
97002
SHEET NO.
2 OF 12



AS-CONSTRUCTED PLAN
 OCTOBER 6, 1998

REV. NO.	REVISION	BY	APPROVED
1	COUNTY, CITY & PUD REVISIONS / CHANGES :3/4/98	SG	JPR
2	REVISED JACKS LANE, LOTS 9, 10, 11, 12	CLC	JPR
3	REVISED HWY 99 WATER LINE	CLC	JPR
4	AS-CONSTRUCTED INFORMATION	CLC	JPR

Ravnik & Associates
 CIVIL ENGINEERING & PLANNING
 1705 E. COLLEGE WAY
 MOUNT VERNON, WA. 98273
 PH: (360) 416-0405 FAX: (360) 416-0372

SHEET DESCRIPTION:
PLAN AND PROFILE
STA. 0+00 TO STA. 4+00

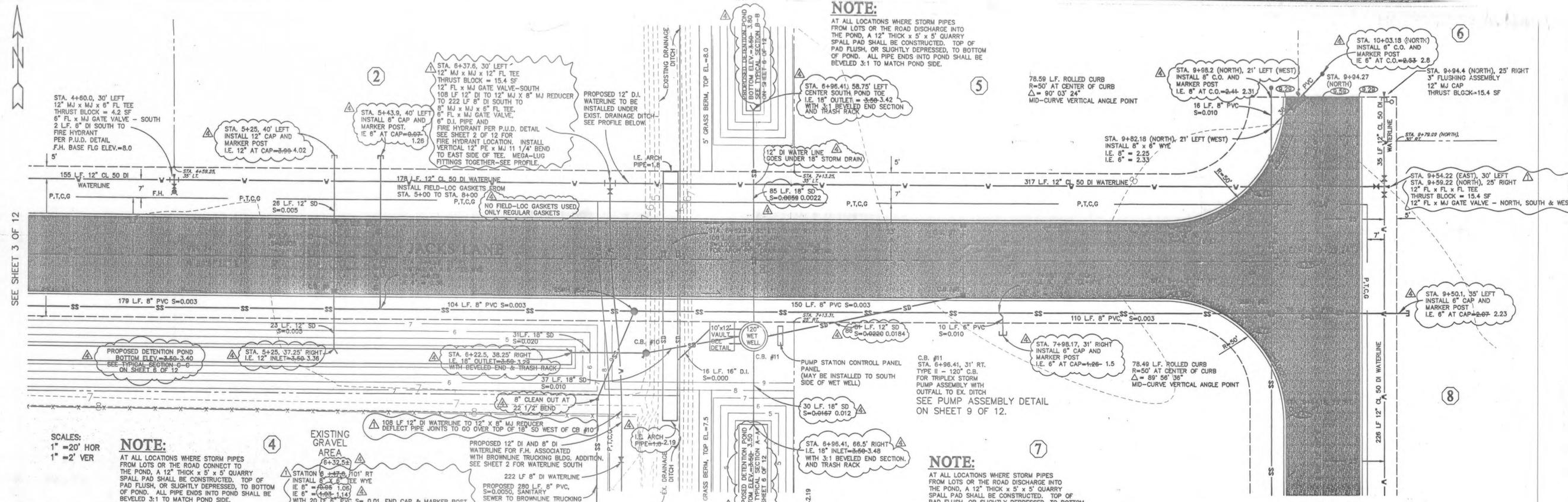
SCALE: 1"=20 HORIZ.
 1"=2' VERT.
 DRAWN BY: C. CARROLL
 CHECKED BY: J. RAVNIK
 DATE: OCT. 6, 1998

SHEET TITLE:
HILDE COMMERCIAL FACILITY
 FOR
A.S.I.
 NW 1/4 OF THE SW 1/4, SECTION 32, T. 34 N., R. 4 E., W.M.

DATE OF CONSTRUCTION PLANS APPROVED BY SKAGIT COUNTY:
 DRAWING NO. RCP01003.DWG
 XREF: 97002.DWG
 XREF: RCP01003
 JOB NO. 97002
 SHEET NO. 3 OF 12

B:\AC\CONSTRUCTED\REVISED\ASCONSTRUCTED\rcp01003.dwg Tue Oct 6 05:57:26 1998

D:\LAC\DWG\97002\REVISED\ASCONSTRUCTED\REVISED\2003.dwg Mod Oct 07 14:27:22 1998

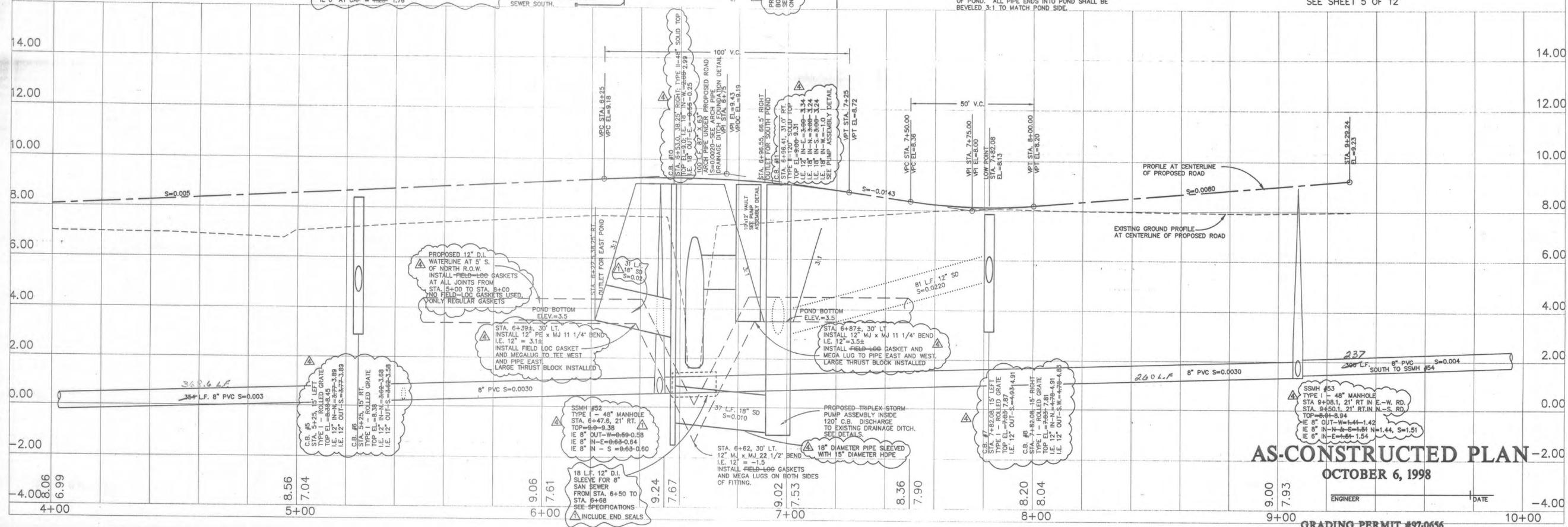


SCALE:
1" = 20' HOR
1" = 2' VER

NOTE:
AT ALL LOCATIONS WHERE STORM PIPES FROM LOTS OR THE ROAD DISCHARGE INTO THE POND, A 12" THICK x 5' x 5' QUARRY SPALL PAD SHALL BE CONSTRUCTED. TOP OF PAD FLUSH, OR SLIGHTLY DEPRESSED, TO BOTTOM OF POND. ALL PIPE ENDS INTO POND SHALL BE BEVELED 3:1 TO MATCH POND SIDE.

NOTE:
AT ALL LOCATIONS WHERE STORM PIPES FROM LOTS OR THE ROAD DISCHARGE INTO THE POND, A 12" THICK x 5' x 5' QUARRY SPALL PAD SHALL BE CONSTRUCTED. TOP OF PAD FLUSH, OR SLIGHTLY DEPRESSED, TO BOTTOM OF POND. ALL PIPE ENDS INTO POND SHALL BE BEVELED 3:1 TO MATCH POND SIDE.

NOTE:
AT ALL LOCATIONS WHERE STORM PIPES FROM LOTS OR THE ROAD DISCHARGE INTO THE POND, A 12" THICK x 5' x 5' QUARRY SPALL PAD SHALL BE CONSTRUCTED. TOP OF PAD FLUSH, OR SLIGHTLY DEPRESSED, TO BOTTOM OF POND. ALL PIPE ENDS INTO POND SHALL BE BEVELED 3:1 TO MATCH POND SIDE.



AS-CONSTRUCTED PLAN
OCTOBER 6, 1998

REV. NO.	REVISION	BY	APPROVED
1	COUNTY, CITY & PUD REVISIONS / CHANGES : 3/4/98	SG	JPR
2	REVISED JACKS LANE, LOTS 9, 10, 11, 12	CLC	JPR
3	REVISED HWY 99 WATER LINE	CLC	JPR
4	AS-CONSTRUCTED INFORMATION	CLC	JPR

Ravnik & Associates
CIVIL ENGINEERING & PLANNING
1705 E. COLLEGE WAY
MOUNT VERNON, WA 98273
PH: (360) 416-0405 FAX: (360) 416-0372

SHEET DESCRIPTION:
PLAN AND PROFILE
STA. 4+00 TO STA. 9+29.24

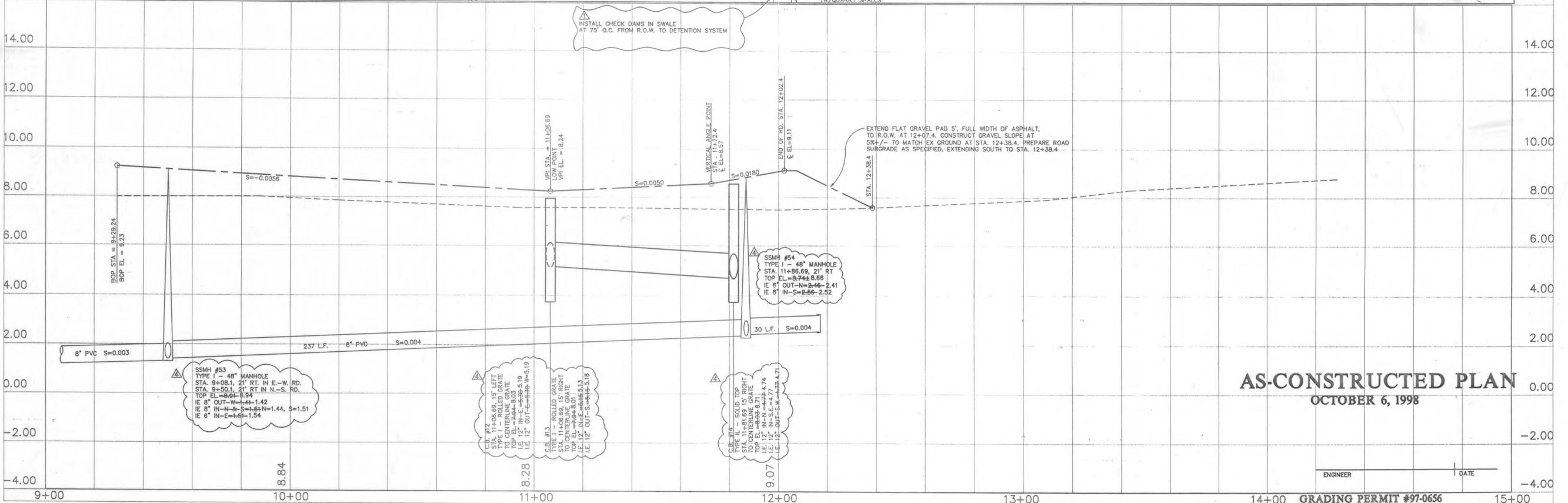
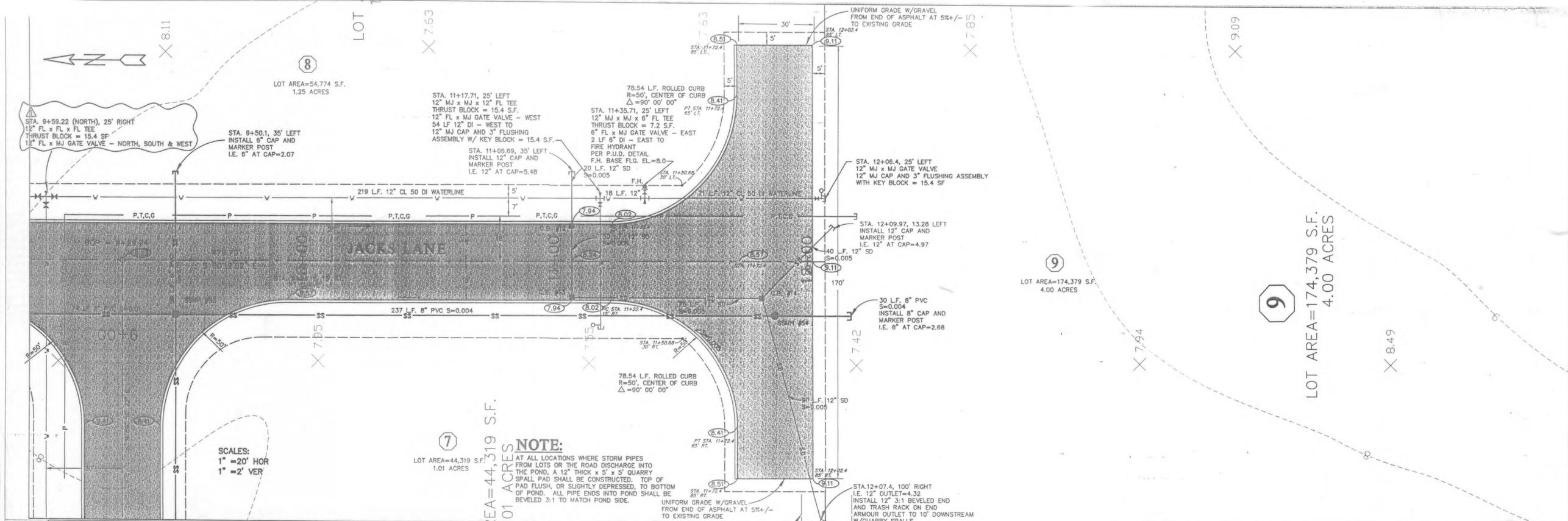
SCALE: 1" = 20' HORIZ.
1" = 2' VERT.
DRAWN BY: C. CARROLL
CHECKED BY: J. RAVNIK
DATE: OCT. 6, 1998

SHEET TITLE:
HILDE COMMERCIAL FACILITY
FOR
A.S.I.
NW 1/4 OF THE SW 1/4, SECTION 32, T. 34 N., R. 4 E., W.M.

DRAWING NO.
RCP02003.DWG
XREF: 97002.DWG
XREF: RCP003
JOB NO.
97002
SHEET NO.
4 OF 12

DATE OF CONSTRUCTION PLANS APPROVED BY SKAGIT COUNTY:
GRADING PERMIT #97-0656

D:\CAD\DWG\1702\REVISED\ASCONSTRUCTED\rcp01002CLC.dwg Tue Oct 06 11:22:10 1998



REV. NO.	REVISION	BY	APPROVED
1	COUNTY, CITY & PUD REVISIONS / CHANGES :3/4/98	SG	JPR
2	REVISED JACKS LANE, LOTS 9, 10, 11, 12	CLC	JPR
3	REVISED HWY 99 WATER LINE	CLC	JPR
4	AS-CONSTRUCTED INFORMATION	CLC	JPR

Ravnik & Associates
 CIVIL ENGINEERING & PLANNING
 1705 E. COLLEGE WAY
 MOUNT VERNON, WA. 98273
 PH: (360) 416-0405 FAX: (360) 416-0372

SHEET DESCRIPTION:
PLAN AND PROFILE
STA. 9+29.24 TO STA. 14+08.94

SCALE: 1" = 20' HORIZ.
 1" = 2' VERT.
 DRAWN BY: C. CARROLL
 CHECKED BY: J. RAVNIK
 DATE: OCT. 6, 1998

SHEET TITLE:
HILDE COMMERCIAL FACILITY
 FOR
A.S.I.
 NW 1/4 OF THE SW 1/4, SECTION 32, T. 34 N., R. 4 E., W.M.

DRAWING NO.
 RCP01002CLC.DWG
 XREF: 97002CLC.DWG
 XREF: RCP01002CLC.DWG
 JOB NO.
 97002
 SHEET NO.
 5 OF 12

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 2

Filed for Record at the Request of:
EGGER BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



200005020035

Kathy Hill, Skagit County Auditor
5/2/2000 Page 1 of 2 9:43:30AM

Document Title(s): Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: BROWNLIN PARTNERSHIP, a Washington Partnership consisting of JACK L. HILDE and JOAN L. HILDE
Grantee: BROWNLIN PROPERTIES, L.L.C., a Washington Limited Liability Company
Abbreviated Legal: LOTS 4 & 10, HILDE COMM FAC BINDING SITE PLAN NO., NW¼ SW¼ SCT 32, TWNS 34 N, RNG 4 E.W.M.
Legal Description Located on Pages 1 and 2 of This Statutory Warranty Deed.
Assessor's Tax Parcel ID #: 4) P113736/8020-000-004-0000 & 10) P29593/8020-00-010-0000

STATUTORY WARRANTY DEED

The GRANTOR, BROWNLIN PARTNERSHIP, a Washington Partnership, consisting of JACK L. HILDE and JOAN L. HILDE, for and in consideration of transfer to a limited liability company, convey and warrant to BROWNLIN PROPERTIES, L.L.C., a Washington Limited Liability Company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Lots 4 and 10, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998, in Volume 13 of Short Plats, Pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest Quarter of the Southwest Quarter, Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington recorded April 14, 1953 and June 19, 1953, under Auditor's File Nos. 48701 and 489685, respectively; Agreement recorded February 23, 1987, under Auditor's File No. 8702230023; Development Agreement recorded October 13, 1998, under Auditor's File No. 9810310051; Findings

of Facts and Entry of Order No. PL 97 0361.ORD recorded November 10, 1998, under Auditor's File No. 9811100001; Landscape Requirements as set forth on the BSP; Easement for utilities as set forth on the face of the BSP; Notes as set forth on the face of the BSP; Dedication of roads and ways for public use, as set forth on the face of the BSP; Articles of Incorporation of Hilde Commercial Facility Maintenance Association recorded November 25, 1998, under Auditor's File No. 9811250023; Easement for drainage as set forth on the face of the BSP; Easement for driveway as set forth on the face of the BSP.

DATED this 17th day of APRIL, 2000.

35061
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 1 2000

Amount Paid \$ - 0 -
Skagit Co. Treasurer
By OC Deputy

BROWNLIN PARTNERSHIP

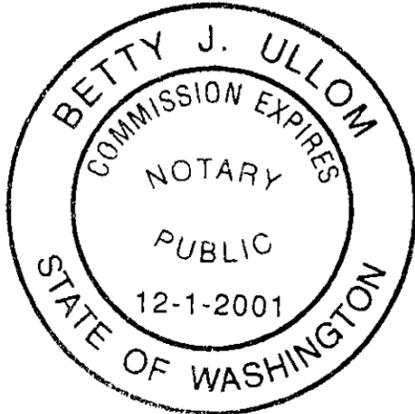
Jack Hilde
JACK HILDE, Grantor

Joan Hilde
JOAN HILDE, Grantor

STATE OF WASHINGTON)
)ss.
COUNTY OF WHATCOM)

On this 17th day of April, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JACK HILDE and JOAN HILDE, to me known to be the Partners of BROWNLIN PARTNERSHIP, a Washington Partnership, the partnership that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument on behalf of said partnership.

Witness my hand and official seal hereto affixed the day and year first above written.



Betty J. Ullom
Name: BETTY J ULLOM
NOTARY PUBLIC in and for the State of
Washington, residing at 3824 Old Hwy 99 So
Mount Vernon

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 3



LAND TITLE COMPANY

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF Lasse J. Stohl

91 MAY 23 10:15

REQUEST OF Michael Hogan

WHEN RECORDED RETURN TO

Name Lasse J. Stohl
Address 348 Campbell Drive
City, State, Zip Hopkins, MN 55343

9105230007

LPB-12

Quit Claim Deed

THE GRANTOR Lasse J. Stohl

for and in consideration of One dollar and other good and valuable consideration
conveys and quit claims to Esther M. Stohl

the following described real estate, situated in the County of Skagit State of Washington,
together with all after acquired title of the grantor(s) therein.

An undivided one half interest in the five parcels whose legal
descriptions are attached hereto;

1797
SKAGIT COUNTY WASHINGTON -
Real Estate Excise Tax
PAID

MAY 7 1991

Amount Paid \$
Skagit County Treasurer
By: Deputy

Dated September 13, 1990, 19 90

Lasse J. Stohl (Individual)

By (President)

By (Secretary)

STATE OF MINNESOTA
COUNTY OF Hennepin

STATE OF WASHINGTON
COUNTY OF

On this day personally appeared before me
Lasse J. Stohl
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that he signed the same
as his free and voluntary act and deed,
for the uses and purposes therein mentioned.

On this day of 19
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared
and
to me known to be the President and Secretary,
respectively, of
the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal
affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this
13 day of September, 19 90.

Witness my hand and official seal hereto affixed the day and year first
above written.

Notary Public in and for the State of Minnesota
residing at Minneapolis
My appointment expires: 11/3

Notary Public in and for the State of Washington,
residing at
MICHAEL P. HOGAN
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES
NOVEMBER 3, 1991

LT 9105230007

VOL 980 PAGE 95

Part of Lot 3, Section 5, Township 33 North, Range 4, East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the County Road, extending along the North line of said lot, where the West line of said lot intersects said South line of the County Road; thence Southerly along the West line of Lot 3 a distance of 1198.9 feet; thence South 89 degrees, 55 minutes, East 215.3 feet; thence North 3 degrees, 59 minutes, 30 seconds, West 1198.9 feet to a point on the South line of the County Road which is 220.7 feet South ninety degrees East from the place of beginning; thence North 90 degrees West 220.7 feet to the place of beginning, and

Part of Lot 3, Section 5, Township 33 North, Range 4, East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the County road, extending along the North line of said lot, which point is South 90 degrees East 220.7 feet from the point of intersection of the West line of said lot with the said South line of the County road; thence South 80 degrees East along the South line of said road, 220.7 feet; thence South 3 degrees 44 minutes East 1198.9 feet; thence North 89 degrees, 55 minutes, West 215.3 feet to a point which is South 89 degrees, 55 minutes, East 215.3 feet from the West line of Lot 3 aforesaid; thence North 3 degrees, 59 minutes, 30 seconds West 1198.9 feet to place of beginning.

Beginning at the Southwest corner of the North one-half ($N\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest ($SW\frac{1}{4}$) of Section thirty-two (32), Township thirty-four (34) North, Range Four (4) East of the Willamette Meridian; thence East along the South line of said $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ a distance of 16.5 feet; thence in a Northwesterly direction to a point on the West line of said $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ 30 feet North of its Southwest corner; thence South along the West line of said $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ 30 feet to its Southwest corner or point of beginning.

The West 16.5 feet of the $S\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 32 T. 34 N., R 4 EWM.

That portion of the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 32, T. 34 N., R. 4 EWM. lying easterly of a line drawn parallel with and 100 feet distant Easterly when measured at right angles and/or radially from center line survey of Primary State Highway No. 1, Conway Junction to Junction PSH No. 1 North of Burlington

Reserving to grantor the right of ingress and egress over and across the above described property to other property owned by the grantor in the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 32 T.34 N., Range 4, EWM, and which right of ingress and egress shall automatically expire and cease when the State of Washington shall take possession of the land over and across which Primary State Highway No.1, Conway Junction to Junction PSH No. 1 North of Burlington is to be constructed.

The South Half ($S\frac{1}{2}$) of the following described tract:
Tax #9 Commencing on the South side of Section 32,
12 rods East of the Southwest Quarter ($SW\frac{1}{4}$) of the
Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$),
thence East 8 rods, thence North 40 rods, thence West
8 rods, thence South 40 rods to place of beginning,
less road, all in Section 32, Township 34, North Range
4, East of W. M.

The East eight (8) rods of the West twenty (20) rods of the South half ($S\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$) of Section thirty-two (32), Township thirty-four (34) North, Range four (4) East of the Willamette Meridian,

The West Twelve (12) rods of the South one-half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest quarter ($SW\frac{1}{4}$), less West one (1) rod, Section Thirty-two (32), Township Thirty-four (34) North of Range Four (4) East of W.M.

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 4

CITY OF MOUNT VERNON
APPLICATION FOR SEWER CONNECTION IN
CITY LIMITS FOR EXISTING RESIDENCE
 Mount Vernon Development Services Department (360) 336-6214

Site Address <u>3824 OLD HWY 99 SOUTH</u>		
Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Registered Agent <input type="checkbox"/>		
Name <u>BROWNLINE PARTNERSHIP / JACK HILDE</u>		
Address <u>P.O. Box 1708</u>		
City <u>M. V.</u> Zip <u>98273</u> Phone <u>424-1720</u>		
Contractor's Name <u>TOLL Construction</u>		
Address <u>320 East Fairhaven Ave. Suit 206</u>		
City <u>Burlington</u> Zip <u>98233</u> Phone <u>360-755-1689</u>		
Labor & Industries License/Exp. Date <u>TBLLCCL 9536 6-16-06</u>		
Property Tax Account Number (Required) ("P" #) <u>P 29572</u>		
Type of Permit		
<input checked="" type="checkbox"/> Residential		
Occupancy Use		
<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Office
<input type="checkbox"/> Retail	<input type="checkbox"/> Church	<input type="checkbox"/> Restaurant
<input type="checkbox"/> School	<input type="checkbox"/> Storage	<input type="checkbox"/> Manufacturing
<p>By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities.</p> <p><u>Jack Hilde, Partner</u> Signature of Owner/Agent Date <u>Jack Hilde</u> <u>424-1720</u></p> <p>Project Contact Phone Number</p> <p>Fax Number E-mail Address</p> <p>Conditions/Comments</p>		

Application Checklist		
Applicant	Item	Office
	Application	
	Site Plan to scale	
FEES		
Engineering Fees		
Capacity Charge	<u>N/A</u>	
Expansion Charge		
Other/Review	<u>50 permit</u>	
TOTAL FEES		

RESOLUTION NO. 559

**A RESOLUTION OF THE CITY OF MOUNT VERNON, WASHINGTON TO
AUTHORIZE THE MAYOR TO ENTER INTO AN AGREEMENT WITH
CERTAIN SEWER UTILITY CUSTOMERS**

WHEREAS, the City has recently amended its sewer code, to repeal provisions mandating that those properties having access to the City's sewer facilities be assessed a fee for sewer usage, regardless of whether such properties utilized a septic system; and

WHEREAS, in order that possible future claims against the City for such past charges may be purged, and in order to buy its peace, the City has agreed that it will credit past-collected sewer fees charged to those property owners that have septic systems against future connection fees; and

WHEREAS, the City Council of the City of Mount Vernon desires to authorize the Mayor enter into such agreements with such citizens;

NOW THEREFORE;

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT
VERNON, WASHINGTON,**

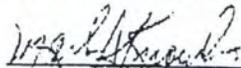
That the Mayor is hereby authorized to enter into an agreement with citizens of the City of Mount Vernon that have septic systems and have been previously charged for sewer service by crediting those past-collected fees against future facility expansion fees, to be charged pursuant to Section 13.12.031 MVMC. Such agreement shall be substantially similar to the proposed agreement on file in the office of the Finance Director.

ADOPTED by the City Council of the City of Mount Vernon at a regular meeting held on the 14th day of February, 2001.



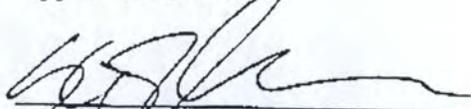
SKYE K. RICHENDRFER, Mayor

Attest:



MARK S. KNOWLES, Finance Director

Approved as to form:



Scott G. Thomas, City Attorney

RESOLUTION NO. _____

Page 1 of 1

Filed for Record at the Request of:
BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



200810270071
Skagit County Auditor

10/27/2008 Page 1 of 3 11:04AM

Document Title(s): Statutory Warranty Deed

Reference No. of Documents Released/Assigned: N/A

Grantors: JACK HILDE and JOAN HILDE, husband and wife

Grantee: BROWN LINE PROPERTIES, L.L.C., a Washington limited liability company

Abbreviated Legal: S 100ft of N 330ft of W 169ft of S1/2 N WDK 3 DT 17 1/4 SW 1/4

Full Legal Description: Page 3

Assessor's Tax Parcel ID #: P29572

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3498
OCT 27 2008

Amount Paid \$
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED

The GRANTORS, JACK HILDE and JOAN HILDE, husband and wife, for and in consideration of transfer to a limited liability company, convey and warrant to BROWN LINE PROPERTIES, L.L.C., a Washington Limited Liability Company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: OCTOBER 21, 2008

Jack Hilde
JACK HILDE

Joan Hilde
JOAN HILDE

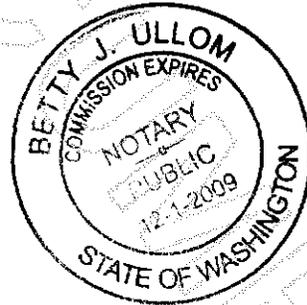
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JACK HILDE and JOAN HILDE, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: OCTOBER 21, 2008.

(SEAL/STAMP)

Betty J. Ullom
NOTARY PUBLIC
My appointment expires: 12-01-2009



E:\FILES\Clients\c-hilde\SWD_Hilde to Brownline LLC.doc



200810270071
Skagit County Auditor

EXHIBIT A

Site Address: 3824 Old Hwy. 99 South, Mount Vernon, WA 98273
Tax Parcel No.: P29572

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point in the East line of the Pacific Highway along the West line of said subdivision, 230 feet South of the North line of said subdivision; thence South along said Highway 100 feet; thence East 169 feet; thence North 100 feet; thence West 169 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.



200810270071
Skagit County Auditor

10/27/2008 Page 3 of 3 11:04AM

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 5

6/2/81

This Space Reserved For Recorder's Use:

PD

'92 MAY -8 AM 1:17

RECEIVED OF _____

Filed for Record at Request of
 The Escrow Connection, Inc.
 AFTER RECORDING MAIL TO: **9205080033**

Name JERRY D. WILSON
 Address 1765 OLD HWY 99 S.
 City, State, Zip MT. VERNON, WA 98273
 T-67270
 Escrow No. 7616LF LAND TITLE COMPANY OF SKAGIT COUNTY

QUIT CLAIM DEED

THE GRANTOR JERRY D. WILSON, AS HIS SEPARATE ESTATE
 for and in consideration of LOVE AND AFFECTION AND TO ESTABLISH COMMUNITY PROPERTY
 conveys and quit claims to JERRY D. WILSON AND DIANN RANSOPHER-WILSON, HUSBAND AND WIFE
 the following described real estate, situated in the County of SKAGIT State of Washington, together with
 all after acquired title of the grantor(s) therein:
 SEE EXHIBIT "A" AS HERETO ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

#2101
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 MAY - 8 1992
 Amount Paid \$
 Skagit Co. Treasurer
 By _____ Deputy

Dated May 04, 19 92
Jerry D. Wilson
 JERRY D. WILSON

STATE OF WASHINGTON }
 COUNTY OF SNOHOMISH } ss

I certify that I know or have satisfactory evidence that JERRY D. WILSON
 is the person who appeared before me, and said person acknowledged that
 he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes
 mentioned in this instrument.

Dated: May 4, 1992



Jerry S. Allen
 Notary Public in and for the State of WASHINGTON
 Residing at SEATTLE
 My appointment expires: APRIL 14, 1996

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the North line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ with the East line of the Old Pacific Highway along the West line of said subdivision; thence South along the highway 102 feet to the true point of beginning; thence South along the highway 128 feet; thence East 164 feet; thence North 128 feet; thence West 164 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 6

Improvements for Parcel: P29569

Improvement Number	Building Style	Values	Total Living Area
1	F1	\$425,000.00	11500 Square Feet

Improvement 1 , Segment 1

Description: WAREHOUSE,STORAGE
 Quality/Class: *
 Condition: *
 Area: 11500 Square Feet
 Year Built: 1991

Improvement Number	Building Style	Values	Total Living Area	Sketch
2	1.5B	\$4,500.00	1968 Square Feet	View sketch

Improvement 2 , Segment 1

Description: OFFICE BUILDING
 Quality/Class: FAIR
 Condition: A
 Area: 1438 Square Feet
 Foundation: CONCRETE
 Exterior Wall: SIDING
 Roof Covering: COMP
 Roof Style: PITCHED
 Floor Covering: ALLOWANCE
 Plumbing: 2 FULL BATHS
 Heat-Air Conditioning: FORCED AIR
 Bedrooms: 4
 Year Built: 1915

Improvement 2 , Segment 2

Description: 2nd FLOOR LIVING AREA
 Quality/Class: FAIR
 Condition: A
 Area: 530 Square Feet
 Year Built: 1915

Improvement 2 , Segment 3

Description: WOOD DECK
 Quality/Class: FAIR
 Condition: A
 Area: 80 Square Feet
 Year Built: 1915

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 7

Filed for Record at the Request of:
EGGER BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



200005020036
Kathy Hill, Skagit County Auditor
5/2/2000 Page 1 of 2 9:43:43AM

Document Title(s): Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: BROWNLIN PARTNERSHIP, a Washington Partnership consisting of JACK L. HILDE and JOAN L. HILDE
Grantee: JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability Company
Abbreviated Legal: LOTS 1, 2, 3, 5, 6, 7, & 8, HILDE COMM FAC BINDING SITE PLAN NO., NW¼ SW¼ SCT 32, TWNS 34 N, RNG 4 E.W.M.
Legal Description Located on Pages 1 and 2 of This Statutory Warranty Deed.
Assessor's Tax Parcel ID #: 1) P29567/8020-000-001-0000, 2) P29568/8020-000-002-0000, 3) P113735/8020-000-003-0000, 5) P113737/8020-000-005-0000, 6) P113738/8020-000-006-0000, 7) P113739/8020-000-007-0000, 8) P113740/8020-000-008-0000

STATUTORY WARRANTY DEED

The GRANTOR, BROWNLIN PARTNERSHIP, a Washington Partnership, consisting of JACK L. HILDE and JOAN L. HILDE, for and in consideration of transfer to a limited liability company, convey and warrant to the JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability Company, all of their interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

Lots 1, 2, 3, 5, 6, 7 and 8, Hilde Commercial Facility Binding Site Plan No. 97-0361, approved November 25, 1998, recorded November 25, 1998, in Volume 13 of Short Plats, Pages 186 and 187, under Auditor's File No. 9811250022 and being a portion of the Northwest Quarter of the Southwest Quarter, Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington recorded April 14, 1953 and June 19, 1953, under Auditor's File Nos. 48701 and 489685, respectively; Agreement recorded February 23, 1987, under Auditor's File No. 8702230023; Development

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 8

Filed for Record at the Request of:
EGGER BETTS AUSTIN JOHNSON, P.L.L.C.
1616 Cornwall Avenue, Suite 209
Post Office Box 2788
Bellingham, WA 98227-2788



200005020036
Kathy Hill, Skagit County Auditor
5/2/2000 Page 1 of 2 9:43:43AM

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Grantee: JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability Company
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Legal Description Located on Pages 1 and 2 of This Statutory Warranty Deed.
Assessor's Tax Parcel ID #: 1) P29567/8020-000-001-0000, 2) P29568/8020-000-002-0000, 3) P113735/8020-000-003-0000, 5) P113737/8020-000-005-0000, 6) P113738/8020-000-006-0000, 7) P113739/8020-000-007-0000, 8) P113740/8020-000-008-0000

STATUTORY WARRANTY DEED

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**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 9

SURVEY INSTRUMENTATION

TRIMBLE S-6
SERIAL 92710972, STD DEV 3",
EDM ± (3MM + 2PPM)

SURVEYING PROCEDURE

FIELD TRAVERSE
LINEAR AND ANGULAR MEASUREMENTS MEET OR
EXCEED STANDARDS SET IN WAC 332-130-090

BASIS OF BEARING

NORTH LINE SECTION 32 AS PER BINDING SITE PLAN
NO. PLO1-0518, RECORDED FEBRUARY 2, 2004,
UNDER AUDITOR'S FILE NO. 200402020080, RECORDS
OF SKAGIT COUNTY, WASHINGTON

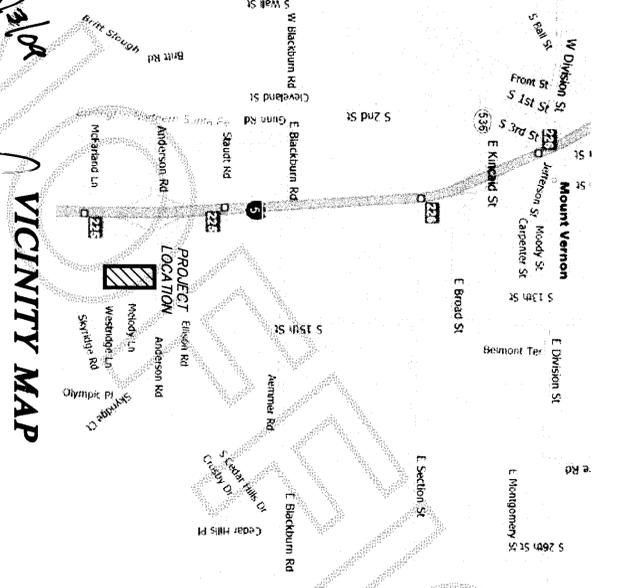
LEGAL DESCRIPTION

LOTS 1 THROUGH 5, INCLUSIVE OF BINDING SITE
PLAN NO. PLO1-0518, RECORDED FEBRUARY 2,
2004, UNDER AUDITOR'S FILE NO. 200402020080,
RECORDS OF SKAGIT COUNTY, WASHINGTON AND
BEING A PORTION OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 34
NORTH, RANGE 4 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF
WASHINGTON.

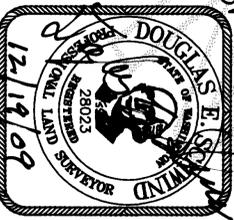
NOTES

1. LAND USE NO. LU08-058, AMENDMENT TO LOTS 1-5 OF THE HAGMAN PROPERTY BINDING SITE PLAN, NO. PLO1-0518.
2. THIS AMENDMENT IS BEING COMPLETED TO COMBINE AND RECONFIGURE LOTS CREATED WITH THE ORIGINAL BINDING SITE PLAN. THE NUMBER OF LOTS WILL BE REDUCED FROM (5) TO THREE (3). THE REVISED LOTS HAVE BEEN RENUMBERED AND ARE SHOWN AS LOTS 1, 2 AND 3 ON THIS MAP.
3. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 131362-S, DATED OCTOBER 20, 2008.
4. ZONING OF PARCELS WITHIN THIS BINDING SITE PLAN:
C-3 COMMUNITY COMMERCIAL, R-1.40 MEDIUM DENSITY SINGLE FAMILY AND C-1 COMMERCIAL LIMITED INDUSTRIAL.

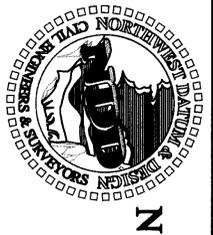
UTILITY PROVIDERS:
WATER - SKAGIT COUNTY PUD#1
SEWER - CITY OF MOUNT VERNON
STORM DRAINAGE - CITY OF MOUNT VERNON
POWER - PSE
GAS - CASCADE NATURAL GAS
TELEPHONE - VERIZON
CABLE TV - COMCAST



VICINITY MAP



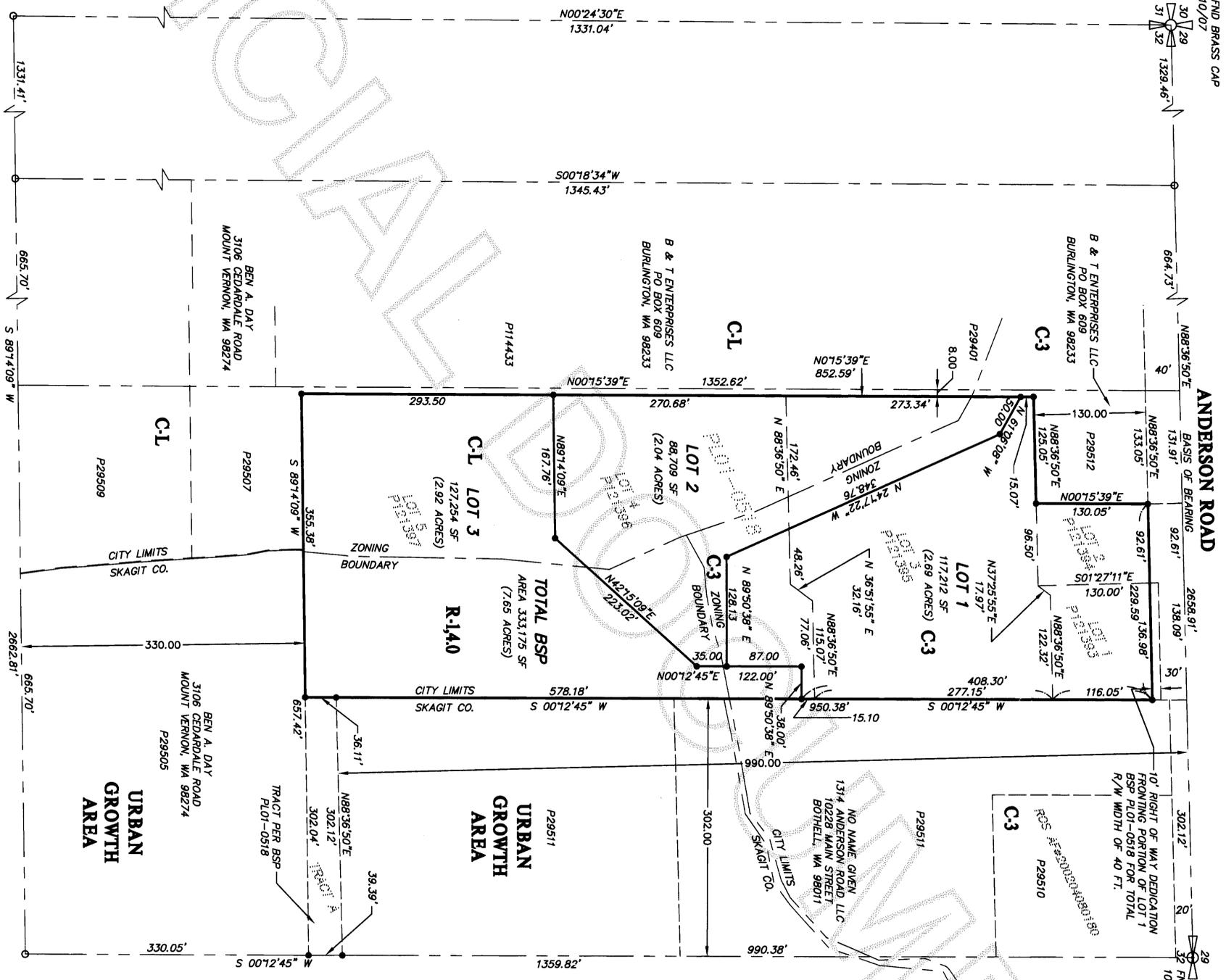
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
Paul Hagman
IN 2009
CERTIFICATE NO. 28023



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

BINDING SITE PLAN
Amendment to Lots 1-5 Paul Hagman Prop BSP PLO1-0518
SURVEY in a portion of the NE 1/4 of the NW 1/4
Section 32, T. 34 N., R. 4 E. WM
for
PAUL N. & DEBORAH R. HAGMAN
1220 Anderson Road, Mount Vernon, Washington, 98274, 360-424-6164

PROJECT 07029
DRAWING 07029.dwg
DRAWN BY bz
CHECKED BY des
DATE Oct. 2008
SHEET 1 OF 3



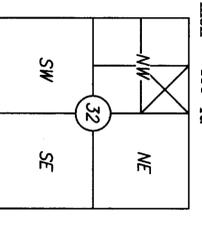
ANDERSON ROAD

AUDITOR'S CERTIFICATE

2009092200149
Skagit County Auditor
9/22/2009 Page 1 of 3 2:18PM
Stacyquist DuCraw
COUNTY AUDITOR OR DEPUTY AUDITOR

LEGEND

- EXISTING WATER METER
- EXISTING OVERHEAD POWERLINE
- EXISTING POWER POLE
- EXISTING TELEPHONE LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING RIGHT OF WAY LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY CORNER
- EXISTING STORM DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING POWERLINE
- EXISTING FENCELINE
- EXISTING FENCELINE
- SECTION CORNER
- 1/4 CORNER
- 1/16 CORNER
- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" REBAR/CAP SET - MDD PLS 28023
- EXISTING P.K. NAIL
- PROPOSED PROPERTY LINE



Section 32, T. 34 N., R. 4 E.
Skagit County, Washington

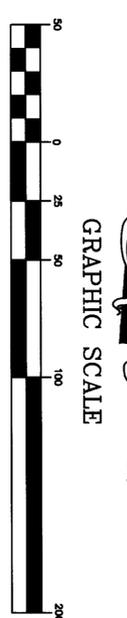
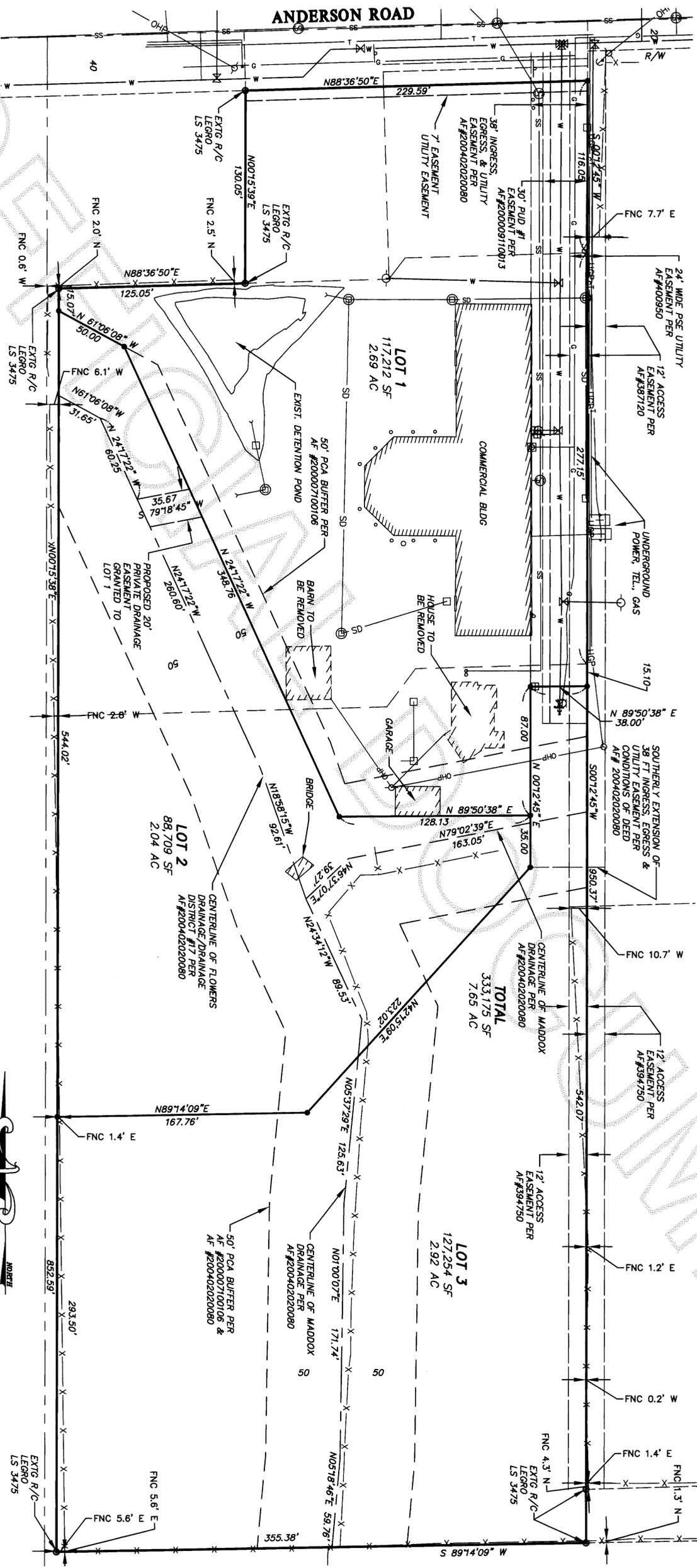
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

200909220049
Skagit County Auditor

9/22/2009 Page 2 of 3 2:18PM

COUNTY AUDITOR OR DEPUTY AUDITOR

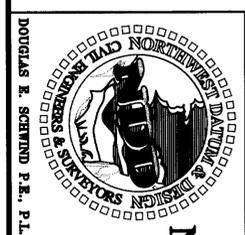


BINDING SITE PLAN

Amendment to Lots 1-5 Paul Hagman Prop BSP PLOT-0518
SURVEY in a portion of the NE 1/4 of the NW 1/4
Section 32, T. 34 N., R. 4 E., WM

for:
PAUL N. & DEBORAH R. HAGMAN
1220 Anderson Road, Mount Vernon, Washington, 98274, 360-424-6164

PROJECT 07029
DRAWING 07029.dwg
DRAWN BY bz
CHECKED BY des
DATE Oct. 2008
SHEET 2 OF 3



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

OWNER'S CERTIFICATION & DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THE DECISION TO MAKE THIS PLAN WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS BSP IN THE ORIGINAL RESPONSIBLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 20 DAY OF June 2009.

