

LEGAL DESCRIPTION

THE SOUTH 20 RODS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M. EXCEPT THAT PORTION CONVEYED TO SAFEWAY, INC., A DELAWARE CORPORATION, BY INSTRUMENT RECORDED MAY 30, 2001 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200105300110; AND EXCEPT ANY PORTION LYING WITHIN THE CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSE APPROVED MAY 31, 1994 AND RECORDED MAY 31, 1994 UNDER AUDITOR'S FILE NO. 9405310129, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT STATE HIGHWAY RIGHT-OF-WAY ALONG THE EAST LINE, BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MOUNT VERNON LODGE NO. 1604 B.P.O.E. OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

DATED THIS 5th DAY OF October, 2001.  
MOUNT VERNON LODGE NO. 1604 B.P.O.E.

By: Richard M. Tjersland  
RICHARD M. TJERSLAND

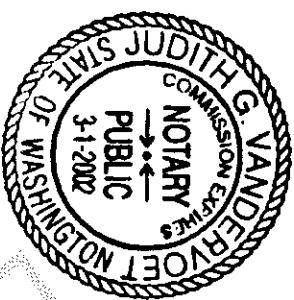
CHAIRMAN OF THE BOARD OF TRUSTEES

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD M. TJERSLAND 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 CHAIRMAN OF THE BOARD OF TRUSTEES, MOUNT VERNON LODGE NO. 1604 B.P.O.E. IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

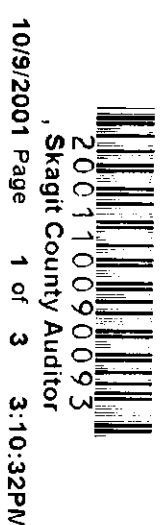
DATED: 10/5/01



Judith M. Anderson  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 3-1-2002  
RESIDING IN Bellevue

AUDITORS CERTIFICATE

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



10/9/2001 Page 1 of 3 3:10:32PM

Norma Gunnnett Melody Norvett  
SKAGIT COUNTY AUDITOR DEPUTY

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 2001.

I, Kate Jungquist TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2001, THIS 8th DAY OF October, 2001.

Kate Jungquist by Kevin Sullivan  
SKAGIT COUNTY TREASURER DEPUTY  
CITY TREASURERS CERTIFICATE



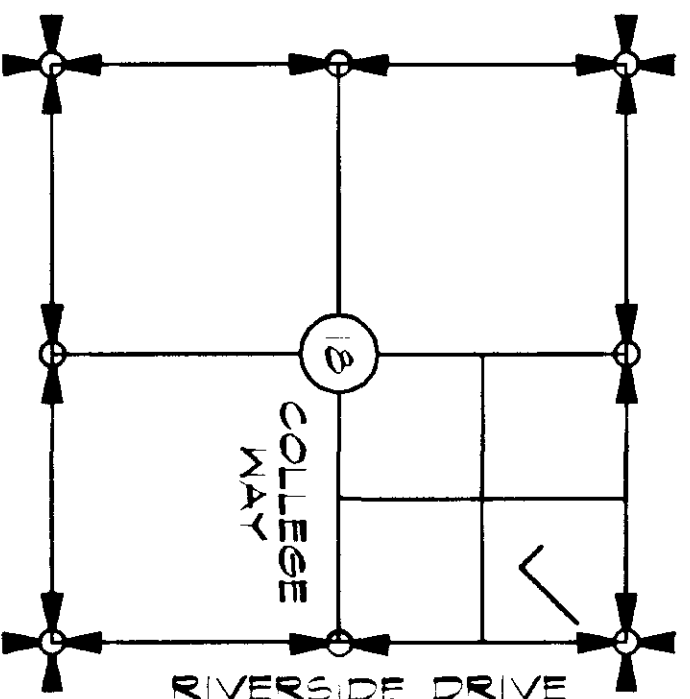
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OF OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 8th DAY OF October, 2001

Melody Norvett  
DEPUTY TREASURER  
APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF October, 2001

Eric Kelly  
ENGINEERING SERVICES MANAGER



VICINITY MAP  
NTS

SHEET 1 OF 3

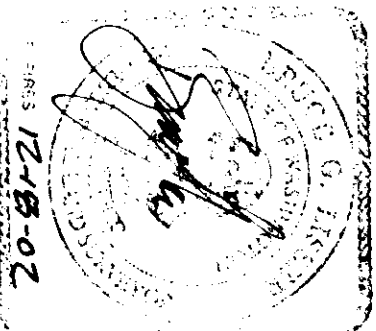
DATE: 10/5/01

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE MOUNT VERNON BINDING SITE PLAN ORDINANCE.

