City of MOUNT VERNON

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037

MASTER LAND USE APPLICATION FORM PL18-037

FILE NUMBER: PL17-073

PROPERTY OWNER(S): (If there is more than one legal owner, please attach an additional notarized Master Application for each owner)
NAME: New Earth Recovery
ADDRESS: PO Box 1473
CITY/STATE: Mount Vernon WA ZIP: 98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-770-1044 alan@nerecovery.org
APPLICANT (if other than owner):
NAME:
COMPANY: (If applicable)
ADDRESS:
CITY/STATE: ZIP:
TELEPHONE NUMBER and EMAIL ADDRESS:
CONTACT (If this section is completed, correspondence will only be sent to this individual, if left blank, materials will only be sent to the property owner):
NAME: Alan Muia
ADDRESS: PO Box 1473
CITY/STATE: Mount Vernon WA ZIP: 98273
TELEPHONE NUMBER and EMAIL ADDRESS: 360-770-1044 alan@nerecovery.org

PROJECT INFORMATION
Project or development name: Room Addition
Property/project address(s)/location: 1606 S 3rd St Mount Vernon WA 98273 A copy of the site legal description from either: 1) a recent title report; or 2)a description written and/or reviewed by a P.L.S., must be attached.
Skagit County Assessor's parcel number(s): P29075
Existing land use(s): Single Family Dwelling
Proposed land uses:
Existing Comprehensive Plan designation: RO/PO
Proposed Comprehensive Plan designation (if applicable):
Existing Zoning designation: R3 Multifamily
Proposed Zoning designation (if applicable):
Site Area (sq. ft. or acreage): 7303 SF
Project value: approx. $15,000
Is the site located in any type of environmentally sensitive area? No

PROJECT CONTACTS

It is imperative that the members of the City Council, Planning Commission and that the Hearing Examiner know all of the people involved with your application so that they can act without any conflict of interest charges or violations of the appearance of fairness doctrine. Therefore, the following information MUST be complete and MUST be updated when new companies or individuals become involved with your project. **The following persons are associated with this project. Attach additional pages as necessary to ensure complete disclosure:**

Developers:	Address:	Phone and Email Address:
NA		
Architect:	Address:	Phone and Email Address:
Kevin Otteson	10526 Palatine Ave Seattle 98133	206-707-5614 kopuget@gmail.com
Engineer:	Address:	Phone and Email Address:
Jordan Janicki	2210 Riverside Dr Mount Vernon	360-899-1110
Surveyor:	Address:	Phone and Email Address:
NA		
Title Company:	Address:	Phone and Email Address:
NA		
Lender/Loan Officer:	Address:	Phone and Email Address:
NA		
Attorney:	Address:	Phone and Email Address:
C Thomas Moser	1204 Cleveland Ave MV 98273	360-428-2900 tom@tomoser.com
Contractors:	Address:	Phone and Email Address:
Wilson Whole Home	16777 Connelly Rd 98273	360-853-5049 dougvetvick@mac.com
Real Estate Agents:	Address:	Phone and Email Address:
NA		
Investors:	Address:	Phone and Email Address:
NA		
Other parties providing similar, significant services:	Address:	Phone and Email Address:
NA		

ACKNOWLEDGEMENTS

The following statements MUST be read and initialed by the property owner. Land Use applications involve many steps and processes; and most applications are conditioned through the process. The following disclosure statements involve items that the Community & Economic Development Department wishes to bring to your attention at the beginning of a project. The following statements in no way contain all of the conditions that could be applied to your project, but rather, are conditions that could seem out of the ordinary to an applicant who does not regularly work with land use codes.

OWNER'S INITIALS:	LAND USE PERMITTING DISCLOSURE STATEMENTS:
	I understand that land use permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use process is complete, and only after I have received additional permits such as Fill & Grade, Utility, or Right-of-Way permit(s). Additionally, I understand that structures can not be constructed until after my land use permitting processes are complete and I receive a Building Permit(s).
	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, public roads and/or public utilities that I construct or install.
	I understand that depending on the type of critical areas on or near my property I may be required to provide both monitoring and maintenance bonds for work within a critical area buffer. I also understand that if I choose to utilize the ecosystem alternative within the City's Critical Areas Ordinance I will be required to "buy down" the buffer and to enhance the buffer areas left on my property.
	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my land use process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Community & Economic Development Department could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the planner assigned to my project know.
	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies will likely be required. I understand that the City of Mount Vernon can not advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
	I understand that I may be required to properly and timely post a pink land use sign on my property during my land use permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include traffic concurrency, critical area, landscaping, et cetera.

Fee Calculations

Please note that CEDD staff uses this area to calculate the application fees for all submittals.

Annexation	$ _____
Binding Site Plan	$ _____
Boundary Line Adjustment	$ _____
Comprehensive Plan Amendment	$ _____
Conditional Use Permit, Administrative	$ _____
Conditional Use Permit	$ _____
Critical Area Permit	$ _____
Design Review	$ _____
Environmental Review (SEPA)	$ _____
Environmental Review with critical areas	$ _____
Fill and Grade Permit	$ _____
Landscape Modifications	$ _____
Major Modification	$ _____
Master Plan	$ _____
Non-Conforming	$ _____
Other Permit Write in Below:	
	$ _____

Plat, Preliminary	$ _____
Planned Unit Development	$ _____
Rezones	$ _____
Shoreline Permits:	
Conditional Use	$ _____
Substantial Development	$ _____
Variance	$ _____
Short Plat, Preliminary	$ _____
Site Plan Approval	$ _____
Special Use Permit	$ _____
Special Use Permit for ADU	$ _____
Temporary Use Permit	$ _____
Transportation Concurrency	$ _____
Variances, Administrative	$ _____
Variances	$ _____
Postage	$ _____
Land Use Signs:	$ _____

AFFIDAVIT OF OWNERSHIP

Only the property owner or an authorized representative may sign this form. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed. If you are an authorized representative you must provide a signed and notarized statement from the property owner(s) that you are authorized to sign on their behalf. Please attached additional signature sheets if there are more than one owner.

I, Alan P Muia, declare that I am (please check one) _____ ~~the owner of the property involved in this application~~, X the authorized representative to act for the property owner (proof of authorization must be attached), and that the statements and answers herein contained and the infroamtion herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Applicant Signature: [signature]

On this, the 11th day of January, 20 18 before me personally appeared ALAN P MUIA 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.

TERRY H. SCHABERG
Commission Expires
NOTARY
PUBLIC
02-21-2020
STATE OF WASHINGTON

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

Terry H. Schaberg
Notary Public in and for the State of Washington
Residing at Mount Vernon WA
My Appointment Expires 2/21/2020

Applicant Certification

I, Alan Muia, hereby certify that the above list(s) of
(print name)

property owners and their addresses were obtained from:

- the Skagit County Assessor Records (**no other source is acceptable**).

Signed _____ Date: 1/4/18
(Applicant or Authorized Agent)

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this, the 4th day of January, 2018 before me personally appeared Alan Muia 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.

TERRY H. SCHABERG
Commission Expires
NOTARY
PUBLIC
02-21-2020
STATE OF WASHINGTON

Terry H. Schaberg
Notary Public in and for the State of
Washington residing at: Mount Vernon, WA
My Appointment Expires: 2/21/2020

New Earth Recovery Room Addition Project (File # PL17-073)
Justification for Proposal

We are requesting permission for this project to make more useable living space in our home. By no fault of our own, we find our property to be non-conforming to current city zoning—the designation and setback requirements changed after the house was built.

Furthermore, the proposed addition does not change the house's proximity to the current property lines or setbacks and will not result in any appreciable increase in parking needs, safety concerns, or utility use.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037

Legal Description

EXHIBIT A

That portion of the Southeast ¼ of the Northeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of 3rd Street as established in the City of Mount Vernon with the North line of said Southeast ¼ of the Northeast ¼;
thence South along the East line of 3rd Street 40 feet;
thence East to the West line of the Great Northern Railway Company right of way;
thence Northerly along the said West line of the right of way to the North line of the Southeast ¼ of the Northeast ¼;
thence West to the point of beginning.