SIGNATURE: Deborah R. Hagman
 PRINT NAME: Deborah R Hagman
 PRINT TITLE: Owner

SIGNATURE: Paul Hagman
 PRINT NAME: Paul Hagman
 PRINT TITLE: Owner

ACKNOWLEDGMENT

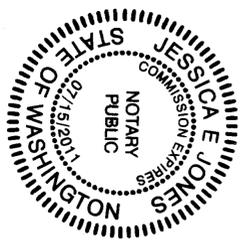
STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 4 DAY OF June, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL N. HAGMAN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jessica Jones
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit Co.

MY COMMISSION EXPIRES July 15, 2011



ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 4 DAY OF June, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH R. HAGMAN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jessica Jones
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit Co.

MY COMMISSION EXPIRES July 15, 2011



CITY ENGINEERS APPROVAL

THIS BINDING SITE PLAN AMENDMENT IS HEREBY APPROVED THIS 11th DAY OF June 2009.

CITY ENGINEER
Deborah R. Hagman
 CITY MAYOR APPROVAL
 EXAMINED AND APPROVED THIS 11th DAY OF June 2009.

OLD ADDRESSES:
 LOT 1: 1212 ANDERSON ROAD
 LOT 2: 1220 ANDERSON ROAD
 LOT 3: 1224 ANDERSON ROAD
 LOT 4: 1226 ANDERSON ROAD
 LOT 5: 1230 ANDERSON ROAD

NEW ADDRESSES:
 LOT 1: 1220 ANDERSON ROAD
 LOT 2: 1226 ANDERSON ROAD
 LOT 3: 1230 ANDERSON ROAD

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 11th DAY OF June 2009.

Shirley Stewart
 CITY FINANCE 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 MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2009.

CERTIFIED THIS 21st DAY OF September 2009

Deborah R. Hagman
 DEPUTY
 SKAGIT COUNTY TREASURER



COMMUNITY & ECONOMIC DEVELOPMENT APPROVAL

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 11th DAY OF June 2009.

Shirley Stewart
 COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

- NOTES**
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS WITHIN THIS BINDING SITE PLAN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS AS OUTLINED IN THE DECLARATION AND AGREEMENT FOR ROAD, DRAINAGE, AND UTILITIES MAINTENANCE RECORDED UNDER AUDITOR'S FILE NO. 200402020079.
 2. THE STORMWATER DETENTION POND LOCATED ON LOT 1 WAS DESIGNED AND CONSTRUCTED TO ACCOMMODATE STORMWATER FROM LOT 1 ONLY. STORMWATER ANALYSIS AND DRAINAGE DESIGN WILL BE REQUIRED FOR ANY DEVELOPMENT ON LOTS 2 OR 3.
 3. THE CONDITIONS LISTED IN NOTES NUMBERED 7, 8, 11, 12, 16, 17, 18, 19, 21, 22, 23, 26, 27, 28 AND 29 OF THE ORIGINAL BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 2004020080 ARE HEREBY REMOVED AND/OR DEEMED NO LONGER APPLICABLE WITH THE RECORDING OF THIS AMENDMENT. ANY FUTURE DEVELOPMENT ON LOTS WITHIN THIS BINDING SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL AGENCY REQUIREMENTS AND PERMITS IN EFFECT AT THE TIME OF APPLICATION.
 4. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS.
 5. LOTS WITHIN THIS BINDING SITE PLAN SHALL BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E. CASCADE NATURAL GAS CORP. AND TO CABLE VISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE BSP, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS 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 PLAT BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE EASEMENT

THE EXISTING STORM WATER POND LOCATED ON LOT 1 OUTFALLS TO THE FLOWERS CREEK/DRAINAGE DISTRICT 17 DITCH LOCATED ON LOT 2. AN EASEMENT FOR CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF LOT 1, OVER THE EXISTING DRAINAGE SYSTEM THAT IS LOCATED WITHIN LOT 2. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE BENEFITING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT AREA FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

LAND USE NO. LV008-058

AUDITOR'S CERTIFICATE

2009092200049
 Skagit County Auditor
 9/22/2009 Page 3 of 3 2:18PM

COUNTY AUDITOR OR DEPUTY AUDITOR



NORTHWEST DATUM & DESIGN

2209 MONICA DR.
 MOUNT VERNON, WASHINGTON 98273
 PH: (360) 424-4865 FAX: (360) 424-4866

BINDING SITE PLAN

Amendment to Lots 1-5 Paul Hagman Prop BSP PLOT-0518
 SURVEY in a portion of the NE 1/4 of the NW 1/4
 Section 32, T. 34 N., R. 4 E. WM
 for:
PAUL N. & DEBORAH R. HAGMAN

1220 Anderson Road, Mount Vernon, Washington, 98274, 360-424-6164

PROJECT 07029
 DRAWING 07029.dwg
 DRAWN BY bz
 CHECKED BY des
 DATE Oct 2008
SHEET 3 OF 3

AFTER RECORDING MAIL TO:
B & T Enterprises
PO Box 570
Burlington, WA 98233.



200503240091
Skagit County Auditor

3/24/2005 Page 1 of 1 12:02PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83847

Statutory Warranty Deed

Grantor(s): Christine A. Giffin
Grantee(s): B & T Enterprises
Assessor's Tax Parcel Number(s): P29512, 340432-2-008-0006

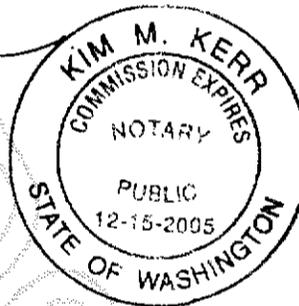
FIRST AMERICAN TITLE CO.
83847

THE GRANTOR Christine A. Giffin, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B & T Enterprises LLC, the following described real estate, situated in the County of Skagit, State of Washington.

The West 125 feet of the North 170 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the West 8 feet thereof, and EXCEPT that portion condemned by the State of Washington under Skagit County SC#32799 for highway purposes.

Dated: March 17, 2005

Christine A. Giffin
Christine A. Giffin



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christine A. Giffin is the person who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/23/05

Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

#1341
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2005

Amount Paid \$ 4272.00
By [Signature] Skagit Co. Treasurer Deputy

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 10

SURVEY IN SECTION 32, TWP.34 N, R 4 E, W.M.

SHORT PLAT NUMBER 3-80
DATE 2-8-80 REVISED

81 AUG 27 P.3:17

RECORDED BY
REQUEST OF

SW CORNER, SE 1/4, SW 1/4
SECTION 32-34-4

CEDARDALE ROAD

NW CORNER, SE 1/4, SW 1/4

NOTE:
WATER SUPPLY FROM WELL TO EXISTING
HOUSE WILL BE DISCONTINUED UPON
APPROVAL OF SHORT PLAT.

CONVEYED TO THE STATE
OF WASHINGTON AS RECORDED
UNDER AF 53774 & 766718.



ACKNOWLEDGEMENTS (CONTINUED)

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }
ON THIS 19TH DAY OF DECEMBER, 1972, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY
APPEARED KENNETH SLATER & BETTY MAE SLATER HUSBAND & WIFE
STANLEY M. FENIMORE, DORIS FENIMORE AND DORIS FENIMORE HAD
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT
they SIGNED AND SEALED THE SAME AS their FREE AND VOLUN-
TARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE
DAY AND YEAR ABOVE WRITTEN.

Ronald L Torrence
NOTARY PUBLIC
RESIDING AT MOUNT VERNON, WA.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 32, TOWN-
SHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED
AS FOLLOWS:

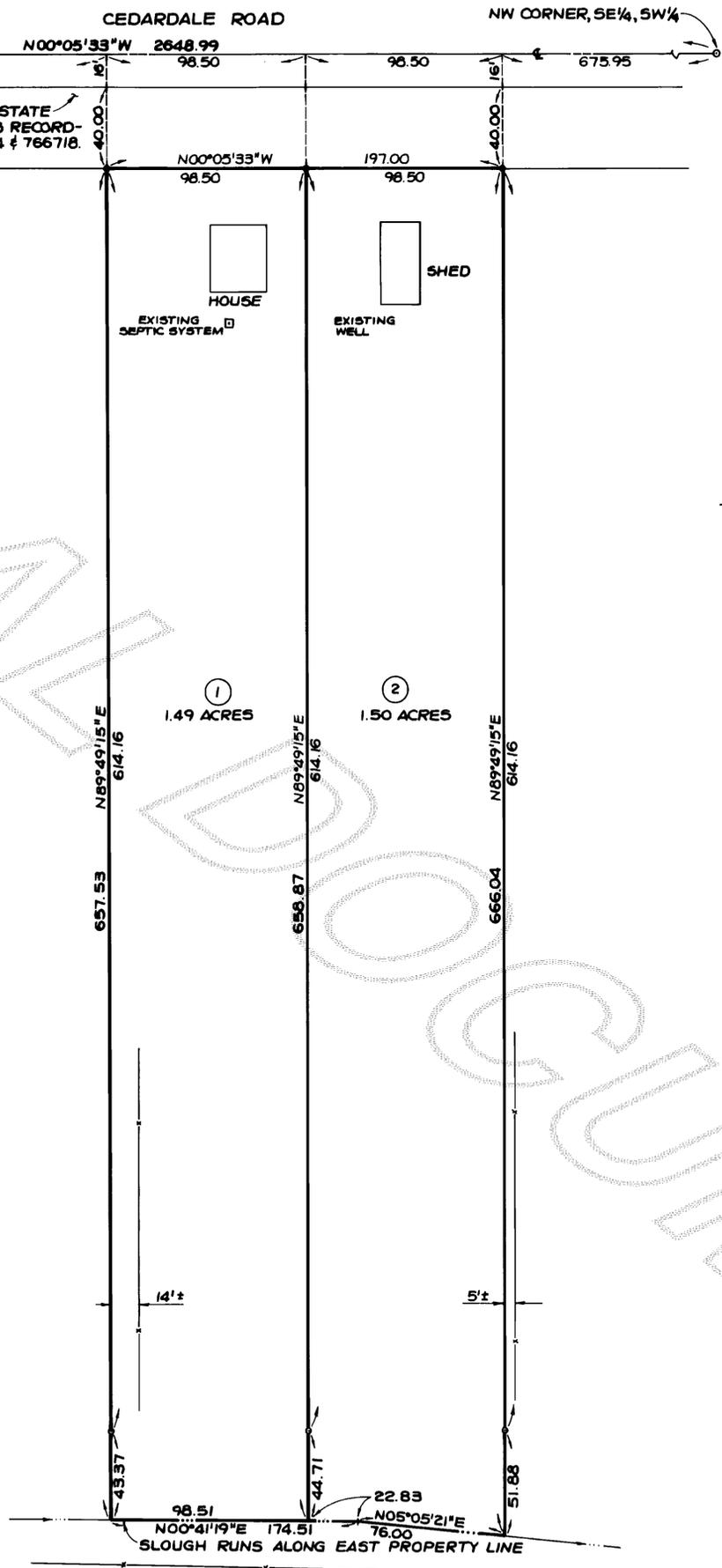
BEGINNING AT A POINT 1776 FEET NORTH OF THE
SOUTHWEST CORNER OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 197 FEET; THENCE EAST TO CENTER
OF SLOUGH; THENCE IN A SOUTHWESTERLY DIRECTION
DOWN CENTER OF SAID SLOUGH TO A POINT DUE
EAST OF BEGINNING; EXCEPT THE WEST 16 FEET
FOR ROAD; EXCEPT DRAINAGE DITCH RIGHTS OF WAY;
AND EXCEPT THAT PORTION CONVEYED TO THE STATE
OF WASHINGTON BY DEED DATED MAY 31, 1956, FILED
JUNE 22, 1956, AS FILE NO. 53774 AND BY DEED
DATED DECEMBER 3, 1971 AND RECORDED APRIL 10,
1972 UNDER AUDITOR'S FILE NO. 766718.

NOTE:
WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL
DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING
THIS PLAT. THE BUYER SHOULD INQUIRE AND INVESTIGATE AS
TO THE AVAILABILITY OF SAID WATER.

LOTS 1 & 2 WILL BE SERVED BY INDIVIDUAL WELLS. SKAGIT COUNTY
REQUIRES A 100' RADIUS WELL CONTROL ZONE SURROUNDING EACH
WELL. THE BUYER OF EACH LOT SHOULD INQUIRE AND INVESTIGATE
AS TO THE LOCATION AND EXISTANCE OF ADJOINING SYSTEMS
BEFORE CONSTRUCTING ANY BUILDINGS OR DRILLING ANY WELLS.
THE BUYERS SHOULD COOPERATE IN THE LOCATION OF WELLS
TO PREVENT PROBLEMS WITH THESE OVERLAPPING CONTROL
ZONES.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RESIDENTIAL
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
5. WATER - PRIVATE WELLS.
6. ○ - DENOTES IRON PIPE WITH CAP SET AT PROPERTY CORNERS.
7. □ - DENOTES EXISTING MONUMENTS.
8. BASIS OF SURVEY - ASSUMED



CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE
UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS
SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY
ACT AND DEED.

Kenneth Slater Betty Mae Slater
KENNETH SLATER BETTY MAE SLATER

Iva V. Turnley Stanley M. Fenimore
IVA V. TURNLEY STANLEY M. FENIMORE

Doris Fenimore Doris Fenimore
DORIS FENIMORE DORIS FENIMORE

Buy Fenimore
BUY FENIMORE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }
ON THIS 14TH DAY OF APRIL, 1979, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY
APPEARED Stanley Fenimore

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND
WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT they SIGNED AND SEALED THE SAME AS their FREE AND
VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN
MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO
AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Helen M. Cardinal
NOTARY PUBLIC
RESIDING AT Tacoma

STATE OF WASHINGTON } ss.
COUNTY OF SKAGIT }
ON THIS 19TH DAY OF DECEMBER, 1972, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY
APPEARED JERIE H. PICKERING

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRU-
MENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPO-
RATION, FOR THE USES AND PURPOSES THEREIN MENTIONED,
AND ON OATH STATED THAT she AUTHORIZED TO EXECUTE
THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL
SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Ronald L Torrence
NOTARY PUBLIC
RESIDING AT MOUNT VERNON, WA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS
SHORT PLAT AND THE ROADS WITHIN HAVE BEEN
SURVEYED AND MONUMENTED AND THAT ALL DISTANCES
AND BEARINGS ARE ACCURATE.

Ronald L Torrence
RONALD L. TORRENCE
MERIWETHER-LEACHMAN ASSOCIATES INC.
ENGINEERS AND LAND SURVEYORS
290 WEST MOORE
SEDR0 WOOLLEY, WASHINGTON 98284
CERTIFICATE NO. 15042
DATE 12-26-79



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT WAS APPROVED IN
ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY
SHORT PLAT ORDINANCE THIS 14TH DAY OF APRIL, 1980.

Robert Schofield
SHORT PLAT ADMINISTRATOR

Eugene Campbell
COUNTY ENGINEER



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27TH DAY OF August, 1981, AT
3:17 P.M., IN BOOK 5 OF SHORT PLATS AT PAGE 121 AT
THE REQUEST OF MERIWETHER-LEACHMAN ASSOCIATES INC.

Janis Harry
SKAGIT COUNTY AUDITOR

Jan Eusterman
BY DEPUTY

SCALE: 1"=50' F.B. 20 P.
JOB NO. 78076 L. P.

After recording return to:

Dennis R. Williams
Barron-Smith Daugert, PLLC
PO Box 5008
Bellingham, WA 98227



Skagit County Auditor \$73.00
5/6/2014 Page 1 of 2 3:03PM

DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR: REARDON PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

GRANTEE: HERITAGE INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ABBREVIATED LEGAL DESCRIPTIONS: SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST; PTN. NE - SW (AKA TRACTS 1 & 2, SP #3-80)

ASSESSOR'S TAX/PARCEL NUMBERS: 340432-0-013-0003 (P29361); 340432-0-013-0201 (P29363)

QUIT CLAIM DEED

The Grantor, REARDON PROPERTIES, LLC, in consideration of MERE CHANGE IN IDENTITY OR FORM PURSUANT TO WAC 458-61A-211(2)(d) and other good and valuable consideration, conveys and quit claims to Grantee, HERITAGE INVESTMENTS LLC, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

TRACTS 1 AND 2 OF SHORT PLAT NO. 3-80 APPROVED MARCH 14, 1980, RECORDED AUGUST 27, 1981 UNDER AUDITOR'S FILE NO. 8108270042 IN BOOK 5 OF SHORT PLATS, PAGE 121, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Dated this 17th day of April, 2014.

REARDON PROPERTIES, LLC, Grantor

By: Hal E. Reardon
Hal E. Reardon, Manager/Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141518
MAY 06 2014

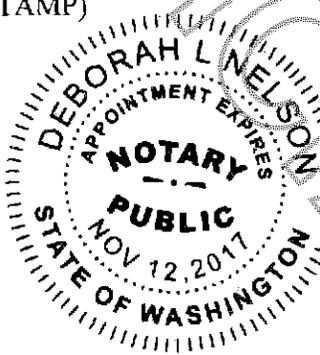
Amount Paid \$
Skagit Co. Treasurer
By: MG Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that HAL E. REARDON 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 and a Member of REARDON PROPERTIES, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument

DATED this 7th day of April, 2014.

(SEAL/STAMP)



Deborah L Nelson
NOTARY PUBLIC
Printed Name: Deborah L. Nelson
My Commission Expires: 11/12/17



201405060036

Skagit County Auditor

5/6/2014 Page

2 of

2

\$73.00

3:03PM

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 11

Return Address:

Attn: Thomas Sicklesteel
Sicklesteel Development LLC
3610 Cedardale Rd. #D
Mr. Vernon, WA 98274



201512210061

Skagit County Auditor

\$75.00

12/21/2015 Page

1 of

3 2:14PM

WASHINGTON STATE RECORDER'S COVER SHEET

Document Title: Quit Claim Deed

GUARDIAN NORTHWEST TITLE CO.

Reference No. of Related Documents: N/A

110439

Grantor[s]: Sicklesteel Cranes, Inc.

Grantee[s]: Sicklesteel Development, LLC

Abbreviated Legal Description: SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; PORTIONS OF THE NE 1/4 OF THE SW 1/4

P 29347

Assessor's Tax Parcel/ Account No.: There is no tax parcel/account number for this conveyance

UNRECORDED DOCUMENT

QUIT CLAIM DEED

Grantor, SICKLESTEEL CRANES, INC., an inactive unexpired Washington corporation, for no consideration except to correct a title discrepancy, conveys and quit claims to Grantee, SICKLESTEEL DEVELOPMENT, LLC, a Washington limited liability company, all of its right, title and interest in the following described real estate, together with all after acquired title of the Grantor therein:

THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE NORTH 130 FEET OF THE WEST 190 FEET OF THAT PORTION OF THE
NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF THE NORTH LINE OF SAID SUBDIVISION WHICH
IS 315 FEET WEST OF THE
NORTHEAST CORNER THEREOF; THENCE WEST TO THE NORTHWEST
CORNER OF SAID SUBDIVISION; THENCE
SOUTH 470 FEET; THENCE EAST TO A POINT WHICH IS 396 FEET WEST OF
THE EAST LINE OF SAID
SUBDIVISION; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE
POINT OF BEGINNING;
EXCEPT THE WEST 16 FEET FOR ROAD; AND EXCEPT RIGHT-OF-WAY
DRAINAGE DISTRICT NO. 17; AND
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES BY
DEED RECORDED MAY 31, 1956 UNDER AUDITOR'S FILE NO. 536757; AND
EXCEPT THAT PORTION THEREOF
CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY
DEED RECORDED OCTOBER 13,
1972 UNDER AUDITOR'S FILE NO. 775414.

Situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

Tax Parcel ID No.: ~~No tax parcel ID No. to reference~~ P 29347

Commonly known as: 1021 Sicklesteel Lane
Mount Vernon, WA 98274

DATED this 17 day of December, 2015.

SICKLESTEEL CRANES, INC.

By: *Thomas J. Hellet*
Its: *President*

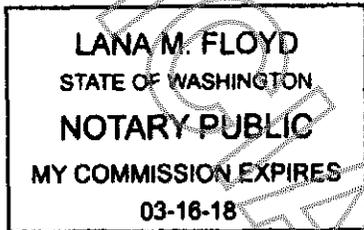
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155131
DEC 21 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By *M. M.* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Thomas Sickelstel to me known to be the individual described in and who executed the within and foregoing instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Sickelsteel Cranes, Inc., to be the free and voluntary act of such party for the uses and the purposes therein mentioned.

Given under my hand and official seal this 17th day of December, 2015.



Lana M. Floyd
Lana M. Floyd [Print Name]
NOTARY PUBLIC in and for the State of
Washington, residing at: Renton, WA
My commission expires: 3/16/2018

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 12

When Recorded Return to:
KEITH A. PADGETT
SYLVIA A. PADGETT
3906 Cedardale Road
Mount Vernon WA 98273



200802290092
Skagit County Auditor

2/29/2008 Page 1 of 3 11:30AM

Chicago Title Company - Island Division
Order No: IMV2968 MKP Title Order No: IC44691

STATUTORY WARRANTY DEED

THE GRANTOR MAGIC LIVING INC., a Nevada corporation

for and in consideration of **One Million Seven Hundred Fifty Thousand and 00/100...(\$1,750,000.00) DOLLARS**

in hand paid, conveys and warrants to

KEITH A. PADGETT and SYLVIA A. PADGETT, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: That portion of the East Half of the Southwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows: See legal description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 340432-0-011-0005 P29357

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: February 26, 2008

MAGIC LIVING, INC. a Nevada corporation


By JOE KESTERSON
President

627
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 29 2008

Amount Paid \$ 31,155.00
Skagit Co. Treasurer
By Mam Deputy

STATE OF Texas
COUNTY OF

I certify that I know or have satisfactory evidence that JOE KESTERSON the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of MAGIC LIVING, INC. a Nevada corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

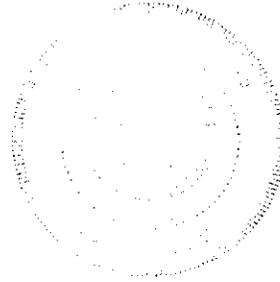
Dated: 2-27-08

Katy L. Lee

Notary Public in and for the State of Texas

Residing at

My appointment expires: 5-5-09



200802290092

Skagit County Auditor

2/29/2008 Page

2 of

3 11:30AM

Chicago Title Company - Island Division

EXHIBIT 'A'

Description:

Order No: IMV2968 MKP

That portion of the East Half of the Southwest Quarter of Section 32, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 1,213 feet North of the Southwest corner of the Southeast Quarter of the Southwest Quarter of said section;
thence North a distance of 563 feet;
thence East to center of the slough;
thence Southerly along the center of said slough to a point that is due East of the point of beginning;
thence West to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for Primary State Highway No. 1 by deeds recorded under Auditor's File Nos. 537746 and 764018, records of Skagit County, Washington;

ALSO EXCEPT that portion, if any, lying South of the North line of that tract conveyed to Lars Garavbroth by deed recorded August 31, 1905, under Auditor's File No. 533677, records of Skagit County, Washington.

Situated in Skagit County, Washington.



200802290092
Skagit County Auditor

2/29/2008 Page

3 of

3 11:30AM

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 13

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 14



200406010193

Skagit County Auditor

6/1/2004 Page 1 of 3 2:50PM

When Recorded Return to:

Anderson Hunter Law Firm
ATTN: Thomas R. Collins
P. O. Box 5397
Everett, WA 98206

QUIT CLAIM DEED

Grantor(s) (Seller(s)): Thomas A. Little Additional on pg.
Grantee(s) (Buyer(s)): Cedardale Road, LLC Additional on pg.
Legal Description (abbreviated): SE 1/4 SW 1/4 SEC 32, TWP 34 N, RNGE 4 E, W.M.
County of Additional on pg.
Assessor's Tax Parcel No: 340432-0-009-0017 (P29353)

THE GRANTOR, THOMAS A. LITTLE, for and in consideration of transfer to limited liability company for a membership interest therein, conveys and quit claims to CEDARDALE ROAD, LLC all of its interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

See Exhibit A attached.

DATED this 27 day of May, 2004.

2710
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
2004

JUN 1 2004

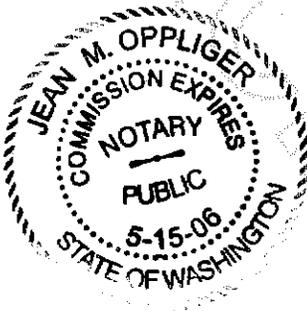
Amount Paid \$0
By: Skagit County Treasurer
 Deputy

Thomas A Little
THOMAS A. LITTLE

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me THOMAS A. LITTLE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by THOMAS A. LITTLE on this 27
day of May, 2004.



Jean M Oppliger
PRINTED NAME: Jean M Oppliger
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 5-15-06



200406010193
Skagit County Auditor

UNOFFICIAL

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Southeast 1/4 of the Southwest 1/4 which is 660 feet North of the Southwest corner thereof; thence North, 257.9 feet; thence East, 330 feet; thence South, 187.9 feet; thence East, 7.5 feet; thence South, 70 feet; thence West to the point of beginning, EXCEPT those portions conveyed to the State of Washington by Deed dated May 24, 1956, filed June 14, 1956, as File No. 537421, and by Deed dated February 4, 1972, recorded March 16, 1972, under Auditor's File No. 765416, EXCEPT that portion of said premises, if any, lying within those premises conveyed by Martin Husby, et ux, to Ralph J. Hildebrand, et ux, by Deed dated and filed May 5, 1932, as File No. 250476, and recorded in Volume 161 of Deeds, Page 28, EXCEPT right-of-way of Drainage District No. 17, AND EXCEPT that portion of said premises described as follows: Beginning at the Southwest corner of the North 1/2 of said Southeast 1/4 of the Southwest 1/4 which is 660 feet North of the Southwest corner thereof; thence East along the South line of said North 1/2 of the Southeast 1/4 of the Southwest 1/4, 16.5 feet; thence Northwesterly in a straight line to a point on the West line of said Southeast 1/4 of the Southwest 1/4 which is 30 feet North of the point of beginning; thence South, 30 feet to the point of beginning.

ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 330 feet East of the Southwest corner of said Southeast 1/4 of the Southwest 1/4; thence East, 14 feet; thence North, 660 feet to the North line of the South 1/2 of said Southeast 1/4 of the Southwest 1/4; thence West, 14 feet; thence South, 660 feet to the point of beginning, EXCEPT Road.

EXHIBIT A



200406010193
Skagit County Auditor

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 15

Asbuilt (N.T.S.)

Permit # SW07-015

Parcel # 29347

For: Sicksteel devel Co.

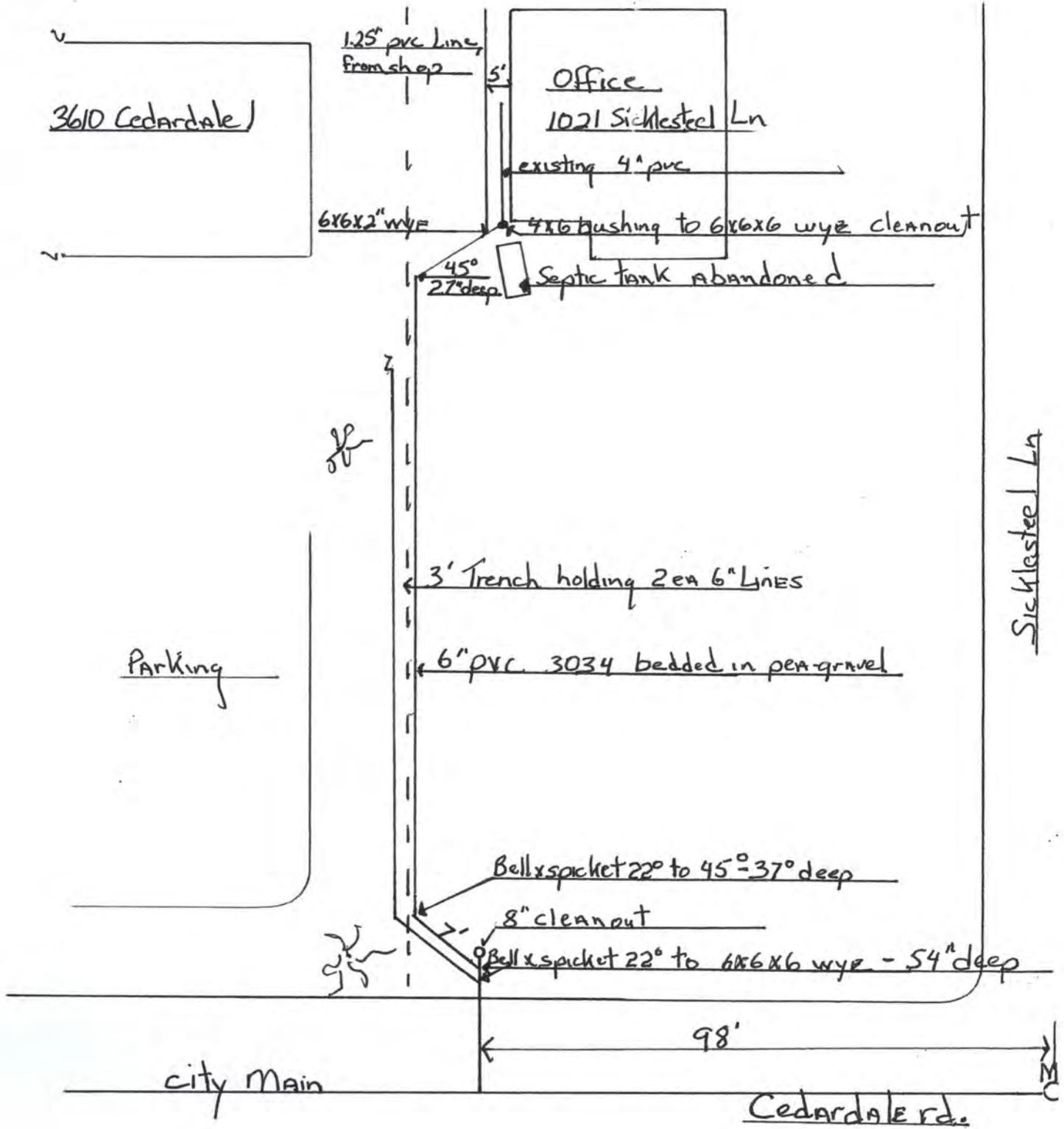
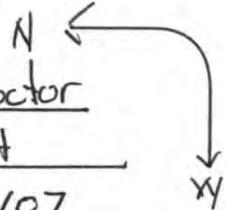
1021 Sicksteel Lane

MT Vernon Wash

By: The Drain Doctor

DEAIND #055PH

M [Signature] 6/29/07



Return Address:

Attn: Thomas Sicklesteel
Sicklesteel Development LLC
3610 Cedardale Rd. #D
Mr. Vernon, WA 98274



201512210061

Skagit County Auditor \$75.00
12/21/2015 Page 1 of 3 2:14PM

WASHINGTON STATE RECORDER'S COVER SHEET

Document Title: Quit Claim Deed GUARDIAN NORTHWEST TITLE CO.
Reference No. of Related Documents: N/A 110439
Grantor[s]: Sicklesteel Cranes, Inc.
Grantee[s]: Sicklesteel Development, LLC
Abbreviated Legal Description: SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; PORTIONS OF THE NE ¼ OF THE SW ¼
P 29347
Assessor's Tax Parcel/Account No.: There is no tax parcel/account number for this conveyance

UNOFFICIAL DOCUMENT

QUIT CLAIM DEED

Grantor, SICKLESTEEL CRANES, INC., an inactive unexpired Washington corporation, for no consideration except to correct a title discrepancy, conveys and quit claims to Grantee, SICKLESTEEL DEVELOPMENT, LLC, a Washington limited liability company, all of its right, title and interest in the following described real estate, together with all after acquired title of the Grantor therein:

THE SOUTH 10 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE NORTH 130 FEET OF THE WEST 190 FEET OF THAT PORTION OF THE
NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.,
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF THE NORTH LINE OF SAID SUBDIVISION WHICH
IS 315 FEET WEST OF THE
NORTHEAST CORNER THEREOF; THENCE WEST TO THE NORTHWEST
CORNER OF SAID SUBDIVISION; THENCE
SOUTH 470 FEET; THENCE EAST TO A POINT WHICH IS 396 FEET WEST OF
THE EAST LINE OF SAID
SUBDIVISION; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE
POINT OF BEGINNING;
EXCEPT THE WEST 16 FEET FOR ROAD; AND EXCEPT RIGHT-OF-WAY
DRAINAGE DISTRICT NO. 17; AND
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF
WASHINGTON FOR HIGHWAY PURPOSES BY
DEED RECORDED MAY 31, 1956 UNDER AUDITOR'S FILE NO. 536757; AND
EXCEPT THAT PORTION THEREOF
CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY
DEED RECORDED OCTOBER 13,
1972 UNDER AUDITOR'S FILE NO. 775414.

Situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein.

Tax Parcel ID No.: ~~No tax parcel ID No. to reference~~ P 29347

Commonly known as: 1021 Sicklesteel Lane
Mount Vernon, WA 98274

DATED this 17 day of December, 2015.

SICKLESTEEL CRANES, INC.

By: Thomas J. Hellet
Its: President

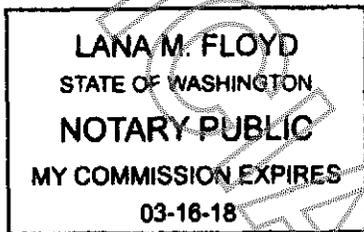
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155131
DEC 21 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By M. M. Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Thomas Sickelsteel to me known to be the individual described in and who executed the within and foregoing instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Sickelsteel Cranes, Inc., to be the free and voluntary act of such party for the uses and the purposes therein mentioned.

Given under my hand and official seal this 17th day of December, 2015.



Lana M. Floyd
Lana M. Floyd [Print Name]
NOTARY PUBLIC in and for the State of
Washington, residing at: Renton, WA
My commission expires: 3/16/2018

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 16

**FIRST AMERICAN TITLE
OF SKAGIT COUNTY**

P.O. Box 1667
1301-B Riverside Dr.
Mt. Vernon, WA 98273

7
2
900

This space provided for recorder's use:

RECORDED
REQUEST OF

91 MAR 27 P 3:56

JERRY MCINTURK
SKAGIT COUNTY RECORDER

Filed for Record at Request of

Name Alan Investment Corporation

Address 6533 Seaview Avenue N.W.

City and State Seattle, WA 98117

Order # 31336

9103270085

STATUTORY WARRANTY DEED

THE GRANTOR John L. Green, who acquired title as John Jordan, and Jo S. Green, who acquired title as MaryJo Jordan, husband and wife, and Clifford Tadema and Kathleen Tadema, husband and wife, each as to an undivided 50% interest, as to Parcel A, and John L. Green and Jo S. Green, husband and wife, as to Parcel B

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND IN COMPLETION OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE

in hand paid, conveys and warrants to Alan Investment Corporation, a Washington corporation

the following described real estate, situated in the County of SKAGIT, State of Washington:

Parcel A: Tract B of Skagit County Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Book 7 of Short Plats, page 76, under Auditor's File No. 8603070013, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for road and utilities over and across that certain 60 foot easement delineated on the face of said Short Plat and known as Sicklesteel Lane.

PARCEL B: The West 35 feet of Tract C of Skagit County Short Plat No. 1-86, approved March 7, 1986, recorded March 7, 1986 in Book 7 of Short Plats, page 76, under Auditor's File No. 8603070013, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M.

SUBJECT TO: Second 1/2 1991 Real Estate Taxes; and Paragraphs A, B, C, and D of Schedule B-1 of First American Title Insurance Company Preliminary Commitment for Title Insurance No. 31336. (ATTACHED HERETO AS EXHIBIT "A".)

Continued on page 2

MAR 27 1991

Amount paid \$11,383.75
Skagit County Treasurer
By: *[Signature]* Deputy

9103270085

VOL 966 PAGE 225

31336-2
FIRST AMERICAN TITLE CO.

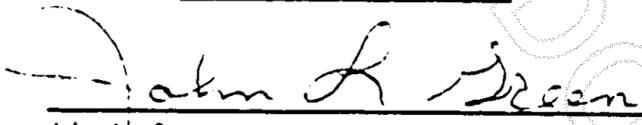
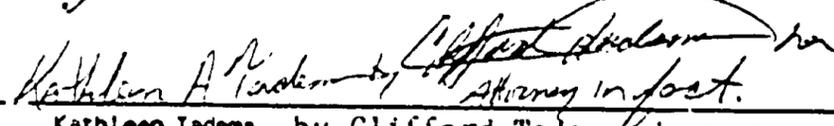
1ST AM

STATUTORY WARRANTY DEED - Con't

Page No. 2
Order No. 31336

INCLUDED IN THIS CONVEYANCE IS THE RIGHT TO USE THE NAME OF "ALL HEATED MINI STORAGE" OR "A-A-A-A ALL HEATED MINI STORAGE" FOR THE FIRST TWELVE MONTHS AFTER CLOSING. EACH YEAR THEREAFTER, THE GRANTEES SHALL PAY TO JOHN L. GREEN AND JO S. GREEN TWO HUNDRED FIFTY AND ----- NO/100 (\$250.00) PER YEAR THAT GRANTEES USE SAID NAME(S). THE BUSINESS SHALL BE CONDUCTED BY GRANTEES IN AN ETHICAL AND BUSINESS-LIKE MANNER. SAID PRIVILEGE TO USE SAID NAME(S) SHALL BE ISSUED BY JOHN L. GREEN AND JO S. GREEN IN THE FORM OF A LICENSE ISSUED YEAR TO YEAR TO GRANTEES UPON PAYMENT OF \$250.00 AND COMPLIANCE WITH STIPULATIONS SET FORTH ABOVE.

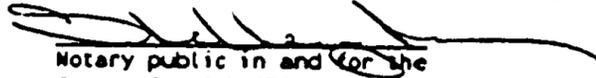
Dated MARCH 26, 1991

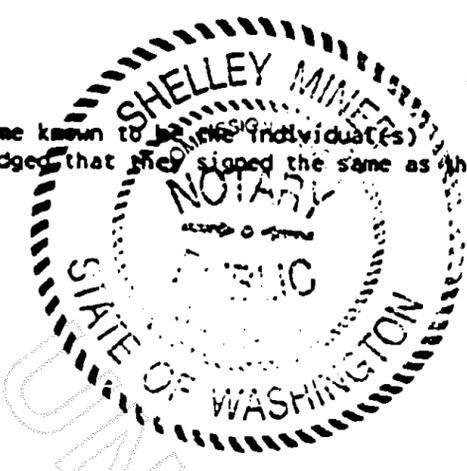
	
John L. Green	Jo S. Green
	
Clifford Tadema	Kathleen Tadema, by Clifford Tadema, her attorney in fact

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me John L. Green and Jo S. Green to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 of March 1991


Notary public in and for the State of WASHINGTON
Residing at Mt. Vernon
Commission expires 5-15-95
(Date)



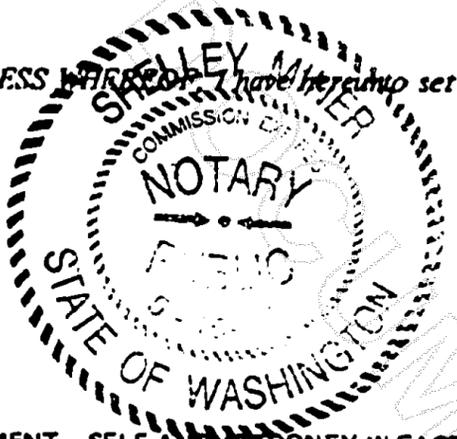
LPB-10

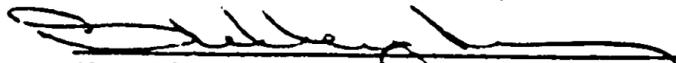
1ST AM

STATE OF WASHINGTON,
County of Skagit [ss.
[

On this day of March , 19 91 , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Clifford Tadema to me known to be the individual described in, and who executed the within instrument for him self and also as the Attorney in Fact for ** and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for him self, and also as the free and voluntary act and deed as Attorney in Fact for said **Kathleen Tadema in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor insane.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Notary Public in and for the State of Washington,
residing at Mount Vernon.

My commission expires 5/15/95.

ACKNOWLEDGMENT - SELF AND ATTORNEY IN FACT
FIRST AMERICAN TITLE COMPANY

All Policy Forms

Exhibit A

Order No. 31336

SCHEDULE "B-1"

EXCEPTIONS:

- A. Any question that may arise regarding the mislocated fenceline along the South line of the subject property, as delineated on the face of the Short Plat.
- B. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.:
As Follows:

- 1-86
- 1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- 2. Short Plat number and date of approval shall be included in all deeds and contracts.
- 3. Sewage Disposal: Individual Septic System
- 4. Water: P.U.D. No. 1
- 5. Buyer should be aware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction or commercial buildings.

C. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
 Dated: AUGUST 4, 1986
 Recorded: AUGUST 15, 1986
 Auditor's File No.: 8602150048
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
 Location: The West 10 feet of the North 10 feet of the subject property

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Sicklesteel Cranes Inc. a Washington Corporation
 Recorded: JUNE 28, 1990
 Auditor's File No.: 9006280136
 As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

1ST AM

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 17

1008 S

NORTH



CEDARDALE AVE

FENCES

GATE

FIRE Hydrant

OFFICE

FRONT PORCH

EMER. SHUTOFF

carport

DOOR

EMER. SHUTOFF

FIRE EXT

DISP. FIRE STATION

STORAGE TRAILER

EMER. SHUTOFF

FIRE EXT.

GATE

S. CUMBERLAND

SS20

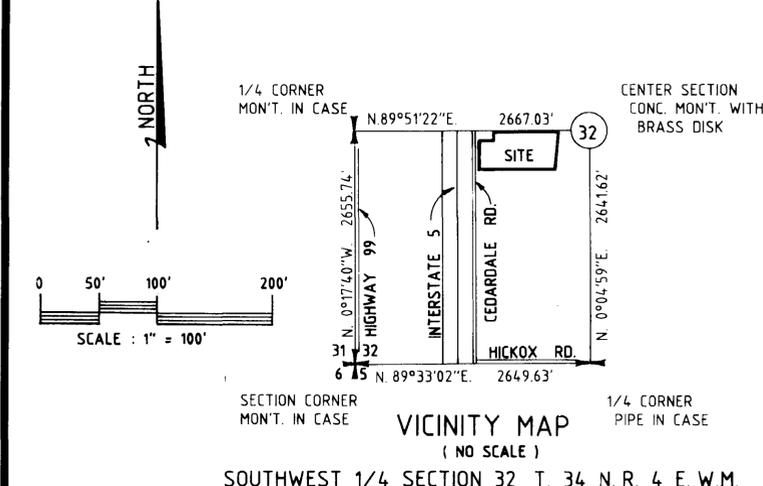
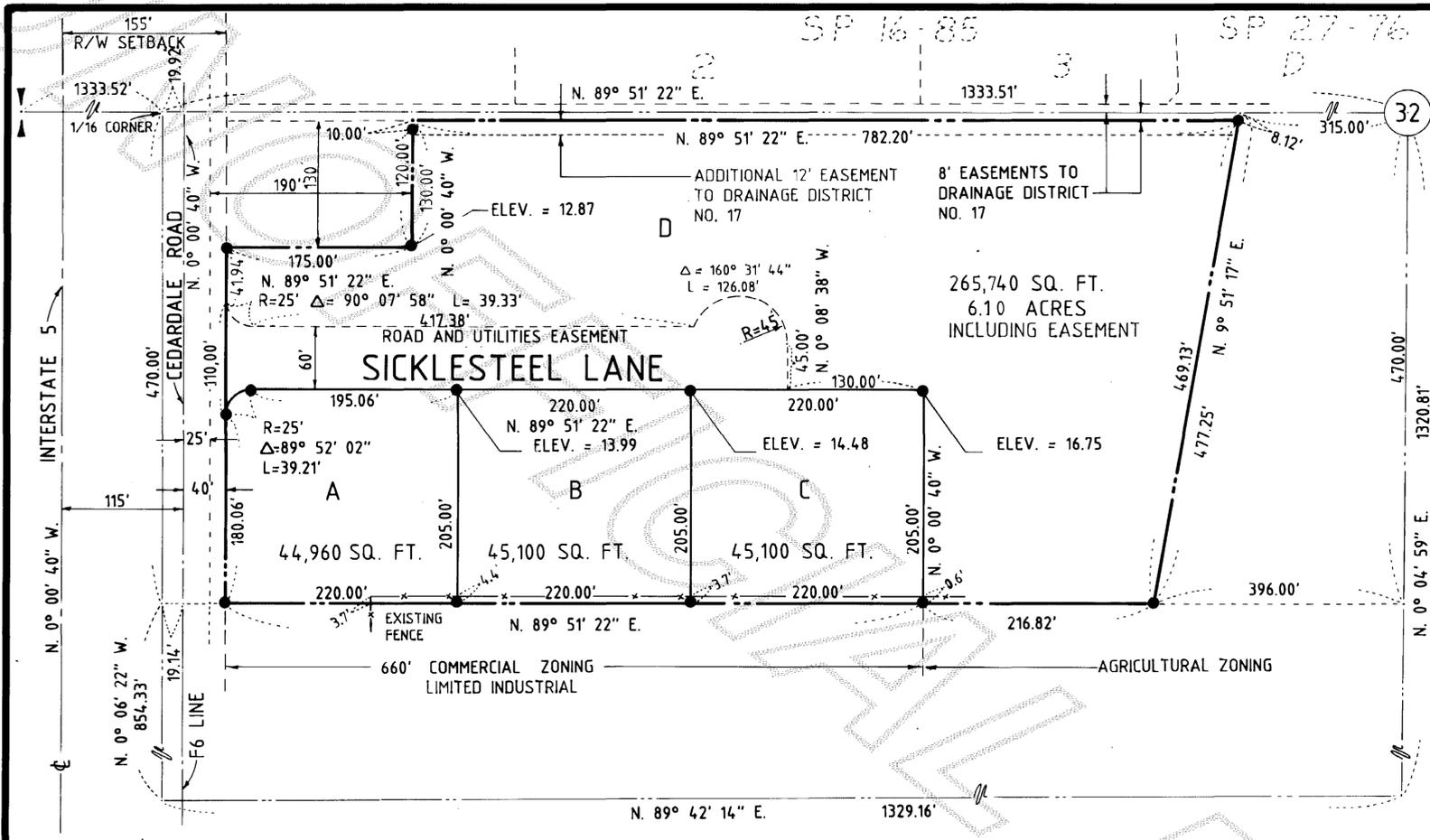
AMERIGAS
1008 S CEDARDALE AVE.
MOUNT VERNON, WA.
Plot # 1008

OFFICE COPY

FENCE

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 18



SURVEY DESCRIPTION

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said Northeast 1/4 of the Southwest 1/4, 315 feet West of the Northeast corner thereof; thence West along the North line of said subdivision to the Northwest corner thereof; thence South along the West line of said subdivision a distance of 470 feet; thence East to a point 396 feet West of the East line of said Northeast 1/4 of the Southwest 1/4; thence Northeastly in a straight line to the point of beginning; EXCEPT the West 16 feet for road, AND EXCEPT drainage ditch rights-of-way along the North and Easterly lines thereof, AND ALSO EXCEPT that portion conveyed to the State of Washington for highway purposes by deed dated May 15, 1956, and recorded May 31, 1956, under Auditor's File No. 536757, AND ALSO EXCEPT the North 130 feet of the West 190 feet thereof.

ALSO EXCEPT from all of the above that portion thereof conveyed to the State of Washington for highway purposes by deed dated May 17, 1971 and recorded June 21, 1971, as Auditor's File No. 754328.

Situate in the County of Skagit, State of Washington.

NOTES

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Zoning - Commercial ; agriculture ; Limited industrial
- Sewage Disposal - Individual septic system
- Water - P.U.D. No. 1
- - Denotes iron rod set with yellow cap No. 9622

- Buyer should be aware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction or commercial buildings.
- Elevations shown at property corners are on the top of the capped rebar and are based on U.S.C.G.S. Mean Sea Level.

AUDITOR'S CERTIFICATE

Filed for record this 1st day of March 1986 at 2:52 P.M. in Book 7 of SIP
 On page 76 at the request of Don Semrau & Associates.
 Auditor's File No. 8603070013

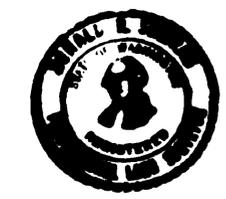
Jean McArthur Skagit County Auditor
Jana Richardson Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Donald R. Semrau Date: Feb 12, 1986
 DONALD R. SEMRAU F.L.S. & P.E.
 DON SEMRAU & ASSOCIATES
 1910 RIVERSIDE DRIVE SUITE 9
 MOUNT VERNON, WA 98273

Certificate No. 9622



CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

JACK SICKLESTEEL (husband) BESSIE SICKLESTEEL (wife)
Donald S. Sicklesteel, Jr.
 SICKLESTEEL CRANES, INC. (A Washington Corporation)

SEATTLE FIRST NATIONAL BANK (A Washington Corporation)

ACKNOWLEDGEMENTS

State of Washington
 County of Skagit
 I certify that I know or have satisfactory evidence 12:00
 signed this instrument and acknowledges it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument. 15:00
27:00

Dated _____
 Signature _____
 Title _____
 My appointment expires _____

State of Washington
 County of _____
 I certify that I know or have satisfactory evidence that _____

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the _____
 of _____
 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated _____
 Signature _____
 Title _____
 My appointment expires _____

State of Washington
 County of _____
 I certify that I know or have satisfactory evidence that _____

signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the _____
 of _____
 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated _____
 Signature _____
 Title _____
 My appointment expires _____

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 my office, up to and including the year of 1985.

This 13th day of Feb, 1986
Robert C. Scherfeld
 Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 13th day of March, 1986.

Robert C. Scherfeld Short Plat Administrator
Eugene Sample Skagit County Engineer

SHORT PLAT NO 1 - 86 DATE Feb 12, 1986

SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 32, T. 34 N., R. 4 E., W.M. FOR : SICKLESTEEL CRANES, INC.

F.B. 38 P. 7
 MERIDIAN- PREVIOUS SURVEY

DON SEMRAU & ASSOCIATES
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 • 424-9586

SCALE 1" = 100'
 JOB NO. 85-057

AFTER RECORDING MAIL TO:
Sicklesteel Development LLC
1021 Sicklesteel Lane
Mount Vernon, WA 98274


200006080123
Kathy Hill, Skagit County Auditor
6/8/2000 Page 1 of 3 3:47:40PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-93587-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): James D. Axthelm, Natalie Axthelm, Russell J. Swett, Delores Swett
Grantee(s): Sicklesteel Development LLC
Abbreviated Legal: a ptn of NE 1/4 of SW 1/4, 32-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): P29339/340432-0-006-0002

THE GRANTOR James D. Axthelm and Natalie Axthelm, husband and wife, and
Russell J. Swett and Delores Swett, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Sicklesteel Development LLC
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

See Attached Exhibit B

Dated this 8th day of June, 2000

By James D. Axthelm
James D. Axthelm

By Russell J. Swett
Russell J. Swett

By Natalie Axthelm
Natalie Axthelm

By Delores Swett
Delores Swett

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James D. Axthelm, Natalie Axthelm, Russell J. Swett, Delores Swett is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

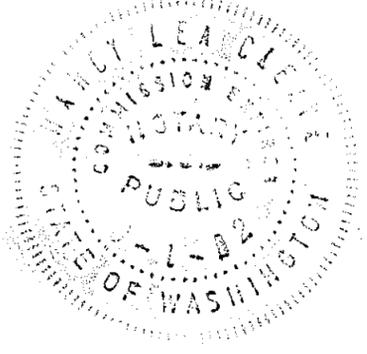
Dated: June 8, 2000

Nancy Lea Cleave
Nancy Lea Cleave

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 9/01/2002



35683
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 08 2000

Amount Paid \$ 6,732.00
Skagit County Treasurer
By: DC Deputy

Exhibit A

DESCRIPTION:

The North 120 feet of the West 190 feet of that portion of the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision which is 315 feet West of the Northeast corner thereof;
thence West to the Northwest corner of said subdivision;
thence South 470 feet;
thence East to a point which is 396 feet West of the East line of said subdivision;
thence Northeasterly in a straight line to the point of beginning,

EXCEPT the West 16 feet for road,

AND EXCEPT right of way of Drainage District No. 17,

AND EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deed recorded May 31, 1956, under Auditor's File No. 536757,

AND EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deed recorded October 13, 1972, under Auditor's File No. 775414.

Situate in the County of Skagit, State of Washington.



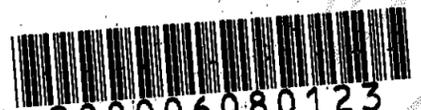
200006080123

Kathy Hill, Skagit County Auditor

6/8/2000 Page 2 of 3 3:47:40PM

Exhibit B

SUBJECT TO Easement recorded May 28, 1921 under Auditor's No. 150035 in Volume 122 of Deeds, page 213; Relinquishment under terms of Deed recorded May 31, 1956, under Auditor's File No. 536757.



200006080123
Kathy Hill, Skagit County Auditor
6/8/2000 Page 3 of 3 3:47:40PM

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 19

When recorded return to:

203 E Spruce St.
Mt Vernon, WA 98273



201610110145

Skagit County Auditor
10/11/2016 Page

1 of 2
\$74.00
2:01PM

QUIT CLAIM DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Vargas Real Estate Group LLC

WILD

ACCOMMODATION RECORDING ONLY

for and in consideration of Gift with consideration

in hand paid, conveys and quit claims to Vargas Real Estate Group LLC

& Jerry Thompson, each as to 50%

the following described real estate, situated in the County of Skagit, State of Washington

together with all after acquired title of the grantor(s) herein:

(0.75ac) lot 4 short plat # 8-73 DK 3 DR17 IN
SE 1/4 SE 1/4

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29328

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164645
OCT 11 2016

Amount Paid \$ 378.80
Skagit Co. Treasurer
By *mm* Deputy

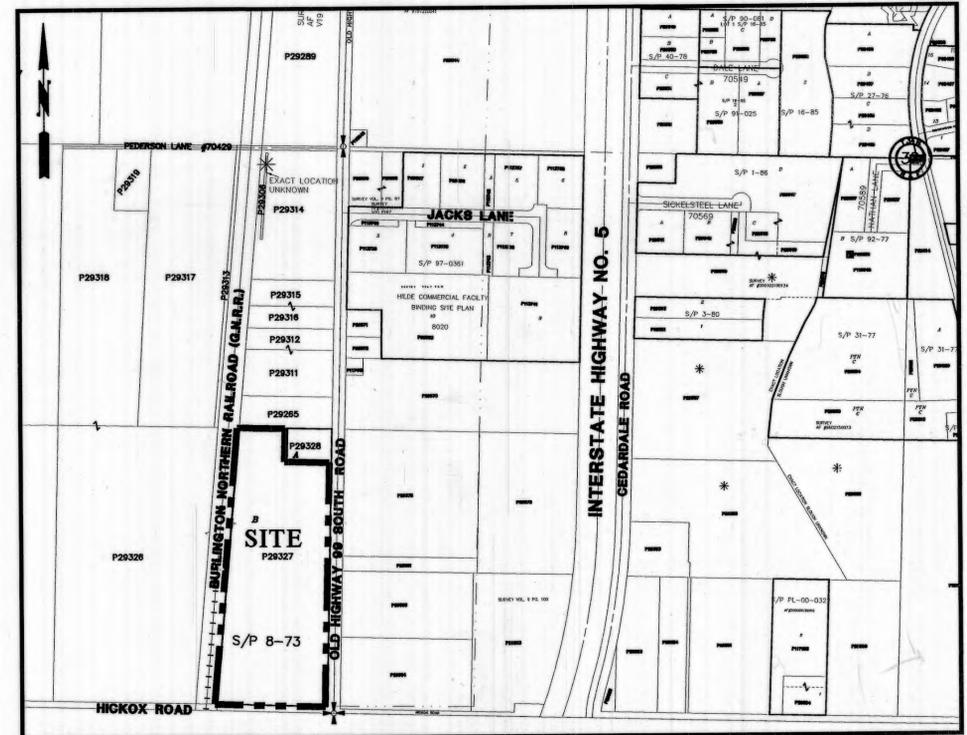
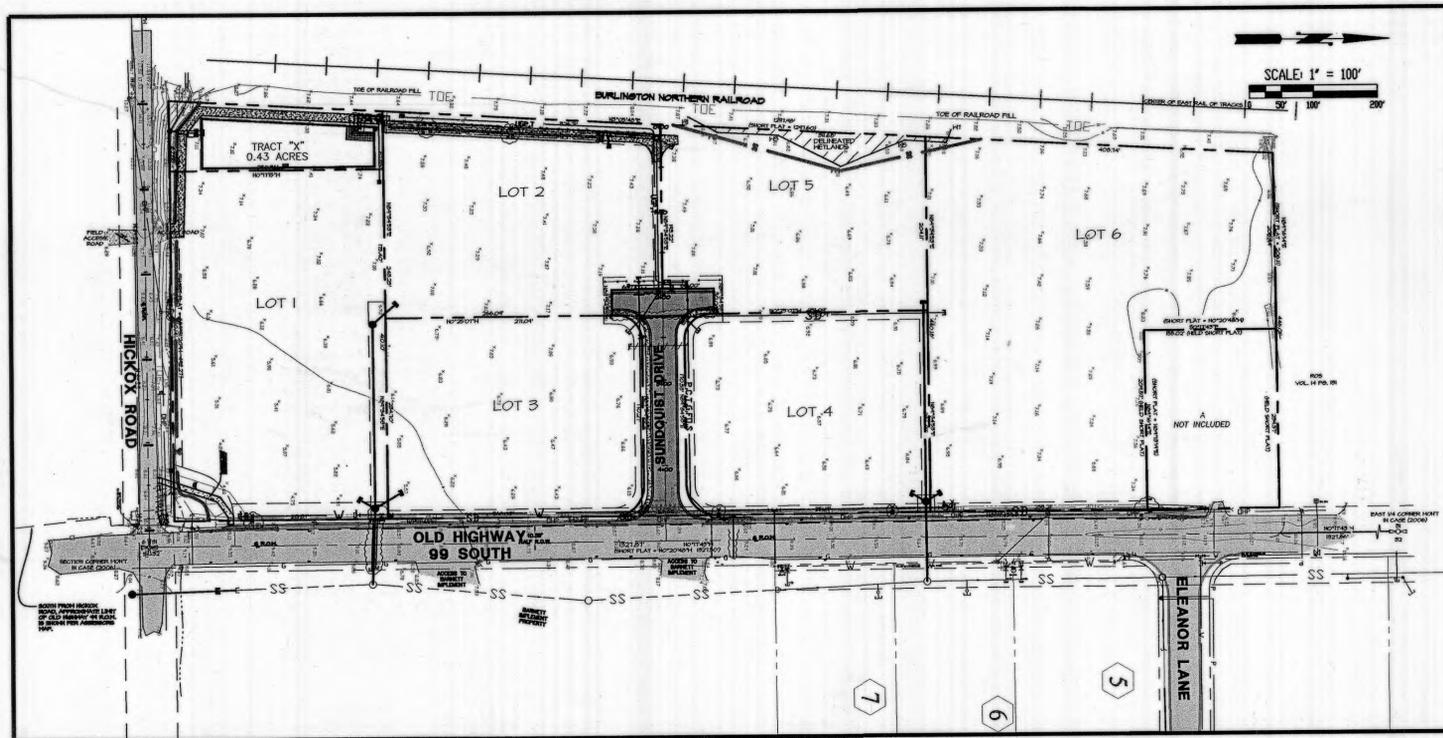
**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITES

20, 66 – 68

(LU06-060)

SMITH & BURKLAND 6 LOT SHORT PLAT



VICINITY MAP
SCALE: 1" = 400'

LEGEND

---	EXISTING RIGHT OF WAY LINE CENTERLINE	(28.2)	PROPOSED ASPH. SURFACE ELEV.
---	EXISTING ROAD CENTERLINE	(28.2)	PROPOSED TOP OF CONC. ELEV.
---	EXISTING PROPERTY LINE	(28.2)	PROPOSED ASPH. SURFACE ELEV.
○	EXISTING PROPERTY CORNER	LANDSCAPE	PROPOSED LANDSCAPE AREA
SD	EXISTING STORM DRAIN	CO	PROPOSED CLEANOUT ASSEMBLY FOR STORM OR SANITARY SEWER
○	EXISTING STORM MANHOLE	SD	PROPOSED STORM DRAIN
□	EXISTING STORM CATCH BASIN	○	PROPOSED STORM MANHOLE
SS	EXISTING SANITARY SEWER	■	PROPOSED STORM CATCH BASIN
○	EXISTING SANITARY MANHOLE	---	PROPOSED SANITARY SEWER
W	EXISTING WATERLINE	---	PROPOSED BIOFILTRATION SWALE
W	EXISTING WATER VALVE	PCTG	PROPOSED POWER, CABLE TELEPHONE, GAS LINE
PCTG	EXISTING POWER, CABLE TELEPHONE, GAS LINE	W	PROPOSED WATERLINE
OHP	EXISTING POWER, CABLE	W	PROPOSED WATER VALVE
T	EXISTING TELEPHONE	⬮	PROPOSED FIRE HYDRANT
G	EXISTING GAS LINE	⬮	PROPOSED WATER METER
2B	EXISTING GROUND CONTOUR LINE	C/G	PROPOSED ROLLED CURB & GUTTER
---	EXISTING EDGE OF ASPHALT	W1	WETLAND FLAG
---	EXISTING FENCELINE	---	PROPOSED CONCRETE
⊞	EXISTING WATER METER	---	PROPOSED ASPHALT
---	EXISTING ASPHALT		
---	EXISTING CONCRETE		
---	EXISTING GRAVEL		
---	EXISTING SWALE		

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

PROJECT CONTACTS:

OWNER
RICHARD SMITH & BOB BURKLAND
18495 DIKE ROAD
MOUNT VERNON, WA 98273
CONTACT: RICHARD SMITH
PHONE: (360)708-6167
BOB BURKLAND
PHONE: (360)424-6048

CIVIL ENGINEER
RAVNIK & ASSOCIATES, INC.
1633 LINDAMOOD LANE
P.O. BOX 361
BURLINGTON, WA 98233
PHONE: (360)707-2048
FAX: (360)707-2216
CONTACT: JOHN RAVNIK

SURVEYOR
LISSER & ASSOCIATES, PLLC.
P.O. BOX 1109
MOUNT VERNON, WA 98273
PHONE: (360)419-7442
FAX: (360)419-0581
CONTACT: BRUCE LISSER

PUGET SOUND ENERGY POTELOCO
18601 ANDIS ROAD
BURLINGTON, WA 98233
TEL.: (360)707-7520
FAX: (360)707-7515
CONTACT: HUGH GREGORY

COMCAST
400 SEQUOIA DRIVE
BELLINGHAM, WA 98226
TEL.: (360)527-8244
FAX: (360)527-8302
CONTACT: BOB TIERNY

CASCADE NATURAL GAS
1520 SOUTH 2ND
MOUNT VERNON, WA 98273
MOB.: (360)961-0223
FAX: (360)336-2564
CONTACT: BRANDON HAUGNESS

WATER PURVEYOR
SKAGIT PUD #1
P.O. BOX 1436
MOUNT VERNON, WA 98273
TEL.: (360)424-7104
FAX: (360)424-8764
CONTACT: DAN FELIX

VERIZON
595 PEASE ROAD
BURLINGTON, WA 98233
TEL.: (360)707-0641
FAX: (360)757-4338
CONTACT: MARK HEHN

UTILITY LOCATE
(800)424-5555
FIBER OPTIC
CITY OF MOUNT VERNON
FIBER OPTIC CONDUIT REQUIREMENTS
CONTACT: MR. KIM KLEPPE
TEL.: (360)336-0624

CITY OF MOUNT VERNON
ENGINEERING DEPARTMENT
P.O. BOX 809
MOUNT VERNON, WA 98273
TEL.: (360)336-6214
FAX: (360)336-6283
CONTACT: DENNIS CARLSON
COMMUNITY & ECONOMIC DEVELOPMENT
TEL.: (360)336-6214
FAX: (360)336-6283
CONTACT: REBECCA BRADLEY-LOWELL

SURVEY INFORMATION

NOTE: EXISTING STRUCTURES, UTILITIES, AND SURFACE CONDITIONS SHOWN ON THESE PLANS REPRESENT SURVEY INFORMATION LOCATED IN FEBRUARY 2005, FROM A TOPOGRAPHIC SURVEY PERFORMED BY LISSER & ASSOCIATES, AND FROM UTILITY INFORMATION PROVIDED BY UTILITY COMPANIES. A UTILITY LOCATE SERVICE WAS NOT CALLED PRIOR TO SURVEYING OF THE PROPERTY, BUT MUST BE CALLED PRIOR TO CONSTRUCTION.

SHEET SCHEDULE:

- 1 OF 18 COVER
- 2 OF 18 EXISTING CONDITIONS & EROSION CONTROLS
- 3 OF 18 OVERALL SITE PLAN
- 4 OF 18 POWER, TELEPHONE, CABLE, GAS & FIBER OPTIC SITE PLAN
- 5 OF 18 HWY 99 PLAN & PROFILE (1)
- 6 OF 18 HWY 99 PLAN & PROFILE (2)
- 7 OF 18 SUNDQUIST DRIVE PLAN & PROFILE
- 8 OF 18 HICKOX RD. PLAN & PROFILE
- 9 OF 18 HICKOX RD. PUBLIC ACCESS & RAILROAD CROSSING OPEN
- 10 OF 18 DETENTION POND DETAILS (1)
- 11 OF 18 DETENTION POND DETAILS (2)
- 12 OF 18 DETENTION POND DETAILS (3)
- 13 OF 18 DETAILS
- 14 OF 18 DETAILS
- 15 OF 18 SPECIFICATIONS
- 16 OF 18 SPECIFICATIONS
- 17 OF 18 SPECIFICATIONS
- 18 OF 18 DETENTION POND STRUCTURAL PLAN

FOR
AS-CONSTRUCTED
INFORMATION ONLY



ENGINEER *John P. Ravnik* 4-1-08
DATE

CITY OF MOUNT VERNON

COMMUNITY AND ECONOMIC DEVELOPMENT
ENGINEERING SERVICES

LAND USE # LU08-060

PERMIT # D07-260

Recommended For Approval By

Signature Mount Vernon Fire Marshal Date

Signature Mount Vernon Planning Review Date

Signature Mount Vernon Civil Review Date

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APPROVED BY: _____ Date _____

This approval will expire in one year from the date noted above.

PLAN STATUS: AS-CONSTRUCTED C.O.#07-3236 W.O.#4563

SCALE: AS SHOWN	SHEET TITLE: SHORT PLAT IMPROVEMENT PLANS FOR SMITH & BURKLAND SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.	DRAWING NO. 04032SITE.ASB.DWG
DRAWN BY: D. REMSEN		JOB NO. 04032
CHECKED BY: J. RAVNIK		SHEET NO. 1 OF 18
DATE: 03/02/08		

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LN/PO. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

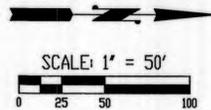
SHEET DESCRIPTION:

COVER

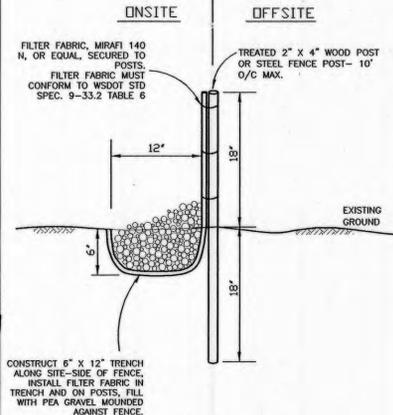
REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

STREAM SETBACK BUFFER: ENHANCING/FENCING/SIGNAGE:
 AT THE SOUTHEAST CORNER OF THIS PROJECT, A CATEGORY 2 STREAM IS CONVEYED UNDER OLD HIGHWAY 99 THROUGH A CONCRETE BOX CULVERT. THIS STREAM ALIGNMENT THEN PROCEEDS SOUTH BELOW HICKOX ROAD THROUGH AN ARCH CULVERT. AT THE SOUTHEAST CORNER OF THIS PROJECT A 50-FOOT-WIDE STREAM BUFFER IS SHOWN HEREON. THIS BUFFER WIDTH HAS BEEN REDUCED TO 25' BY ENHANCING THAT PORTION OF THE UPLAND BUFFER, AS SUBMITTED WITH THE SHORT PLAT AND SEPA APPLICATION FOR THIS PROJECT. SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR ALONG THE ENTIRE PERIMETER EDGE OF THE 25' STREAM SETBACK BUFFER. NO EQUIPMENT, MATERIALS, NOR VEHICLES SHALL ENTER UPON THIS 25' STREAM SETBACK BUFFER. THE UPLAND PORTION OF THIS REDUCED 25' STREAM SETBACK BUFFER SHALL BE ENHANCED AND APPROXIMATELY 45 LF OF 2-RAIL CEDAR SPLIT RAIL FENCE SHALL BE INSTALLED ALONG THE EDGE OF BUFFER. ONE SIGN, DESIGNATING THIS AS A STREAM SETBACK BUFFER, AS REQUIRED BY THE CITY, SHALL ALSO BE INSTALLED.

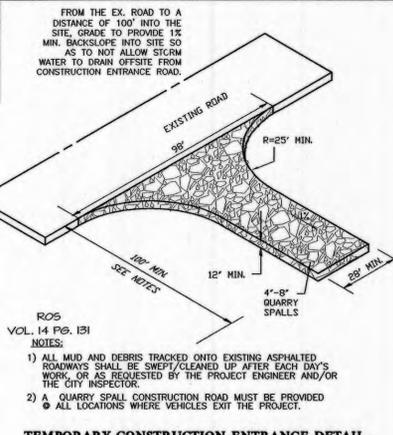
CALL TWO BUSINESS DAYS BEFORE YOU DIG
 1-800-424-5555



DELINEATED CATEGORY IV WETLAND
 ONSITE WETLAND AREA = 4,095 SQ.FT.
 TOTAL WETLAND AREA ONSITE AND OFFSITE = 7,100 SQ.FT.
 THE SHORT PLAT APPLICATION FOR THIS PROPERTY WAS SUBMITTED IN JULY, 2006, AT WHICH TIME MVMC 15.40.070 (A)(4) EXEMPTED CATEGORY IV WETLANDS THAT ARE LESS THAN 10,000 SQ.FT. NO FILLING OR DISTURBANCE ACTIVITIES ARE ALLOWED WITHOUT APPROVAL FROM THE CORPS OF ENGINEERS, HOWEVER, THE CITY DOES NOT REQUIRE BUFFERS. PER THE CITY OF MOUNT VERNON'S NEW CRITICAL AREAS ORDINANCE ADOPTED ON MARCH 14, 2007, SECTION 15.40.095 A ANY BUILDING PERMIT, PRELIMINARY PLAT, SHORT PLAT, SHORELINE PERMIT OR BINDING SITE PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE VESTED TO RULE IN PLACE AT THE TIME OF COMPLETED APPLICATION.



SILT FENCE DETAIL
 NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
 NO SCALE

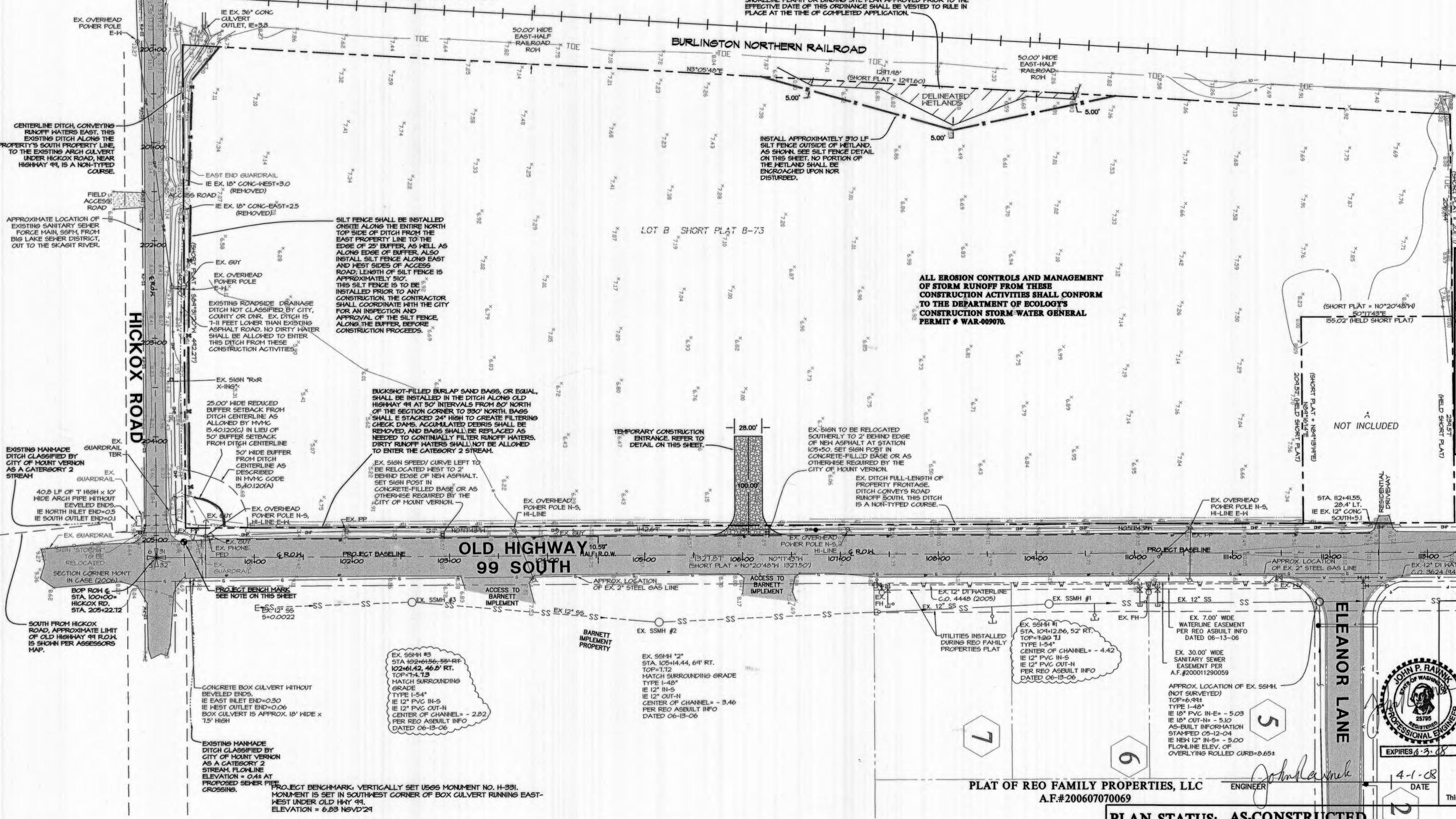
FOR AS-CONSTRUCTED INFORMATION ONLY

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APPROVED BY: _____ DATE: 4-1-08
 This approval will expire in one year from the date noted above.

ALL EROSION CONTROLS AND MANAGEMENT OF STORM RUNOFF FROM THESE CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE DEPARTMENT OF ECOLOGY'S CONSTRUCTION STORM-WATER GENERAL PERMIT # WAR-009070.



REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 1633 LINDAMOOD LN./P.O. BOX 361
 BURLINGTON, WA 98233
 PH: (360) 707-2048 FAX: (360) 707-2216

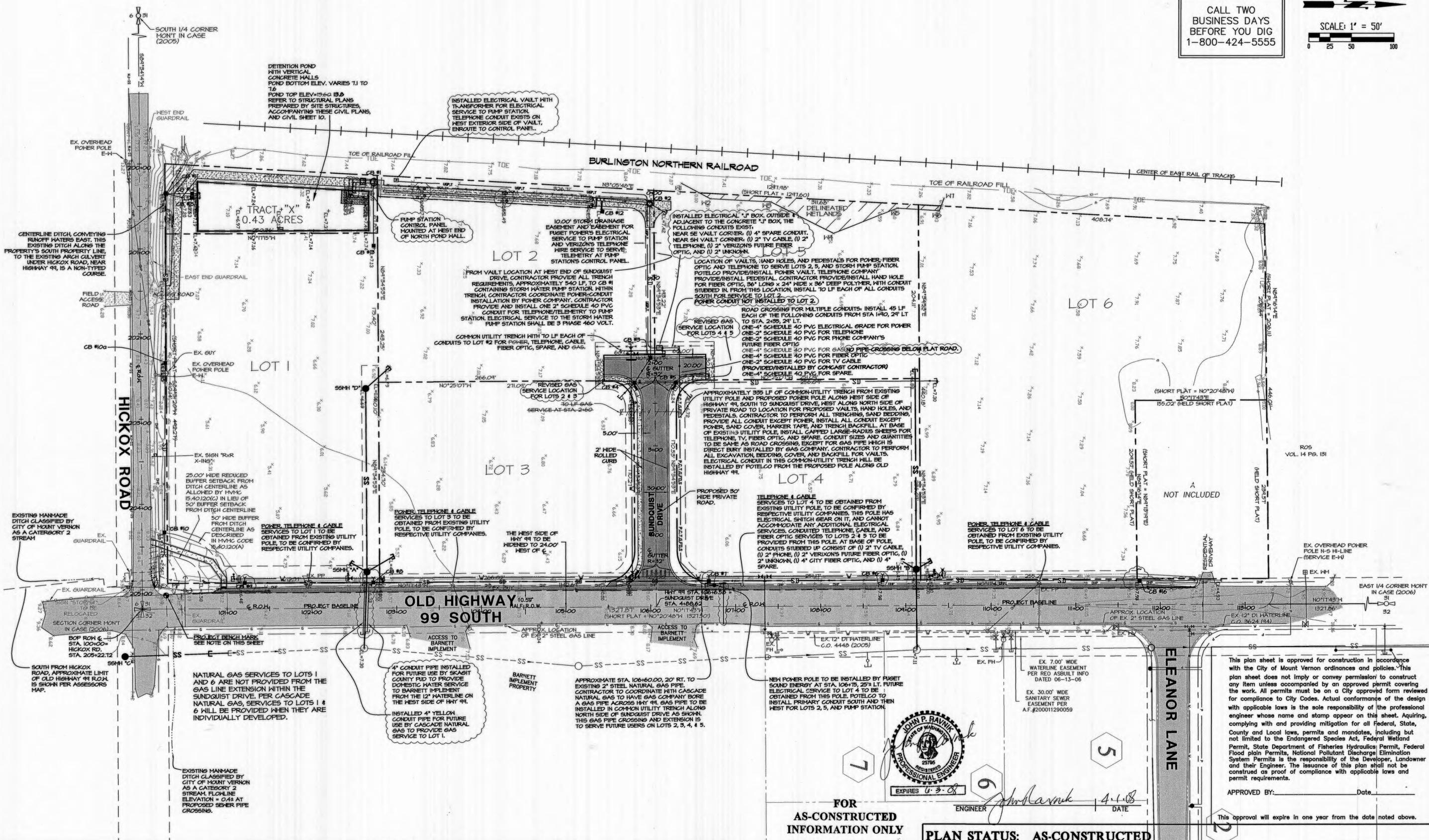
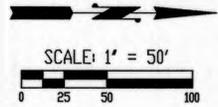
SHEET DESCRIPTION:
EXISTING CONDITIONS & EROSION CONTROLS

SCALE: 1" = 50'
 DRAWN BY: D. REMSEN
 CHECKED BY: J. RAVNIK
 DATE: 03/02/08

SHEET TITLE:
SHORT PLAT IMPROVEMENT PLANS FOR SMITH & BURKLAND
 SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.

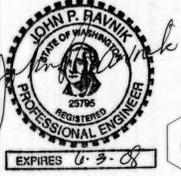
DRAWING NO. 04032SITE.ASB.dwg
 JOB NO. 04032
 SHEET NO. 2 OF 18

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



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APPROVED BY: _____ Date: _____



FOR AS-CONSTRUCTED INFORMATION ONLY

PLAN STATUS: AS-CONSTRUCTED

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

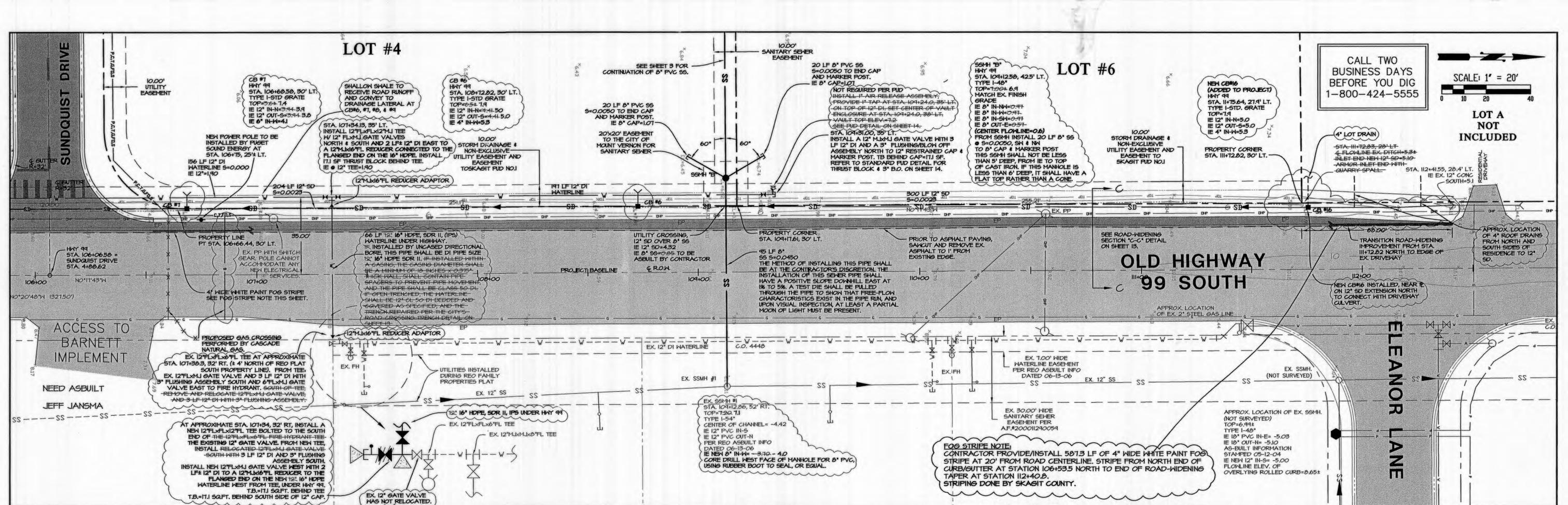
Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LN./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
POWER, TELEPHONE, CABLE, GAS, & FIBER OPTIC SITE PLAN

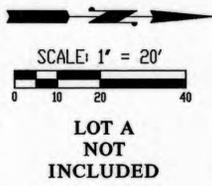
SCALE: 1" = 50'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 03/02/08

SHEET TITLE:
SHORT PLAT IMPROVEMENT PLANS FOR SMITH & BURKLAND SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.

DRAWING NO. 04032SITE.ASB.dwg
JOB NO. 04032
SHEET NO. 4 OF 18



CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



LOT A NOT INCLUDED

OLD HIGHWAY 99 SOUTH

ELEANOR LANE

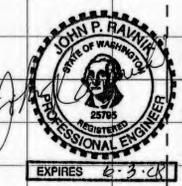
EXISTING TRAVEL LANES:
THE CONTRACTOR SHALL THOROUGHLY EVALUATE EACH LOCATION WHERE A UTILITY CROSSING IS PROPOSED CROSSING OLD HIGHWAY 99 AND HICKOX ROAD. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES, AND SHALL PERFORM ALL WORK NECESSARY TO ACHIEVE THE INSTALLATION REQUIRED, DURING ALL PERIODS OF WORK WHEN THESE UTILITY CROSSINGS ARE BEING PERFORMED, AT LEAST ONE LANE OF TRAFFIC SHALL BE MAINTAINED, DURING ALL PERIODS WHEN ONLY ONE LANE IS AVAILABLE. FLAGGERS SHALL BE ON-SITE TO DIRECT AND MANAGE TRAFFIC. THE AVAILABLE LANE FOR TRAFFIC SHALL BE WIDE ENOUGH TO ACCOMMODATE ALL TYPES OF VEHICLES, INCLUDING LONG TRUCKS AND TRAILERS, AND INCLUDING A SUFFICIENT LANE WIDTH AND APPROACH TO CONTINUALLY ALLOW ALL TRAFFIC TO ENTER AND EXIT HICKOX ROAD AT OLD HIGHWAY 99.

FOG STRIPE NOTE:
CONTRACTOR PROVIDE/INSTALL 5813 LF OF 4" WIDE WHITE PAINT FOG STRIPE AT 20' FROM ROAD CENTERLINE. STRIPE FROM NORTH END OF CURB/GUTTER AT STATION 106+53.5 NORTH TO END OF ROAD-WIDENING TAPER AT STATION 112+40.8. STRIPING DONE BY SKAGIT COUNTY.

NEW CBM6 (ADDED TO PROJECT)
HNY 99
STA. 1175.64, 21.9' LT.
TYPE 1-STD. GRATE
TOP=5.64 7.4
IE 12" IN-N=5.0
IE 12" OUT-S=5.0
IE 4" IN-N=5.3

NEW 12" SD INSTALLED TO DRIVEWAY CULVERT
STA. 112+41.55, 28.4' LT.
IE EX. 12" CONC SOUTH=5.1

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FOR AS-CONSTRUCTED INFORMATION ONLY

APPROVED BY: _____ Date: _____
This approval will expire in one year from the date noted above.