TOGETHER WITH an easement for driveway purposes over and across the North 4 feet of the property adjoining said tract on the South to be used jointly with owner of said adjoining property in connection with a like easement over the South 4 feet of said tract.

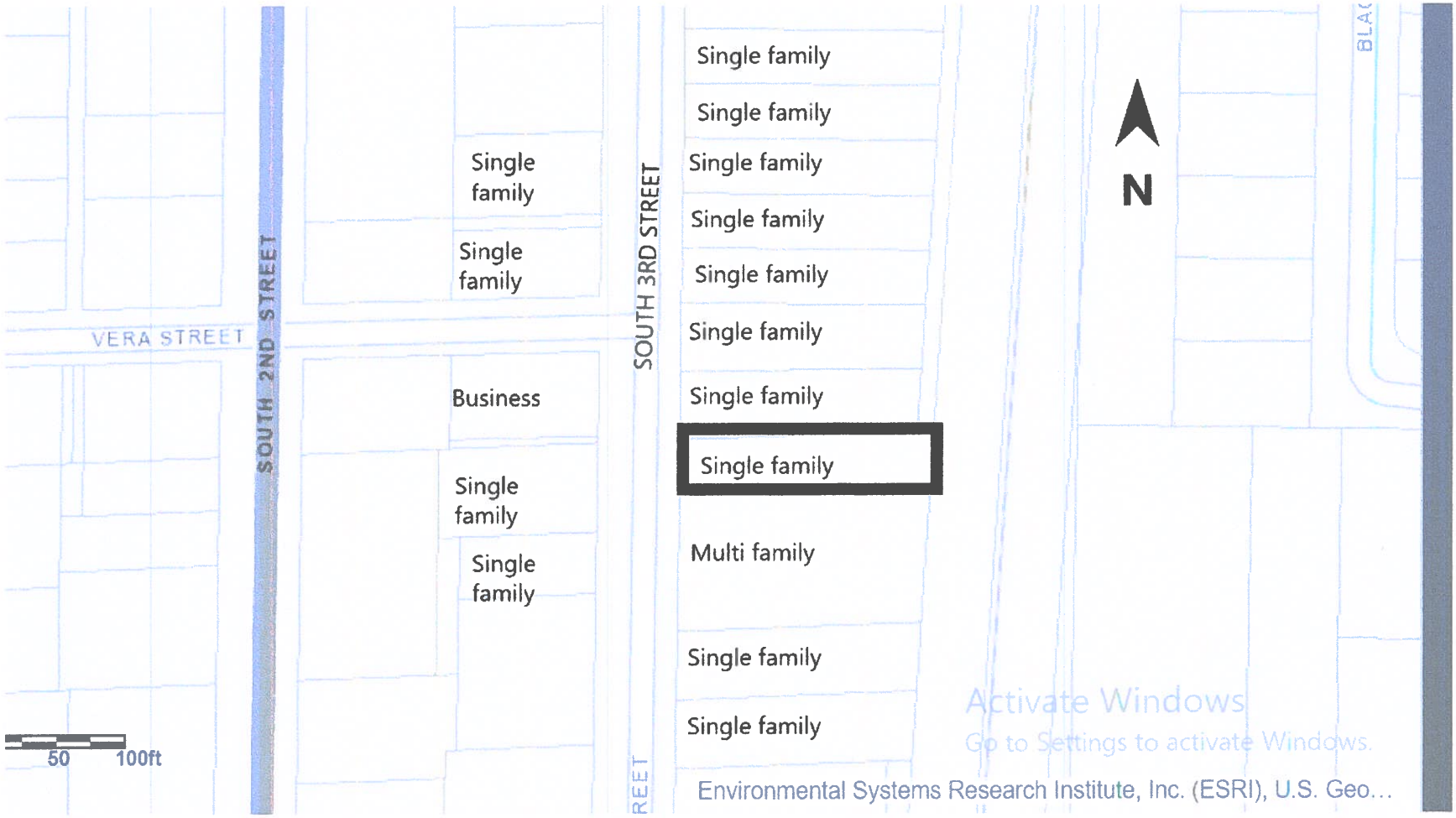
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037

Neighborhood Map



Activate Windows
Go to Settings to activate Windows.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037

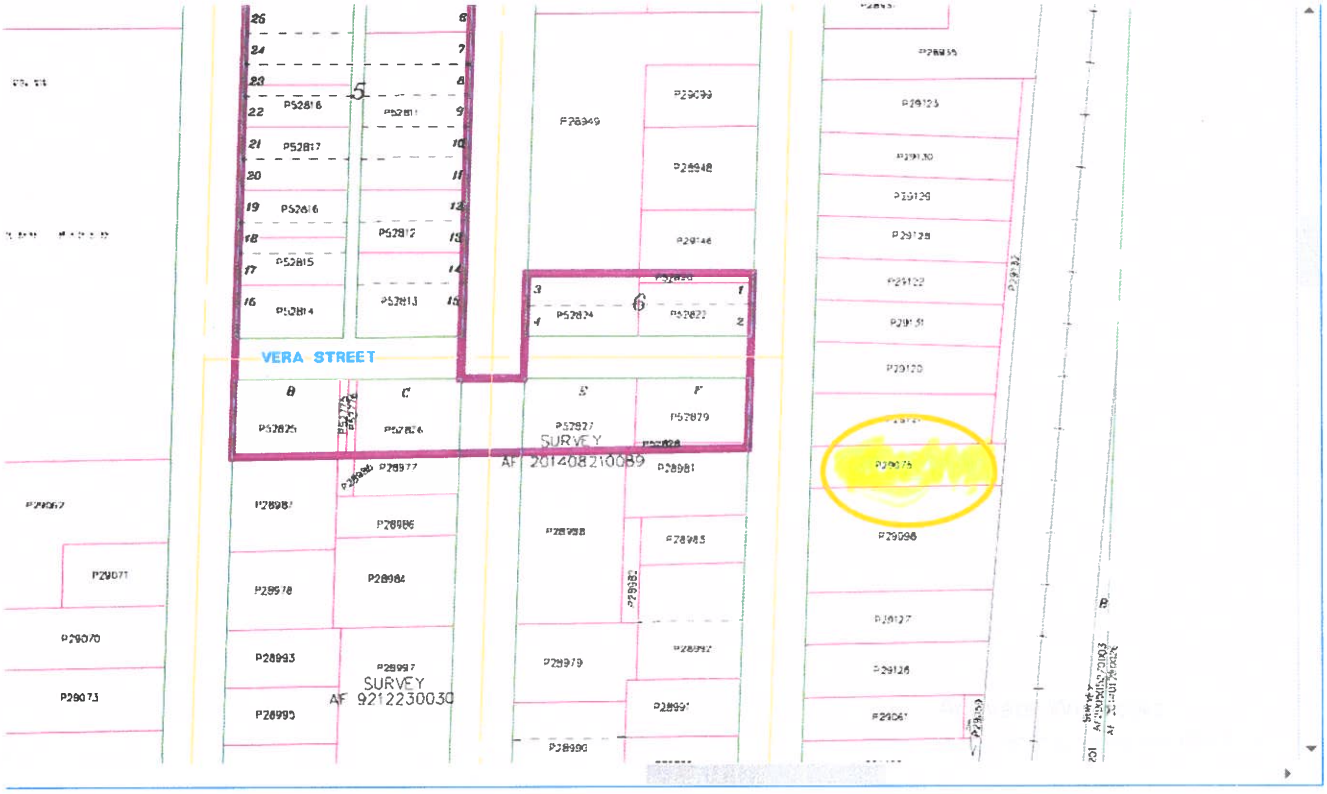
Nonconformity Relationship and Compatibility

This property, like most of the surrounding properties is a single family dwelling. We intend to continue using it as such. The project we propose would add interior space but would not change the size or shape of the existing structure, would not be visible from the road, and would not further infringe on property lines or setbacks.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

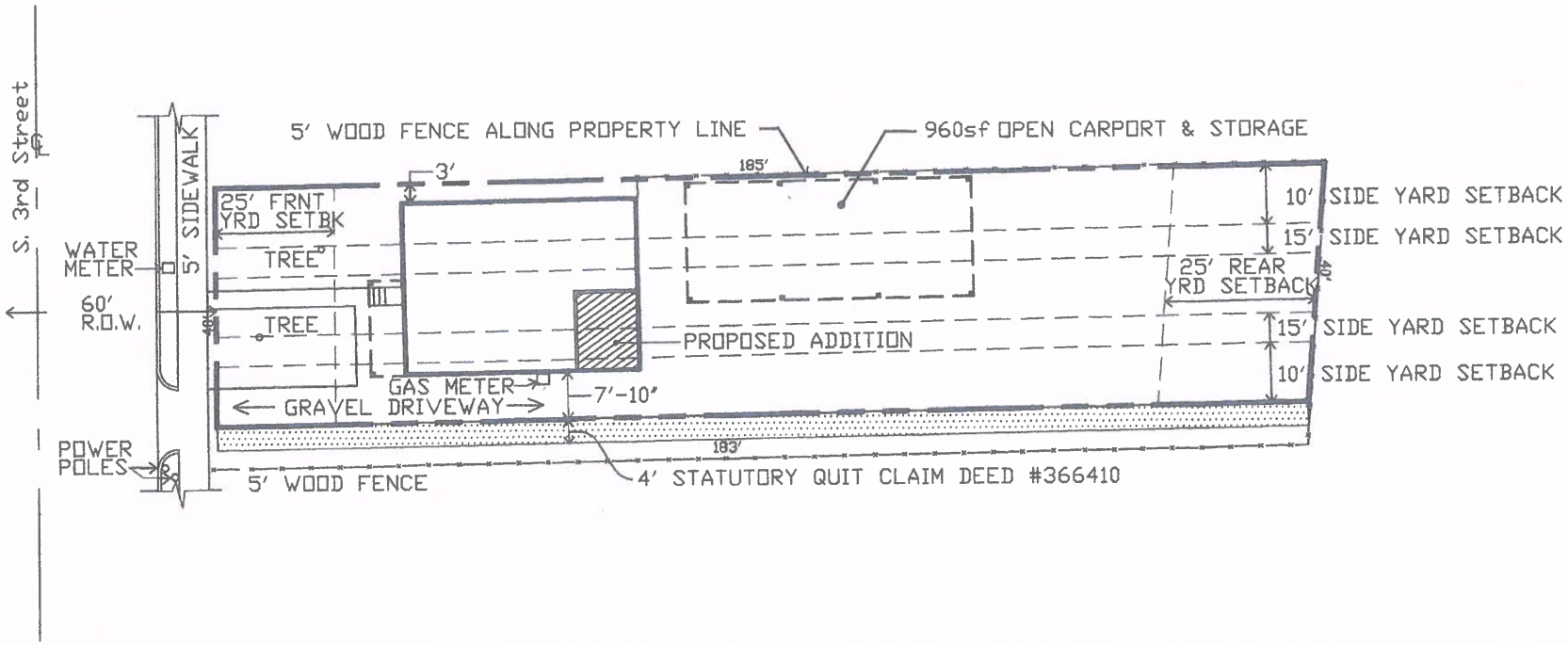
18-037

Parcel Map
Parcel P29075



RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037



PARCEL NUMBER: P29075

ADDRESS:

1606 S. 3rd St. MOUNT VERNON, WA

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 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 3RD STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF 3RD STREET 40 FEET; THENCE EAST TO THE WEST LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF THE RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST TO THE POINT OF BEGINNING.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

NORTH 0' 10' 20' 30'
SCALE: 1" = 20'

18-037

KODB

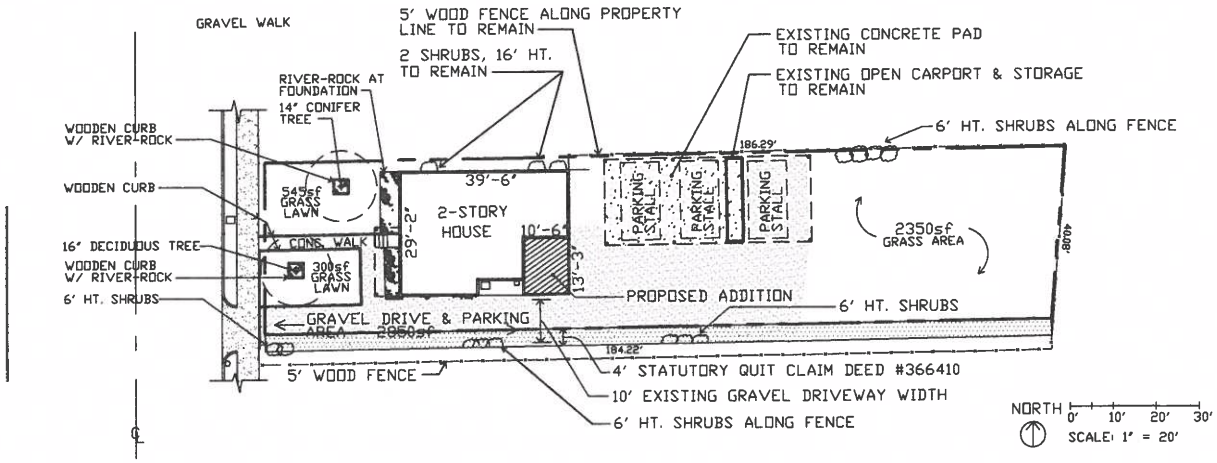
DRAWINGS PREPARED BY:
K. OTTESON
10526 PALATINE AVE. N.
SEATTLE, WA 98133
206.707.5614
kopuget@gmail.com

1606 S. 3RD ST.
MOUNT VERNON, WA

SITE PLAN

DATE:	ISSUED FOR:

SHEET



NOTE: SITE GRADE IS FLAT W/ LESS THAN 2' VARIATION ACROSS SITE

NOTE: ALL DEPICTED TREES, SHRUBBERY AND GRASS AREAS ARE EXISTING AND ARE TO REMAIN.

ZONED: R3

COMPREHENSIVE PLAN: RO/PO

BUILDING CODE:

2015 IBC WITH STATE AND LOCAL AMENDEMENTS, WAC 50-51, INCLUDING APPENDICES E, ANSI/ICC117.1-2009, & G (FLOOD RESISTANT CONST.)

PROPOSED USE:

OCCUPANCY GROUP: RESIDENTIAL GROUP 'R'

PROJECT NAME: TRUST HOUSE

PROJECT OWNER: NEW HORIZONS
PROJECT CONTACT: ALAN MUIA
ADDRESS.....
PHONE.....

PROJECT ADDRESS: 1606 S. 3rd St. MOUNT VERNON, WA

PARCEL NUMBER: P29075

LOT SIZE: 7379sf 0.17 ACRES

EXISTING LOT COVERAGE:

EXISTING HOUSE: 1153sf
EXISTING CARPORT: 1040sf
EXISTING COVERAGE:
1153sf + 1040sf= 2193sf = 29.7% LOT COVERAGE

LANDSCAPING sf ON-SITE: EXISTING TO REMAIN, APPROX. 1000SF

PROPOSED LOT COVERAGE:

NO INCREASE ON LOT COVERAGE. NEW CONSTRUCTION REMOVES 139sf OF DECKING ON TWO FLOOR LEVELS AND REPLACES WITH 139sf OF NEW BUILDING INTERIOR ON TWO FLOORS.