W.O.#4563
AS-CONSTRUCTED C.O.#07-3236

John P. Ravnik
ENGINEER
DATE: 1-1-08

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LN./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

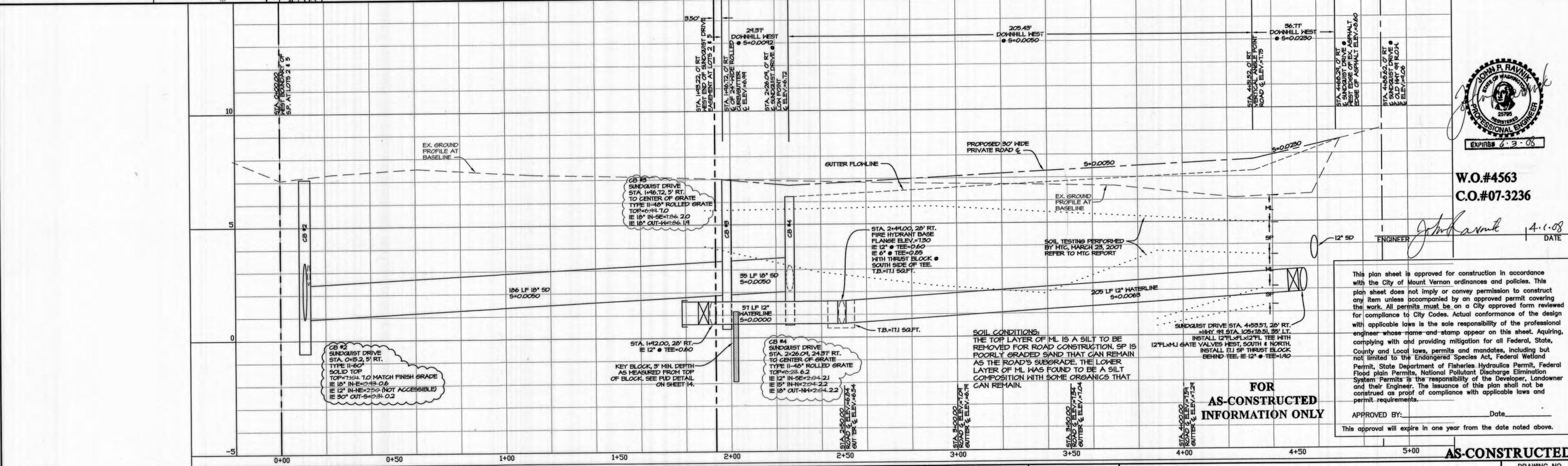
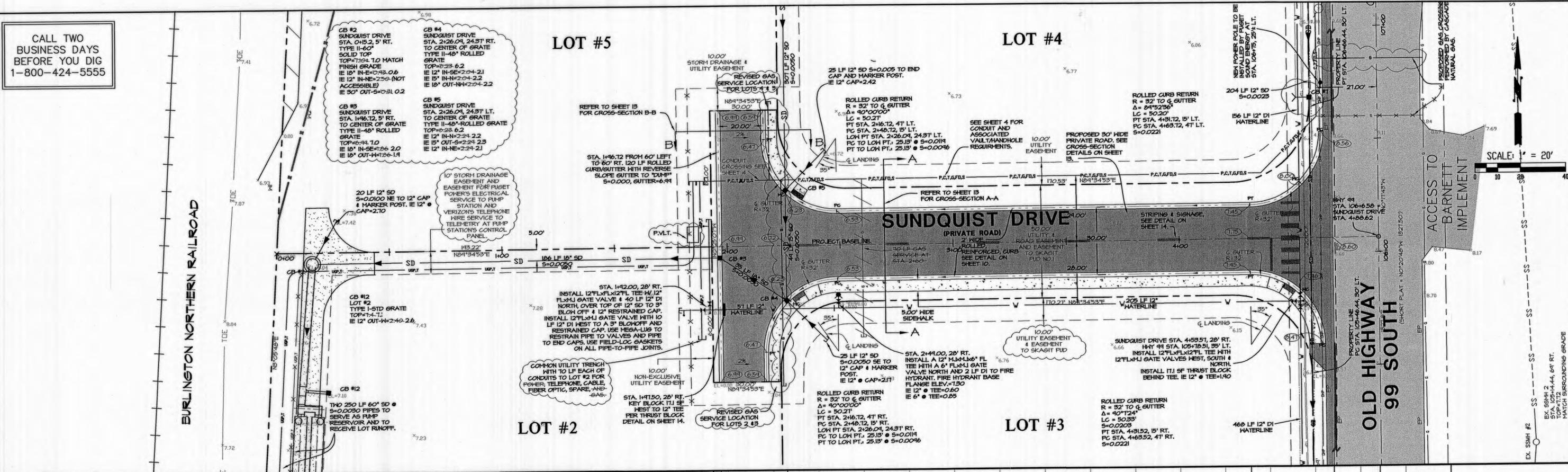
SHEET DESCRIPTION:
**HWY 99
PLAN & PROFILE (2)**

SCALE: 1" = 20'
VERT: 1" = 2'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 02/08/08

SHEET TITLE:
**SHORT PLAT IMPROVEMENT PLANS
FOR
SMITH & BURKLAND
SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.**

DRAWING NO.
04032SITE.ASB.dwg
JOB NO.
04032
SHEET NO.
6 OF 18

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



W.O.#4563
C.O.#07-3236

APPROVED BY: *Joseph P. Ravnik* 1/4/08
DATE

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APPROVED BY: _____ Date: _____
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REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LN./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
**SUNDQUIST DRIVE
PLAN & PROFILE**

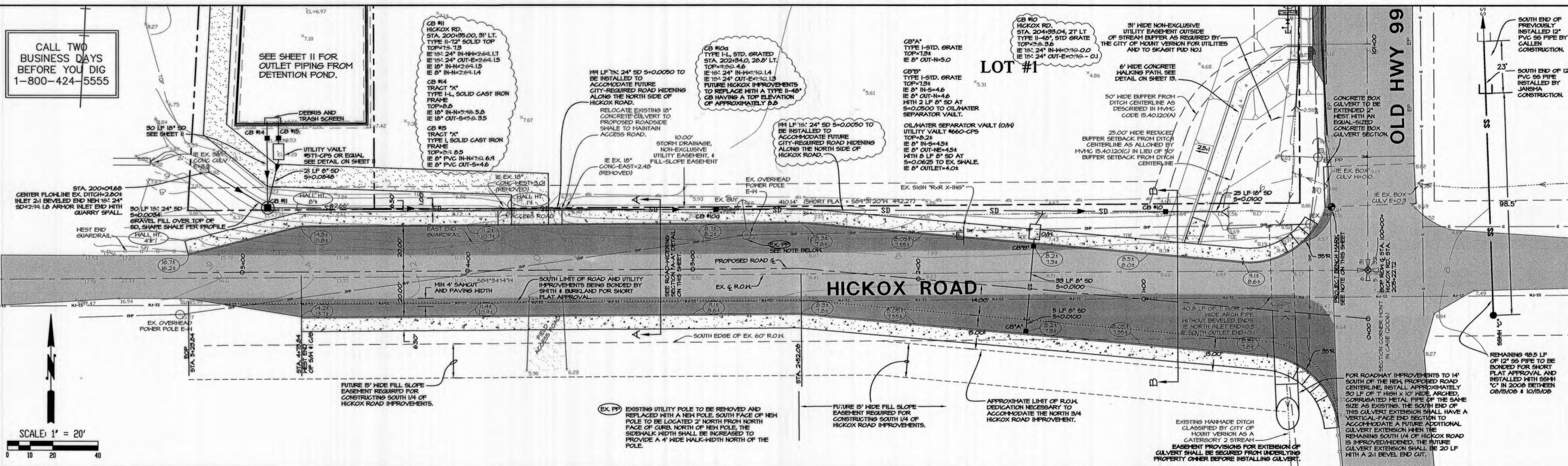
SCALE: HORZ: 1" = 20'
VERT: 1" = 2'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 03/02/08

SHEET TITLE:
**SHORT PLAT IMPROVEMENT PLANS
FOR
SMITH & BURKLAND
SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.**

DRAWING NO. 04032SITE.ASB.dwg
JOB NO. 04032
SHEET NO. 7 OF 18

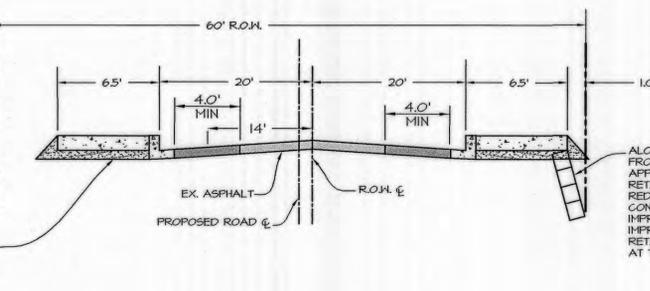
AS-CONSTRUCTED

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555



SCALE: 1" = 20'

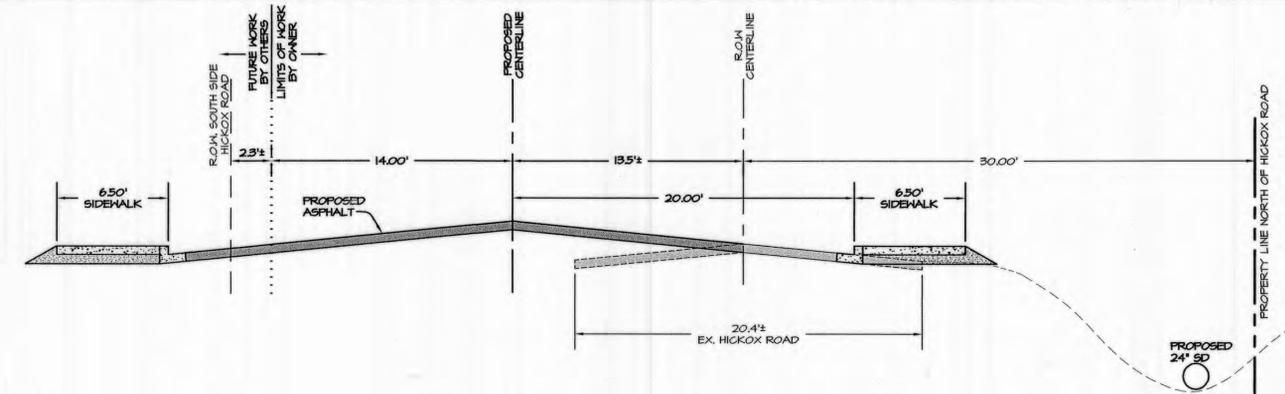
CROSS SECTION A
PROPOSED PUBLIC ACCESS ROAD CROSS-SECTION
VIEW LOOKING WEST
NTS



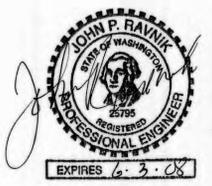
ROAD SECTION IMPROVEMENTS SHALL CONSIST OF:
4" DEPTH CLASS BE ASPHALT
4" DEPTH CRUSHED SURFACING TOP COURSE
15" DEPTH GRAVEL STRUCTURAL FILL
GEOTEXTILE FABRIC

ALONG THE NORTH BACK OF WALK IMPROVEMENTS, FROM THE WEST EDGE OF DRIVEWAY NEAR APPROXIMATE STATION 540.0, AN ENGINEERED RETAINING BLOCK ASSEMBLY, SUCH AS REDI-ROCK, SHALL BE DESIGNED AND CONSTRUCTED TO RETAIN THE ROAD-WIDENING IMPROVEMENTS TO THE WEST END OF THE HICKOX IMPROVEMENT AREA, WITHIN THE SAME LENGTH OF RETAINING WALL, A HANDRAIL SHALL BE INCLUDED AT THE BACK OF WALK.

CROSS SECTION B-B
PROPOSED PUBLIC ACCESS ROAD CROSS-SECTION
VIEW LOOKING WEST
SCALE: 1"=5'



THIS SHEET REPRESENTS THE ESTIMATED PARAMETERS FOR A FUTURE FULL-BUILDOUT OF HICKOX ROAD. THIS SHEET IS NOT FOR CONSTRUCTION PURPOSES. WHEN APPROVED, THE WORK ON THIS SHEET WILL BE USED TO PREPARE A 150% CONSTRUCTION BOND BY THE APPLICANT TO THE CITY OF MOUNT VERNON, WITH SAID BOND BEING UPDATED AS NECESSARY, FOR A PERIOD OF 5 YEARS COMMENCING FROM THE DATE OF THIS SHORT PLAT APPROVAL, IN ACCORDANCE WITH THE PROJECT'S SHORT PLAT CONDITIONS OF APPROVAL. THE PHYSICAL LIMIT OF WORK COVERED BY THIS BOND COMMENCES AT 14' SOUTH FROM THE PROPOSED ROAD CENTERLINE, (SHOWN BY A DOTTED LINE ABOVE), AND EXTENDS TO THE NORTH BACK OF WALK, INCLUSIVE OF A ROADWAY, UTILITY, AND RETAINING WALL IMPROVEMENTS.



FOR AS-CONSTRUCTED INFORMATION ONLY
John P. Ravnik
EXPIRES 10-3-08
ENGINEER DATE 1-1-08

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APPROVED BY: _____ Date: _____
This approval will expire in one year from the date noted above.

REV. NO.	REVISION	DATE	BY	APPROVED
1	ASBUILT INFO PER LISSER & ASSOCIATES	1/17/08	DLR	JPR

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING
1633 LINDAMOOD LN./P.O. BOX 361
BURLINGTON, WA 98233
PH: (360) 707-2048 FAX: (360) 707-2216

SHEET DESCRIPTION:
5-YEAR-BONDED CONCEPTUAL IMPROVEMENT PLAN FOR PUBLIC HICKOX ROAD

SCALE: 1" = 20'
DRAWN BY: D. REMSEN
CHECKED BY: J. RAVNIK
DATE: 03/02/08

SHEET TITLE:
SHORT PLAT IMPROVEMENT PLANS FOR SMITH & BURKLAND SE 1/4 OF SECTION 31, T. 34 N., R. 4 E., W.M.

DRAWING NO. 04032SITE.dwg
JOB NO. 04032
SHEET NO. 9 OF 18

Dated: 10-11-16

Vargas Real Estate Group LLC
(Sellers)

[Signature]
Vargas Real Estate Group LLC
[Signature]

STATE OF WA
COUNTY OF Skagit

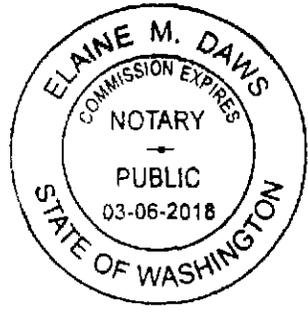
ss.

I certify that I know or have satisfactory evidence that Juan Vargas and Jerry Thompson
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed
this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it
as the members of
Vargas Real Estate Group LLC to be
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/11/16

[Signature]
Elaine M. Daws

Notary name printed or typed: Elaine M. Daws
Notary Public in and for the State of WA
Residing at Sedro Woolley
My appointment expires: 3/6/18



**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 20

When recorded return to:

Skagit Transit System
600 Country Shop Lane
Burlington, WA 98233



200810310021
Skagit County Auditor

10/31/2008 Page 1 of 2 9:16AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 130015-SE

Grantor: S & B Land LLC
Grantee: Skagit Transit System

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR S & B LAND, LLC, a Washington Limited Liability Company, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT TRANSIT SYSTEM, a Municipal Corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of SE 1/4, 31-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 130015-SE.

Tax Parcel Number(s): P29327, P127850

Dated OCTOBER 20th 2008

S & B Land LLC

Richard H. Smith
By: Richard H. Smith, Member

Robert Burkland
By: Robert Burkland, Member

3592
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 31 2008

24598.63
Skagit County Treasurer

Patricia A. Smith
By: Patricia A. Smith, Member

Pamela K. Burkland
By: Pamela K. Burkland, Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard H. Smith, Patricia A. Smith, Robert E. Burkland and Pamela K. Burkland are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated their authorized to execute the instrument and are The Members of S & B Land, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 20th 2008

Anneliese Maria Farrell

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 6-28-2012

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/12

EXHIBIT A

Lots 1 and 3 of Short Plat No. LU-06-060, approved July 24, 2008, recorded July 29, 2008, under Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of Lot B, Skagit County Short Plat No. 8-73, dated March 12, 1973, approved April 2, 1973; located in the Southeast ¼ of the Southeast ¼ of Section 31, Township 34 North, Range 4 East, W.M.

TOGETHER WITH easements for ingress, egress and utilities as delineated on the face of said Short Plat.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



200810310021
Skagit County Auditor

10/31/2008 Page 2 of 2 9:16AM

When recorded return to:

Mr. Dale S. O'Brien, Executive Director
Skagit Transit System
600 Country Shop Lane
Burlington, WA 98233



200907130208
Skagit County Auditor

7/13/2009 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 133619-SE

Grantor: S & B Land, L.L.C.
Grantee: Skagit Transit System, a Municipal Corporation of the State of Washington

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR S & B LAND L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT TRANSIT SYSTEM, a municipal corporation of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, SP LU-06-060; Ptn SE1/4 Of SE1/4, 31-34-4 E W.M.

Tax Parcel Number(s): 340431-4-015-0300, P127849

Lot 2 of Short Plat No. LU-06-060, approved July 24, 2008, recorded July 29, 2008, under Auditor's File No. 200807290144, records of Skagit County, Washington; being a portion of Lot B, Skagit County Short Plat No. 8-73, dated March 12, 1973, approved April 2, 1973; located in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M.

TOGETHER WITH easements for ingress, egress and utilities as delineated on the face of said Short Plat.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 133619-SE.

Dated 6/24/09

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2075
JUL 18 2009

Amount Paid \$ 10,579.20
Skagit Co. Treasurer
By mm Deputy

S & B Land, L.L.C.

Richard H. Smith
By: Richard H. Smith, Member

Robert Burkland
By: Robert Burkland, Member

Patricia A. Smith
By: Patricia A. Smith, Member

Pamela K. Burkland
By: Pamela K. Burkland, Member

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Richard H. Smith, Patricia A. Smith, Robert
Burkland and Pamela K. Burkland are _____ the persons who appeared before
me, and said persons acknowledged that they signed this instrument, on oath stated They are
authorized to execute the instrument and Are the Members
_____ of S & B Land LLC
_____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/24/09

Ida Mae Ekkelkamp

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2012



200907130208
Skagit County Auditor

7/13/2009 Page 2 of 2 3:25PM

SKAGIT WETLANDS & CRITICAL AREAS, INC
720 SHELTER BAY DRIVE
LA CONNER, WASHINGTON 98257
PHONE/FAX: 360-466-1412

FEBRUARY 10, 2005

WETLAND DELINEATIONS FOR

RICHARD SMITH/ROBERT BURKLAND
SEAS HOLDING, LLC
18495 DIKE ROAD
MOUNT VERNON, WASHINGTON 98273

SITE: OLD HIGHWAY 99 SOUTH AND HICKOX ROAD

P29327



SMITH-BURKLAND PROPERTY

1. SITE DESCRIPTION

This is a 12.76 acre property located at the intersection of Highway 99 South and Hickox Road. Its western boundary is the Burlington Northern Railroad tracks. It is in the SE ¼, SE ¼, Section 31, Township 34N, Range 4E. It is flat in nature with a small unregulated isolated wetland along the west property line. The wetland is within the railroad right-of-way. A Type 3 Water, a drainage ditch, is found at the SE corner of the property.

The property has been farmed for 100 +/- years. Its crop for 2004 was Cashup winter wheat (*Triticum aestivum*). There are agricultural drainage ditches on the east and south property lines. It has been drained by the ditches and a red-clay tile system.

2. PROJECT DESCRIPTION

There is no project planned for the property at this time.

3. METHODOLOGY

The methodology for this report is by the Washington State Wetland Identification and Delineations Manual, Department of Ecology Publication #96-94; the Washington State Wetland Rating System, Department of Ecology Publication #93-74; and the Skagit County Critical Areas Ordinance Chapter 14. We designed a transect grid pattern of 100' X 200' plots for soil pit testing sites. This totaled 31 soil pits we characterized. Special consideration was given to Section F, of the Manual, Atypical Situations, due to disturbed natural vegetation to delineate the wetland.

4. IMPACT AND REGULATORY ANALYSIS

At this time there is no project planned for the property. The property contains a Category IV Isolated Wetland. Skagit County Code (SCC) 14.24.530 (2) Standard Wetland Buffer Requirements, requires a 25 foot buffer as measured in a landward direction from the wetland edge. SCC 14.24.230 (2) exempts a Category IV wetland of less than 10,000 square feet; the wetland is exempt. The Maddox drainage ditch is a Type 3 Water. SCC 14.24.530 (2) Standard Riparian Buffers, requires a 100 foot buffer as measured from the ordinary high water mark of the ditch.

5. ASSESSMENT

VEGETATION

The property has been in Winter wheat production in the past 2 years. It is covered with wheat stubble. Some weeds have invaded the property since the last harvest. The invasive weeds are scattered throughout the site. The wheat and the weeds of the property include:

- a. *Triticum aestivum*, Cashup wheat stubble, FACU
- b. *Gallium aparine*, Bedstraw, FACU
- c. *Lamium purpureum*, Purple deadnettle, FACU
- d. *Brassica rapa*, Wild mustard/turnip, UPL

SOILS

The USDA Soil Survey of Skagit County has mapped the majority of the property as Sumas silt loam, a Typic fluvaquents. This is a hydric soil. The property is noted on the NWI map as being hydric. A portion of the property is mapped by the Survey as Field silt loam, protected, a non-hydric Aquic Xerofluvents.

The Washington State Wetland Identification and Delineation Manual reads, in Paragraph 37:

A drained hydric soil is one in which sufficient ground or surface water has been removed by artificial means such that the area will no longer support hydrophytic vegetation. On-site evidence of drained soils includes:

- a. *Presence of ditches or canals of sufficient depth to lower the water table below the major portion of the root zone of the prevalent vegetation.*

Findings: The property is lined on two sides with drainage ditches. The ditches are maintained by Drainage District 17.

- b. *Presence of dikes, levies, or similar structures that obstruct normal inundation of an area.*

Findings: The property is protected from normal inundation by the Skagit River dike and levy system.

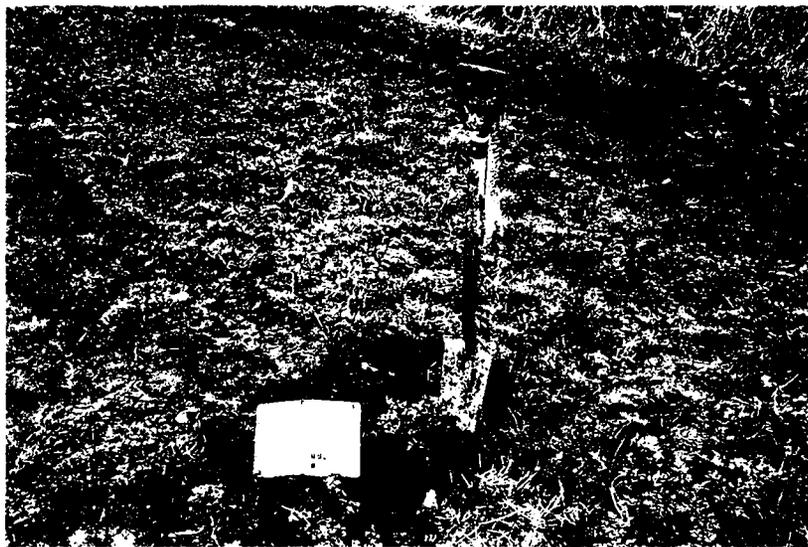
- c. *Presence of a tile system to promote subsurface drainage.*

Findings: Evidence of a red-clay tile system is found on the property.

- d. *Diversion of upland surface runoff from an area.*

Findings: The upland runoff is diverted in places to the ditches.

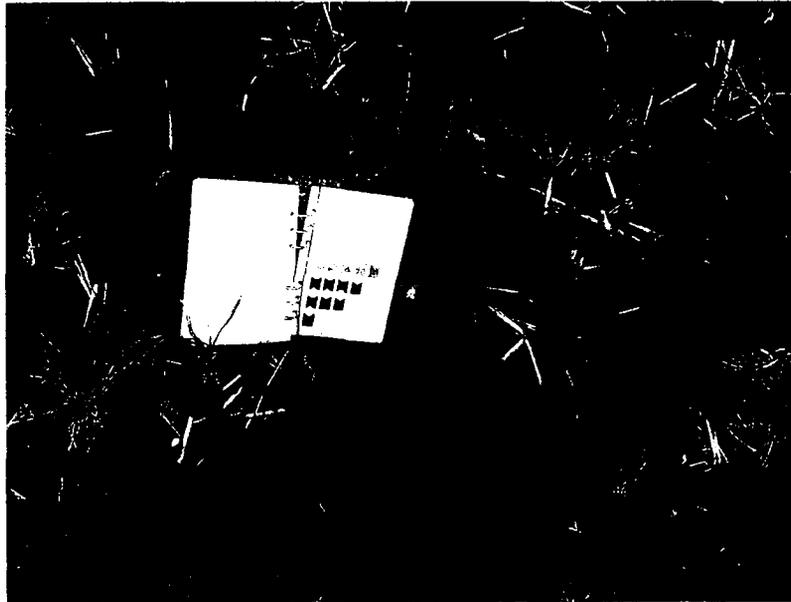
Our soil pits confirm a very uniform Munsell reading of 10YR 3/2 in the solum to 16 inches. It is a silt loam. While the USDA Soil Survey describes a gray substratum of 10YR 6/1, with mottles of 5Y 5/1, we find a grayish/brown loamy sand to a fine sandy loam substratum of 2.5Y 4/2. Redoximorphication is found in very few of our pits and those that do display reduction are in the form of faint stains with Munsell readings of 10YR 5/6 below 12 inches. Our findings indicate that hydric soils are found in a narrow portion along the west property line in surrounding Soil Pit SP29. The majority of the property is mapped by the USDA Survey as Sumas silt loam with the exception of the northeast corner which is mapped as Field silt loam, protected, which is not hydric. Our findings confirm that the Field silt loam, protected, constitutes the majority of the property as found in the remainder of our 30 soil pits. Sumas silt loam is the soil of the wetland.



SMITH-BURKLAND UPLAND FIELD SILT LOAM, PROTECTED

WETLAND HYDROLOGY

Thirty of the thirty-one soil pits display no wetland hydrology above 12 inches in February, 2005. The Field silt loam, protected, is naturally drained. In addition, the drainage ditches and the tile system has adequately removed any wetland hydrology indicators except for the isolated depressional wetland of Sumas silt loam.



SMITH-BURLKAND WETLAND SOILS AND HYDROLOGY

6. DETERMINATION TABLES

PLOT#	VEGETATION	SOILS	HYDROLOGY
1	Negative	Negative	Negative
2	Negative	Negative	Negative
3	Negative	Negative	Negative
4	Negative	Negative	Negative
5	Negative	Negative	Negative
6	Negative	Negative	Negative
7	Negative	Negative	Negative
8	Negative	Negative	Negative
9	Negative	Negative	Negative
10	Negative	Negative	Negative
11	Negative	Negative	Negative
12	Negative	Negative	Negative
13	Negative	Negative	Negative
14	Negative	Negative	Negative
15	Negative	Negative	Negative
16	Negative	Negative	Negative
17	Negative	Negative	Negative
18	Negative	Negative	Negative
19	Negative	Negative	Negative
20	Negative	Negative	Negative
21	Negative	Negative	Negative
22	Negative	Negative	Negative
23	Negative	Negative	Negative

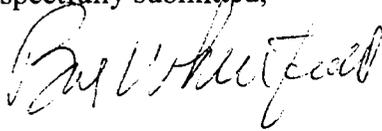
24	Negative	Negative	Negative
25	Negative	Negative	Negative
26	Negative	Negative	Negative
27	Negative	Negative	Negative
28	Negative	Negative	Negative
29	Negative*	Positive	Positive
30	Negative	Negative	Negative
31	Negative	Negative	Negative

*Atypical determination

7. SUMMARY

The property contains and isolated Category IV wetland of 6,700 square feet. The wetland is unregulated. A buffer is not required. The Maddox drainage ditch requires a buffer of 100 feet.

Respectfully submitted,



Bob Whitefield, SWS, SAF
Skagit Wetlands & Critical Areas, Inc.

Heike Nelson

From: Bradley, Rebecca [rebeccab@ci.mount-vernon.wa.us]
Sent: Thursday, January 12, 2006 10:51 AM
To: ravnik@fidalgo.net
Cc: Hanson, Jana
Subject: SEPA Addendum

Hi John:

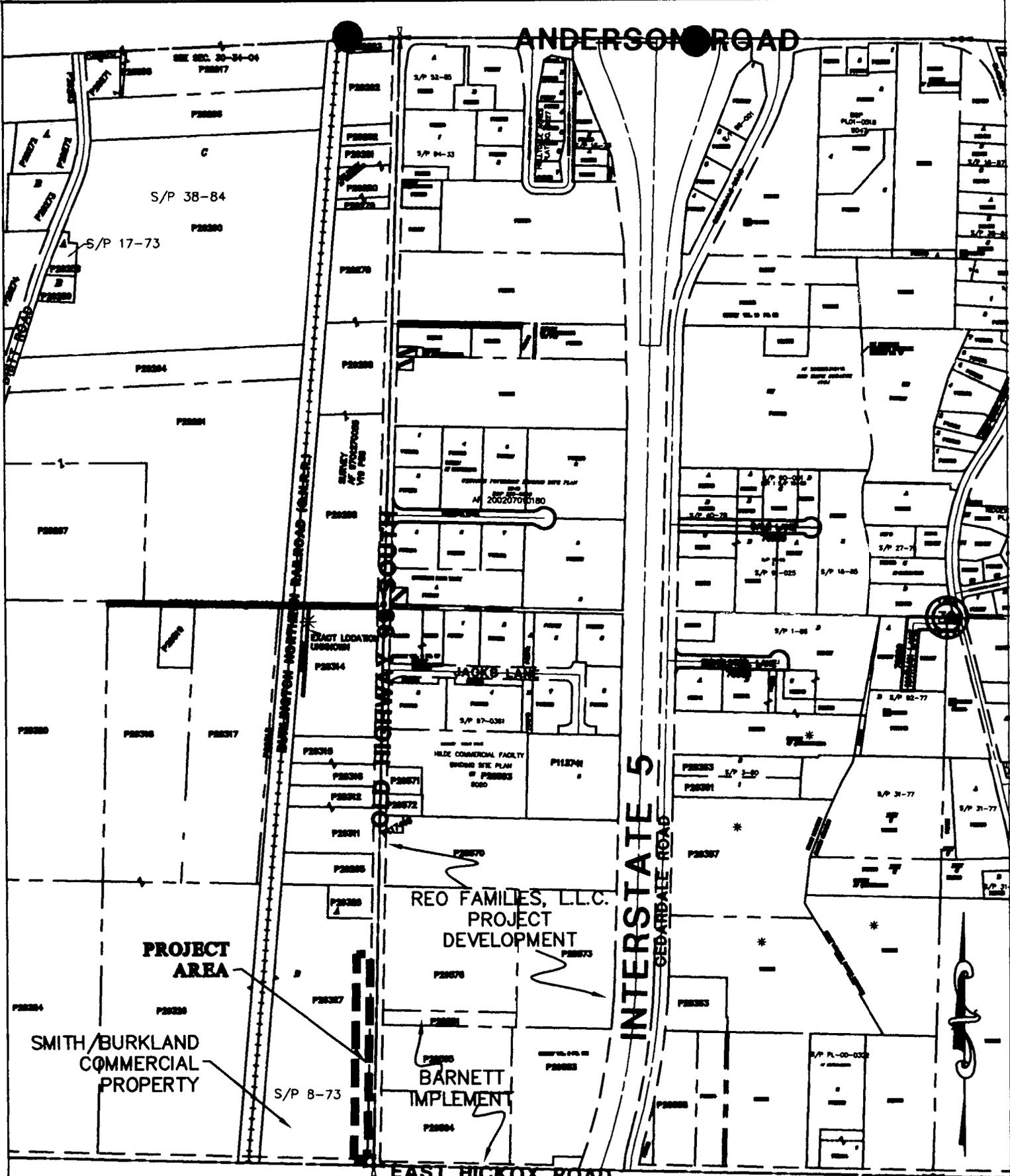
Per our conversation this morning, I just went through a couple of old files and adopted sub-area plans and I think we will be able to issue a SEPA addendum for the water line - however, I still need to run everything through Jana, which I haven't done yet.

So...if you would provide me with a project description and exhibit maps I'll see what we can do.

Thanks,

Rebecca S. Bradley,
Senior Planner
City of Mount Vernon
Development Services Department
910 Cleveland Ave. / P.O. Box 809
Mount Vernon, WA 98273
(360) 336-6214, fax: (360) 336-6283

2/8/2006



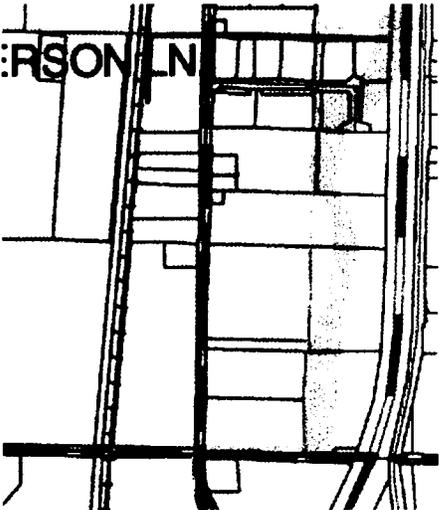
Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LAND-USE PLANNING
 108 E GILKEY ROAD/P.O. BOX 341
 BURLINGTON, WA 98233
 PH: (360) 797-2048 FAX: (360) 797-2216

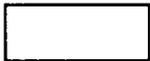
SHEET DESCRIPTION:

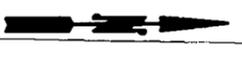
VICINITY MAP

SCALE: 1"=600'
 DRAWN BY: HLH
 JOB NO. 04041
 VICINITY2.DWG
 DATE: 10-12-05

Hydric Soils Map from Skagit County



-  200 Foot Area
-  Hydric Soils
-  National Wetland Inventory
-  Air Photo Interpretation of Wetland Boundaries



P29322

P29321

P29320

P29318

P29317

P29313

P29315

P29316

P29312

P29311

P29265

BURLINGTON NORTHERN RAIL

S/P 97-036

PLAT

HILDE COMMERCIAL FACILITY
BINDING SITE PLAN
10
8020

P29570

9

SURVEY
2001031901

S/P 3-80

2

1

EXACT LOCATION
SLOUGH

CEDARDALE ROAD

P29325

P29324

P29326

P29327

P29581

P29575

SURVEY VOL. 9 P.C. 100

S/P

HICKOX ROAD

P16434

SURVEY
AF200410050055

LOT - 2

P16413

LOT 1

P16411

P16426

P16337

LOT 4

5

P16334

P16330

P16328

P16329

LOT 3

Section 31

R 04 E

LOT 3

OLD HIGHWAY 99

HIGHWAY

EAST HICKOX ROAD

SHEET DESCRIPTION

9 LOT SHORT PLAT

FOR
SMITH & BURKLAND
SECTION 31, T. 34 N., R. 4 E., W.M.

SHEET TITLE

300' BOUNDARY
EXHIBIT

SCALE 1"=300'

DRAWN BY: BUS

CHECKED BY: JFR

DATE: 04/10/98

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LAND-USE PLANNING

100 E. QUILLERY/PO. BOX 86
BURLINGTON, V.A. 22603
TEL: (540) 753-5500 FAX: (540) 753-5504



SURROUNDING PROPERTY OWNERS WITHIN 300 FEET

Parcel #	1st name	Last Name	2nd first name	2nd last name	Address	City	State	Zip
29317	David M	Christianson			18754 Pederson Ln	Mount Vernon	WA	98273
29326	D & D Seed Co Inc				18754 Pederson Lane	Mount Vernon	WA	98273
16411	Charles W	Schwab	Sherida A	Schwab	18266 Grouse Ln	Mount Vernon	WA	98274
29311	H Leslie/G Joy Faber	Robert E/Pamela K. Burkland	DBA Farwest Equipment		3927 Old Hwy 99 So Rd	Mount Vernon	WA	98273
29265	Robert E	Burkland	Pamela K	Burkland	17285 Britt Rd	Mount Vernon	WA	98273
29328	Larry E	Friend			4009 Old Hwy 99 S Rd	Mount Vernon	WA	98273
29327	Richard H/Patricia A	Smith	Robert E/Pamela K	Burkland	18495 Dike Rd	Mount Vernon	WA	98273
16426	Lillian M	Sundquist	C/O Norma	Gilbertson	P O Box 395	Stanwood	WA	98292
29570	REO Family Properties LLC				305 Freeway Drive	Mount Vernon	WA	98273
29575	REO Family Properties LLC				305 Freeway Drive	Mount Vernon	WA	98273
29581	Barnett Implement Co Inc				PO Box 666	Mount Vernon	WA	98273
29595	Barnett Implement Co Inc				PO Box 666	Mount Vernon	WA	98273
29584	Barnett Implement Co Inc				PO Box 666	Mount Vernon	WA	98273
16350	Puget Sound Energy/Elec		C/O Property Tax Dept		P O Box 90868	Bellevue	WA	98009
16337	Pape Properties Inc				PO Box 407	Eugene	OR	97440
29313	Drainage Dist #17		C/O Waltner	Herb	18687 W Stackpole Rd	Mount Vernon	WA	98273

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 21

Return Address:

Fahlman & Olson, PS
Harborscape Professional Building
1524 Alaskan Way, Suite 200
Seattle, WA 98101



200306110100
Skagit County Auditor

6/11/2003 Page 1 of 2 1:54PM

QUIT CLAIM DEED

Grantor:	GAI, Phillip H. (AKA Philip H. Gai) and Dorothy, husband and wife.
Grantee:	MTV LLC, a Washington limited liability company.
Legal Description:	Portion of NE ¼ of SE ¼ of Section 31, Township 34, Quarter 4, Range 4, Skagit County, Washington, more completely described below.
Assessor's Tax Parcel #:	P29315 and P29316

THE GRANTOR, PHILLIP H. GAI (AKA PHILIP H. GAI) and DOROTHY GAI, husband and wife, for and in consideration of estate planning purposes, conveys and quit claims to MTV LLC, a Washington limited liability company, GRANTEE, the following described real estate, situate in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

That portion of the North 125 feet of the South 698 feet of the Northeast ¼ of the Southeast ¼; Section 31, Township 34 North, Range 4 East W.M., lying East of the right of way of the Great Northern Railway Company; Except State Highway right of way; and

That portion of the North 105 feet of the South 573 feet of the Northeast ¼ of the Southeast ¼, Section 31, Township 34 North, Range 4 East W.M., lying east of the right of way of the Great Northern Railway Company, Except State Highway right of way.

Situate in Skagit County, Washington.

SUBJECT TO: all restrictions, reservations, conditions, easements, covenants, and limitations of record, records of Skagit County, Washington.

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 22

S05-022

CITY OF MOUNT VERNON
APPLICATION FOR COMMERCIAL SEWER CONNECTION
 Mount Vernon Development Services Department (360) 336-6214

Site Address		
Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Registered Agent <input type="checkbox"/>		
Name <u>Blue Diamond Manufacturing</u>		
Address <u>3709 Hwy 99 South</u>		
City <u>Mount Vernon</u> Zip <u>98273</u> Phone <u>360-428-1744</u>		
Contractor's Name <u>C+S Forestry Management</u>		
Address <u>7653 Butler Hill Rd</u>		
City <u>Burlington</u> Zip <u>98233</u> Phone <u>360-757-1664</u>		
Labor & Industries License/Exp. Date <u>CSFORM 000RA</u> <u>12-1-05</u>		
Property Tax Account Number (Required) ("P" #) <div style="border: 1px solid black; border-radius: 50%; width: 150px; height: 100px; margin: 10px auto; text-align: center; vertical-align: middle;">copy 6817</div>		
Occupancy Use		
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Office
<input type="checkbox"/> Retail	<input type="checkbox"/> Church	
<input type="checkbox"/> School	<input type="checkbox"/> Storage	
Square Footage of Structures Hooking Up to Sewer:		
Building 1:		
Building 2:		
Building 3:		
By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities.		
Signature of Owner/Agent <u>[Signature]</u>		Date
Project Contact		Phone Number
Fax Number		E-mail Address

PLUMBING		
No.	Type of Fixture	Fixture Unit
	Water Closet	
	Bathtub	
	Lavatory	
	Shower	
	Kitchen Sink	
	Dishwasher	
	Laundry Tray	
	Clothes Washer	
	Urinal/Bidet	
	Drinking Fountain	
	Floor Sink or Drain	
	Slop Sink	
	Grease Trap/Interceptor	
Application Checklist		
Applicant	Item	Office
	Application	
	Certified Legal Description	
	Certified Documentation of Ownership	
	Site Plan to scale - 3 sets	
FEES		
	Engineering Fees	
	Capacity Charge	
	Expansion Charge	
	Other/Review	
	Total Fees <u>permits⁰⁰ each site</u>	<u>100</u>

COPY

CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING LANDSCAPE PLANTS. PLANTS REQUIRED TO BE MOVED FOR SEWER SERVICE SHALL BE CAREFULLY REMOVED, PROTECTED AND REPLANTED WHEN EXCAVATION WORK IS COMPLETE. (TYPICAL FOR WORK IN ALL LANDSCAPE/PLANTER AREAS)

HIGHWAY 99

EXISTING SEWER STUB IE=-1.47 (CITY DATUM) CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION PRIOR TO CONSTRUCTION.

CONTRACTOR TO THE EXIST. 8" PVC SEWER LINE INTO SSMH #2

EXISTING 8" PVC S=0.003

JACKS LANE

COPY

3616 OFFICE

BLUE DIAMOND 3709

RIGHT OF WAY CENTERLINE

EXISTING 12" D.I.P.

EXISTING STORM SYSTEM TO REMAIN

20' PAVEMENT REPAIR SECTION

PAVED PARKING AREA

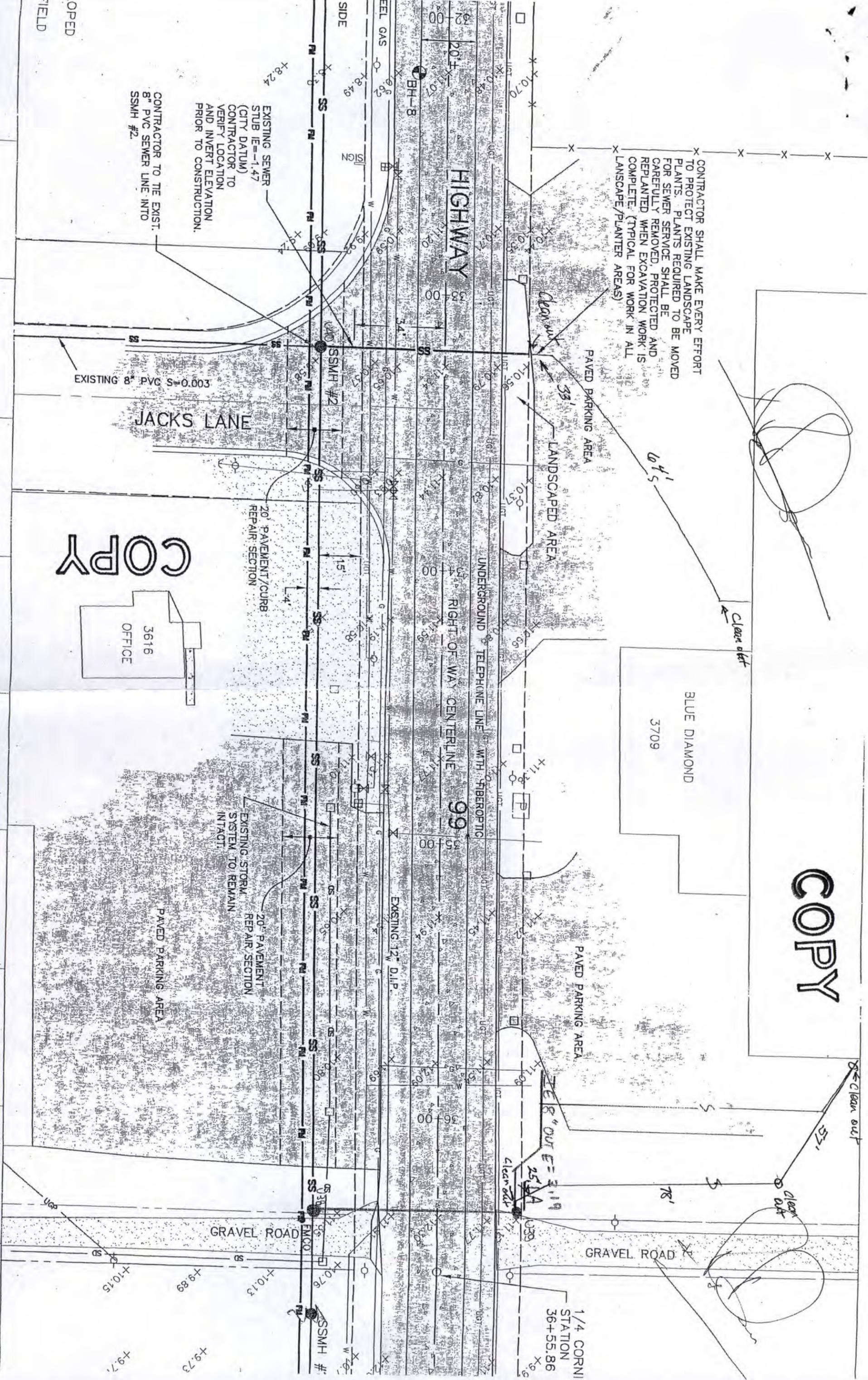
PAVED PARKING AREA

GRAVEL ROAD

GRAVEL ROAD

1/4 CORNI STATION 36+55.86

OPED FIELD





200802010075
Skagit County Auditor

2/1/2008 Page 1 of 2 1:33PM

When recorded return to:

G. Donald Calhoun, President
3709 Old Highway 99 South Road
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number 93737

Statutory Warranty Deed

THE GRANTORS Arthur C. Rogers, III and Bertha M. Rogers, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to West Agro, Inc. dba Delaval Manufacturing, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 31, Township 34, Range 4; Ptn. NE SE

GUARDIAN NORTHWEST TITLE CO.
93737E

Tax Parcel Number(s): P29314, 340431-4-004-0007

That portion of the Northeast 1/4 of the Southeast 1/4, Section 31, Township 34 North, Range 4 East W.M., lying East of the Great Northern Railroad right of way and West of Old State Highway 99; EXCEPT the South 698 feet thereof, and ALSO EXCEPT the North 20 feet thereof.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 1/23/2008

ac Rogers
Arthur C. Rogers, III

Bertha M. Rogers
Bertha M. Rogers

349
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 01 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 49,845
Skagit Co. Treasurer
By MF Deputy

I certify that I know or have satisfactory evidence that Arthur C. Rogers, III and Bertha M. Rogers, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1-30-08

Katie E. Hickok

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2007 2011



Exhibit "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Pacific Telephone and Telegraph Company
Dated: January 16, 1929
Recorded: February 18, 1929
Auditor's No: 220341
Purpose: A right-of-way with the right to erect and maintain anchors
Area Affected: The North and South lines of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East W.M..