PARKING: 3 COVERED STALLS ON SITE 9'X18' MINIMUM.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037

KODB

DRAWINGS PREPARED BY:
K. OTTESON
10526 PALATINE AVE. N.
SEATTLE, WA 98133
206.707.5614
kopuget@gmail.com

TRUST HOUSE - NEW HORIZONS MINISTRY
1606 S. 3RD ST.
MOUNT VERNON, WA

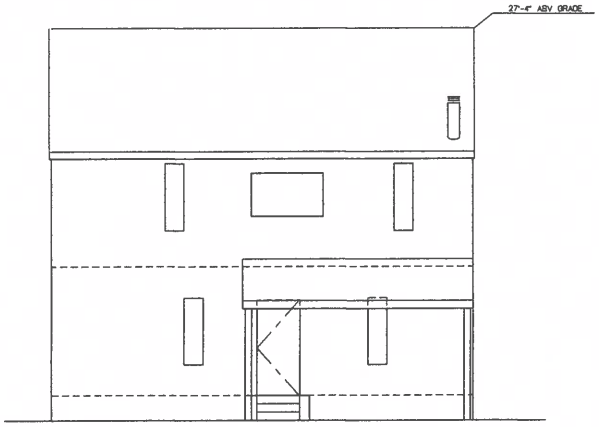
CONCEPTUAL LANDSCAPE PLAN

DATE:	ISSUED FOR:

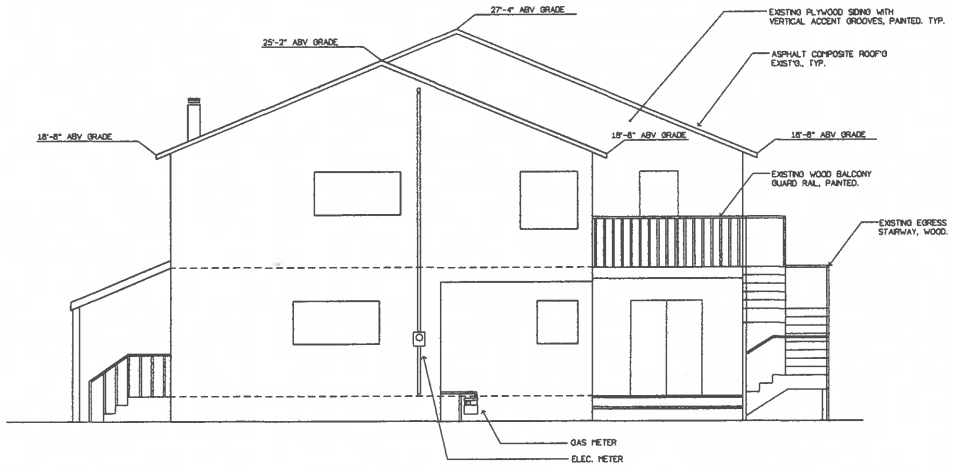
SHEET

1

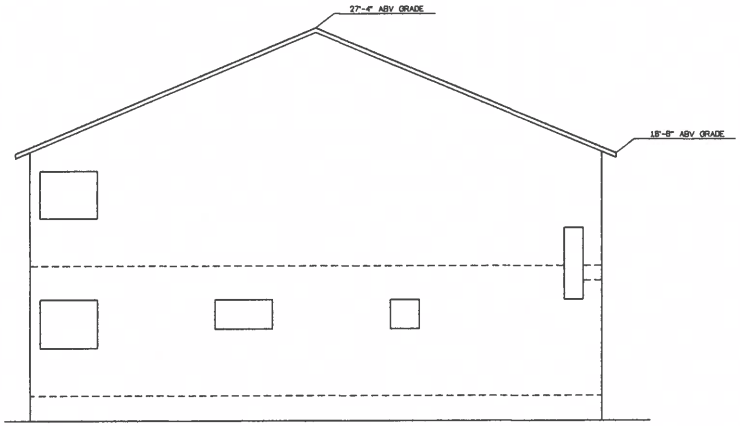
18-037



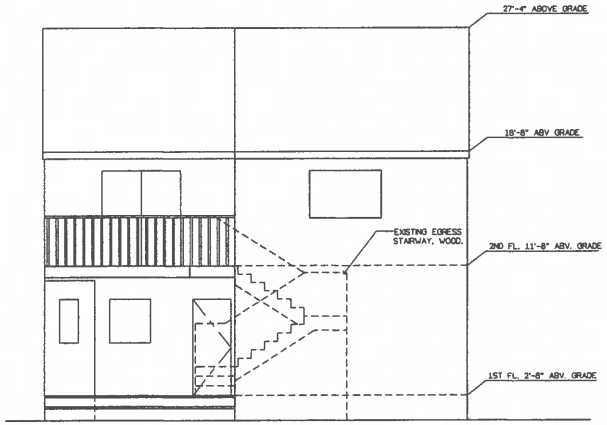
WEST ELEVATION- EXISTING TO REMAIN
SCALE 1/4" = 1'-0"



SOUTH ELEVATION - EXISTING
SCALE 1/4" = 1'-0"



NORTH ELEVATION - EXISTING TO REMAIN
SCALE 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SCALE 1/4" = 1'-0"

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

KODB
DRAWINGS PREPARED BY:
K. OTTESON
10526 PALATINE AVE. N.
SEATTLE, WA 98133
206.707.5614
kopuget@gmail.com

TRUST HOUSE ADDITION
1606 S. 3RD ST.
MOUNT VERNON, WA

EXTERIOR ELEVATIONS
-EXISTING-

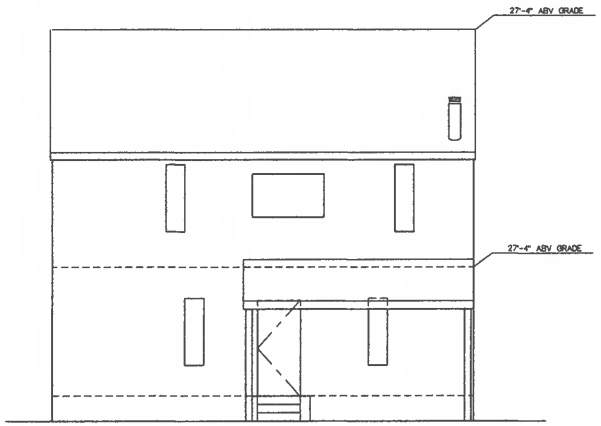
DATE:	ISSUED FOR:
-	-

SHEET

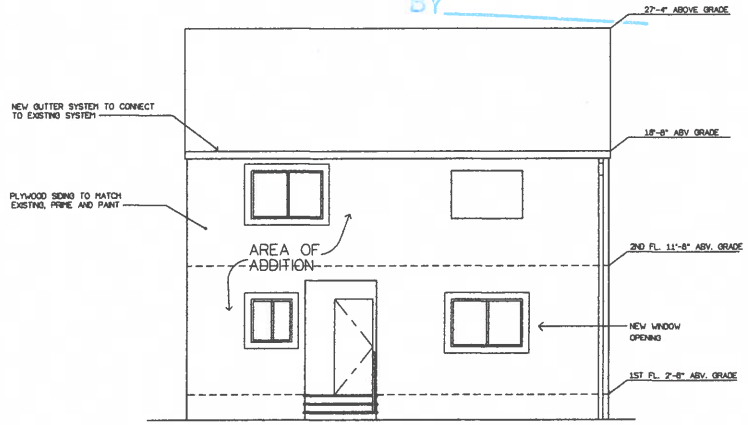
A-3.0

18-037

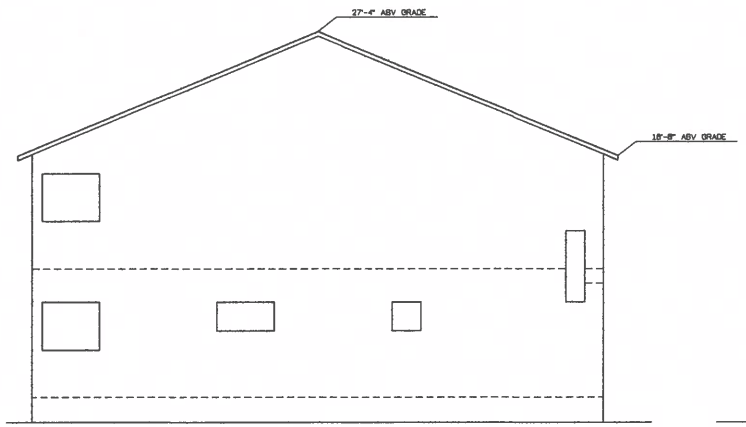
RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY



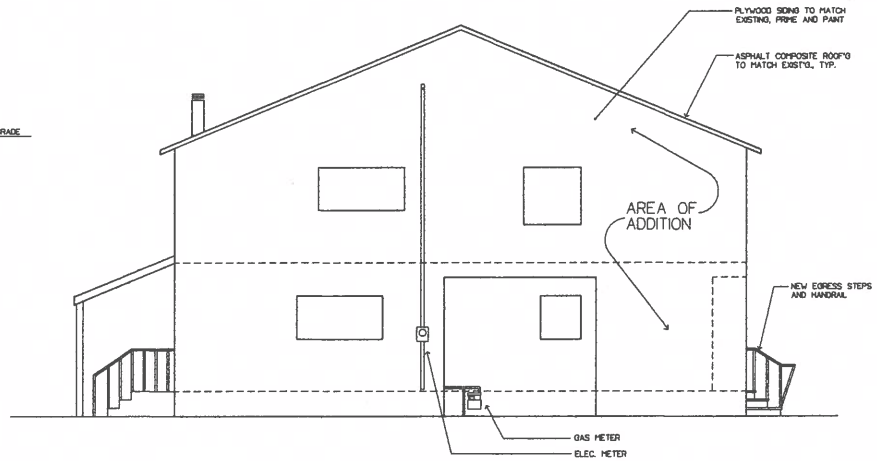
WEST ELEVATION- EXISTING TO REMAIN
SCALE 1/4" = 1'-0"



EAST ELEVATION - NEW
SCALE 1/4" = 1'-0"



NORTH ELEVATION - EXISTING TO REMAIN
SCALE 1/4" = 1'-0"



SOUTH ELEVATION - NEW
SCALE 1/4" = 1'-0"

KODB

DRAWINGS PREPARED BY:
K. OTTESON
10526 PALATINE AVE. N.
SEATTLE, WA 98133
206.707.5614
kopuget@gmail.com

TRUST HOUSE ADDITION
1606 S. 3RD ST.
MOUNT VERNON, WA

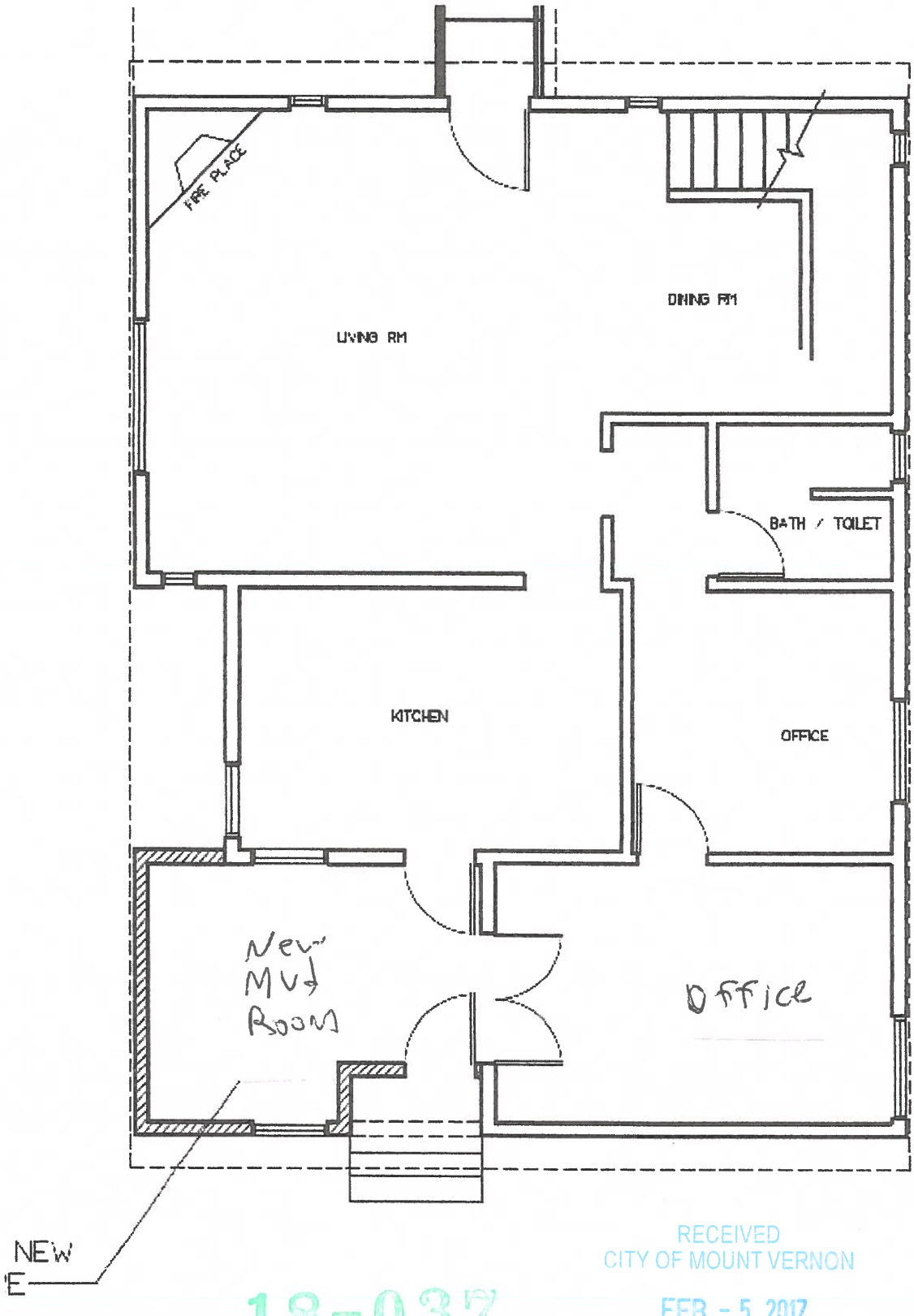
EXTERIOR ELEVATIONS WITH NEW ADDITION

DATE:	ISSUED FOR:
-	-

SHEET

A-3.1

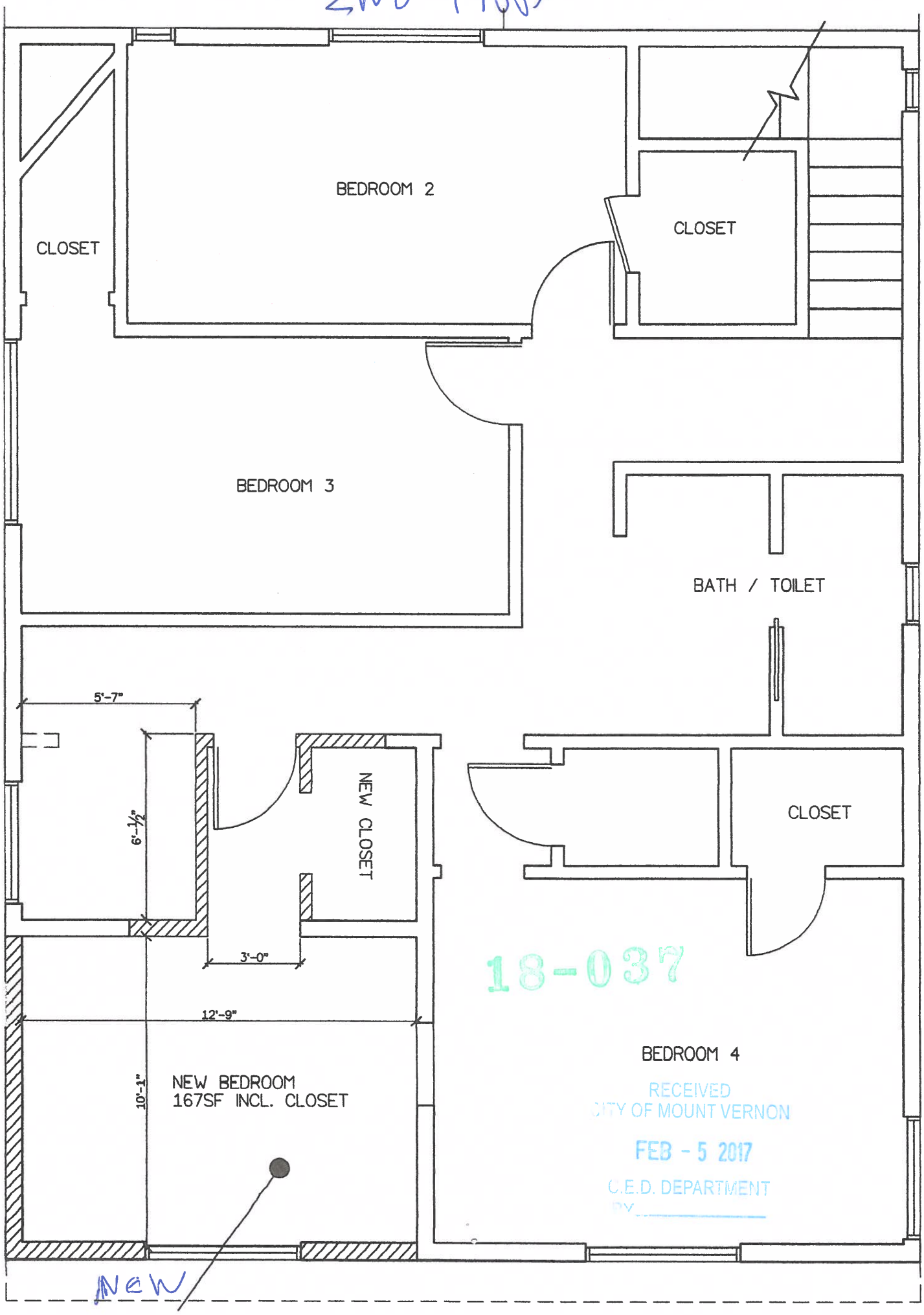
1st Floor



RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY

18-037

2ND floor



18-037

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY

18-037

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

Project Narrative

Description and summary of proposed project including:

a. project name, size, and location of site

The property is located at 1606 S 3rd St in Mount Vernon. We're calling the project "room addition". We propose to remove an upper and lower deck and replace them with enclosed rooms. The total square footage added to the house will be approximately 300 square feet.

b. Zoning and comprehensive plan designations of the site and adjacent properties

The property and its adjacent properties are zoned as a multifamily unit. The designation changed after the single-family dwelling was built. Their comprehensive plan designation is RO or PO.

c. Current use of the site and existing improvements

The site is currently used as a group home for up to seven men in recovery from substance use disorders.

d. Special size features—wetlands, water bodies, steep slopes or other critical areas and a description of the buffers that will be required for each feature.

None

e. Statement addressing soil type and drainage conditions

Not relevant to the current project. The project will not impact existing soil conditions.

f. Proposed use of the property and scope of the proposed development (height, square footage, lot coverage, parking access, etc.)

The property use will not change as we're only adding two small rooms to the existing structure. The house will increase by 300 square feet and the footprint of the house will not change since the rooms will be built in place of decks which will be removed. The new rooms will not change the height of the existing house.

g. Proposed offsite improvements (installation of sidewalkks, sewer main, etc.)

None

h. Total estimated construction costs and estimated fair market value of construction project.

We estimate the total costs to be around $19,000 including fees and permits. The market value should be commensurate with these costs.

i. Estimated quantities and types of materials involved if any fill or excavation is proposed.

N/A

j. Number, type, and size of trees to be removed.

None

K. Explanation of any land to be dedicated to the city,

None

l. Shoreline applications

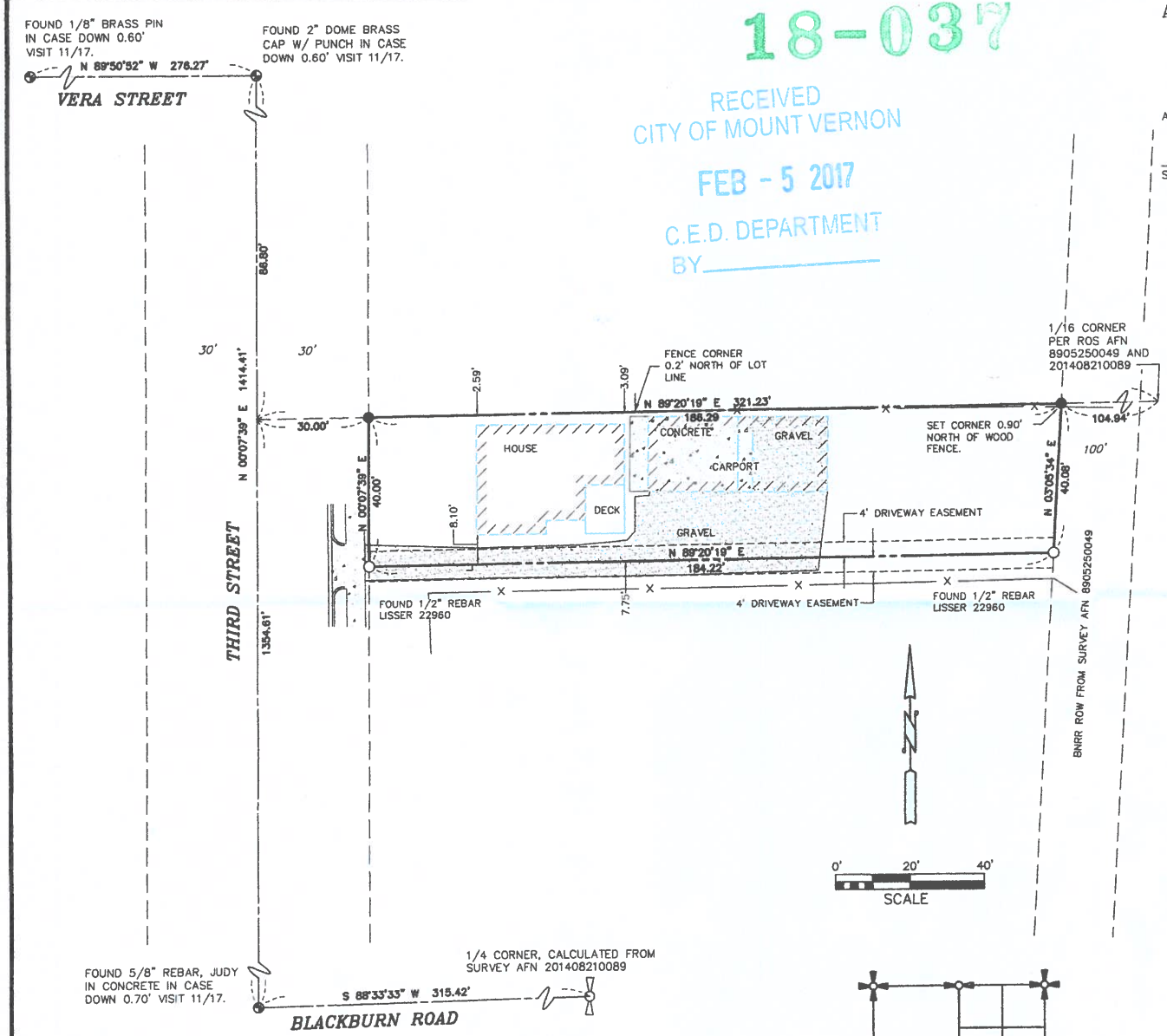
None

m. Subdivision applications

N/A

18-037

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____



AUDITOR'S CERTIFICATE

201801180073
Skagit County Auditor $158.00
1/18/2018 Page 1 of 1 3:03PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C..