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Arthur C. Rogers III
Recorded: August 26, 2002
Auditor's No.: 200208260078
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



200802010075
Skagit County Auditor

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 23

Return Address:

Fahlman & Olson, PS
Harborscape Professional Building
1524 Alaskan Way, Suite 200
Seattle, WA 98101



200306110100
Skagit County Auditor

6/11/2003 Page 1 of 2 1:54PM

QUIT CLAIM DEED

Grantor:	GAI, Phillip H. (AKA Philip H. Gai) and Dorothy, husband and wife.
Grantee:	MTV LLC, a Washington limited liability company.
Legal Description:	Portion of NE ¼ of SE ¼ of Section 31, Township 34, Quarter 4, Range 4, Skagit County, Washington, more completely described below.
Assessor's Tax Parcel #:	P29315 and P29316

THE GRANTOR, PHILLIP H. GAI (AKA PHILIP H. GAI) and DOROTHY GAI, husband and wife, for and in consideration of estate planning purposes, conveys and quit claims to MTV LLC, a Washington limited liability company, GRANTEE, the following described real estate, situate in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

That portion of the North 125 feet of the South 698 feet of the Northeast ¼ of the Southeast ¼; Section 31, Township 34 North, Range 4 East W.M., lying East of the right of way of the Great Northern Railway Company; Except State Highway right of way; and

That portion of the North 105 feet of the South 573 feet of the Northeast ¼ of the Southeast ¼, Section 31, Township 34 North, Range 4 East W.M., lying east of the right of way of the Great Northern Railway Company, Except State Highway right of way.

Situate in Skagit County, Washington.

SUBJECT TO: all restrictions, reservations, conditions, easements, covenants, and limitations of record, records of Skagit County, Washington.

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 24

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 25

AFTER RECORDING MAIL TO:

Gunnar Pedersen
1212-A Dike Road
Mount Vernon, WA 98273

7/3/10

KATHY HILL
SKAGIT COUNTY AUDITOR

'97 MAY 30 P2:15

RECORDED _____ FILED _____
REQUEST OF _____

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: T-81451-E
LAND TITLE COMPANY OF SKAGIT COUNTY

9705300121

Statutory Warranty Deed

Grantor(s): Alice M. Johnson
Grantee(s): Gunnar Pedersen
Abbreviated Legal: Ptn. SE 1/4 NE 1/4, 31-34-4, E.W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340431-1-009-0107/R29289

ORIGINAL

THE GRANTOR ALICE M. JOHNSON, as her separate property
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to GUNNAR PEDERSEN, a married individual, as his
separate property
the following described real estate, situated in the County of Skagit
See Attached Exhibit A

State of Washington:

#18321
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 30 1997

Amount Paid \$ 5967-
Skagit County Treasurer
By: Deputy

See Attached Exhibit B

Dated this 15th day of May, 1997

By Alice M. Johnson
Alice M. Johnson

By _____

By _____

By _____

STATE OF HAWAII
County of Honolulu

SS:

I certify that I know or have satisfactory evidence that ALICE M. JOHNSON

is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: MAY 21, 1997

Duane D. D...
Notary Public in and for the State of HAWAII
Residing at Honolulu Hawaii
My appointment expires: 7-15-97

26.
~~_____~~

9705300121

BK 1668 PGU 263

Exhibit A

That portion of the East 1/2 of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., lying and being East of the right of way of the Seattle and Montana Railroad Company, now the Great Northern Railroad Company,

EXCEPT any portion lying within the North 1,767.23 feet thereof,

AND EXCEPT Old Highway 99 and rights of way of ditches.

Being parcel described as Tract 2 of record of Survey recorded in Volume 19 of Surveys, page 56, under Auditor's File No. 9701270055 being a portion of the East 1/2 of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

9705300121

BK1668PG0264

Exhibit B

SUBJECT TO: Continuation of farm and agricultural tax classification disclosed by notice recorded April 3, 1975, under Auditor's file No. 815459 and subject to provisions of RCW 84.34; Easement in favor of Pacific Telephone and Telegraph Company recorded March 1, 1929, in Volume 150 of Deeds, page 290; Effect, if any, of a survey recorded January 27, 1997, under Auditor's File No. 9701270055.

97C5300121

BK 1668 PG 0265



Graham-Bunting Associates

Environmental & Land Use Services

3643 Legg Road, Bow, WA 98232

Ph. 360.766.4441 Fx. 360.766.4443

November 30, 2009

Elizabeth Higgins, AICP
Senior Planner
City of Mount Vernon Department of Community &
Economic Development
PO Box 809
910 Cleveland Avenue
Mount Vernon, WA 98273-0809

Letter of Transmittal: Pedersen Site Assessment (P-29289)

Dear Ms. Higgins:

Enclosed is a copy of the site assessment addressing the Pedersen property in south Mount Vernon. Following your inspection of the property on November 23rd, Pat and I collected data at a fourth location at a shallow depression in the northern portion of the property. In addition we excavated a soil test pit at the toe of the railroad grade along the western property boundary to observe the water table. No wetland indicators were observed at the fourth data collection point and no indicators of wetland hydrology were observed at the toe of the railroad grade.

We revisited the site on Friday the 27th following a site assessment on a nearby parcel. Our visit was conducted after another period of heavy rainfall in the Skagit Valley. Nearly an inch of precipitation was recorded at the WSU Research Station on Wednesday the 25th. The Skagit River crested at 27 feet (one foot below Phase 1 flood stage) at the Mount Vernon, Gauge Station. No surface saturation or ponding was observed on the Pedersen parcel.

In the event that you forward our assessment to the City's Biologist, we ask that you include our color photographs which we think will assist in reviewing the document. Please feel free to call either Pat or myself with any questions relating to our assessment. We are also available to meet with Dr. Lee to discuss our findings.

Sincerely,

Oscar Graham
Principal Ecologist

copy: Erik Pedersen, John Tuttle



Graham-Bunting Associates

Environmental & Land Use Services

3643 Legg Road, Bow, WA 98232

Ph. 360.766.4441 Fx. 360.766.4443

November 23, 2009

Erik Pedersen
1274 Hillcrest Drive
Burlington, WA 98233

Re: Wetland Site Assessment (P-29289)

Dear Mr. Pedersen:

At your request Graham-Bunting Associates (GBA) have conducted a site investigation and prepared the following report documenting our assessment of wetland parameters on the above referenced parcel. The report responds to a Technical Memorandum prepared by L. C. Lee & Associates, Inc. dated August 18, 2009. The L. C. Lee memorandum represents a third party review of a Wetland Reconnaissance prepared by Skagit Wetlands and Critical Areas, dated January 7, 2007. The items listed in the memorandum under a. through f. are in italics followed by our responses. The report is also based, in part; on guidance provided by Elizabeth Higgins (Senior Planner, City of Mount Vernon Community and Economic Development Department) in a letter to you dated November 9, 2009 followed by discussion items provided during a site inspection conducted on November 23, 2009.

a. Reevaluate the site during the wet season of 2009 –2010

GBA conducted inspections of the site on November 11, 19 and 23, 2009. Rainfall was steady and at times heavy during this period with accumulations typical of the annual and monthly average for Mount Vernon, WA. A rain gauge maintained at our office in Bow recorded a total of 3 inches of rain during the week of November 15th through the 21st. The Skagit River crested near Phase 1 flood stage at approximately 28 feet on the 17th. Precipitation during the 24-hour period preceding our site inspection of the 23rd was 0.62 inches (recorded at WSU NWREC). Temperatures ranged from the high 30s at night to the high 50s during the day. Observations of seed crops and native vegetation in the lower Skagit floodplain indicated continued plant growth. GBA consider these weather conditions to be favorable for the assessment of wetland parameters.

b. Consistent with current City requirements, use the 1987 Corps Delineation Manual and "Western Mountains, Valley's and Coast Region" Supplement as the a basis for identification and delineation of wetlands.

GBA utilized the 1987 Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) in the preparation of this report. The Corps Manual and Western Mountains, Valley's and Coast Region Interim Regional Supplement represent the accepted standard for identifying and delineating wetlands for jurisdictional purposes under the Clean Water Act. And the City of Mount Vernon for use in conjunction with the Growth Management Act mandated Critical Areas Ordinance. The manual incorporates the Clean Water Act Definition of Wetlands as follows:

"Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."

- c. Recognize that this farmland site represents an "Atypical or "Problematic situation" in the context of current City required delineation protocols and set up logic and sampling accordingly.

GBA reviewed the provisions of the manual and supplement relative to atypical and problematic situations and determined that the problematic procedures established in supplement as outlined under Section 5 "Managed plant communities" were appropriate for assessing conditions on site. Consultation with the property owners revealed that the site has been managed as a seed source for perennial ryegrass (*Lolium perenne*) by Christensen Seed Company of Mount Vernon over the past six years. Review of aerial photographs dating to the spring of 1937 suggest that the site has been utilized for agricultural purposes for many years. GBA determined that long-term management of the site for crop production has obscured vegetation indicators on the site to the extent that making a hydrophytic vegetation determination may be unreliable. Therefore the procedures outlined under managed plant communities (1) through (4) were utilized.

(1) GBA reviewed adjacent properties for consideration as unmanaged referenced sites. Adjacent properties are similar in character and use to the subject property in that they are generally substandard (< 40-acres) agricultural parcels utilized for production of specialty crops including seed. While unmanaged reference sites in the immediate area were not identified, experience with urbanizing areas within the Skagit floodplain has shown that remnant untilled agricultural lands are frequently colonized by invasive species including velvet grass (*Holcus lanatus*) FAC, sweet vernal grass (*Anthoxanthum odoratum*) FACU, colonial bentgrass (*Agrostis tenuis*) FAC, reed canarygrass (*Phalaris arundinacea*) FACW, soft rush (*Juncus effuses*) FACW, Canada thistle (*Cirsium arvense*) FACU+ and Himalayan blackberry (*Rubus discolor*) FACU. It has been our experience that the combination and dominance of these and other plant species generally satisfies the vegetation parameter.

(2) Because the site has been utilized for production agriculture for many years there are no areas within the property boundaries to assess unmanaged and/or native vegetation communities. The western border of the site consists of a shallow swale located along the toe of the fill prism associated with the main line of the Burlington Northern Railroad. While the swale should not be viewed as representative of the site, it exhibits individual trees and ground cover communities which do not reflect the managed condition of the subject property. A wind damaged Douglas fir (*Pseudotsuga menziesii*) FACU and cottonwood (*Populus balsamifera*) FAC are located along the northern portion of the swale. Small but vigorous colonies of salal (*Gaultheria shallon*) FACU and trailing blackberry (*Rubus ursinus*) FACU are present between the trees on the slope of the railroad grade. Reed canary grass is present at a number of locations along the toe of the prism. GBA do not anticipate a change in vegetation communities with the passing of another growing season.

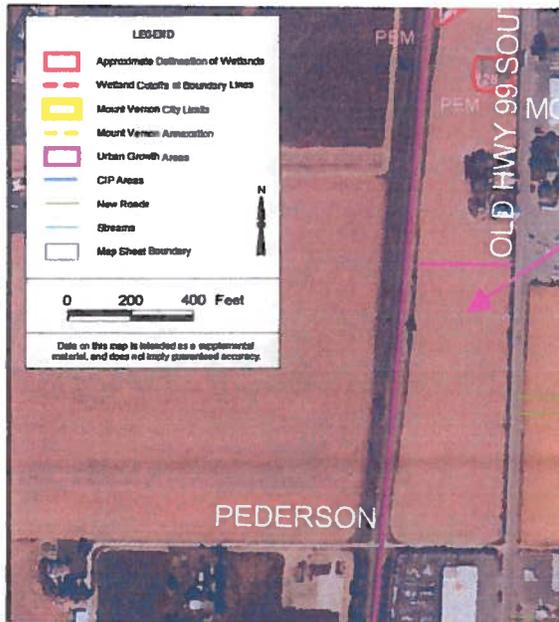
(3) GBA utilized off site public domain resource data to assist in ascertaining the character of vegetation and presence of regulated wetlands within the subject property boundaries. These resources include the National Wetland Inventory, Wetland and Stream Inventory for the City of Mount Vernon, Soil Survey for Skagit County Area, Washington, Skagit County Aerial Photographs and consultation with the property owners. These sources are summarized below.

National Wetland Inventory - The National Wetland Inventory (NWI) is compiled by the U.S. Department of Interior's Fish and Wildlife Service. NWI relies upon visual aerial photo interpretation of wetland indicators including hydrologic, vegetation and topographic signatures. Wetland areas identified under NWI are also classified in accordance with the Cowardin classification system which classifies wetlands, in part, through vegetation type. No wetlands are

mapped under NWI. The open field context of the subject property would be expected to lend itself well to the aerial photo interpretation. GBA utilize NWI only as a generalized map indication of the possible presence and extent of wetlands. Delineations are always based on a site-specific analysis.

City of Mount Vernon Wetland and Stream Inventory (January 2000)

The City of Mount Vernon compiled a wetland and stream inventory with the assistance of Shannon and Wilson Inc. Geotechnical and Environmental Consultants. GBA reviewed the document relative to the subject property. The inventory was compiled utilizing existing resource information including NWI, Skagit Soil Survey, Department of Natural Resources Water Resource Inventory and aerial photographs. The inventories also incorporated site-specific assessments prepared in association with development proposals and windshield surveys. The inventory does not identify potential wetlands at the site. It is noteworthy that while wetlands were not identified on the subject property, the windshield survey did identify palustrine emergent wetlands on the parcel north of the site.



City of Mount Vernon Wetland and Stream Inventory, Sheet 27 (January 2000)



National Wetland Inventory, Mount Vernon, WA (1989)

Soil Survey of Skagit County Area, Washington - The Soil Survey is compiled by the Natural Resource Conservation Service and includes mapped soil units registered to detailed descriptions of soil characteristics. The survey maps a single soil unit within the property boundaries: 136-Sumas silt loam is a very deep poorly drained soil typically found on floodplains and deltas. Permeability is moderate in the upper part of the soil column and rapid in the lower part. Rooting depth is limited by a seasonal high water table at a depth of 12 to 36 inches from November to April. The Sumas soil is listed as hydric on the local hydric soil list under criteria 2B3.

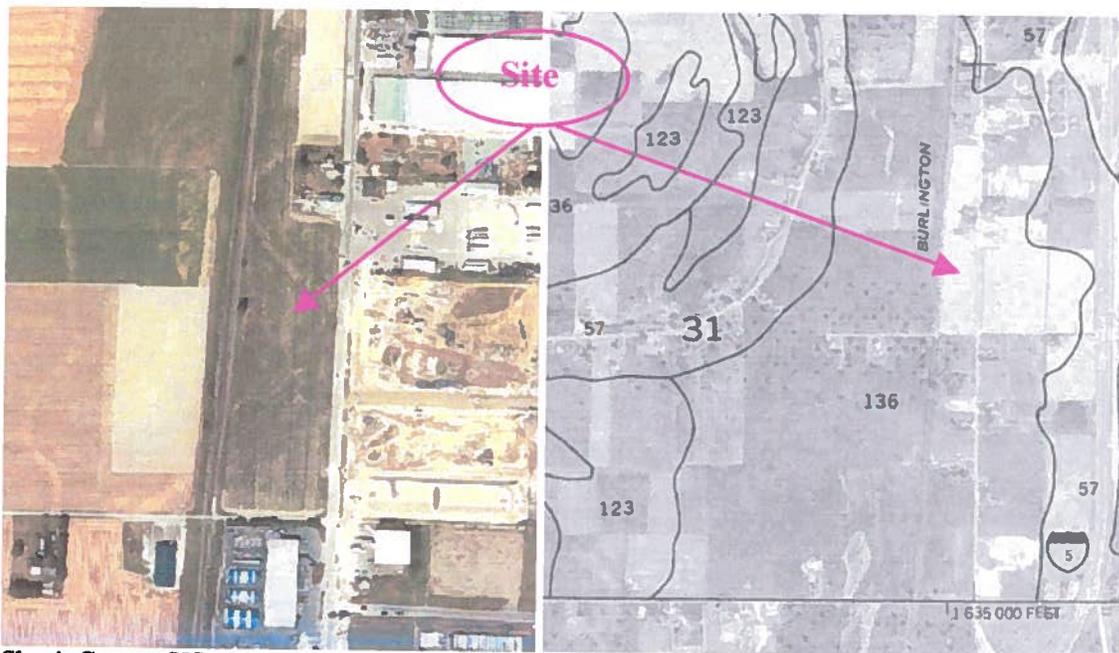
2. Soil in Aquic suborders, great groups, or subgroups, Albolls suborder, Aquisalids, Pachic subgroups, or Cumulic subgroups that are:
 - b) poorly drained or very poorly drained and have either:

(3) water table equal to 1.0 feet from the surface during the growing season if permeability is less than 6.0 inches/hour in any layer within 20 inches.

Included in this map unit are areas of Field, Mt. Vernon and Skagit soils. GBA found the soils on the site to be generally consistent with the description of the Field soil unit as described in the survey. The field soil is not listed as hydric.

Aerial Photographs (Skagit County Geographic Information Systems)

GBA accessed the Skagit County website to review aerial photographs of the subject property. Photographs from 1937, 1998, 2001, 2003, 2004, 2005, 2006, 2007 and 2009 were reviewed. While the photographs varied in seasonal timing and image quality, it was clear that the site was being actively managed for agricultural purposes in each year. Tilling patterns were visible in many of the images. Vegetation appeared to consist of grasses and row crops. A distinct serpentine swale or drainage pattern was visible in a number of the images including relatively recent photographs particularly the image from 2001. The swale appears to share the alignment of shallow depressions and subtle variation in vegetation at the site. Similar patterns are visible on adjacent parcels. Although data was collected both within and outside of the swale there was no discernable difference in the soil or hydrology indicators.



Skagit County GIS: iMap (2001)

Soil Survey of Skagit County: Sheet 50 (1989)

(4) Because the unmanaged vegetation condition could not be determined GBA assessed the site and based our wetland determination on indicators of hydric soil and wetland hydrology. The vegetation parameter was assumed at each data collection point. Our procedures and findings will be discussed further under d., e. and f. below.

- d. Register waters/wetland boundaries and sample locations to points/coordinates on the ground and to a map of the site. Please mark these sample locations in the field with stakes, GPS points, or both so that they can be easily relocated.

GBA conducted a site investigation in three phases.

Phase 1 - A preliminary investigation was conducted on November 11th immediately following a storm. The site was traversed with the property owners Rune and Erik Pedersen. The Pedersens described the recent agricultural use of the property and their proposal to utilize the site for light industrial development consistent with the Commercial/Limited Industrial (C-L) zoning designation. Two data collection points (DP 1 & 2) were established at shallow depressions located centrally and near the southeast corner of the site. Soil test pits were excavated with a heavy spade to a depth of 25 inches. A tile shovel was utilized to slice a soil profile from the wall of the pit. Hydrology, soil and vegetation were assessed at each data collection point and recorded.

Phase 2 – A brief visit to the site was conducted on November 19th following a period of heavy rainfall. Many fields in the lower Skagit and Samish basins were flooded. Waterfowl were observed to be distributed over much of the lower floodplain feeding in shallow flooded agricultural fields and pastures. The visit was conducted to observe and document surface hydrology following heavy rainfall. No ponding or surface saturation was observed during the site visit.



Photo 1 – View northeast from railroad crossing of Pedersen Lane showing subject property during period of heavy rainfall

Phase 3 – GBA accompanied Elizabeth Higgins of the City of Mount Vernon and the Pedersens on a site inspection on November 23rd. A single data collection point (DP 3) was established in

the shallow depression near the location of DP 1. A soil test pit was excavated to a depth of 25 inches. Hydrology, soil and vegetation were assessed, discussed with Ms. Higgins and recorded. A second shallow soil test pit approximately 17 inches in depth was opened and observed in the western portion of the depression at Ms. Higgins request. No hydrology indicators were visible and no data were recorded at this location. Following Ms. Higgins departure a fourth data point (DP 4) was established in a shallow depression located in the northern portion of the site. Data was collected consistent with the protocols described above. An observation pit was also excavated at the toe of the railroad grade prism. The pit was excavated to a depth of approximately 16 inches in an attempt to observe the water table. The soil surface was not saturated and the water table was not present in the pit. Data collection points were flagged on site with wood stakes and survey tape and measurements to each data point were taken. Data collection points and the two additional observation points are identified on the attached site plan. (Attachment A: Site Plan)

- e. *Substantiate conclusions with carefully filled out data sheets, a full plant list for the site, photographs, maps etc.*

Data collected is summarized in the following table.

Data Summary Table

DP	Hydrology	Soil	Vegetation	Status
1	no indicators	silt loam 2.5Y 3/3 – no redox	*managed for perennial rye (seed crop) parameter assumed	upland
2	no indicators	silt loam 2.5Y 3/3 – 1% - 2% redox below 13"	*managed for perennial rye (seed crop) parameter assumed	upland
3	no indicators	silt loam 2.5Y 3/3 – no redox	*managed for perennial rye (seed crop) parameter assumed	upland
4	no indicators	silt loam 2.5Y 3/3 – no redox	*managed for perennial rye (seed crop) parameter assumed	upland

*wetland parameter satisfied

Based on assessment of the data summarized above, GBA concluded that there are no wetlands within the property boundaries. At the guidance of the City's biologist our site investigation was conducted during a period of extended heavy rainfall late in the growing season, yet no indicators of wetland hydrology were observed at any of the data collection or observation points. The water table was not visible at any of the four data collection points despite excavations to a depth of at least 25 inches. Soil was cool to the touch but crumbled under pressure between the thumb and forefinger. The soil could not be rolled or snaked. The perennial rye roots were well established with a root zone that extended several inches below the soil surface and were not accompanied by oxidized rhizospheres. The ground surface was not spongy and did not exhibit saturation at any point within the property boundaries. Although review of aerial photographs indicates a historic drainage pattern on the site, none of photographs depict inundation. Careful onsite review did not identify any primary or secondary indicators of wetland hydrology.

Soils characteristics observed during our site investigation were not consistent with the description of Sumas silt loam as mapped in the soil survey. GBA's assessment of the soil was generally consistent with the survey description of 157-Field silt loam (protected) which is an

inclusion within the Sumas map unit. The soil layer, color and texture descriptions of the survey differ significantly between the hydric Sumas and non-hydric Field soils. The upper layer of the Sumas soil is described in upper and lower parts as silt loam with a color of very dark brown and dark grayish brown respectively. The upper layer of the Field soil is described as a dark brown silt loam 13 inches thick. While GBA observed a yellow or olive hue in the upper layer at each data collection point, layer thickness and texture were consistent with the description of the Field soil. It is possible that periodic deep plowing has mixed soil layers at the site. The underlying material for the Sumas soil is described as 3 inches of gray silt loam followed by 14 inches of gray loamy sand. The underlying material of the Field soil is described as 8 inches of olive silt loam followed by 19 inches of grayish brown and dark gray stratified fine sand and loamy fine sand. Assessment of the underlying material was consistent with the survey's description of the Field soil.

Munsell Color Chart comparisons conducted at each data point yielded relatively consistent results. Soil peds from the upper layer reflected matrix chromas of 2.5 Y 3/3. Redoximorphic features in the upper layer, to a depth of 13 to 15 inches, were absent at each data point. Assessment of the lower layer below 13 inches also yielded generally consistent results. Matrix chromas at data points 2, 3 and 4 ranged from 2.5Y 3/2 to 2.5Y 4/3. Redoximorphic features were also absent in the lower layer with the exception of data point 2 where 1-2 percent mottles were observed. No hydric soil indicators were observed.

Because GBA utilized the guidance provided under the Corps Interim Regional Supplement for problem situations for managed plant communities we relied upon the assessment of wetland hydrology and hydric soils in making our determination. The vegetation parameter was assumed to be satisfied at each data collection point. (Attachment B: Wetland Field Data Forms)



Photo 2 – View of representative soil test pit (data point 3) excavated to a depth of 25 inches. Note absence of water table and dryness of pit floor and walls.



Photo 3 – View of representative soil profile at data point 4. Note deep root zone of perennial rye, relatively light matrix chroma and absence of redoximorphic features.

f. Summarize findings in a delineation report for review.

In summary GBA have re-evaluated the site during the wet season of 2009 utilizing the current manual and regional supplement required by the City of Mount Vernon. We have applied the protocols addressing problematic situations provided for in the regional supplement under managed plant communities, registered sample locations to an aerial photograph of the site and

marked our sample locations in the field with stakes and survey tape. We have documented our findings with complete field data forms photographs and this report responding to the third party review provided by the City's wetland biologist. It is our professional opinion that management of the site for agricultural purposes has, over time, resulted in obscured vegetation indicators which render evaluation of the hydrophytic vegetation parameter unreliable. We have therefore relied upon assessment of the wetland hydrology and hydric soil parameters in making our determination for the site. Because the data collected has failed to satisfy the hydrology and soil parameters we have determined that the site is upland.

While this assessment reflects our best professional judgment and is based on the most current methods, procedures and regulatory guidance, the City of Mount Vernon retains land use review authority under the municipal code. The City's Community and Economic Development Department should be consulted prior to initiation of land use actions or construction. Please contact Patricia Bunting or myself with any questions relating to the reconnaissance. We are available to meet with City staff to review our findings at your request.

Sincerely,



Oscar Graham
Principal Wetland Ecologist



Patricia Bunting
Wetland Ecologist, PWS

References

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Personal Communications

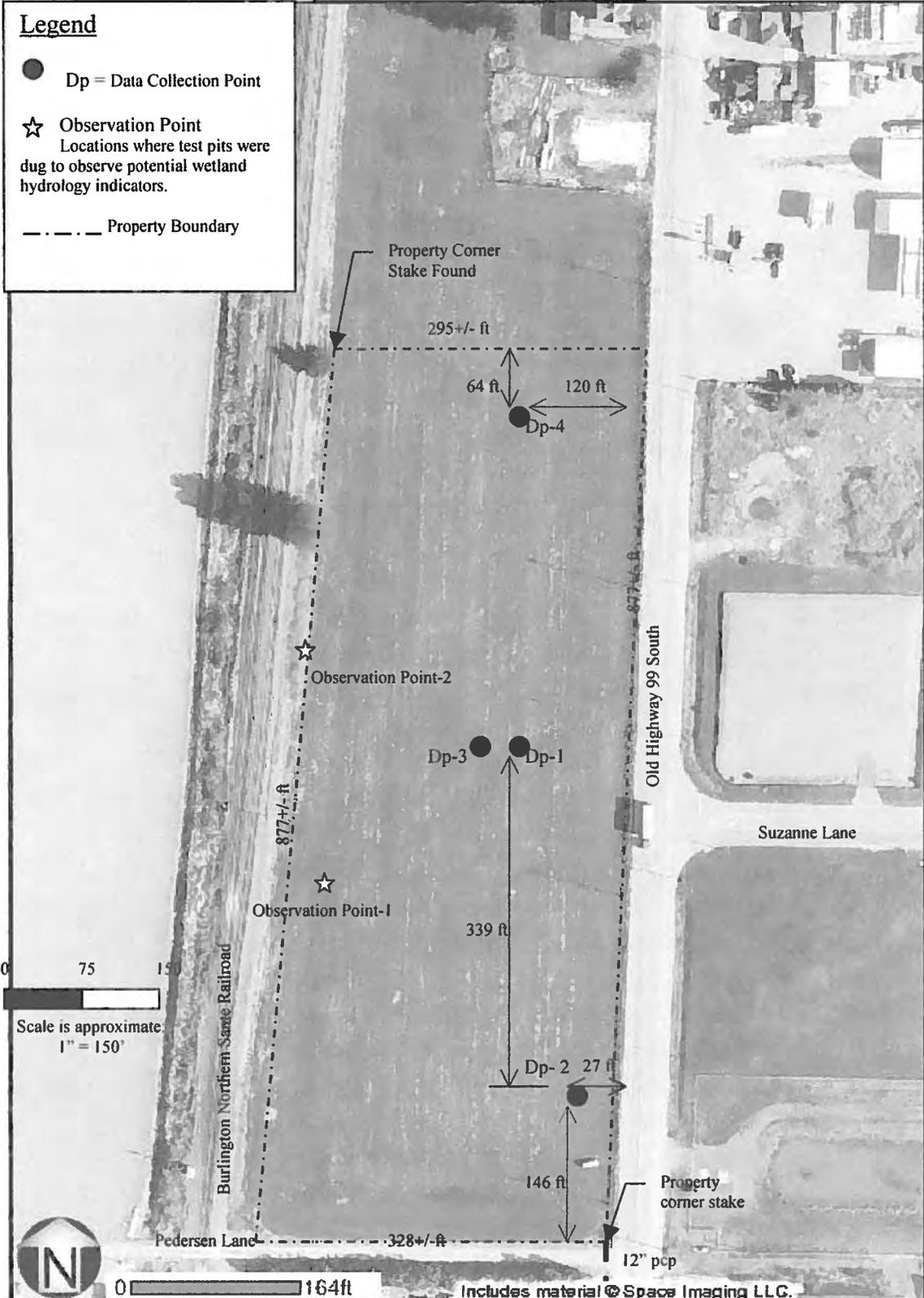
Hanson, Jana, Director, Mount Vernon Community and Economic Development; Telephone conversation regarding site inspection of 11/23. November 20, 2009.

Higgins, Elizabeth, Senior Planner; Mount Vernon Community and Economic Development; On site meeting, November 23, 2009.

Lowell-Bradely, Rebecca, Senior Planner; Mount Vernon Community and Economic Development; Discussion of compliance issues relating to subject property, November 13, 2009.

Pedersen, Erik & Rune, Property Owners; On site meetings on history of use and hydrology of property, November 11 & 23, 2009.

Source: Skagit County imap: 2009 Photo



Prepared by:
 Graham-Bunting Associates
 Environmental & Land Use Services
 3643 Legg Rd., Bow, WA 98232
 Ph: 360.766.4441

Prepared for: P29289
 Erik Pedersen
 1274 Hillcrest Drive
 Burlington, WA 98233

**Wetland Site Assessment
 Site Plan**

Date: November 25, 2009

Attachment B: Wetland Field Data Sheets

Graham-Bunting Associates
Pedersen Assessment-November 23, 2009

Environmental & Land Use Services

WETLAND DETERMINATION DATA FORM
 Western Mountains, Valleys, and Coast Supplement to the
 1987 COE Wetlands Delineation Manual

Project Site: <u>Wetland Site Assessment</u>	Sampling Date: <u>11/11/2009</u>
Applicant/Owner: <u>Pedersen</u>	Sampling Point: <u>DP-1</u>
Investigator: <u>Pat/Oscar</u>	City/County: <u>Mount Vernon/Skagit Co.</u>
Section, Township, Range: <u>S 31, T34N, 4E., W.M.</u>	State: <u>WA</u>
Landform (hillslope, terrace, etc) <u>Terrace</u>	Slope (%) <u>1-2</u>
Subregion (LRR) <u>A</u>	Local relief (concave, convex, none) <u>Slightly concave</u>
Soil Map Unit Name <u># 136 Sumas Silt Loam</u>	Lat <u>48.393194</u>
	Long <u>-122.336449</u>
	Datum: <u>WGS-84</u>
Are climatic/hydrologic conditions on the site typical for this time of year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NWI classification: <u>None</u>
Are "Normal Circumstances" present on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(If no, explain in remarks.)
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed?	
Are Vegetation <input checked="" type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic? <u>Farmed for seed</u>	(If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <u>assumed</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this Sampling Point within a Wetland? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Remarks: <u>We used a "problematic" situation approach as discussed in the "Managed Plant Community" section of the "Western Mountains, Valleys & Coast Region" Supplement (Pg. 104, item "e") and as suggested by the City's biologist.</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet	
1.				Number of Dominant Species that are OBL, FACW, or FAC: _____ (A)	
2.				Total Number of Dominant Species Across All Strata: _____ (B)	
3.				Percent of Dominant Species that are OBL, FACW, or FAC: _____ (A/B)	
4.					
				_____ = Total Cover	
Sapling/Shrub Stratum (Plot size _____)				Prevalence Index Worksheet	
1.				Total % Cover of	
2.				OBL species	x 1 =
3.				FACW species	x 2 =
4.				FACU species	x 3 =
5.				UPL species	x 4 =
				Column totals	(A) (B)
				Prevalence Index = B / A =	
Herb Stratum (Plot size _____)				Hydrophytic Vegetation Indicators	
1.				Dominance test is > 50%	
2.				Prevalence test is ≤ 3.0 *	
3.				Morphological Adaptations * (provide supporting data in remarks or on a separate sheet)	
4.				Wetland Non-Vascular Plants *	
5.				Problematic Hydrophytic Vegetation * (explain)	
6.					
7.					
8.					
9.					
10.					
11.					
				_____ = Total Cover	
Woody Vine Stratum (Plot size _____)				* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
1.				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input type="checkbox"/>	
2.					
				_____ = Total Cover	
% Bare Ground in Herb Stratum					
Remarks: <u>Vegetation parameter is assumed to be met because the site is "significantly disturbed" through farming practices.</u>					

SOIL

Sampling Point **I**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15"	2.5Y 3/3	100	—	—	—	—	Silt loam, fine root zone	
15-30"	gray; no color taken		—	—			fine sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Loc: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S8) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F8) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³

- 2cm Muck (A10)
- Red Parent Material (TF2)
- Other (explain in remarks)

³ indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric soil present? Yes No

Remarks: *The upper 15" horizon did not meet the hydric soil indicators listed above. Soil is not depleted.*

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Surface water (A1) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) <i>NO</i> |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <i>NO</i> |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C8) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (explain in remarks) |

Secondary Indicators (2 or more required):

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D8) (LRR A)
- Frost-Heave Hummocks

Field Observations

Surface Water Present? Yes No Depth (in): *> 30"*
 Water Table Present? Yes No Depth (in): *> 30"*
 Saturation Present? Yes No Depth (in): *> 30"*
 (includes capillary fringe)

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: *Rainfall data*

Aerial photos reviewed: 1987, 1998, 2001, 2003, 2004, 2005, 2006, 2007, 2009

Remarks: *due to rainy - wet season review, wetland hydrology indicators such as saturation or high water table should have been easily observed.*

WETLAND DETERMINATION DATA FORM
 Western Mountains, Valleys, and Coast Supplement to the
 1987 COE Wetlands Delineation Manual

Project Site: <u>Wetland Site Assessment</u>		Sampling Date: <u>11/11/2009</u>
Applicant/Owner: <u>Pedersen</u>		Sampling Point: <u>DP-2</u>
Investigator: <u>Pat/Oscar (Grahan-Burting & Pso 3.)</u>		City/County: <u>Mount Vernon/Skagit Co.</u>
Section, Township, Range: <u>S 31, T34N, 4E., W.M.</u>		State: <u>WA</u>
Landform (hillslope, terrace, etc) <u>Terrace</u>	Slope (%) <u>1-2</u>	Local relief (concave, convex, none) <u>CONCAVE</u>
Subregion (LRR) <u>A</u>	Lat <u>48.393194</u>	Long <u>-122.336449</u> Datum: <u>WGS-84</u>
Soil Map Unit Name <u># 136 Sumas Silt Loam</u>		NWI classification: <u>None</u>
Are climatic/hydrologic conditions on the site typical for this time of year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		(If no, explain in remarks.)
Are "Normal Circumstances" present on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Are Vegetation <input type="checkbox"/> Soil, <input type="checkbox"/> or Hydrology <input type="checkbox"/> significantly disturbed?		
Are Vegetation <input checked="" type="checkbox"/> Soil, <input type="checkbox"/> or Hydrology <input type="checkbox"/> naturally problematic? <u>Formed for seed</u>		
(If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <u>Assumed</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this Sampling Point within a Wetland? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Remarks: <u>We utilized a "problematic" situation approach for the vegetation parameter as discussed in the "Managed Plant Community" section of the "Western Mountains, Valleys & Coast Region" supplement (Pg. 104, item "e") and as suggested by the City's biologist.</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet	
1.				Number of Dominant Species that are OBL, FACW, or FAC: _____ (A)	
2.				Total Number of Dominant Species Across All Strata: _____ (B)	
3.				Percent of Dominant Species that are OBL, FACW, or FAC: _____ (A/B)	
4.				= Total Cover	
Sapling/Shrub Stratum (Plot size _____)				Prevalence Index Worksheet	
1.				Total % Cover of	
2.				OBL species	x 1 =
3.				FACW species	x 2 =
4.				FAC species	x 3 =
5.				FACU species	x 4 =
				UPL species	x 5 =
				Column totals	(A) (B)
Herb Stratum (Plot size _____)				Prevalence Index = B / A =	
1.				Hydrophytic Vegetation Indicators	
2.				Dominance test is > 50%	
3.				Prevalence test is ≤ 3.0 *	
4.				Morphological Adaptations * (provide supporting data in remarks or on a separate sheet)	
5.				Wetland Non-Vascular Plants *	
6.				Problematic Hydrophytic Vegetation * (explain)	
7.				* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
8.				Hydrophytic Vegetation Present? <u>Assumed</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
9.					
10.					
11.					
Woody Vine Stratum (Plot size _____)					
1.					
2.					
% Bare Ground in Herb Stratum					
Remarks: <u>Vegetation parameter is assumed to be met because this parameter is problematic due to the use of the land as being farmed for perennial rye grass seed. The site however, has not been tilled for 6 years but the grass has been mowed.</u>					

SOIL

Sampling Point **DP-2**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13"	2.5Y 3/3	100	—	—	—	—	Silt loam	
13+	2.5Y 3/2	100		1-2			Sandy silt loam	
720"								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Loc: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S8) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

- | |
|---|
| <input type="checkbox"/> 2cm Muck (A10) |
| <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Other (explain in remarks) |

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric soil present? Yes No

Remarks: *Hydric soil indicators are not met in the upper 13" of the soil profile.*

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required: check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Surface water (A1) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <i>ND</i> |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (explain in remarks) |

Secondary Indicators (2 or more required):

- | |
|---|
| <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) |
| <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Saturation Visible on Aerial Imagery (C8) |
| <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Frost-Heave Hummocks |

Field Observations

Surface Water Present? Yes No Depth (in): _____
 Water Table Present? Yes No Depth (in): _____
 Saturation Present? Yes No Depth (in): **> 20"**

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Aerial photos reviewed: 93, 98, 01, — 09 Heavy rainfall U for 2 weeks

Remarks: *Wetland hydrology indicators were not present.*

WETLAND DETERMINATION DATA FORM
 Western Mountains, Valleys, and Coast Supplement to the
 1987 COE Wetlands Delineation Manual

Project Site: <u>Wetland Site Assessment</u>		Sampling Date: <u>11-23-2007</u>
Applicant/Owner: <u>Pedersen</u>		Sampling Point: <u>DP-3</u>
Investigator: <u>Pat/Oscar Graham-Bunting & Associates</u>		City/County: <u>Mount Vernon/Skagit Co.</u>
Section, Township, Range: <u>S 31, T34N, 4E., W.M.</u>		State: <u>WA</u>
Landform (hillslope, terrace, etc) <u>Terrace</u>	Slope (%) <u>1-2</u>	Local relief (concave, convex, none) <u>Convex</u>
Subregion (LRR) <u>A</u>	Lat <u>48.393194</u>	Long <u>-122,336449</u> Datum: <u>WGS-84</u>
Soil Map Unit Name <u># 136 Sumas Silt Loam</u>		NWI classification: <u>None</u>
Are climatic/hydrologic conditions on the site typical for this time of year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		(If no, explain in remarks.)
Are "Normal Circumstances" present on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Are Vegetation <input type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> significantly disturbed? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are Vegetation <input checked="" type="checkbox"/> , Soil <input type="checkbox"/> , or Hydrology <input type="checkbox"/> naturally problematic? <u>farmed</u>		
(If needed, explain any answers in Remarks.)		

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <u>Assumed</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this Sampling Point within a Wetland? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Remarks: <u>We utilized a "problematic" situation approach for the vegetation parameter as discussed in the "Managed Plant Community" section of the "Western Mountains, Valleys & Coast Region" supplement (Pg. 104, item "e") and as suggested by the City's biologist.</u>	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet	
1.				Number of Dominant Species that are OBL, FACW, or FAC: _____ (A)	
2.				Total Number of Dominant Species Across All Strata: _____ (B)	
3.				Percent of Dominant Species that are OBL, FACW, or FAC: _____ (A/B)	
4.					
_____ = Total Cover					
Sapling/Shrub Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index Worksheet	
1.				Total % Cover of	
2.				OBL species	Multiply by
3.				FACW species	x 1 =
4.				FAC species	x 2 =
5.				FACU species	x 3 =
_____ = Total Cover				UPL species	x 4 =
				Column totals	(A) (B)
				Prevalence Index = B / A =	
Herb Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators	
1.				Dominance test is > 50%	
2.				Prevalence test is ≤ 3.0 *	
3.				Morphological Adaptations * (provide supporting data in remarks or on a separate sheet)	
4.				Wetland Non-Vascular Plants *	
5.				Problematic Hydrophytic Vegetation * (explain)	
6.					
7.					
8.					
9.					
10.					
11.					
_____ = Total Cover				* indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic	
Woody Vine Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? <u>Assumed</u> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
1.					
2.					
_____ = Total Cover					
% Bare Ground in Herb Stratum _____					
Remarks: <u>Vegetation parameter is assumed to be met because this parameter is problematic due to the use of the land as being farmed for perennial rye grass seed. The site however, has not been tilled for 6 years but the grass has been mowed.</u>					

SOIL

Sampling Point

DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		Redox Features				Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²			
0-13	2.5Y 3/3	100					silt lim		
13+	2.5Y 3/3 & 3/2	100					Sandy lim		
724									

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Loc: PL=Pore Lining, M=Matrix

- Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**
- | | | |
|--|---|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Indicators for Problematic Hydric Soils ³ |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S8) | <input type="checkbox"/> 2cm Muck (A10) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) | <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Other (explain in remarks) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) | |
- ³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric soil present? Yes No

Remarks: *Hydric soil indicators are not met. Redox features are not in upper horizon with low chroma matrix.*

HYDROLOGY

- Wetland Hydrology Indicators:**
 Primary Indicators (minimum of one required: check all that apply):
- | | | |
|--|--|---|
| <input type="checkbox"/> Surface water (A1) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) | <input type="checkbox"/> Secondary Indicators (2 or more required): |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) | <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Salt Crust (B11) | <input type="checkbox"/> Drainage Patterns (B10) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Aquatic Invertebrates (B13) | <input type="checkbox"/> Dry-Season Water Table (C2) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <i>NO</i> | <input type="checkbox"/> Geomorphic Position (D2) |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Presence of Reduced Iron (C4) | <input type="checkbox"/> Shallow Aquitard (D3) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C8) | <input type="checkbox"/> FAC-Neutral Test (D5) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) | <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (explain in remarks) | <input type="checkbox"/> Frost-Heave Hummocks |

Field Observations

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):		
Saturation Present? (Includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (in):	724"	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
 1937, 1998 — 2009 Photos observed - Wetseason review

Remarks: *Wetland hydrology indicators were not found. Heavy 2 week prior rainfall.*

WETLAND DETERMINATION DATA FORM
 Western Mountains, Valleys, and Coast Supplement to the
 1987 COE Wetlands Delineation Manual

Project Site: <u>Wetland Site Assessment</u>		Sampling Date: <u>11/23/2009</u>
Applicant/Owner: <u>Pedersen</u>		Sampling Point: <u>DP-4</u>
Investigator: <u>Pat/Oscar Graham-Bunting & Associates</u>		City/County: <u>Mount Vernon/Skagit Co.</u>
Section, Township, Range: <u>S 31, T34N, 4E., W.M.</u>		State: <u>WA</u>
Landform (hillslope, terrace, etc) <u>Terrace</u>	Slope (%) <u>1-2</u>	Local relief (concave, convex, none) <u>Convex</u>
Subregion (LRR) <u>A</u>	Lat <u>48.393194</u>	Long <u>-122,336449</u>
Soil Map Unit Name <u># 136 Sumas Silt Loam</u>		Datum: <u>WGS-84</u>
Are climatic/hydrologic conditions on the site typical for this time of year? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		NWI classification: <u>None</u>
Are "Normal Circumstances" present on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		(If no, explain in remarks.)
Are Vegetation <input type="checkbox"/> Soil, <input type="checkbox"/> or Hydrology <input type="checkbox"/> significantly disturbed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		(If needed, explain any answers in Remarks.)
Are Vegetation <input checked="" type="checkbox"/> Soil, <input type="checkbox"/> or Hydrology <input type="checkbox"/> naturally problematic? <u>Farmed</u>		

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? <u>Assumed</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this Sampling Point within a Wetland? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Hydric Soils Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetland Hydrology Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Remarks: We utilized a "problematic" situation approach for the vegetation parameter as discussed in the "Managed Plant Community" section of the "Western Mountains, Valleys & Coast Region" supplement (Pg. 104, item "e") and as suggested by the City's biologist.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet																			
1.				Number of Dominant Species that are OBL, FACW, or FAC: _____ (A)																			
2.																							
3.																							
4.																							
_____ = Total Cover				Total Number of Dominant Species Across All Strata: _____ (B)																			
Sapling/Shrub Stratum (Plot size _____)				Percent of Dominant Species that are OBL, FACW, or FAC: _____ (A/B)																			
1.				Prevalence Index Worksheet Total % Cover of <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>OBL species</td> <td></td> <td>x 1 =</td> </tr> <tr> <td>FACW species</td> <td></td> <td>x 2 =</td> </tr> <tr> <td>FAC species</td> <td></td> <td>x 3 =</td> </tr> <tr> <td>FACU species</td> <td></td> <td>x 4 =</td> </tr> <tr> <td>UPL species</td> <td></td> <td>x 5 =</td> </tr> <tr> <td>Column totals</td> <td>(A)</td> <td>(B)</td> </tr> </table>		OBL species		x 1 =	FACW species		x 2 =	FAC species		x 3 =	FACU species		x 4 =	UPL species		x 5 =	Column totals	(A)	(B)
OBL species		x 1 =																					
FACW species		x 2 =																					
FAC species		x 3 =																					
FACU species		x 4 =																					
UPL species		x 5 =																					
Column totals	(A)	(B)																					
2.																							
3.																							
4.																							
5.																							
_____ = Total Cover				Prevalence Index = B / A = _____																			
Herb Stratum (Plot size _____)				Hydrophytic Vegetation Indicators Dominance test is > 50% Prevalence test is ≤ 3.0 * Morphological Adaptations * (provide supporting data in remarks or on a separate sheet) Wetland Non-Vascular Plants * Problematic Hydrophytic Vegetation * (explain)																			
1.				* Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? <u>Assumed</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																			
2.																							
3.																							
4.																							
5.																							
6.																							
7.																							
8.																							
9.																							
10.																							
11.																							
_____ = Total Cover																							
Woody Vine Stratum (Plot size _____)																							
1.																							
2.																							
_____ = Total Cover																							
% Bare Ground in Herb Stratum																							

Remarks: Vegetation parameter is assumed to be met because this parameter is problematic due to the use of the land as being farmed for perennial rye grass seed. The site however, has not been tilled for 6 years but the grass has been mowed.

SOIL

Sampling Point **DP-4**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	2.5Y 3/3	100	—	—	—	—	silt loam loamy sand	
14+	2.5Y 4/3	100	—	—	—	—		
>24"								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Loc: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- | | |
|--|---|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Sandy Redox (S5) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Stripped Matrix (S6) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³

- 2cm Muck (A10)
- Red Parent Material (TF2)
- Other (explain in remarks)

³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):
Type: _____

Depth (Inches): _____

Hydric soil present? Yes No

Remarks: *Hydric soil indicators are not met, Chromas are not dark, redox not present.*

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Surface water (A1) | <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) |
| <input type="checkbox"/> High Water Table (A2) | <input type="checkbox"/> Water-Stained Leaves (except MLRA 1, 2, 4A & 4B) (B9) |
| <input type="checkbox"/> Saturation (A3) | <input type="checkbox"/> Salt Crust (B11) |
| <input type="checkbox"/> Water Marks (B1) | <input type="checkbox"/> Aquatic Invertebrates (B13) |
| <input type="checkbox"/> Sediment Deposits (B2) | <input type="checkbox"/> Hydrogen Sulfide Odor (C1) |
| <input type="checkbox"/> Drift Deposits (B3) | <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <i>110</i> |
| <input type="checkbox"/> Algal Mat or Crust (B4) | <input type="checkbox"/> Presence of Reduced Iron (C4) |
| <input type="checkbox"/> Iron Deposits (B5) | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) |
| <input type="checkbox"/> Surface Soil Cracks (B6) | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) | <input type="checkbox"/> Other (explain in remarks) |

Secondary Indicators (2 or more required):

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A & 4B)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) (LRR A)
- Frost-Heave Hummocks

Field Observations

Surface Water Present? Yes No Depth (in): _____
 Water Table Present? Yes No Depth (in): _____
 Saturation Present? Yes No Depth (in): **>24"**

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

1937, 1998 — 2009 aerial photos reviewed,

Remarks: *Very wet season review, no wetland hydrology indicators were found.*

LU09-022

Skagit Wetlands and Critical Areas

935 E Rio Vista Ave.
Burlington, WA 98233
Phone/Fax 360-755-9272
Cell 360-391-9571

BY _____

January 7, 2007

RECEIVED
CITY OF MOUNT VERNON

MAY 14 2009

C.E.D. DEPARTMENT
BY _____

Wetland Reconnaissance

For:

Erik Pederson
18082 Peregrine Lane
Mount Vernon, WA 98274

Site Address:

Old Highway 99 South
Mount Vernon, Washington 98273

P29289

Section 31, T 34 N, R 04 E

SITE DESCRIPTION

This is a 6.26 acre site located within the city limits of Mount Vernon's southern border. It is located in the SE1/4 of the NE1/4 of Section 31, Township 34 North, Range 04 East, parcel number P29289. The neighborhood is currently a mixed light industrial and services, being converted from remnant farmland in this newly annexed area of the City of Mount Vernon. The subject site itself is a mostly flat area sitting between Old Highway 99 south on the eastern side and the Burlington Northern Railroad on the west. The entire property is currently growing a seed crop of perennial ryegrass for lawn seed mix sales.

METHODOLOGY

The methodology for this reconnaissance was by the Washington State Wetland Identification and Delineations Manual, Washington State Department of Ecology Publication #96-94.

Criteria for Wetland Classification

To qualify as wetland, three criteria must be met. These criteria refer to the presence of vegetation, soil types, and hydrology that are characteristic of wetland areas (WA ST DOE 1994).

Vegetation of wetlands consists of plants typically adapted to thrive in areas where anaerobic soil conditions prevail for a long portion of the growing season. Categories based on the likelihood of a particular plant occurring in association with wetland areas are the basis for determining whether a site meets the vegetation criteria. These categories are shown in Table 1 below.

Table 1

Plant Indicator Status Categories*

<u>Indicator Category</u>	<u>Indicator Symbol</u>	<u>Definition</u>
OBLIGATE WETLAND PLANTS	OBL	Plants that almost always occur (estimated probability >99%) in wetlands under natural conditions, but which may also occur rarely (estimated probability <1%) in nonwetlands. Examples: <i>Typha latifolia</i> , <i>Lysichiton americanum</i>
FACULTATIVE WETLAND PLANTS	FACW	Plants that usually occur (estimated probability 67% to 99%) in wetlands, but also occur (estimated probability 1% to 33% in nonwetlands). Examples: <i>Fraxinus latifolia</i> , <i>Cornus stolonifera</i>
FACULTATIVE PLANTS	FAC**	Plants with a similar likelihood (estimated probability 34% to 66%) of occurring in both wetlands and nonwetlands. Examples: <i>Alnus rubra</i> , <i>Rubus spectabilis</i>
FACULTATIVE UPLAND PLANTS	FACU	Plants that sometimes occur (estimated probability 1% to <33%) in wetlands, but occur more often (estimated probability 67% to 99%) in nonwetlands. Examples: <i>Acer macrophyllum</i> , <i>Rubus discolor</i>
OBLIGATE UPLAND PLANTS	UPL	Plants that rarely occur (estimated probability <1%) in wetlands, but occur almost always (estimated probability >99%) in nonwetlands under natural conditions.

Areas within the property that are dominated (greater than 50 percent) by facultative, facultative wetland, and/or obligate indicator plants meet the wetland criteria for vegetation. These areas also must meet soils and hydrology requirements to be delineated as a wetland.

Soil types that occupy wetlands are hydric soils, or soils that are characteristic of reducing soil conditions. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA NRCS 1995).

The term "wetland hydrology" encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface for a sufficient duration during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and chemically reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions (US Army Corps of Engineers 1994)

ONSITE ASSESSMENT FACTORS

Vegetation

This property consists entirely of perennial ryegrass planted for seed harvest and potentially turf. This grass has an indicator status of FACU. When looking at the vegetation surrounding the property and in the landscaping, Ponderosa pine, Douglas fir, and patches of Himalayan blackberries, all FACU, are the most notable vegetation and give an impression of what the vegetative regime would be if allowed to become more natural along with some invading common horsetail, FAC, along the railroad. Wetland criteria for vegetation is not deemed to be met.



View of ryegrass field that is the subject property.

Soils

This property has been mapped and field confirmed as Sumas silt loam by the USDA Soil Survey of Skagit County. Sumas silt loam is a poorly drained soil formed in alluvium and found in flood plains. A typical profile for Sumas silt loam has an A horizon to 6 inches is a dark grayish brown silt loam at a 10YR 3/2 turning to a silty clay loam to 13 inches with gray 5Y 5/1 mottles. The B horizon from 13 to 16 inches is a gray silt loam at 10YR 6/1. The C horizon is a loamy sand from 16 inches down to a coarse sand at 30 inches. Sumas is an Aeric Fluvaquents in Hydrologic group D, and is hydric.

Sumas silt loam is the soil that we find on the property in our test pits, matching the description well with the exception of no mottling until about 18 inches deep and a deeper C horizon except in the southeast corner . No positive wetland hydrology (discussed below) was present in the soils, leaving the assumption that this is a *drained* hydric soil.

Hydrology

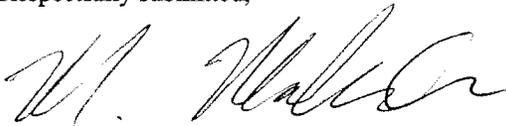
There is no evidence of positive wetland hydrology on this property. In the middle of the winter no test pit indicated any saturated soil, with holes dug to well over 16" in depth from the surface. There was no indication of standing water at any time on this property outside of a small area surrounding the storm water drain intake/culvert that was obviously just cleaned out in the very southwest corner of the property. The manmade drainage surrounding this property appears to be good and working. Opposite the railroad tracks that run the western border is a very deep drainage ditch and the ballast the railroad sits on is likely no barrier to its effect on the subject properties hydrology. According to the leasehold farmer of the property, drain tiles are present underground draining the property in addition to the storm drains along the road frontage.

CONCLUSIONS

To be considered wetland, a site must have positive wetland criteria met in vegetation, soils, and hydrology. This site has met criteria in one category, soils, but not all three as required. This property is that of an upland area with drained hydric soils in its current state.

On the adjacent property to the south, adjacent to the railroad right of way, is an area that from offsite observations appears to meet all three criteria for wetland classification. This area also appears to be a manmade drainage structure, reinforced by the fact that the area in question is within a drainage district owned easement. The Skagit County Planning Department reviewed this adjacent property in 1997/98 for critical areas as part of building permit review and found no critical areas (wetlands) onsite. This neighboring, questionable drainage area, is thus not deemed a regulated area.

Respectfully submitted,



Matt Mahaffie, SWS
Skagit Wetlands & Critical Areas

Routine Wetland Data Form

Project/Site: Old 99 S Mt Vernon Plot ID *SP1* Date: 1/11/08 State: WA
 Applicant/owner: Pederson Investigator(s): Mahaffie S/T/R:31/34/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
<i>LOPE</i>	<i>H</i>	<i>100</i>	<i>FACV</i>				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC:

Hydrophytic vegetation present? Yes No

Rationale for decision/Remarks:

HYDROLOGY

Is it the growing season? Yes No

Depth to saturated soil: */* inches

Depth of inundation: */* inches

Depth to free water in pit: */* inches

Drainage Patterns: Yes No

Drift Lines: Yes No

Oxidized Root (live roots)

Channels <12in: Yes No

FAC Neutral: Yes No

Sediment Deposits: Yes No

Local Soil Survey: Yes No

Water Marks: Yes No

Water-stained Leaves: Yes No

Wetland hydrology present? Yes No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Sumas silt loam

Field observations confirm mapped type? Yes No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-16"	A	2.5Y 4/2	—	—	silt loam	

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma (=1) matrix
- Matrix chroma ≤ 2 with mottles
- Mg or Fe Concretions
- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on National/Local Hydric Soils List
- Other (explain in remarks)

Hydric soils present? Yes No

Rationale for decision/Remarks:

Wetland Determination

Hydrophytic vegetation present? Yes No
 Hydric soils present? Yes No
 Wetland hydrology present? Yes No
 Is the sampling point within a wetland? Yes No

Rationale/Remarks:

Southwest corner of property

NOTES:

Routine Wetland Data Form

Project/Site: Old 99 S Mt Vernon Plot ID SP2 Date: 1/11/08 State: WA
 Applicant/owner: Pederson Investigator(s): Mahaffie S/T/R:31/34/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
LOPE	H	100	FACW				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 0

Hydrophytic vegetation present? Yes No

Rationale for decision/Remarks:

HYDROLOGY

Is it the growing season? Yes No

Drainage Patterns: Yes No

Sediment Deposits: Yes No

Depth to saturated soil: / inches

Drift Lines: Yes No

Local Soil Survey: Yes No

Depth of inundation: / inches

Oxidized Root (live roots)

Water Marks: Yes No

Depth to free water in pit: / inches

Channels <12 in.: Yes No

on

FAC Neutral: Yes No

Water-stained Leaves:

Yes No

Wetland hydrology present? Yes No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Sumas silt loam

Field observations confirm mapped type? Yes No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-16"	A	2.5Y 4/2	-	-	silt loam	

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma (=1) matrix
- Matrix chroma ≤ 2 with mottles
- Mg or Fe Concretions
- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on National/Local Hydric Soils List
- Other (explain in remarks)

Hydric soils present? Yes No

Rationale for decision/Remarks:

Rationale/Remarks:

Northwest corner.

Wetland Determination

Hydrophytic vegetation present? Yes No
 Hydric soils present? Yes No
 Wetland hydrology present? Yes No
 Is the sampling point within a wetland? Yes No

NOTES:

Outline Wetland Data Form

Project/Site: Old 99 S Mt Vernon Plot ID *SP 3* Date: 1/11/08 State: WA
 Applicant/owner: Pederson Investigator(s): Mahaffie S/T/R: 31/34/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
<i>LOPE</i>	<i>H</i>	<i>100</i>	<i>FACU</i>				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: *0*

Hydrophytic vegetation present? Yes No

Rationale for decision/Remarks:

HYDROLOGY

Is it the growing season? Yes No

Drainage Patterns: Yes No

Sediment Deposits: Yes No

Depth to saturated soil: */* inches

Drift Lines: Yes No

Local Soil Survey: Yes No

Depth of inundation: */* inches

Oxidized Root (live roots)

Water Marks: Yes No

Depth to free water in pit: */* inches

Channels <12in.: Yes No

on

FAC Neutral: Yes No

Water-stained Leaves: Yes No

Wetland hydrology present? Yes No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Sumas silt loam

Field observations confirm mapped type? Yes No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
<i>0-12"</i>	<i>A</i>	<i>2.5Y 4/2</i>			<i>silt loam</i>	
<i>12-16"</i>	<i>B</i>	<i>-</i>			<i>sand</i>	
<i>16+"</i>	<i>C</i>	<i>2.5Y 4/2</i>			<i>silt loam</i>	

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma (=1) matrix
- Matrix chroma ≤ 2 with mottles
- Mg or Fe Concretions
- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on National/Local Hydric Soils List
- Other (explain in remarks)

Hydric soils present? Yes No

Rationale for decision/Remarks:

Wetland Determination

Rationale/Remarks:

- Hydrophytic vegetation present? Yes No
- Hydric soils present? Yes No
- Wetland hydrology present? Yes No
- Is the sampling point within a wetland? Yes No

NE corner

NOTES:

Routine Wetland Data Form

Project/Site: Old 99 S Mt Vernon Plot ID _____ Date: 1/11/08 State: WA
 Applicant/owner: Pederson Investigator(s): Mahaffie S/T/R:31/34/04 County: Skagit

VEGETATION (For *strata, indicate T = tree; S = shrub; H = herb; V = vine)

Dominant Plant Species	*Stratum	% cover	Indicator	Dominant Plant Species	*Stratum	% cover	Indicator
LOPE	H	100	FACU				

HYDROPHYTIC VEGETATION INDICATORS:

% of dominants OBL, FACW, & FAC: 0

Hydrophytic vegetation present? Yes No

Rationale for decision/Remarks:

HYDROLOGY

Is it the growing season? Yes No

Drainage Patterns: Yes No

Sediment Deposits: Yes No

Depth to saturated soil: / inches

Drift Lines: Yes No

Local Soil Survey: Yes No

Depth of inundation: / inches

Oxidized Root (live roots)

Water Marks: Yes No

Depth to free water in pit: / inches

Channels <12 in.: Yes No

on

FAC Neutral: Yes No

Water-stained Leaves:

Yes No

Wetland hydrology present? Yes No

Rationale for decision/remarks:

SOILS

Map Unit Name (Series and Phase): Sumas silt loam

Field observations confirm mapped type? Yes No

Profile Description

Depth (inches)	Horizon	Matrix color (Munsell moist)	Mottle colors (Munsell moist)	Mottle abundance size and contrast	Texture, concretions, structure, etc.	Drawing of soil profile (match description)
0-16	A	2.5 Y 4/2	-	-	silt loam	
16+	B	5.0 5/2	-	-	very fine sand	

Hydric Soil Indicators: (check all that apply)

- Histosol
- Histic Epipedon
- Sulfidic Odor
- Aquic Moisture Regime
- Reducing Conditions
- Gleyed or Low-Chroma (=1) matrix
- Matrix chroma ≤ 2 with mottles
- Mg or Fe Concretions
- High Organic Content in Surface Layer of Sandy Soils
- Organic Streaking in Sandy Soils
- Listed on National/Local Hydric Soils List
- Other (explain in remarks)

Hydric soils present? Yes No

Rationale for decision/Remarks:

Wetland Determination

- Hydrophytic vegetation present? Yes No
- Hydric soils present? Yes No
- Wetland hydrology present? Yes No
- Is the sampling point within a wetland? Yes No

Rationale/Remarks:

SE corner

NOTES:

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 26

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert Burkland
17285 Britt Road
Mount Vernon, WA 98273



200603150131
Skagit County Auditor

3/15/2006 Page 1 of 1 3:36PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 119735-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): H. Leslie Faber and Joy Faber
Grantee(s): Robert E. Burkland and Pamela K. Burkland
Abbreviated Legal: ptn. NE 1/4 SE 1/4, 31-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340431-0-026-0009, P29265

THE GRANTOR H. Leslie Faber and Joy Faber, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Robert E. Burkland and Pamela K. Burkland, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

That portion of the South 468 feet of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East W.M., lying East of the Great Northern Railway right of way, EXCEPT right of way of State Highway, AND EXCEPT the North 318 feet thereof. Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 119735-SE.

Dated February 28, 2006

H. Leslie Faber

Joy Faber



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that H. Leslie Faber and Joy Faber the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-10-06
1177

Anneliese Maria Farrell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/08

MAR 15 2006

Amount Paid \$ 7570.00
By Skagit Co. Treasurer
Deputy

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 27

When Recorded Please Return To:
LAWRENCE A. PIRKLE
321 West Washington, Suite 300
Mount Vernon, WA 98273
(360) 336-6587

8- SKAGIT COUNTY WASHINGTON
KATHY HILL

'98 DEC 22 P1:21

FILED
RECORDED BY

9812220098

This Space For Recorder's Use Only

QUIT CLAIM DEED

THE GRANTORS, MARTIN P. BOER and TONNIE BOER, husband and wife,

for and in consideration of transfer to wholly owned limited liability company pursuant to Internal Revenue Code 721,
conveys and quit claims to GRANTEE, BRIGHT LIGHTS, L.L.C., a Washington Limited Liability Company,

the following described real estate, situated in the County of Skagit, State of Washington,
together with all after acquired title of the grantors therein.

Assessor's Parcel Number: 340430-4-013-0106/R29229

The South 1/2 of the following described tract:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North,
Range 4 East, W.M., described as follows:

Beginning at a point on the West side of the Pacific Highway 211.8 feet North of the South
line of said Section 30; thence North along the West line of the Highway, 220 feet; thence
West parallel with the South line of said Section, 184.4 feet, more or less, to the East
line of the Great Northern Railway right of way; thence Southerly along said right of way,
220.0 feet, more or less, to the North line of a tract conveyed to Associated Oil Company by
deed dated April 13, 1925 and recorded April 20, 1925, in Volume 136 of Deeds, page 251,
under Auditor's File No. 182913, records of said County; thence East along the North line
of said tract to a point of beginning.

SUBJECT TO: Annexation Agreement recorded January 18, 1995, under Auditor's File No.
9501180001; Matters disclosed by record of Survey recorded December 28, 1994, in Volume
16 of Surveys, page 125, under Auditor's File No. 9412280046.

Situate in the County of Skagit, State of Washington.

Dated 22nd day of December, 1998

Martin P. Boer
MARTIN P. BOER

Tonnie Boer
TONNIE BOER

27000
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
DATE

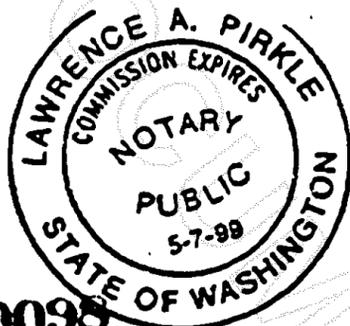
DEC 22 1998

By: [Signature]
Skagit County Treasurer
Office

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me MARTIN P. BOER and TONNIE BOER to me known to be the
individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the
same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of December, 1998



Lawrence A. Pirkle
LAWRENCE A. PIRKLE

Notary Public in and for the State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/99

9812220098

BK1917PG0623

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 28

806-006

RECEIVED
CITY OF MOUNT VERNON

CITY OF MOUNT VERNON

APPLICATION FOR COMMERCIAL SEWER CONNECTION

APR 12 2006

Mount Vernon Development Services Department (360) 336-6214

C.E.D. DEPARTMENT
BY _____

2629 Old Hwy 995,
 Site Address Mount Vernon, WA 98273

Owner Tenant Registered Agent

Name Paul Reichlin

Address 18768 Burkland Rd

City Mount Vernon Zip 98274 Phone 424-7961

Contractor's Name Catapult Const.

Address 14047 State Route 9

City Mount Vernon Zip 98273 Phone 428-8811

Labor & Industries License/Exp. Date 6-30-06

Property Tax Account Number (Required) ("P" #)
 P-29228

Occupancy Use

Manufacturing Restaurant Office
 Retail Church
 School Storage

Square Footage of Structures Hooking Up to Sewer:

Building 1: 6300

Building 2:

Building 3:

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities.

Paul Reichlin 4-12-06
 Signature of Owner/Agent Date
 Paul Reichlin 424-7961
 Project Contact Phone Number

Fax Number E-mail Address

PLUMBING

No.	Type of Fixture	Fixture Unit
2	Water Closet	
	Bathtub	
1	Lavatory	
1	Shower	
	Kitchen Sink	
	Dishwasher	
	Laundry Tray	
	Clothes Washer	
	Urinal/Bidet	
	Drinking Fountain	
2	Floor Sink or Drain	
	Slop Sink	
	Grease Trap/Interceptor	

Application Checklist

Applicant	Item	Office
✓	Application	
✓	Certified Legal Description	
✓	Certified Documentation of Ownership	
✓	Site Plan to scale - 3 sets	

FEEES

Engineering Fees		
Capacity Charge		
Expansion Charge		
Other/Review		
Total Fees	50	-



CITY OF MOUNT VERNON

910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273
Phone: (360) 336-6214 • FAX: (360) 336-6283
website: www.ci.mount-vernon.wa.us

Ownership Certification Form

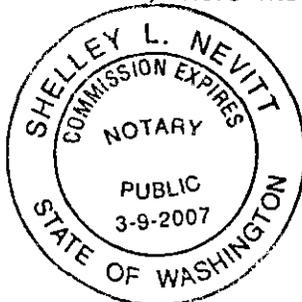
PROPERTY LOCATION: 2629 Old Hwy 995, Mount Vernon WA,
I, Paul Reichlin, do hereby certify that I am the major property owner or officer of the corporation owning the above property, that it is my desire to seek a permit for sewer hookup and that I will abide by any requirements and conditions that may be part of the approval of this request.

SIGNATURE: Paul Reichlin PHONE: 424-7961
ADDRESS: 18768 Burkland Rd, M.V. ZIP: 98274
FOR (Corporation Name): Reichlin Bros.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 12th day of April, 2006, before me personally appeared Paul J. Reichlin & Charles M. Reichlin, known to me to be the same person whose name is subscribed to the within instrument and acknowledged that he/she voluntarily executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

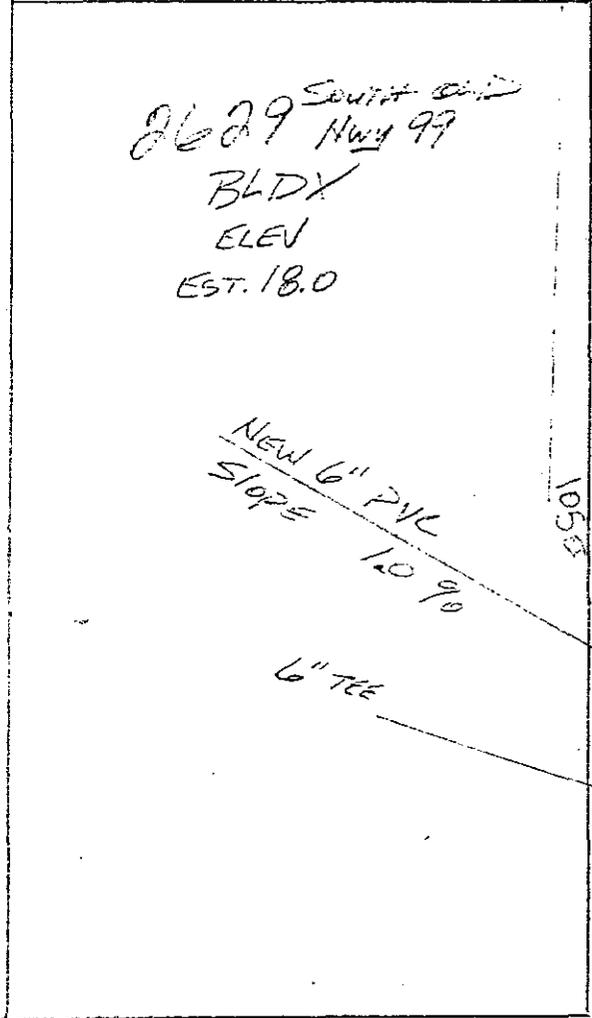


Shelley L. Nevitt
Notary Public in and for the State of Washington
Washington, residing in Skagit County
My appointment expires 3-9-2007

Other property owners of the subject property must be listed below (attach additional sheets, if necessary):

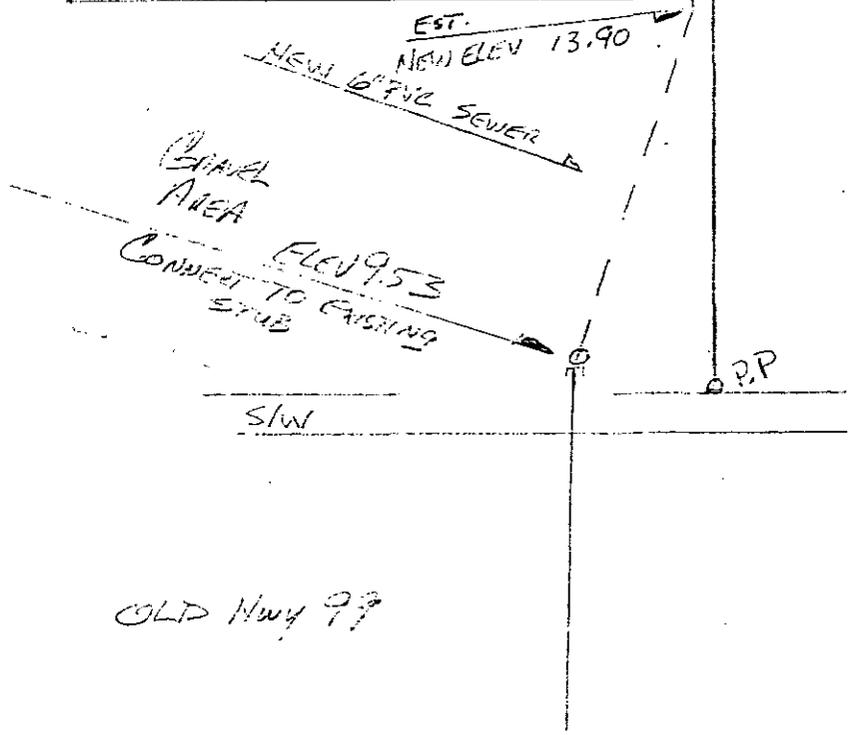
NAME: Charles Reichlin SIGNATURE Charles Reichlin
ADDRESS: 7891 F&S Grade Rd Sedro Woolley ZIP: WA 98284

ELEV EST 15.0
NEW 6" NEW C.D. →
CONNECT TO EXIST. →



RECHIN E.M.S.
PROPERTY

1" = 20 FT



OLD Hwy 99

Exhibit A

DESCRIPTION:

The North 1/2 of the following described tract:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West side of the Pacific Highway 211.8 feet North of the South line of said Section 30;
thence North along the West line of the Highway 220 feet;
thence West parallel with the South line of said Section 184.4 feet, more or less, to the East line of the Great Northern Railway right of way;
thence Southerly along said right of way 220.0 feet, more or less, to the North line of tract conveyed to Associated Oil Company by deed dated April 13, 1925 and recorded April 20, 1925, in Volume 136 of Deeds, page 251, under Auditor's File No. 182913, records of said County;
thence East along the North line of said tract to the point of beginning.

Situate in the County of Skagit, State of Washington.



Land Title Company

Serving Skagit & Island Counties Since 1940

Shelley L. Nevitt

L.P.O. / Escrow Officer / Title Officer

P.O. Box 445 / 111 E. George Hopper Rd. / Burlington, WA 98233

(360) 707-2158 / Fax: (360) 707-0460 / 1 (800) 869-7121

Website: www.ltco.com / Email: shelley@ltco.com

9

AFTER RECORDING MAIL TO:
Charles Reichlin
1931 F & S Grade Rd.
Sedro Woolley, WA 98284

SKAGIT COUNTY KATHY HILL DIRECTOR

99 MAR -1 A11 50

9903010132

RECORDED _____ FILED _____
REQUEST OF _____

LAND TITLE COMPANY OF SKAGIT COUNTY

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-88518-E

QUIT CLAIM DEED

Grantor(s): TAMMIE REICHLIN
Grantee(s): CHARLES REICHLIN
Abbreviated Legal: Ptn. SE 1/4 of SE 1/4, 30-34-4 EWM
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340430-4-013-0007/R29228

THE GRANTOR TAMMIE REICHLIN
for and in consideration of ESTABLISHING SEPARATE PROPERTY BETWEEN HUSBAND AND WIFE
conveys and quit claims to CHARLES REICHLIN
the following described real estate, situated in the County of Skagit State of Washington, together with all
after acquired title of the grantor(s) therein:
See Attached Exhibit A

28032
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 1 1999

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Dated February 5, 1999

Tammie Reichlin
Tammie Reichlin

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that TAMMIE REICHLIN

is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: FEBRUARY 17, 1999

Candace M Taylor
Candace M. Taylor
Notary Public in and for the State of WASHINGTON
Residing at MOUNT VERNON
My appointment expires: 1/01/01

9903010132

BK 195 | PG 0318

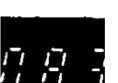


Exhibit A

DESCRIPTION:

The North 1/2 of the following described tract:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West side of the Pacific Highway 211.8 feet North of the South line of said Section 30;
thence North along the West line of the Highway 220 feet;
thence West parallel with the South line of said Section 184.4 feet, more or less, to the East line of the Great Northern Railway right of way;
thence Southerly along said right of way 220.0 feet, more or less, to the North line of tract conveyed to Associated Oil Company by deed dated April 13, 1925 and recorded April 20, 1925, in Volume 136 of Deeds, page 251, under Auditor's File No. 182913, records of said County;
thence East along the North line of said tract to the point of beginning.

Situate in the County of Skagit, State of Washington.



**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 29

When recorded return to:
Cherie Geerdes, Member
Lil' Buckaroo Investments, L.L.C., a Washington
limited liability company
2511 Old Highway 99 South Road
Mount Vernon, WA 98273



201606010100

Skagit County Auditor \$78.00
6/1/2016 Page 1 of 6 3:58PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026994

CHICAGO TITLE
620026994

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2222
JUN 01 2016

Amount Paid \$6324.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trudi L. Trivett-Lee and David B Lee, wife and husband and Theresa K. Rumble, a married woman as her separate estate and Miriam Al-Fazel and, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Lil' Buckaroo Investments, L.L.C., a Washington limited liability company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE SE, 30-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P29231 / 340430-1-015-0000, P28906 / 340430-0-091-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: May 25, 2016

Trudi L. Trivett-Lee
Trudi L. Trivett-Lee

David B. Lee
David B. Lee

Theresa K. Rumble
Theresa K. Rumble

Miriam Al-Fazel
Miriam Al-Fazel

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Trudi L. Trivett-Lee and David B Lee are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.31.16

[Signature]
Name: RL Oxford
Notary Public in and for the State of WA
Residing at: Mill Creek,
My appointment expires: 11.19.16

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Theresa K. Rumble is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.31.16

[Signature]
Name: RL Oxford
Notary Public in and for the State of WA
Residing at: Mill Creek,
My appointment expires: 11.19.16

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Miriam Al-Fazel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5.31.16

[Signature]
Name: RL Oxford
Notary Public in and for the State of WA
Residing at: Mill Creek,
My appointment expires: 11.19.16

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29231 / 340430-1-015-0000 and P28906 / 340430-0-091-0000

PARCEL A:

That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 34 North, Range 4 East W.M., described as follows:

Beginning at the Southeast corner of said Southeast Quarter of the Southeast Quarter;
Thence North 0 degrees 42' West along the East line of said Section, 976.80 feet;
Thence South 87 degrees 54'45" West 30 feet to the West line of the State Highway and the Northeast corner of those premises contracted to be conveyed to Harris W. Wood and Verna R. Wood, his wife, by instrument dated September 3, 1958, filed September 5, 1958, as File No. 570033 and recorded in Volume 297 of Deeds at page 5, the true point of beginning;
Thence continue South 87 degrees 54'45" West along the North line of said Harris Tract 147.90 feet to the Easterly line of the right of way of the Great Northern Railway Company;
Thence North 3 degrees 04'45" East along said railroad right of way to a point 187 feet Southwesterly, when measured along said right of way, from the North line of said Southeast Quarter of the Southeast Quarter;
Thence North 87 degrees 54'45" East 137.50 feet, more or less, to the West line of the State Highway;
Thence South 0 degrees 42" East along said West line 142.47 feet to the true point of beginning.

EXCEPT that portion conveyed to Washington Co-operative Chick Association, a corporation, by deed dated February 21, 1946, filed March 5, 1946, as File No. 389045, and recorded in Volume 207 of Deeds at page 226 described as follows:

Beginning at the intersection of the West line of the State Highway and the South line of a tract conveyed to Washington Co-operative Chick Associates, a corporation, by deed recorded in Volume 167 of Deeds at page 488, records of Skagit County;
Thence South 15 feet;
Thence West 110 feet;
Thence North 15 feet;
Thence East 110 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, thence North 0 degrees 42' West along the East line of said Section 30, a distance of 849.80 feet;
Thence South 87 degrees 54'45" West 30 feet to the West line of Secondary State Highway, said point being the Southeast corner and the true point of beginning;

EXHIBIT "A"
Legal Description
(continued)

Thence continues 87 degrees 54'45" West 156.30 feet to the East line of the Great Northern Railway right of way;
Thence North 3 degrees 04'45" East along said railroad right of way 127.28 feet;
Thence North 87 degrees 54'45" East 147.90 feet to the West line of the Secondary State Highway;
Thence South 0 degrees 42" East along the West line of Secondary State Highway, 127.00 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Term, conditions and provisions as set forth in that certain agreement concerning formation of Britt Slough Ditch District as shown in instrument

Recording Date: March 16, 1926
Recording No.: 192453

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 13, 1955
Recording No.: 523965

3. Title Notification - Property Designated Agricultural Resource Lands including the terms, covenants and provisions thereof

Recording Date: April 9, 1998
Recording No.: 9804090084

4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 30

Exhibit A

Description:

That portion of the Southeast 1/4 of the Southeast 1/4 and that portion of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of the right of way of the Great Northern Railway Company with the South line of the Northeast 1/4 of the Southeast 1/4, said Section 30;
thence Southerly along the said railway right of way line 187 feet;
thence East to the West line of the State Highway;
thence North along the West line of the State Highway to a point of 20 feet North of the South line of the Northeast 1/4 of the Southeast 1/4, said Section;
thence West to the East line of the right of way of the Great Northern Railway Company;
thence South along said right of way line 20 feet, more or less, to the point of beginning.

EXCEPT the South 75 feet thereof.

Situate in the County of Skagit, State of Washington.

P29226

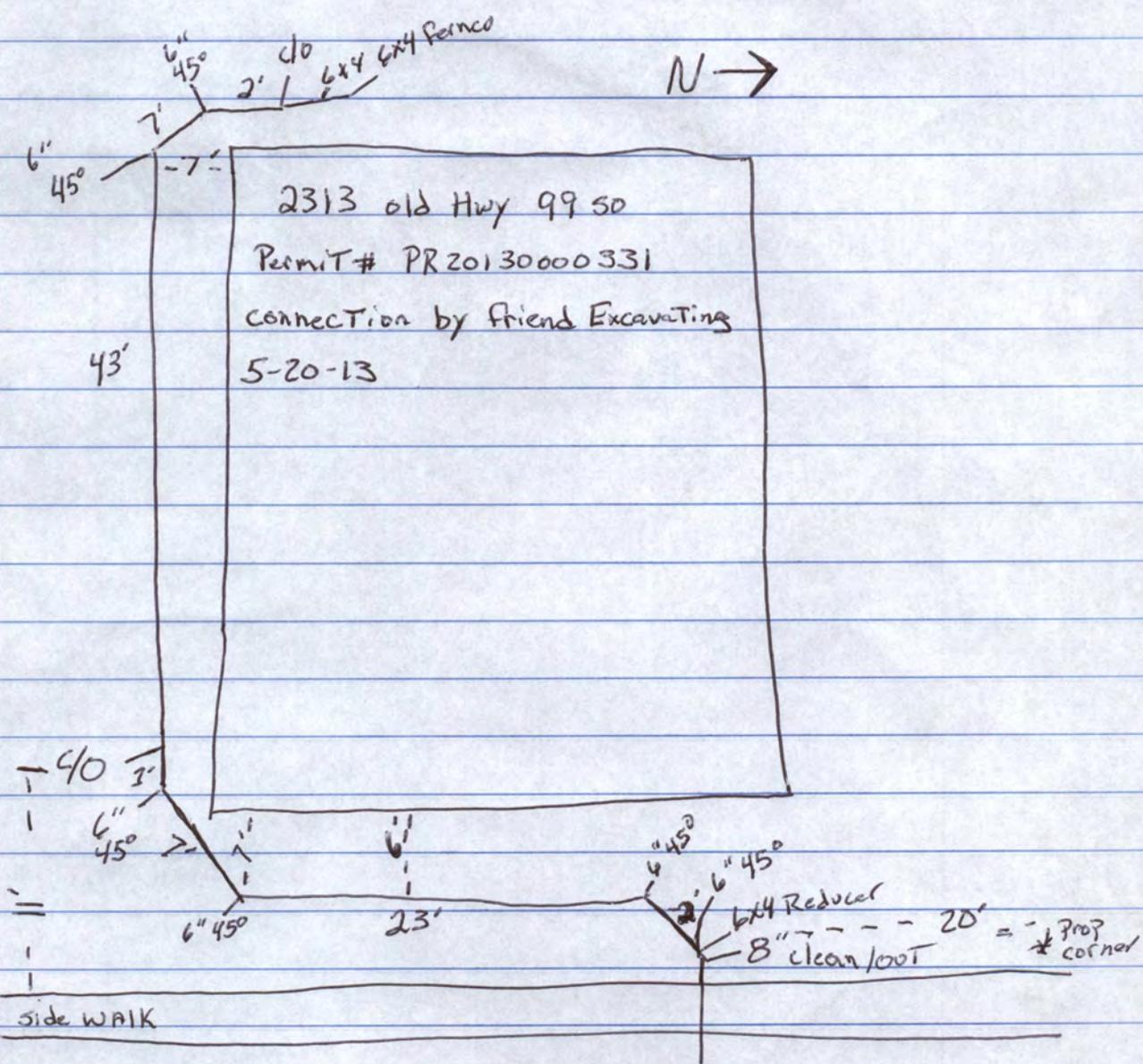


201301070147
Skagit County Auditor

**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITE 31

2313 old Hwy 99
P 29215
RR2013-331



Existing
8" stub
5' deep



201312170057

When recorded return to:
David T. Jahns and Wendy Jahns
PO Box 822
Burlington, WA 98233

Skagit County Auditor \$73.00
12/17/2013 Page 1 of 2 1:51PM

Recorded at the request of:

File Number: 106906

Statutory Warranty Deed

106906-1

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Duane D. Eldridge and Michelle A. Eldridge, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **David T. Jahns and Wendy Jahns, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Section 30, Township 34 North, Range 4 East; Ptn. of NE of SE; Lot 1, SP 13-061

Tax Parcel Number(s): **P29215, 340430-4-002-0000**

Lot 1 of Eldridge Short Plat PL 13-061, as approved on August 19, 2013 and recorded on August 26, 2013 under Auditor's File No. 201308260170, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East W.M..