SKAGIT COUNTY AUDITOR _____ DEPUTY _____

DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 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 3RD STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF 3RD STREET 40 FEET; THENCE EAST TO THE WEST LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHERLY ALONG THE SAID WEST LINE OF THE RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ; THENCE WEST TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS THE NORTH 4 FEET OF THE PROPERTY ADJOINING SAID TRACT ON THE SOUTH TO BE USED JOINTLY WITH OWNER OF SAID ADJOINING PROPERTY IN CONNECTION WITH A LIKE EASEMENT OVER THE SOUTH 4 FEET OF SAID TRACT.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SEMRAU 28626
   ○ – INDICATES EXISTING REBAR AS DESCRIBED
   ⊕ – MONUMENT FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 201700215003S, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTERLINE OF THIRD STREET PER ROS AFN 8905250049.
   BEARING = NORTH 00°07'39" EAST
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY ALAN MUIA OF NEW EARTH RECOVERY.
8. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DRAWING FILE: 5526.DWG 12/06/17

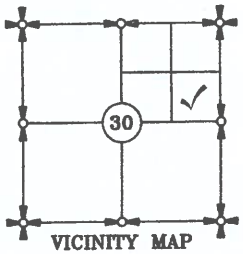
SURVEYOR'S CERTIFICATE

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 ALAN MUIA, NEW EARTH RECOVERY, IN NOVEMBER, 2017.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 12 22 17

12 22 17
JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY OF
PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON
FOR: NEW EARTH RECOVERY

FB. 300 PG. 54	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 20'	
MERIDIAN: ASSUMED		JOB NO. 5726	

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY

18-037

BURLINGTON
P.O. Box 445
111 E. George Hopper Rd, Burlington WA 98233
Title: (360) 707-2158 • Fax: (360) 707-0460
Escrow (360) 707-2312 • Fax (360) 707-2012

OAK HARBOR
P.O. Box 1138
1080 NE 7th Avenue, Oak Harbor, WA 98277
Title: (360) 675-2246 • Fax: (360) 675-0936
Escrow (360) 679-5055 • Fax (360) 679-3892

ANACORTES
3010 Commercial Avenue
Anacortes, WA 98221
Title: (360) 299-0565 • Fax: (360) 299-0779

FREELAND
P.O. Box 129
5595 Harbor Avenue, Suite C, Freeland WA 98249
Title: (360) 331-4838 • Fax: (360) 331-4837

STANWOOD / CAMANO ISLAND
P.O. Box 1769
7202-267TH NW, Suite 101, Stanwood WA 98292
Title: (360) 629-9737 • Fax: (360) 629-2152

X Burlington ☐ **Anacortes** ☐ **Oak Harbor** ☐ **Freeland** ☐ **Camano/Stanwood**

Prepared For:
Land Title and Escrow
P.O. Box 445
111 E. George Hopper Road
Burlington, WA 98233
Attn: Karen Ashley

Agent Order No.: 01-160836-OE
Customer Reference:
Seller: Allen
Buyer/Borrower: New Earth Recovery

By: Eldon Brown, Title Officer eldon@ltco.com
For Service on this order call: (360) 707-2158

SCHEDULE A

1. Effective Date: December 28, 2016 at 8:00 A.M.

2. Policy or Policies to be issued:

[X]	ALTA Owner's Policy		Amount:	$	178,500.00
	[X] Standard [ ] Extended		Premium:	$	604.00
	Proposed Insured:	(Short Term Rate)	Tax:	$	51.34

NEW EARTH RECOVERY

[ ]	ALTA Loan Policy	Amount:	$	
	[ ] Standard [ ] Extended	Premium:	$	
	Proposed Insured:	Tax:	$	

3. The estate or interest in the land described or referred to in the Commitment and covered herein is:

FEE SIMPLE ESTATE

4. Title to the estate or interest in said land is at the effective date hereof vested in:

DAN D. ALLEN and YVONNE S. ALLEN, husband and wife

5. The land referred to in this Commitment is in the State of Washington, County of Skagit and is described as follows:

(See Schedule "A-1," attached.)

Schedule "A-1" **01-160836-OE**

DESCRIPTION:

That portion of the Southeast ¼ of the Northeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of 3rd Street as established in the City of Mount Vernon with the North line of said Southeast ¼ of the Northeast ¼;
thence South along the East line of 3rd Street 40 feet;
thence East to the West line of the Great Northern Railway Company right of way;
thence Northerly along the said West line of the right of way to the North line of the Southeast ¼ of the Northeast ¼;
thence West to the point of beginning.

TOGETHER WITH an easement for driveway purposes over and across the North 4 feet of the property adjoining said tract on the South to be used jointly with owner of said adjoining property in connection with a like easement over the South 4 feet of said tract.

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

ALTA COMMITMENT

Order No.: 01-160836-OE

SCHEDULE B
Part I

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

GENERAL EXCEPTIONS

A. Taxes or assessments which are not shown as existing liens by the public records.

B. (i) Unpatented mining claims, (ii) reservations or exceptions in patents or in acts authorizing the issuance thereof; (iii) water rights, claims or title to water, whether or not the matters excepted under are shown by the public records, (iv) Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

C. Rights or claims of parties in possession not shown by the public records.

D. Easements, claims of easements or encumbrances which are not shown by the public records.

E. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises and which are not shown by the public records.

F. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

G. Any service, installation, connection, maintenance, tap, capacity, construction or reimbursement charges for sewer, water, electricity or other utilities, or for garbage collection and disposal.

H. Any titles or rights asserted by anyone, including but not limited to persons, corporations, governments, or other entities, to tidelands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government, or riparian rights, if any.

SPECIAL EXCEPTIONS TO FOLLOW:

1. Excise tax, if unpaid, said tax in the City of Mount Vernon being **.0178**.

   The basic rate charged by the State of Washington is .0128, plus a surcharge of .0050 being levied by Skagit County. Therefore, the total excise tax due will be figured by multiplying the sales price times .0178. **Effective July 1, 2005, transactions that are taxable an additional $5.00 will be due.**

   NOTE: Under the provision of Chapter 245, Laws of 1991 and 2005 (SHB 1316 and SBH 1240), transactions that are either tax exempt or the tax calculated is less than $5.00 the total due for those transactions will be $10.00.

CONTINUATION SHEET

SCHEDULE B

Order No.: 01-160836-OE

EXCEPTIONS CONTINUED:

2. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2016, if unpaid, second half delinquent November 1, 2016, if unpaid:

Account No.	Year	Amount Billed	Amount Paid	Balance Owing
340430-0-222-0002	2016	$ 3,210.04	$3,210.04	$ 0.00

Property I.D. No.: P29075

3. Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

4. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

5. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

NOTE #1: Matters which may be disclosed by a search of the record against the name(s) of the party(ies) named herein have been cleared.

Named Party(ies): New Earth Recovery

NOTE #2: According to records in the office of the Skagit County Treasurer, the address of the subject property is:

1606 S. 3rd Street
Mount Vernon, WA 98273.

NOTE #3: Unless otherwise specified, this Company has assigned this file to the following Underwriter for the policy to issue: Old Republic National Title Insurance Company.

NOTE #4: If this transaction fails to close, a cancellation fee in the minimum amount of $50.00 plus $4.25 sales tax may be charged, the actual amount charged being dependant upon the work actually performed by the company. Please contact the company immediately to notify us of the necessity of cancelling this commitment.

END OF SPECIAL EXCEPTIONS

ALTA COMMITMENT

Order No.: 01-160836-OE

SCHEDULE B
Part II

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record

Note: Effective January 1, 1997, and pursuant to amendment of Washington state statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.

Format:

Margins to be 3" on top of first page, 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page.

Font size of 8 points or larger and paper size of no more than 8 ½" by 14".

No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

Information which must appear on the first page:

Title or titles of document. if assignment or reconveyance reference to auditor's file number or subject deed of trust.

Names of grantor(s) and grantee(s) with reference to additional names on following page(s), if any.

Abbreviated legal description (lot, block, plat name or section, township, range and quarter section for unplatted).