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12/12/2013

Duane D. Eldridge
Duane D. Eldridge

Michelle Eldridge
Michelle Eldridge

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135022
DEC 17 2013

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2,230.00
Skagit Co. Treasurer
By Mum Deputy

I certify that I know or have satisfactory evidence that Duane D. Eldridge and Michelle Eldridge, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Dec. 16, 2013

Kerry L. Larson

Printed Name: Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
Appointment expires: 8/06/2015

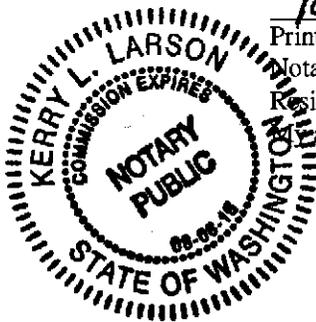


Exhibit A

A ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Eldridge Short Plat 13-06T
Recorded: August 26, 2013
Auditor's No.: 201308260170



201312170057

Skagit County Auditor
12/17/2013 Page 2 of 2 \$73.00
1:51PM

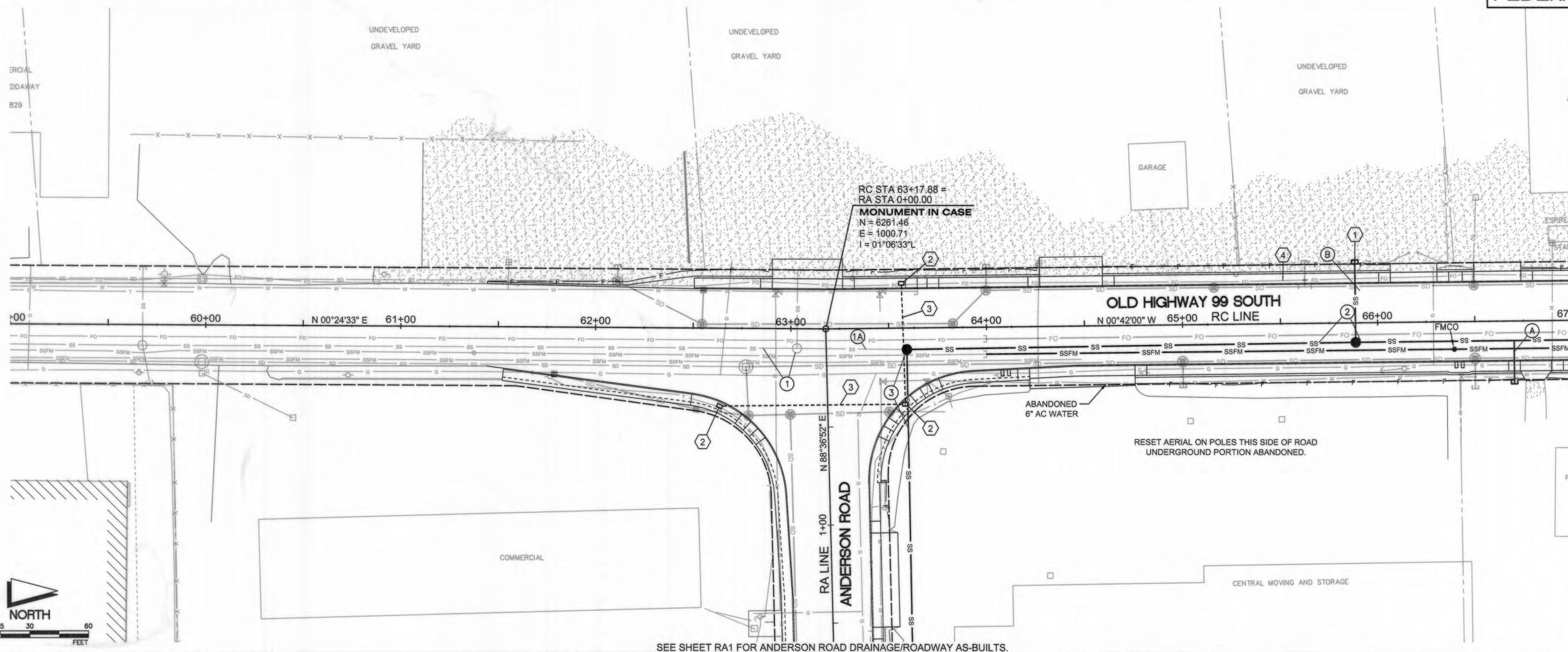
**APPENDIX B
PLANNING STUDY ON ADULT USES**

SITES

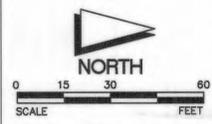
**ALONG 99 NORTH OF
ANDERSON AND ANDERSON
(PR00-7)**

CONSTRUCTION NOTES:

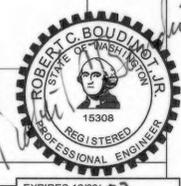
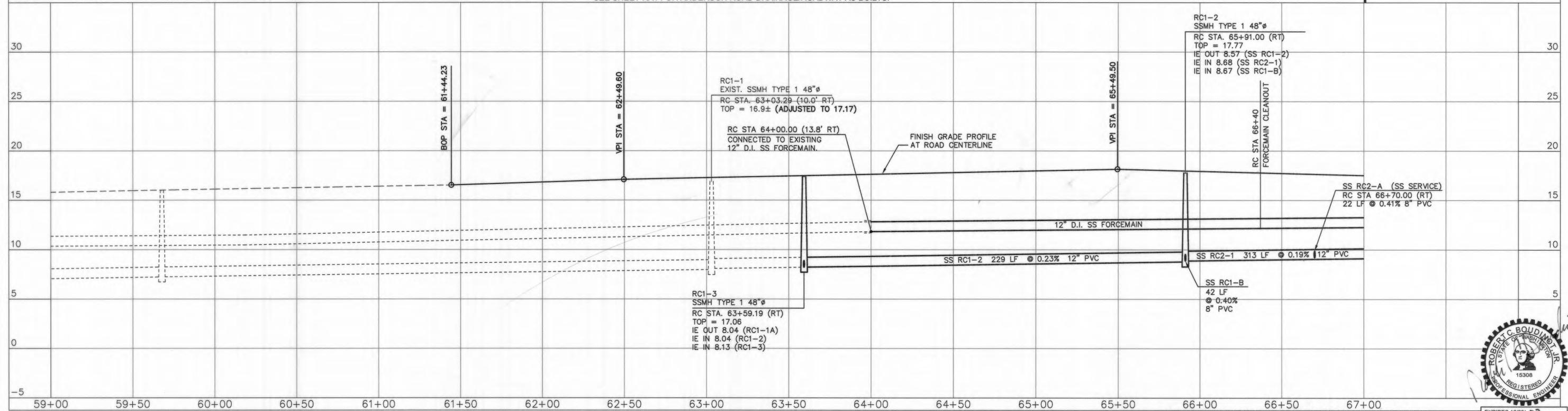
- ① 8" PVC SERVICE STUB AND MARKER POST.
- ② TYPE 2 JUNCTION BOX.
- ③ (1) 2" & (2) 4" CONDUITS.
- ④ ABANDONED UNDERGROUND FIBER OPTIC NORTH OF ANDERSON ROAD.



MATCHLINE - RC STA 67+00 - SEE SHEET RC2



SEE SHEET RA1 FOR ANDERSON ROAD DRAINAGE/ROADWAY AS-BUILTS.



CONSTRUCTION RECORD DRAWING

NO	REVISION	DATE	BY
4			
3			
2			
1			

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/T. GANN
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 603 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax: 360-336-3991

CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1" = 30' / V: 1" = 5'
 DRAWING NAME: ASB01100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 CENTERLINE/SANITARY SEWER PLAN AND PROFILE

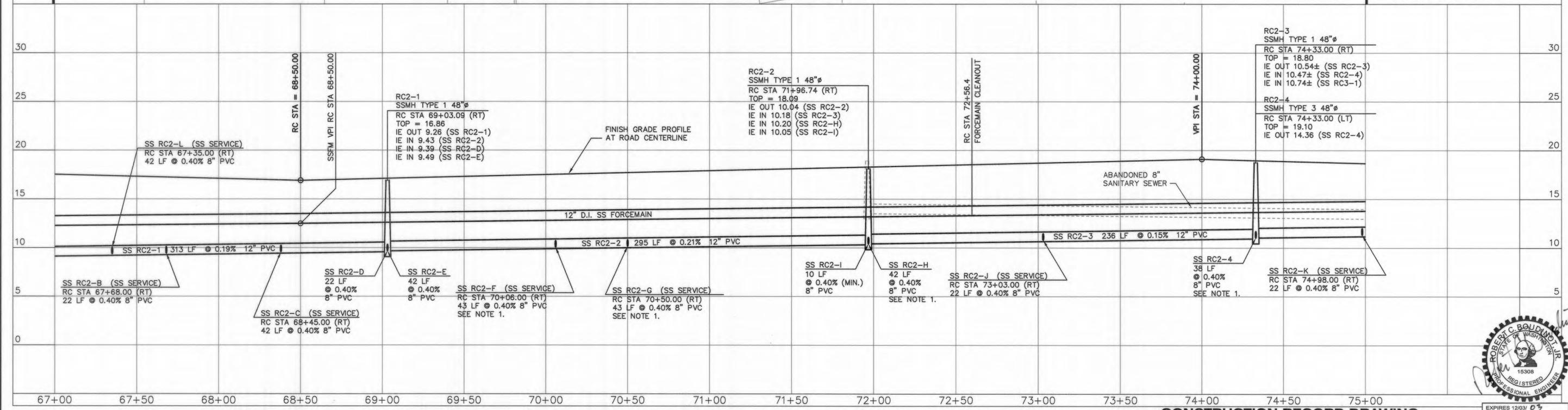
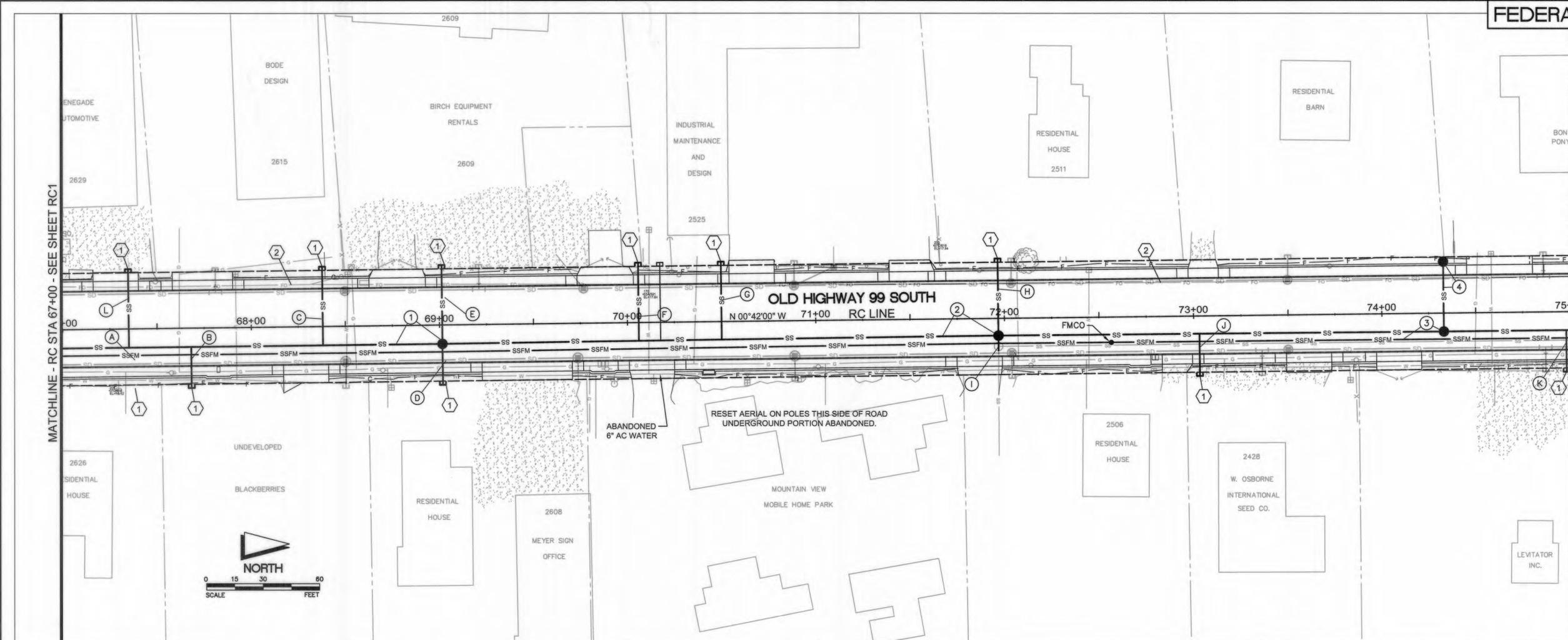
SHEET 1 OF 13
 RC1

CONSTRUCTION NOTES:

- 1 8" PVC SERVICE STUB AND MARKER POST.
- 2 ABANDONED UNDERGROUND FIBER OPTIC NORTH OF ANDERSON ROAD.

GENERAL NOTES:

- 1. SANITARY SEWER SERVICES SERVING THE WEST SIDE OF HIGHWAY 99 FROM RC STA 70+00 TO RC STA 80+50 WERE INSTALLED UNDER THE WATERLINE AND OVER THE WEST SIDE STORM SYSTEM.



NO	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/T. GANN
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 803 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax: 360-336-3981

CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1"=30'/V: 1"=5'
 DRAWING NAME: ASB02100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

CONSTRUCTION RECORD DRAWING
 HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 CENTERLINE/SANITARY SEWER PLAN AND PROFILE

ROBERT C. BOUDINOT, JR.
 STATE OF WASHINGTON
 REGISTERED PROFESSIONAL ENGINEER
 15308

EXPIRES 12/31/03

SHEET 2 OF 13

Pro 00-7
 Old Hwy 99 S Transportation Improvements
 Page 2 of 13

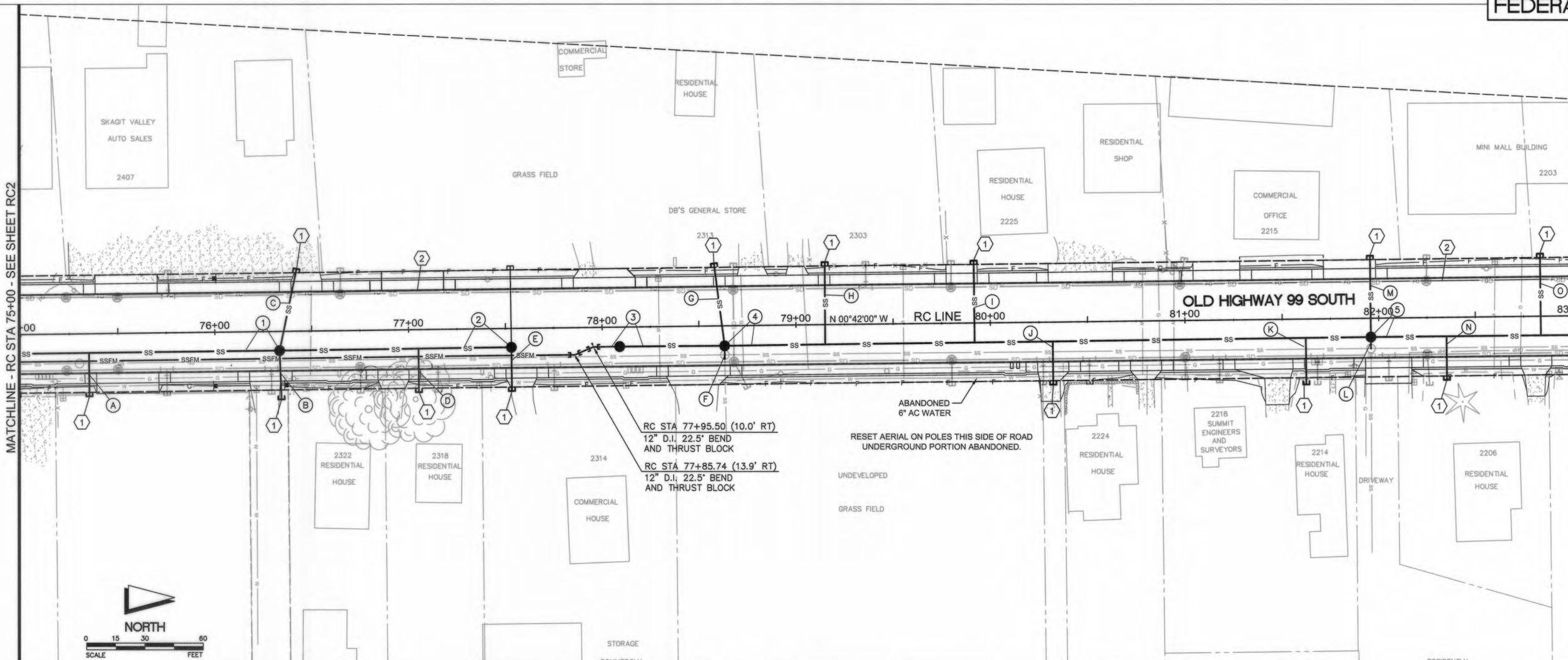
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CONSTRUCTION NOTES:

- ① CAP 8" PVC SERVICE STUB AND SET MARKER POST.
- ② ABANDONED UNDERGROUND FIBER OPTIC NORTH OF ANDERSON ROAD.

MATCHLINE - RC STA 75+00 - SEE SHEET RC2

MATCHLINE - RC STA 83+00 - SEE SHEET RC4

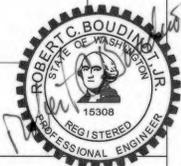
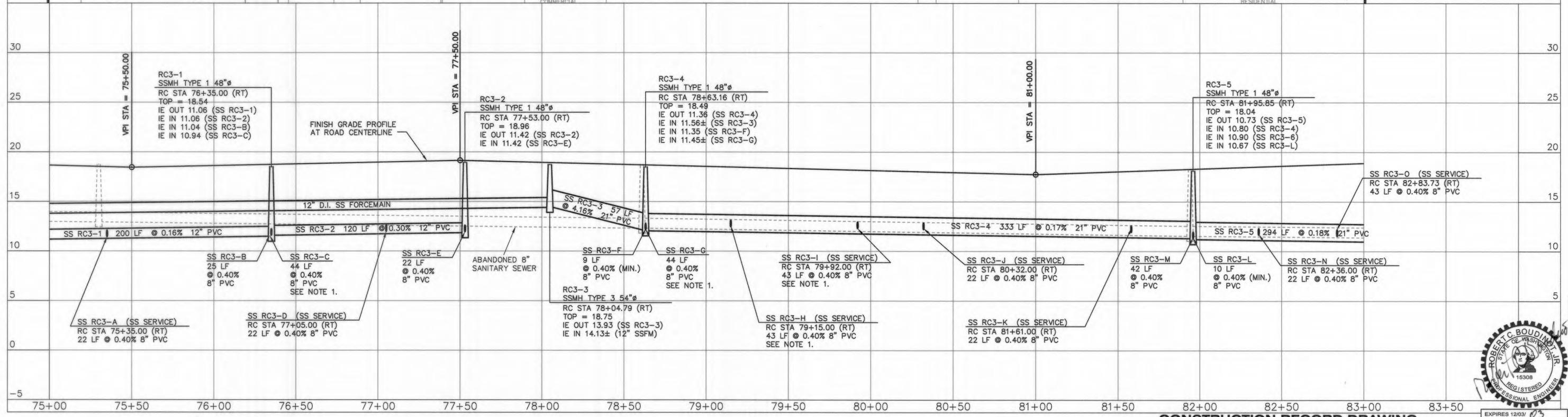
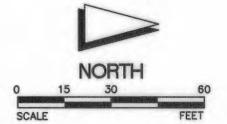


RC STA 77+95.50 (10.0' RT)
12" D.I. 22.5' BEND AND THRUST BLOCK
RC STA 77+85.74 (13.9' RT)
12" D.I. 22.5' BEND AND THRUST BLOCK

ABANDONED 6" AC WATER
RESET AERIAL ON POLES THIS SIDE OF ROAD
UNDERGROUND PORTION ABANDONED.

GENERAL NOTES:

- 1. SANITARY SEWER SERVICES SERVING THE WEST SIDE OF HIGHWAY 99 FROM RC STA 70+00 TO RC STA 80+50 WERE INSTALLED UNDER THE WATERLINE AND OVER THE WEST SIDE STORM SYSTEM.



NO	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/T. GANN
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 803 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax: 360-336-3981

CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB03100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

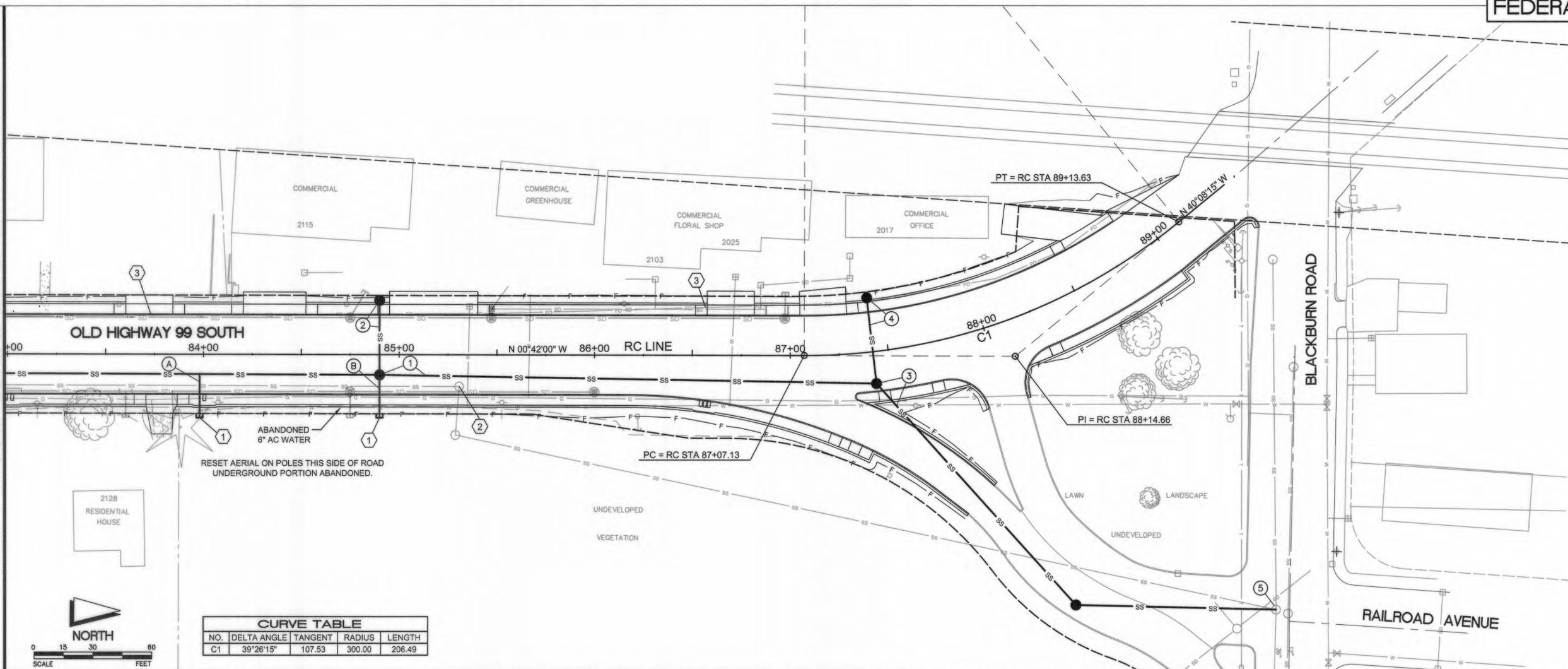
CONSTRUCTION RECORD DRAWING
 HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 CENTERLINE/SANITARY SEWER PLAN AND PROFILE

EXPIRES 12/03/03
 SHEET 3 OF 13
 RC3

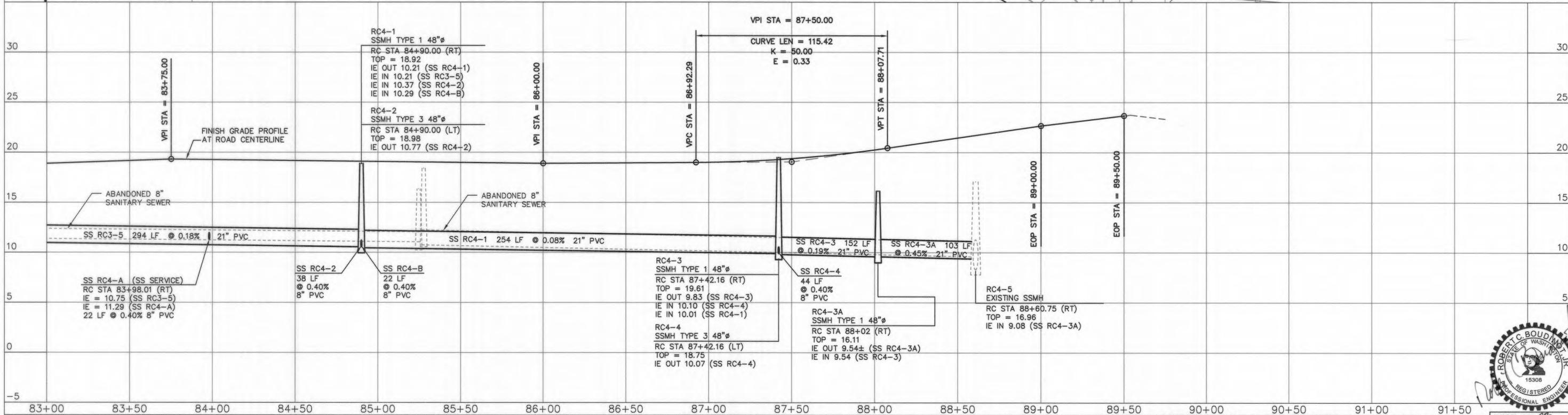
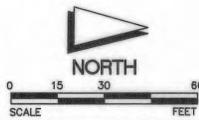
CONSTRUCTION NOTES:

- ① 8" PVC SERVICE STUB AND MARKER POST.
- ② PLUG EXISTING SEWER PIPE
- ③ ABANDONED UNDERGROUND FIBER OPTIC NORTH OF ANDERSON ROAD.

MATCHLINE - RC STA 83+00 - SEE SHEET RC4



CURVE TABLE				
NO.	DELTA ANGLE	TANGENT	RADIUS	LENGTH
C1	39°26'15"	107.53	300.00	206.49



CONSTRUCTION RECORD DRAWING

NO.	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/T. GANN
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 803 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax: 360-336-3991

CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

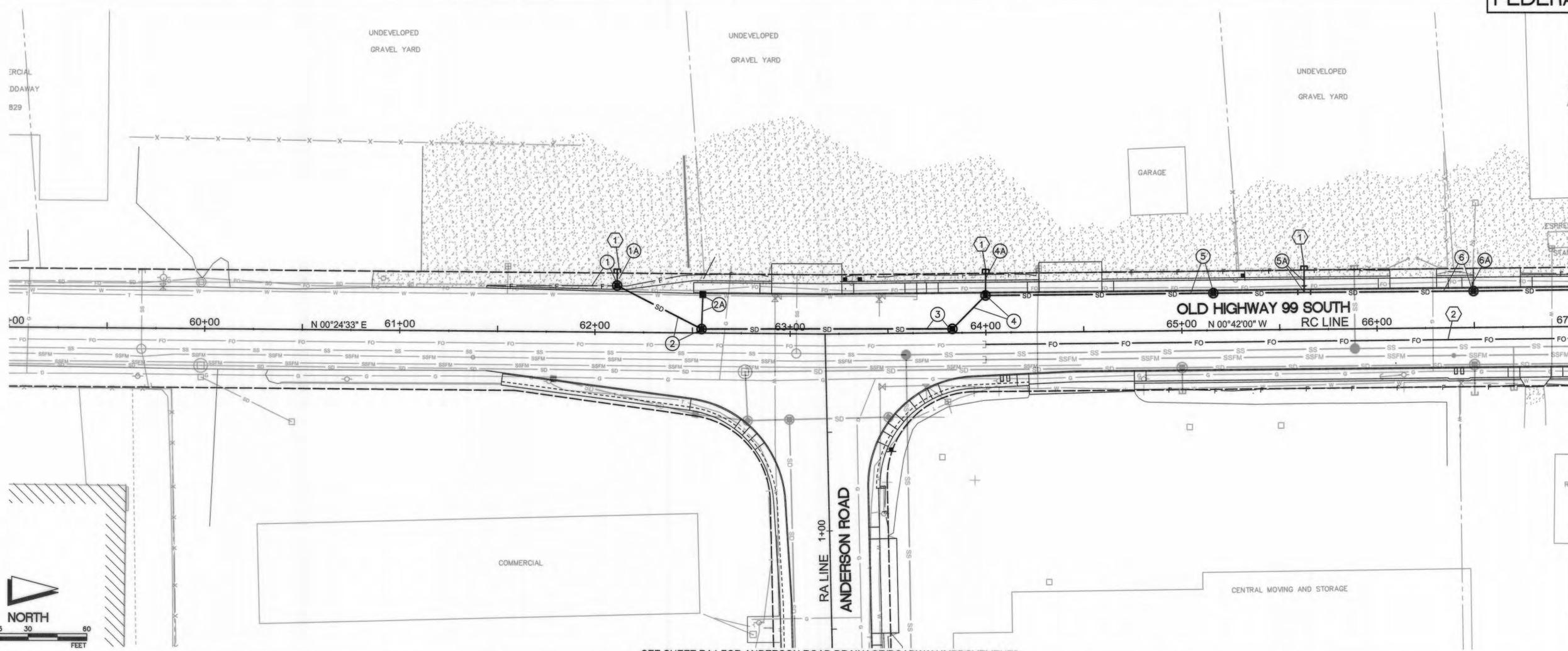
SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB04100
 JOB NUMBER: 0007B-A
 DATE: SEPTEMBER 4, 2002

HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 CENTERLINE/SANITARY SEWER PLAN AND PROFILE

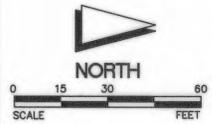
SHEET 4 OF 13
 RC4

CONSTRUCTION NOTES:

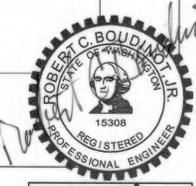
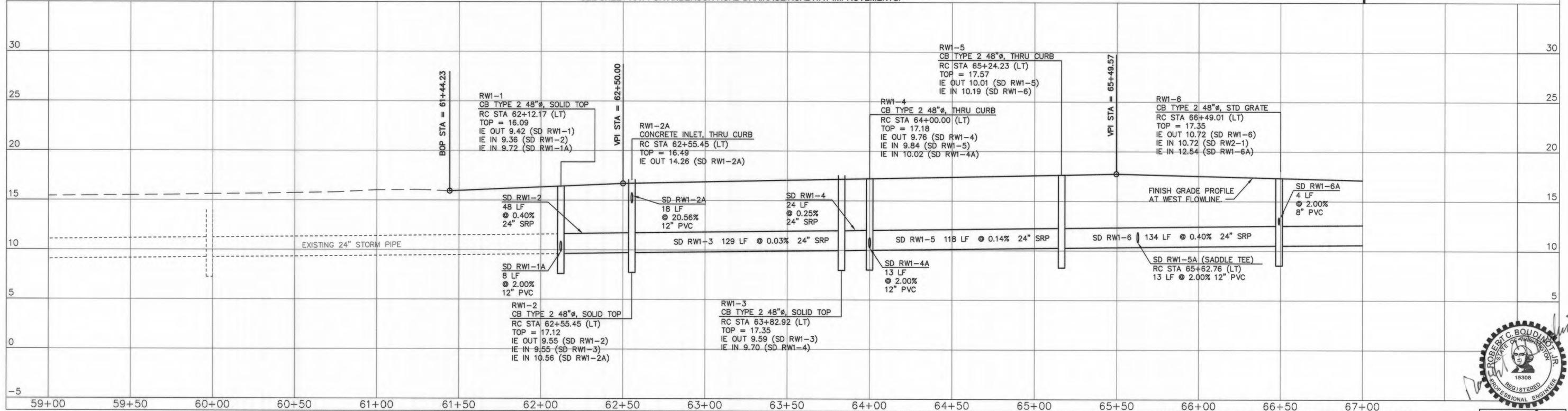
- 1 12" PVC SERVICE STUB AND MARKER POST.
- 2 CITY FIBER OPTIC CONDUIT.



MATCHLINE - RC STA 67+00 - SEE SHEET RW2



SEE SHEET RA1 FOR ANDERSON ROAD DRAINAGE/ROADWAY IMPROVEMENTS.



NO.	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

Leonard, Boudinot & Skodje Inc.
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 Mount Vernon, WA 98273
 Tel: 360-338-5751 Fax: 360-338-3981

CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N, RANGE 4, E., W.M.

SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB05100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

CONSTRUCTION RECORD DRAWING
 HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 WEST FLOWLINE/DRAINAGE PLAN AND PROFILE

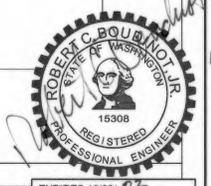
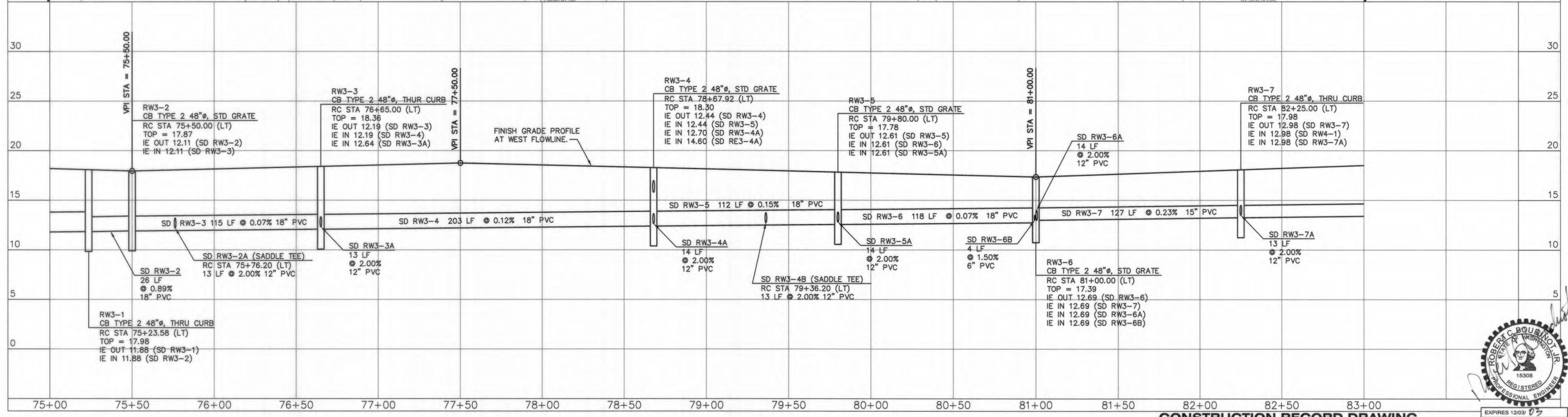
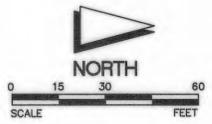
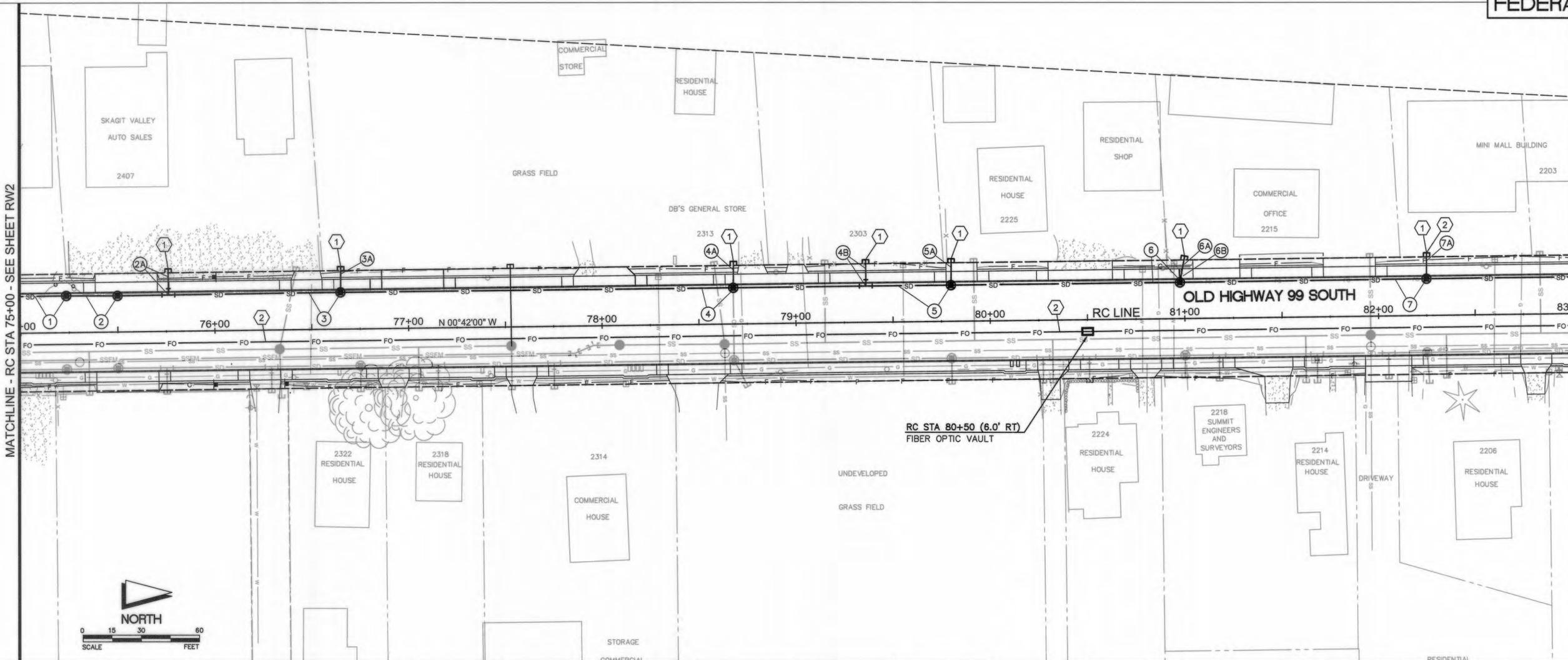
RW1 SHEET 5 OF 13
 EXPIRES 12/03/03

CONSTRUCTION NOTES:

- ① 12" PVC SERVICE STUB AND MARKER POST.
- ② CITY FIBER OPTIC CONDUIT.

MATCHLINE - RC STA 75+00 - SEE SHEET RW2

MATCHLINE - RC STA 83+00 - SEE SHEET RW4



CONSTRUCTION RECORD DRAWING

EXPIRES 12/03/07

NO	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1"=30'/V: 1"=5'
 DRAWING NAME: ASB07100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

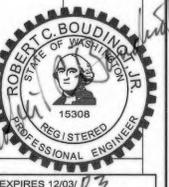
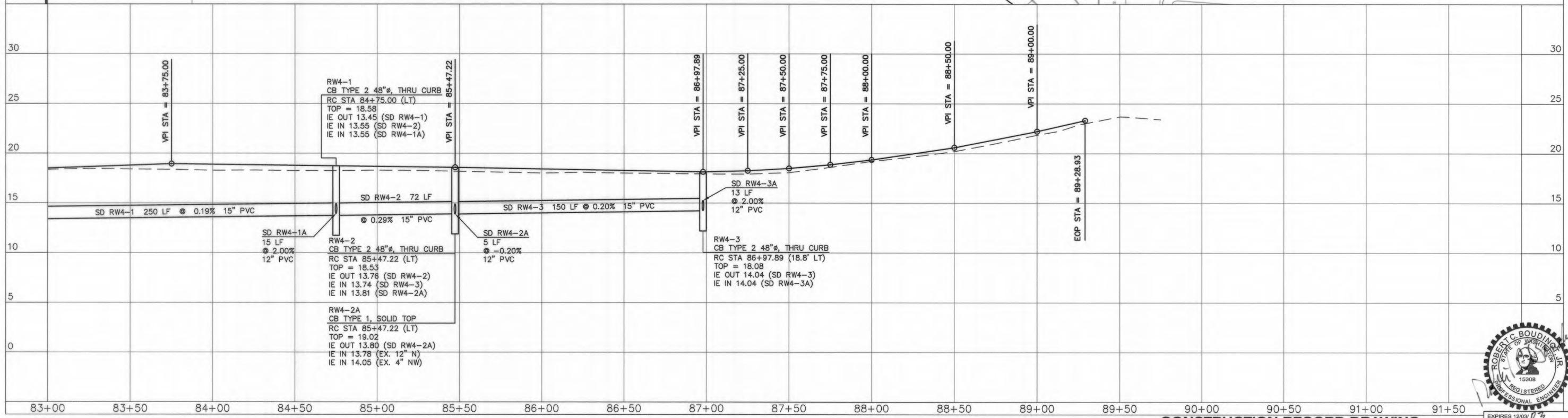
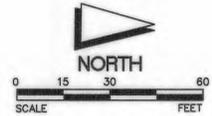
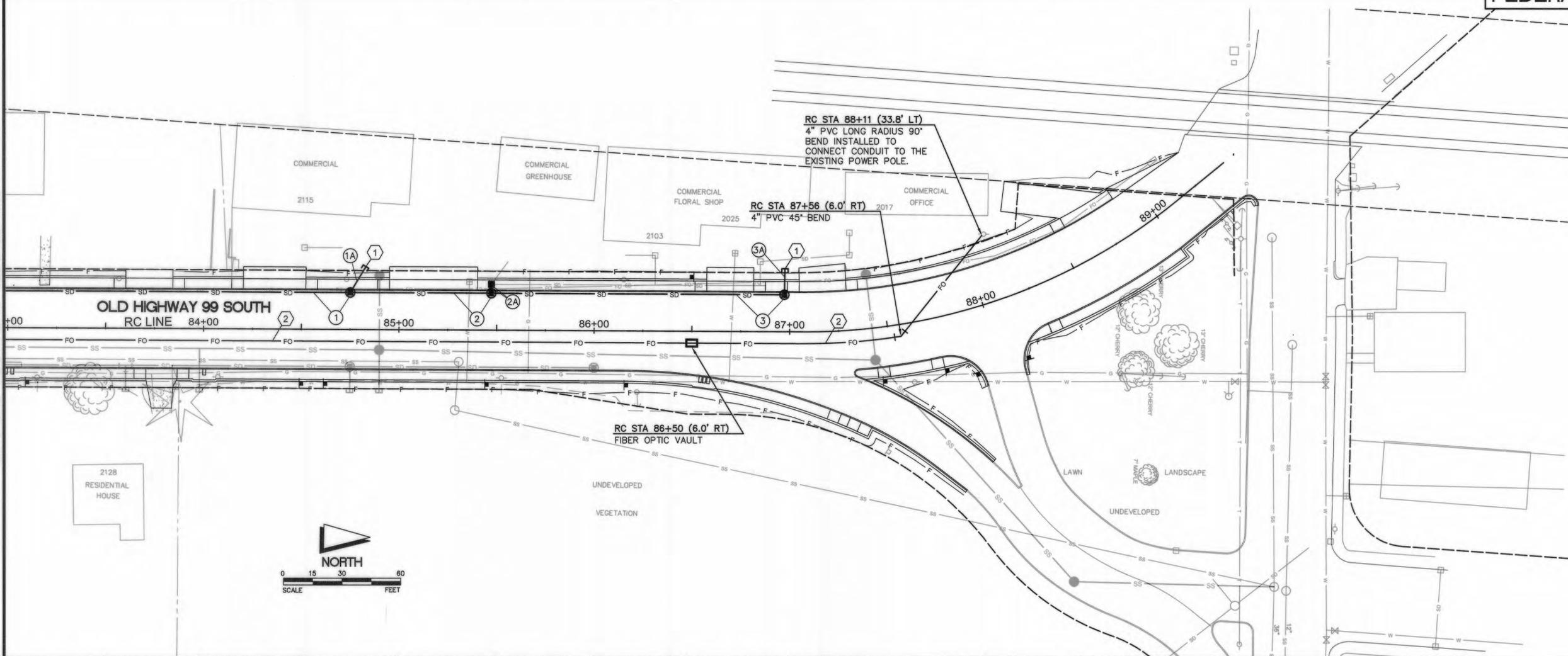
HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 WEST FLOWLINE/DRAINAGE PLAN AND PROFILE

RW3 SHEET 7 OF 13

CONSTRUCTION NOTES:

- ① 12" PVC SERVICE STUB AND MARKER POST.
- ② CITY FIBER OPTIC CONDUIT

MATCHLINE - RC STA 83+00 - SEE SHEET RW3



CONSTRUCTION RECORD DRAWING

NO	REVISION	DATE	BY
4			
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2			
1			

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB08100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

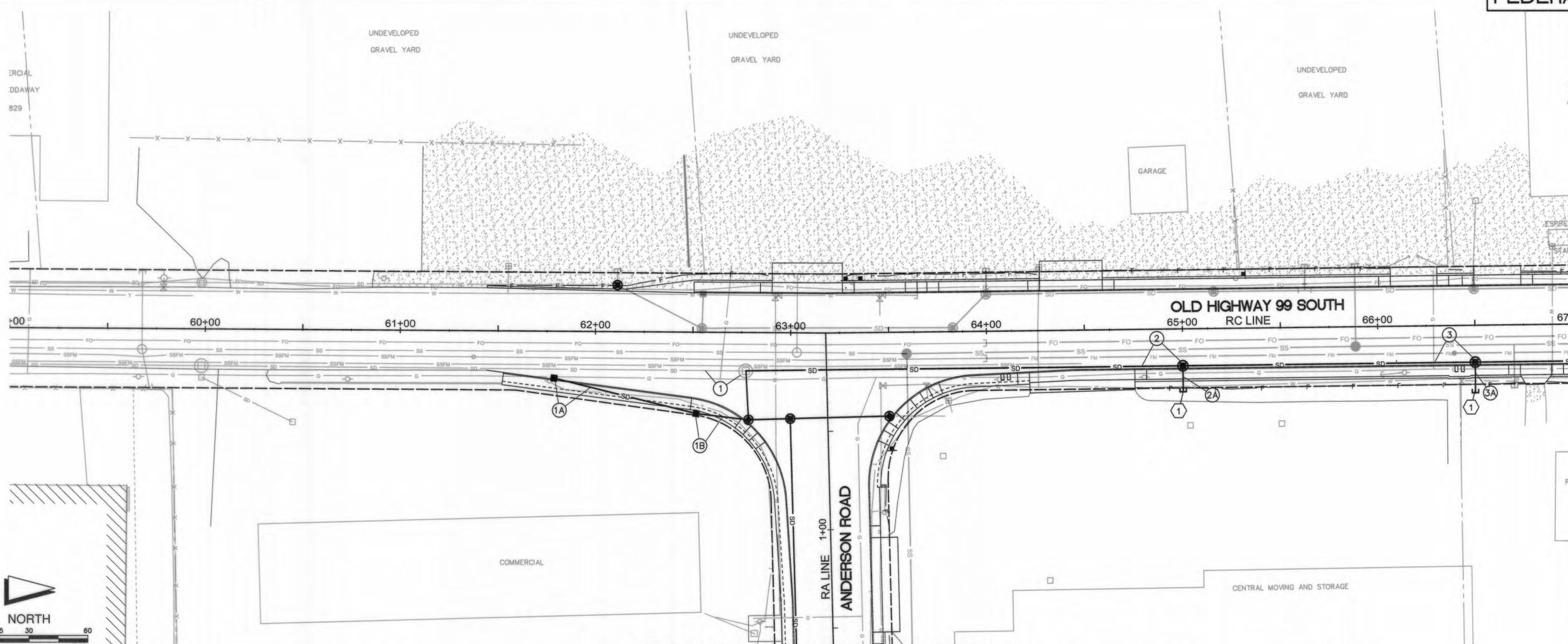
HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 WEST FLOWLINE/DRAINAGE PLAN AND PROFILE

SHEET 8 OF 13
 RW4

EXPIRES 12/03/03

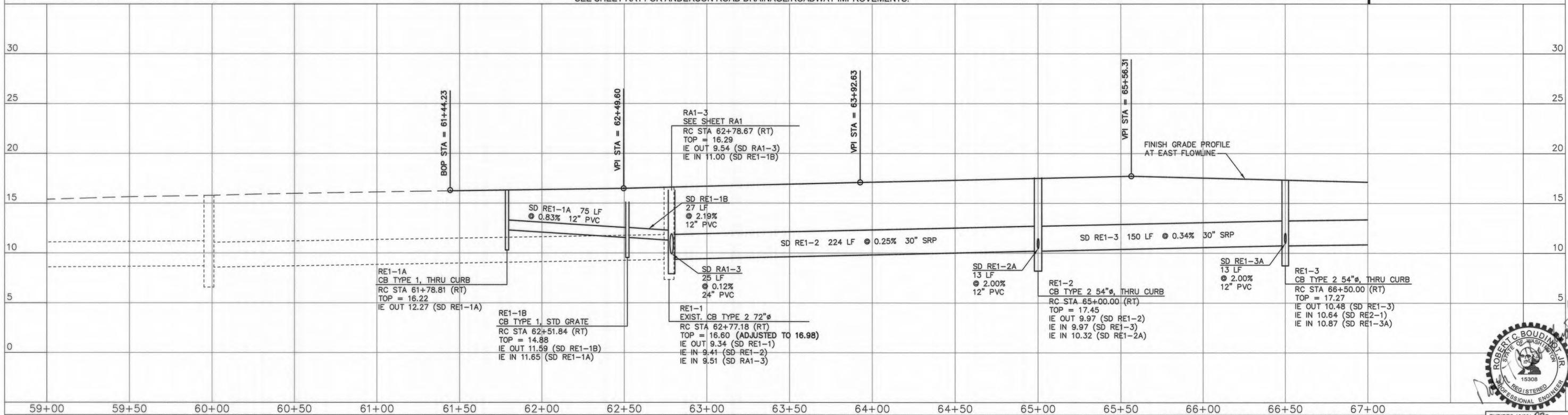
CONSTRUCTION NOTES:

1 12" PVC SERVICE STUB AND MARKER POST.

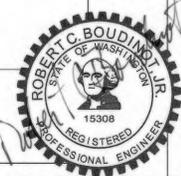


MATCHLINE - RC STA 67+00 - SEE SHEET RE2

SEE SHEET RA1 FOR ANDERSON ROAD DRAINAGE/ROADWAY IMPROVEMENTS.



FINISH GRADE PROFILE AT EAST FLOWLINE



CONSTRUCTION RECORD DRAWING

EXPIRES 12/03/07

NO	REVISION	BY
4		
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SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P/ LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB09100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 EAST FLOWLINE/DRAINAGE PLAN AND PROFILE

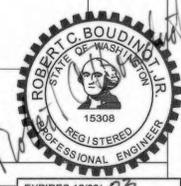
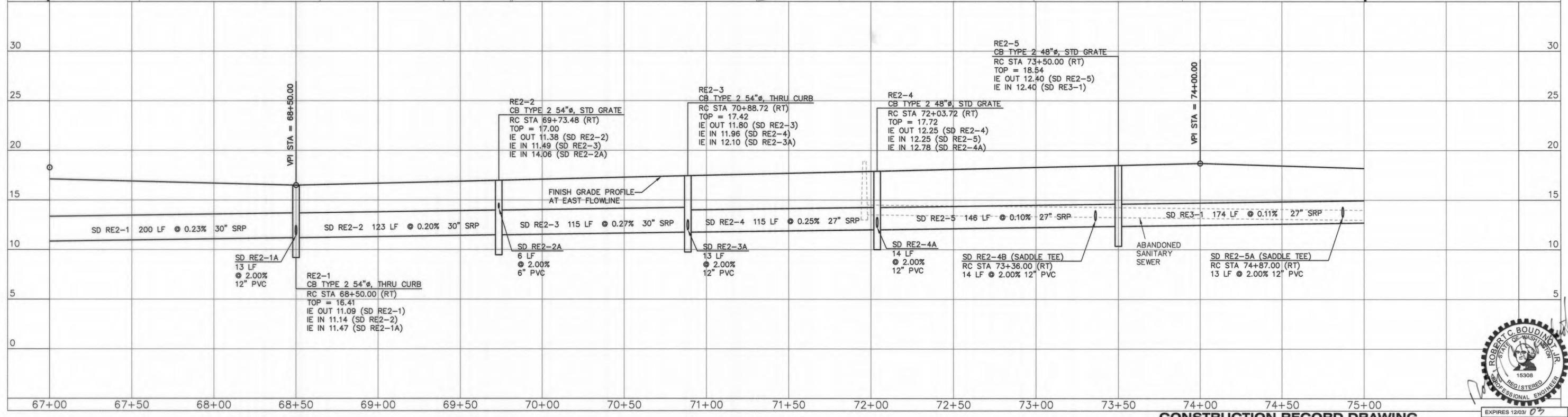
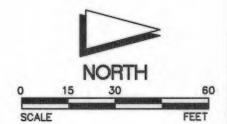
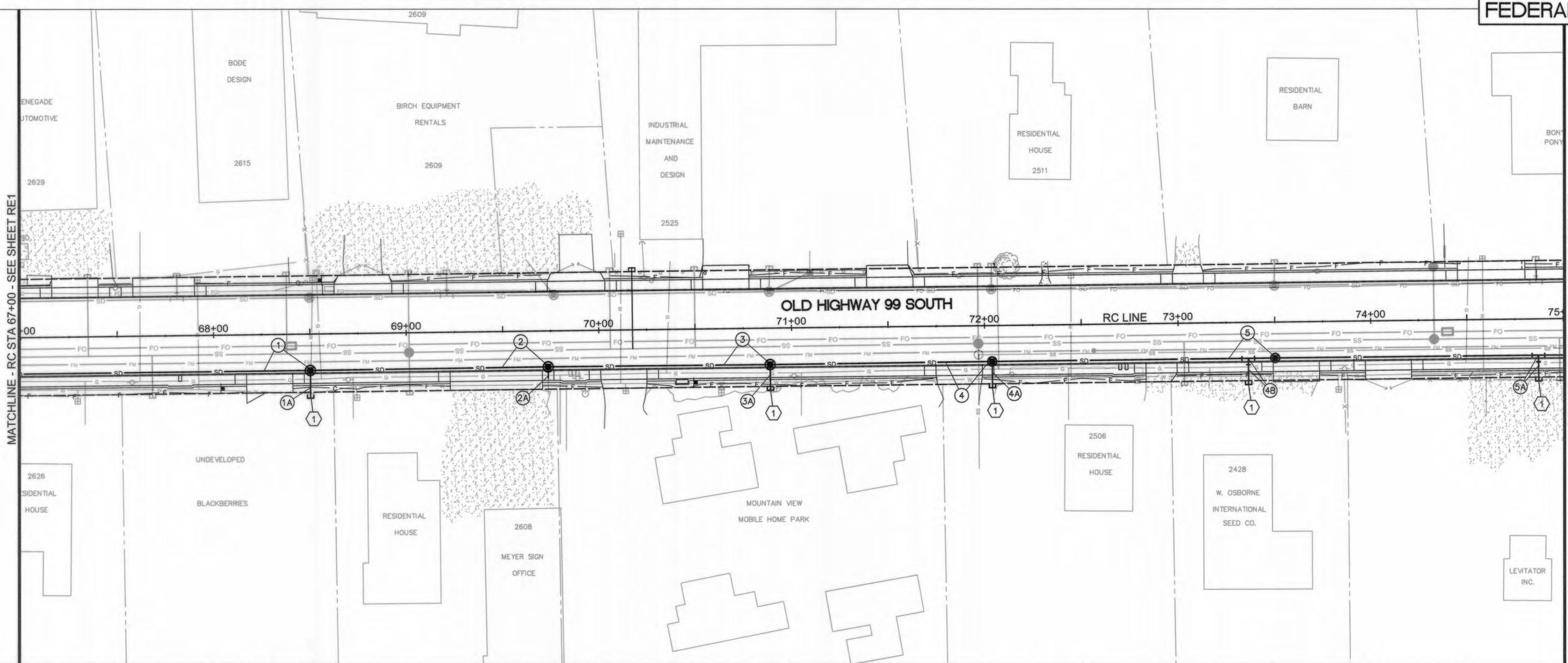
SHEET 9 OF 13
 RE1

CONSTRUCTION NOTES:

1 12" PVC SERVICE STUB AND MARKER POST.

MATCHLINE - RC STA 67+00 - SEE SHEET RE1

MATCHLINE - RC STA 75+00 - SEE SHEET RE3



NO	REVISION	BY
4		
3		
2		
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SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB10100
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

CONSTRUCTION RECORD DRAWING
 HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 EAST FLOWLINE/DRAINAGE PLAN AND PROFILE

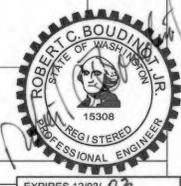
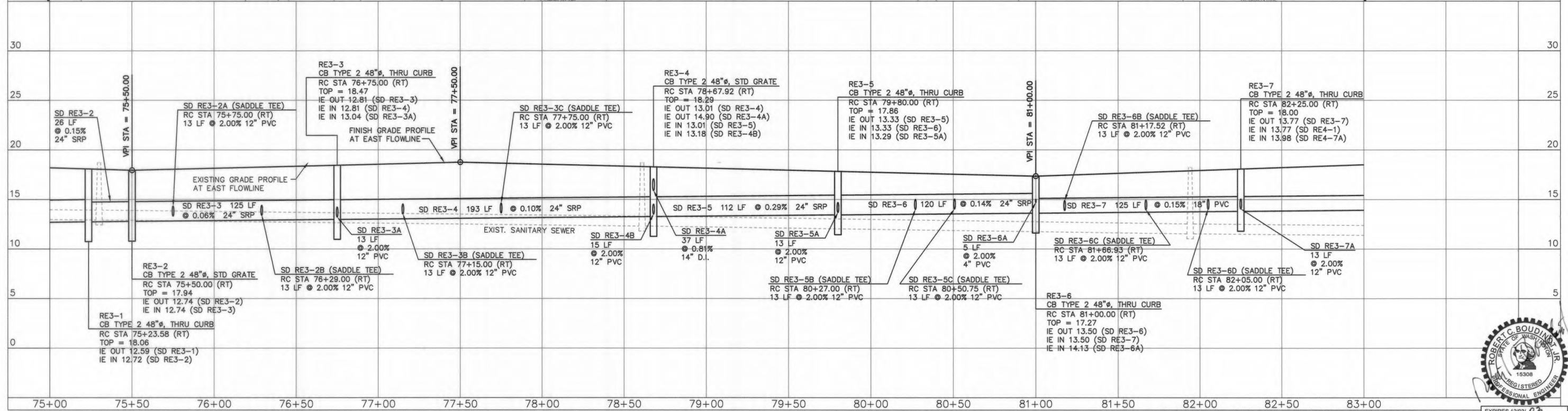
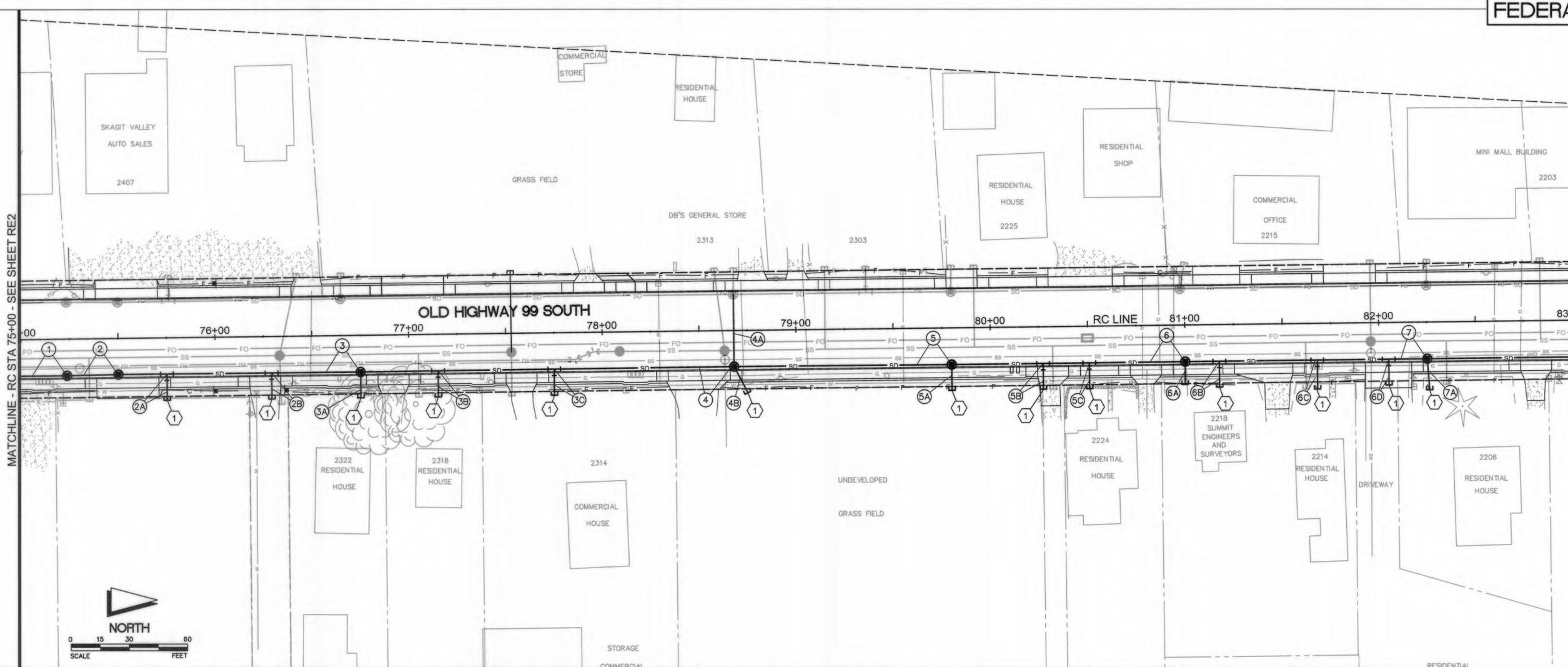
RE2 SHEET 10 OF 13
 EXPIRES 12/03/02

CONSTRUCTION NOTES:

1 12" PVC SERVICE STUB AND MARKER POST.

MATCHLINE - RC STA 75+00 - SEE SHEET RE2

MATCHLINE - RC STA 83+00 - SEE SHEET RE4



CONSTRUCTION RECORD DRAWING

NO	REVISION	BY
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: D. LEE/P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

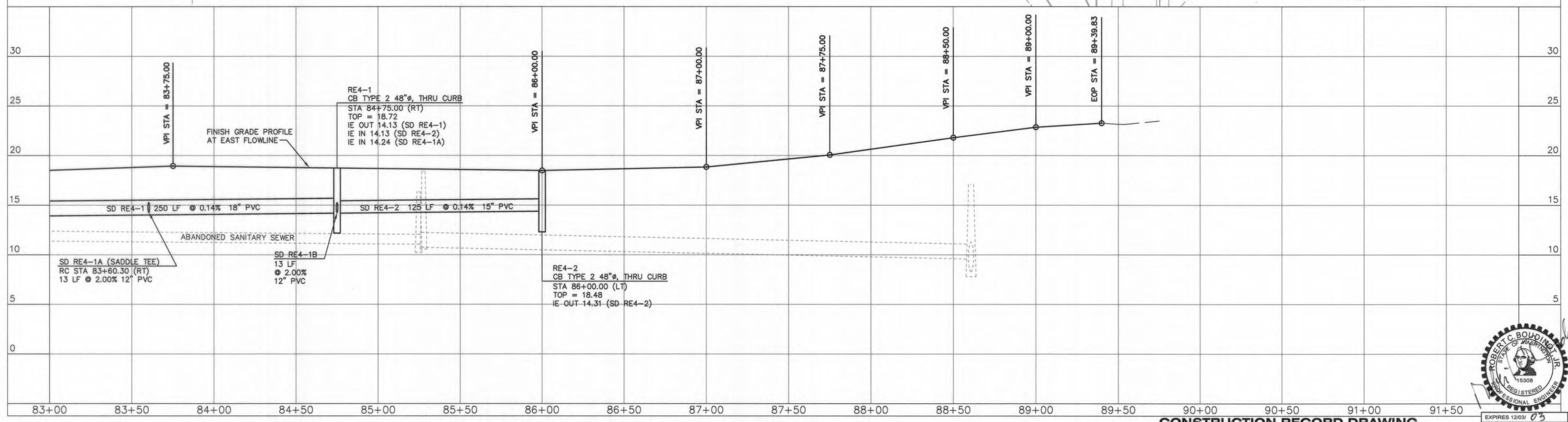
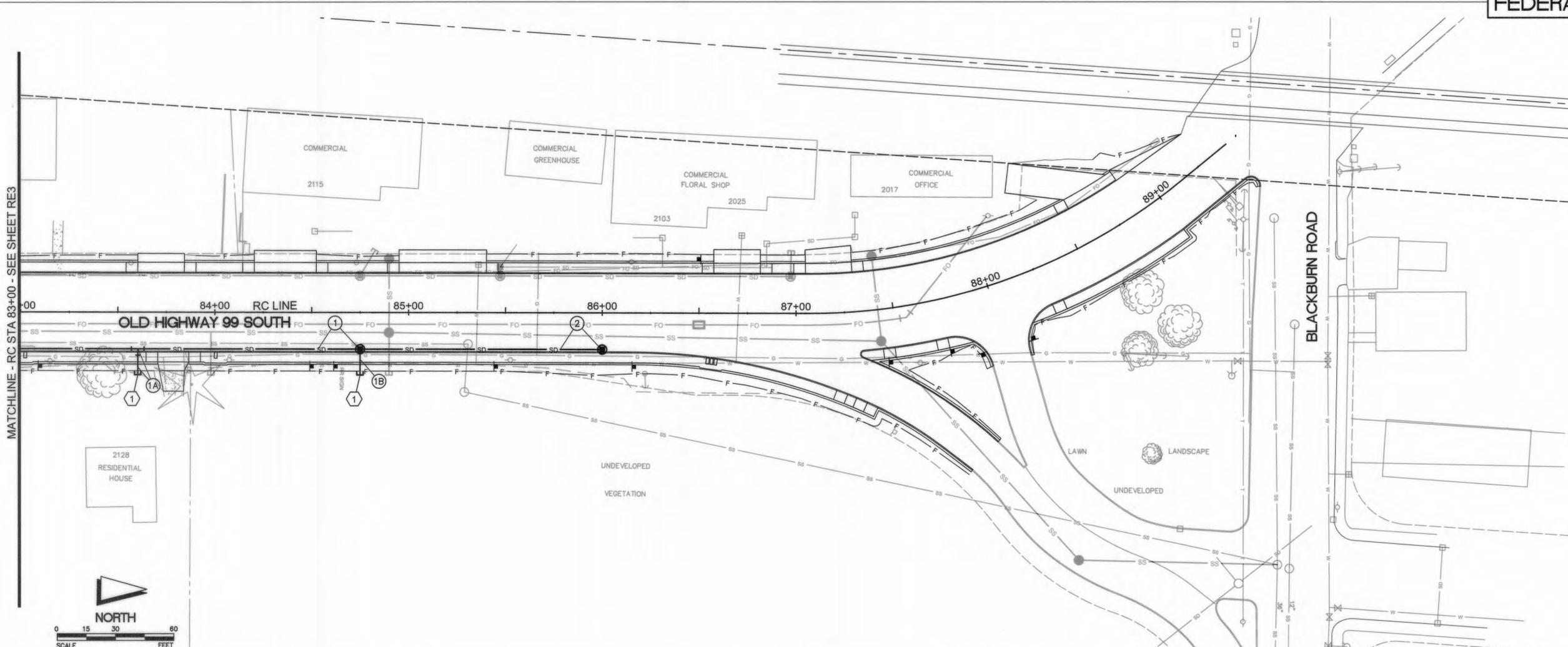
SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB11100
 JOB NUMBER: 0007B-A
 DATE: SEPTEMBER 4, 2002

HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 EAST FLOWLINE/DRAINAGE PLAN AND PROFILE

RE3 SHEET 11 OF 13
 EXPIRES 12/31/07

CONSTRUCTION NOTES:

1 12" PVC SERVICE STUB AND MARKER POST.



CONSTRUCTION RECORD DRAWING

4			
3			
2			
1			
DATE	NO	REVISION	BY

SUPERVISED BY: R. BOUDINOT
DESIGNED BY: D. LEE/P. LAU
CHECKED BY: D. LEE
DRAWN BY: P. LAU

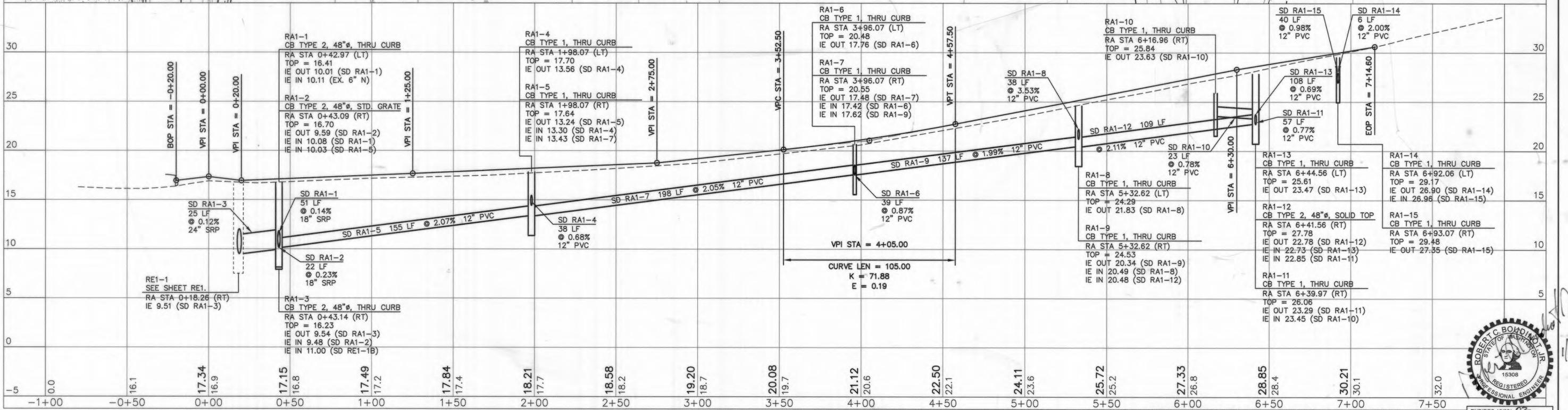
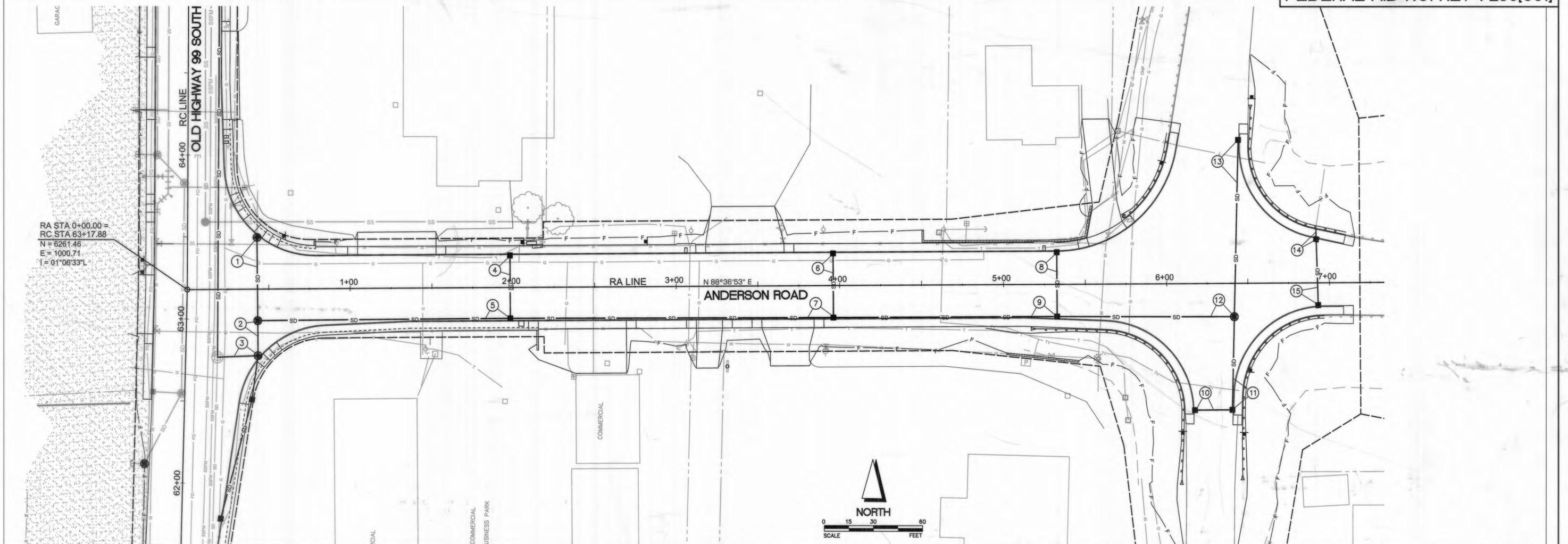
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CITY OF MOUNT VERNON, WASHINGTON
SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., WM.

SCALE: H: 1" = 30'/V: 1" = 5'
DRAWING NAME: ASB12100
JOB NUMBER: 00078-A
DATE: SEPTEMBER 4, 2002

HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
EAST FLOWLINE/DRAINAGE PLAN AND PROFILE

RE4 SHEET 12 OF 13



NO	REVISION	DATE
4		
3		
2		
1		

SUPERVISED BY: R. BOUDINOT
 DESIGNED BY: P. LAU
 CHECKED BY: D. LEE
 DRAWN BY: P. LAU

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CITY OF MOUNT VERNON, WASHINGTON
 SECTIONS 29 AND 30, TOWNSHIP 34, N., RANGE 4, E., W.M.

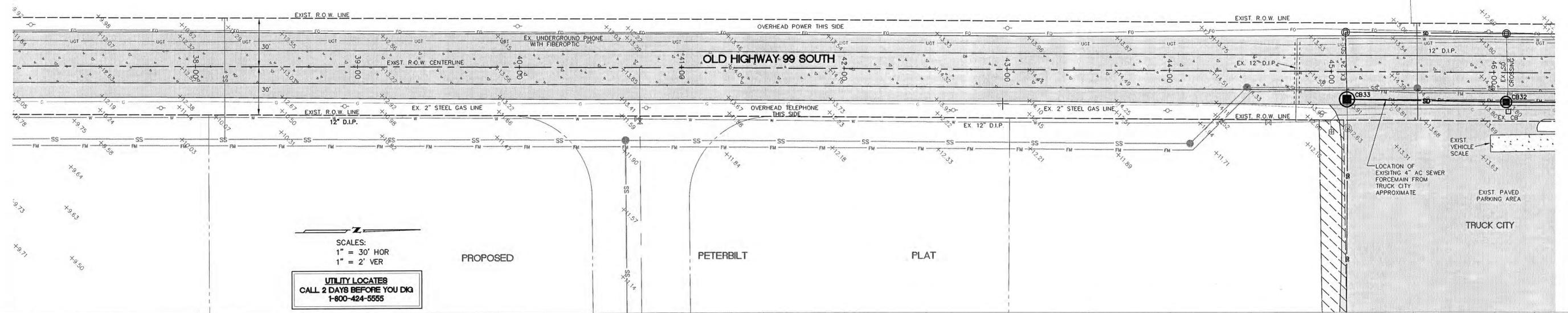
SCALE: H: 1" = 30'/V: 1" = 5'
 DRAWING NAME: ASB01101
 JOB NUMBER: 00078-A
 DATE: SEPTEMBER 4, 2002

CONSTRUCTION RECORD DRAWING
HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
ROADWAY/DRAINAGE PLAN AND PROFILE



RA1 SHEET 13 OF 13

CULTIVATED FIELD



SCALES:
1" = 30' HOR
1" = 2' VER

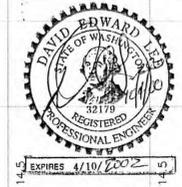
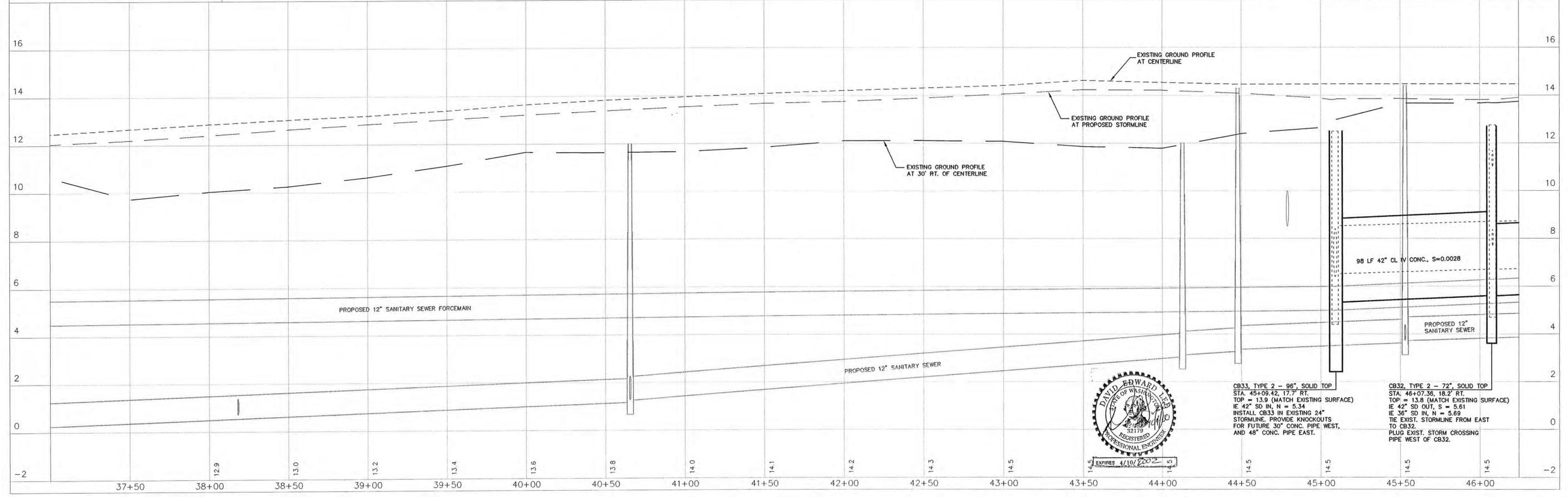
**UTILITY LOCATES
CALL 2 DAYS BEFORE YOU DIG
1-800-424-5555**

PROPOSED

PETERBILT

PLAT

EXIST. VEHICLE SCALE
LOCATION OF EXISTING 4" AC SEWER FORCEMAIN FROM TRUCK CITY APPROXIMATE
EXIST. PAVED PARKING AREA
TRUCK CITY



CB33, TYPE 2 - 96" SOLID TOP
STA. 45+09.42, 17.7' RT.
TOP = 13.9 (MATCH EXISTING SURFACE)
IE 42" SD IN, N = 5.34
INSTALL CB33 IN EXISTING 24" STORMLINE. PROVIDE KNOCKOUTS FOR FUTURE 30" CONC. PIPE WEST, AND 48" CONC. PIPE EAST.

CB32, TYPE 2 - 72" SOLID TOP
STA. 46+07.36, 18.2' RT.
TOP = 13.8 (MATCH EXISTING SURFACE)
IE 42" SD OUT, S = 5.61
IE 36" SD IN, N = 5.69
TIE EXIST. STORMLINE FROM EAST TO CB32.
PLUG EXIST. STORM CROSSING PIPE WEST OF CB32.

NO.	DATE	REVISIONS	BY	APVD
1	12/04/00	REVISED PIPE SIZES, SLOPES, AND RIM ELEVATIONS	PRL	DEL

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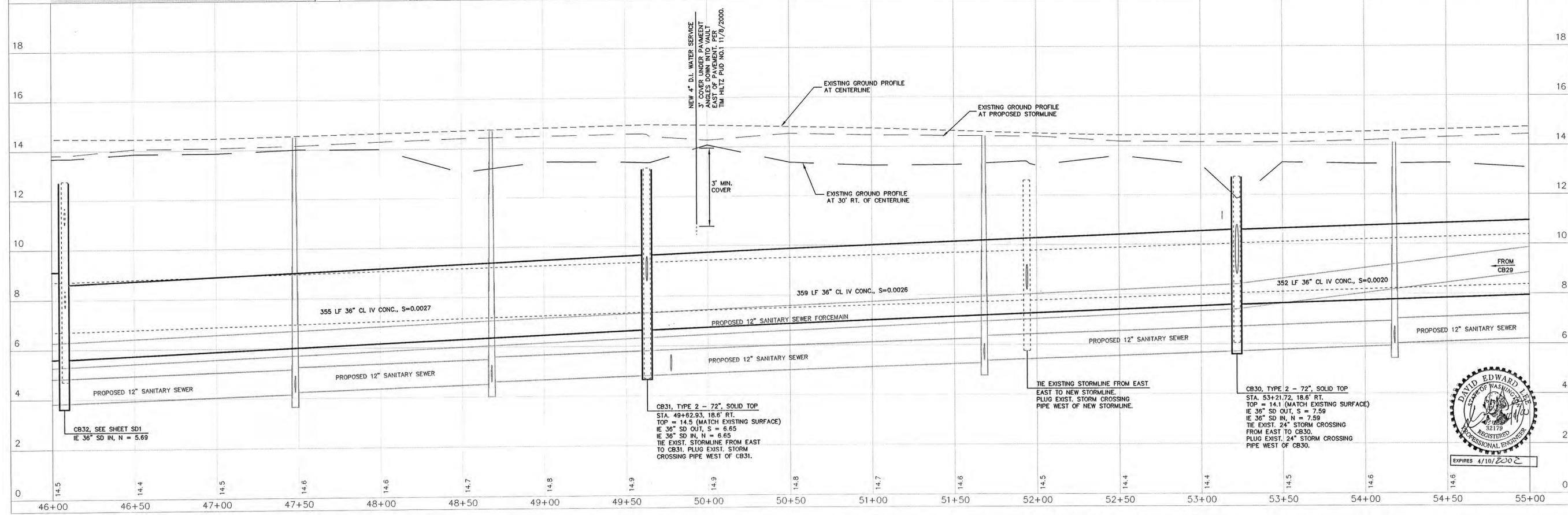
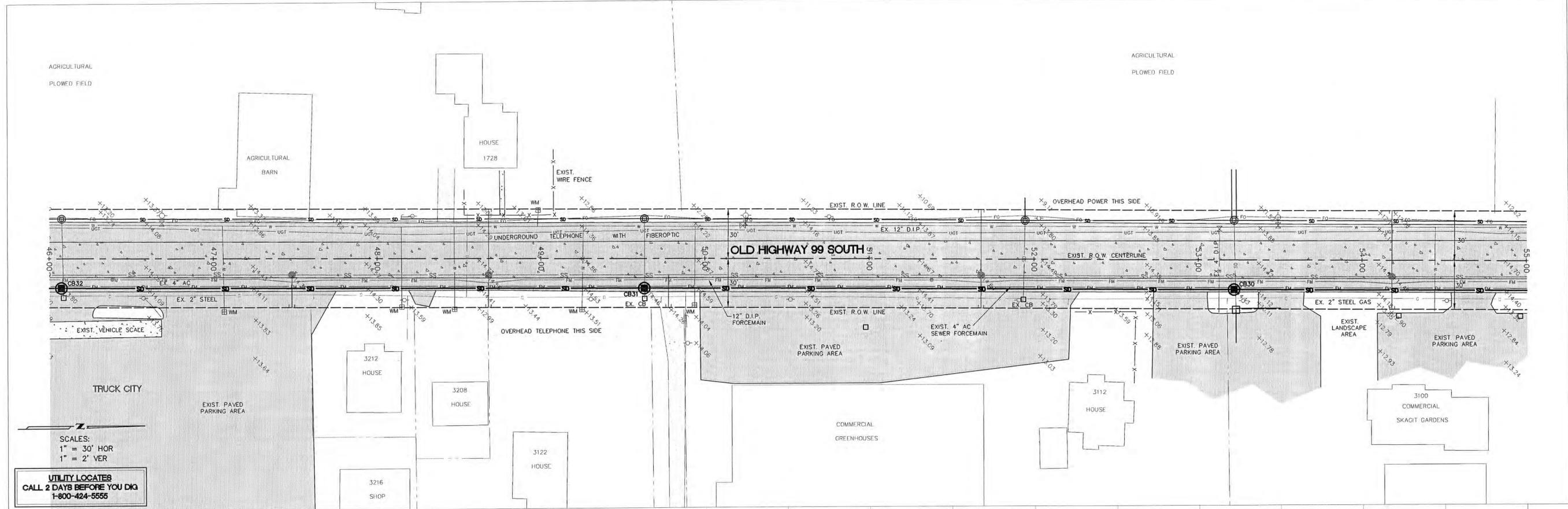
SHEET DESCRIPTION
**REVISED EAST STORM SEWER
PLAN AND PROFILE
STA. 37+50 TO STA. 46+00**

SCALE: 1"=30' HOR., 1"=2' VER.
DRAWN BY: PRL
DESIGNED BY: CGL
CHECKED BY: DEL
FIELD BOOK/PAGE:
DATE: NOVEMBER 2000

PROJECT
OLD HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
FOR
CITY OF MOUNT VERNON
SECTION 32, TOWNSHIP 34 N., RANGE 4 E., W.M. MOUNT VERNON, WASHINGTON

DRAWING NO.
RCP02002.DWG
JOB NO.
99099A
SHEET
SD1 OF 3

PRO-02-10 00-7



NO.	DATE	REVISIONS	BY	DEL
1	12/04/00	REVISED PIPE SIZES, SLOPES, AND RIM ELEVATIONS	PRL	DEL
			BY	APVD

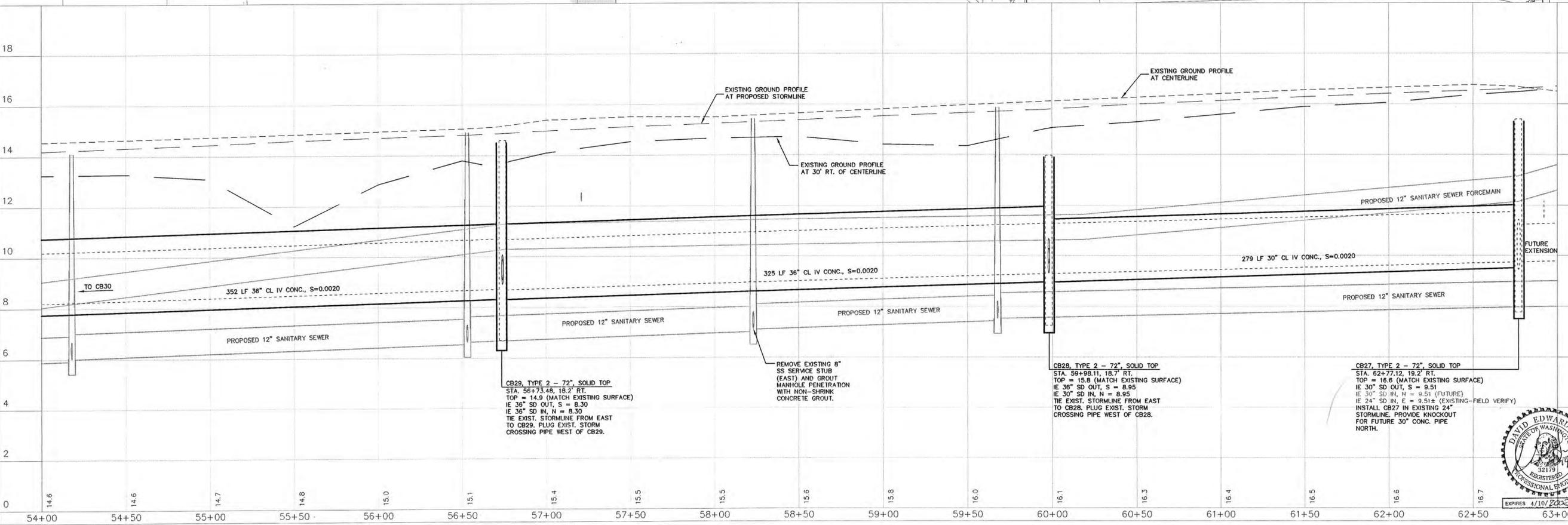
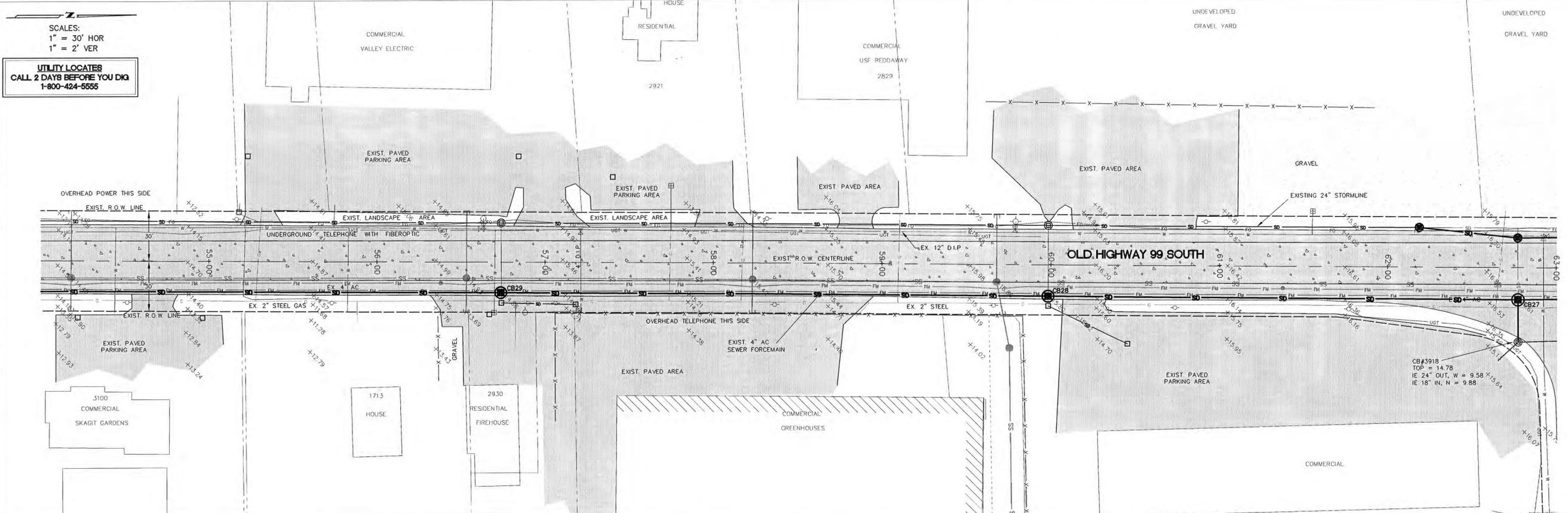
Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 603 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-5751 Fax: 360-336-3981

SHEET DESCRIPTION
 REVISED EAST STORM SEWER
 PLAN AND PROFILE
 STA. 46+00 TO STA. 55+00

SCALE: 1"=30' HOR., 1"=2' VER.
DRAWN BY: PRL
DESIGNED BY: CGL
CHECKED BY: DEL
FIELD BOOK/PAGE:
DATE: NOVEMBER 2000

PROJECT
 OLD HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 FOR
 CITY OF MOUNT VERNON
 SECTION 32, TOWNSHIP 34 N., RANGE 4 E., W.M. MOUNT VERNON, WASHINGTON

DRAWING NO.
 RCP03002.DWG
JOB NO.
 99099A
SHEET
 SD2 OF 3



NO.	DATE	REVISIONS	BY	APVD
1	12/04/00	REVISED PIPE SIZES, SLOPES, AND RIM ELEVATIONS	PRL	DEL

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SHEET DESCRIPTION
 REVISED EAST STORM SEWER
 PLAN AND PROFILE
 STA. 54+00 TO STA. 63+00

SCALE: 1"=30' HOR., 1"=2' VER.
DRAWN BY: PRL
DESIGNED BY: CGL
CHECKED BY: DEL
FIELD BOOK/PAGE:
DATE: NOVEMBER 2000

PROJECT
 OLD HIGHWAY 99/ANDERSON ROAD IMPROVEMENTS
 FOR
 CITY OF MOUNT VERNON
 SECTION 32, TOWNSHIP 34, N., RANGE 4, E., W.M.
 MOUNT VERNON, WASHINGTON

DRAWING NO.
 RCP04002.DWG
JOB NO.
 99099A
SHEET
 SD3 OF 3