Assessor's tax parcel number(s)

Return address which may appear in the upper left hand 3" top margin

For your information, the abbreviated legal description for the subject property is as follows:

Ptn SE NE, 30-34-4 E W.M.

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

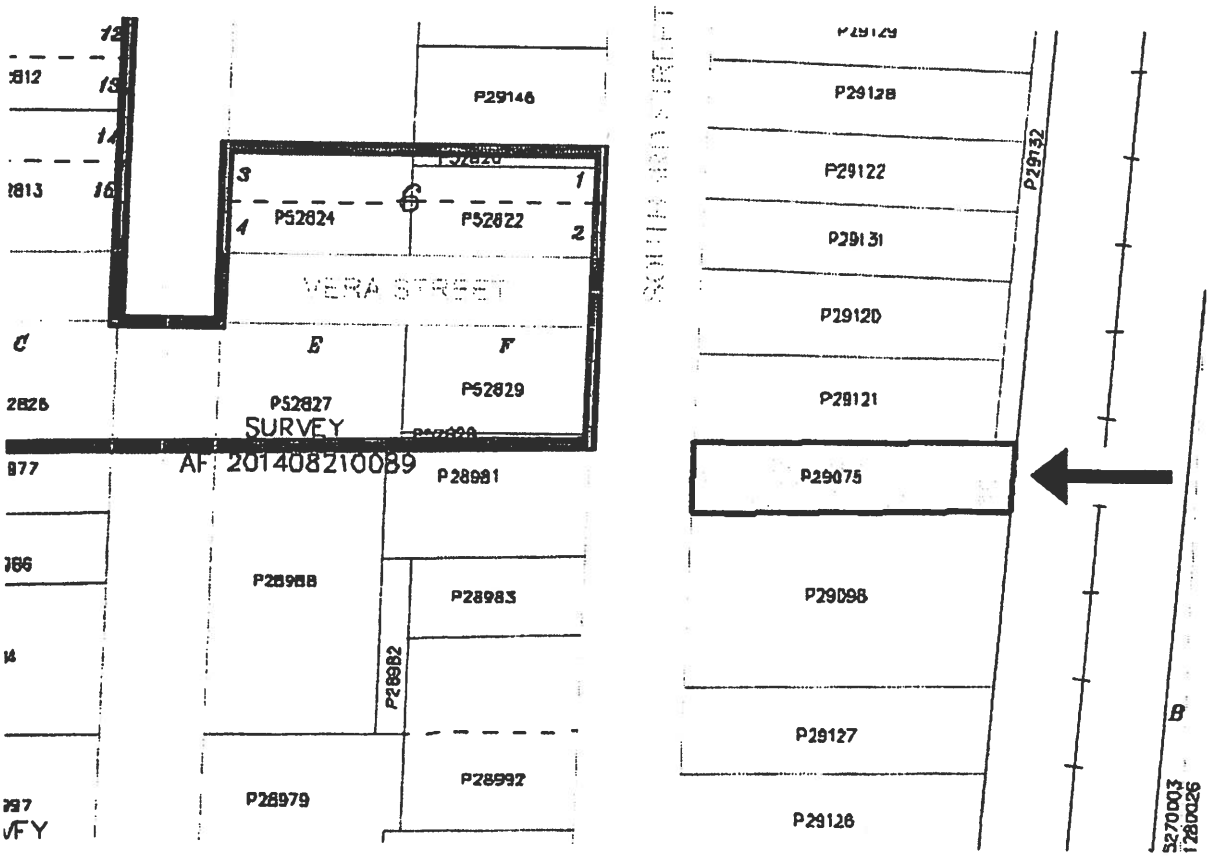
For:	Driveway purposes
In Favor Of:	John G. Pierce
Recorded:	Volume 190 of Deeds, page 187
Affects:	The South 4 feet of the subject property

Land Title & Escrow Company

Of Skagit County & Island County

"We deliver results...not just promises"

Order No. 01-160836



This sketch is a courtesy of LAND TITLE AND ESCROW COMPANY to assist in locating the premises. It is not based on a survey, and the Company assumes no liability for variations, if any, in dimensions and locations.

This map does NOT purport to show all highways, roads, or easements affecting the property.

111 E George Hopper Rd.
PO Box 445
Burlington, WA 98233
(360) 707-2158
Fax: (360) 707-0460

Attached Commitment Issued for the sole use of:

Land Title and Escrow
111 E. George Hopper Road
Burlington, WA 98233

Our Order Number: 01-160836-OE

Escrow Number: 01-160836-OE

Customer Reference Number:

When Replying Please Contact:

Eldon Brown
eldon@ltco.com

See Attached Commitment to Insure

ALTA Commitment

COMMITMENT FOR TITLE INSURANCE
Issued by Old Republic National Title Insurance Company

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

Issued through the office of:
Land Title & Escrow of Skagit & Island County
111 E George Hopper Rd.
Burlington, WA 98233

Authorized Officer or Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *President*

Attest *Secretary*

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org. If a policy other than the 2006 ALTA Owner's Policy of Title Insurance, 2006 ALTA Loan Policy of Title Insurance or 2006 ALTA Short Form Residential Loan Policy is ultimately issued, the arbitration provisions of the issued policy shall control.

Order No.: 01-160836-OE

OLD REPUBLIC TITLE

rev. 07/2016

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions	Go to www.oldrepublictitle.com (*Contact Us*)

Order No.: 01-160836-OE

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Order No.: 01-160836-OE

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement , LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

New Earth Recovery Room Addition Project (File # PL17-073)
Existing Easements

There are no recorded limitations on property or assignments of responsibility set forth in our property deed or in title documents. Many years ago, the neighbor to the south of the property granted an easement to a former owner that is attached.

Filed for record at the request of Skagit Co. Abs. Co. Oct. 18, 1943 at 3:47 P.M.

C. & B.

Edw. Danielson, County Auditor

By Una Phillips Deputy

#366410

STATUTORY QUIT CLAIM DEED

THE GRANTOR, JOHN W. BRISKY and ELLA B. BRISKY, husband and wife, for and in consideration of One Dollar and other valuable considerations convey and quit claim to JOHN G. PIERCE and MARY E. PIERCE, husband and wife, all interest in the following described real estate, situated in the County of Skagit, State of Washington:

An easement for driveway purposes over and across the South 4 feet of the North 40 feet of that portion of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Thirty (30), Township Thirty-four (34) North, Range Four (4), East of the Willamette Meridian, lying between South Third Street as established in the City of Mount Vernon and the Great Northern Railway Company right of way, subject to the right of the owner of said North 40 feet to use said driveway jointly with the grantees.

Dated this 15th day of October, 1943.

STATE OF WASHINGTON, } ss.
County of SKAGIT }

John W. Brisky (SEAL)

Ella Brisky (SEAL)

On this day personally appeared before me John W. Brisky and Ella Brisky 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 15th day of October, 1943.

(SEAL) Thos. K. Chambers, Notary Public
State of Washington
Commission expires Jan. 18, 1946

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

Filed for record at the request of Mt. Vernon Abs. & Title Co. Oct. 19, 1943 at 9:27 A.M.

C. & B.

Edw. Danielson, County Auditor

By Una Phillips Deputy

#366417

STATUTORY WARRANTY DEED

THE GRANTOR, A. C. Pelland, a bachelor, for and in consideration of Ten and no-100

New Earth Recovery Room Addition Project (File PL17-073)
Traffic / Parking Impacts

We have identified five parking stalls in the rear of the property at 1606 S 3rd St (see site diagram). During the two years we have operated a recovery group home at this residence, the most vehicles that residents have ever parked at the house was four and that only lasted for less than a month. Most of our residents come to us without vehicles or driver's licenses. Most of them eventually earn their licenses by the time they graduate and move on, but this generally takes place toward the end of their residency.

Our proposed project will only add one more living space to the house so we don't anticipate a significant change to our parking needs or traffic on the street.

RECEIVED
CITY OF MOUNT VERNON
FEB - 5 2017
C.E.D. DEPARTMENT
BY_____

18-037