Bruce S. Lissner  
BRUCE S. LISSNER, PLLC  
220 MILWAUKEE STREET, P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-058  
E-MAIL bruce@lissner.com

DATE: Oct 5, 2001



ENDING SITE PLAN NO. MV-4-01

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 8 TOWNSHIP 34 NORTH, RANGE 4 EAST 11M.  
MOUNT VERNON WASHINGTON  
FOR MOUNT VERNON ELKS LODGE NO. 1604 B.P.O.E

FB 23 PG 64 LISSNER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-1442  
MERIDIAN ASSIGNED SCALE: 1"=40'  
DRAWING: 01-OTIBDRY

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. ZONING: C-2 GENERAL COMMERCIAL DISTRICT  
CITY OF MOUNT VERNON DEVELOPMENT STANDARDS (CHAPTER 17.48)
  - A. MINIMUM LOT AREA: NO LIMITATIONS
  - B. MINIMUM LOT WIDTH: NO LIMITATIONS
  - C. MINIMUM LOT DEPTH: NO LIMITATIONS
  - D. MAXIMUM LOT COVERAGE: NO LIMITATIONS
  - E. MAXIMUM BUILDING HEIGHT: FOUR STORIES NOT TO EXCEED 50 FEET.
  - F. MINIMUM YARD SETBACKS:
    1. FRONT: 25 FEET
    2. SIDE INTERIOR: NONE REQUIRED
    3. REAR: NONE REQUIRED
  - G. PARKING SHALL BE PROVIDED PURSUANT TO THE TERMS OF CHAPTER 17.84 MMC (ORD. 2352, 1989).
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON PUBLIC SEWER
4. STORM SEWER: STORM SEWER FROM LOT 1 IS ROUTED THROUGH AN EXISTING STORM DRAINAGE SYSTEM WHICH OUTLETS INTO THE CITY OF MOUNT VERNON STORM SEWER IN RIVERSIDE DRIVE. AT SUCH TIME AS LOTS 2 OR 3 OF THIS BINDING SITE PLAN ARE DEVELOPED A STORM DRAINAGE PLANS WILL BE REQUIRED MEETING THE CURRENT CITY OF MOUNT VERNON DESIGN REQUIREMENTS.
5. WATER: PUD. NO. 1
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22960  
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH RANGE 4 EAST WM BEARING = NORTH 0°24'07" WEST (PER SURVEY'S MENTIONED IN NOTE NO. 9)
9. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 13 OF SURVEYS, PAGE 46 AND CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 77, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON
10. SURVEY DESCRIPTION IS FROM COMMITMENT FOR TITLE INSURANCE ORDER NO. A65404 ISSUED BY FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, DATED JUNE 1, 2001.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT WHICH REFERENCES THOSE CERTAIN INSTRUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 203794, 627519, 646115, 8410220072, 8507240004 AND 9809090093.
12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: MOUNT VERNON LODGE NO. 1604 BPOE  
2111 RIVERSIDE DRIVE  
MOUNT VERNON WA 98273  
PHONE: (360) 424-1051
15. BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR FURTHER INFORMATION
16. FLOOD ZONE DESIGNATION: A-21 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 530158-0001-B DATED JANUARY 3, 1985. THE CITY OF MOUNT VERNON REQUIRES AN ADDITIONAL 1.0 FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FEMA MAP SHOWS A MINIMUM OF 30.0, THEREFORE CITY REQUIREMENTS SHOULD BE 31.0.
17. NO BUILDING PERMITS WILL BE ISSUED ON LOTS 2 AND 3 OF THIS BINDING SITE PLAN UNTIL SUCH TIME AS THE MARKET STREET ROAD IMPROVEMENTS ARE COMPLETED. THE OWNERS OF THIS PROPERTY HAVE NO FINANCIAL RESPONSIBILITY WITH RESPECT TO SAID MARKET STREET IMPROVEMENTS. THE PROJECT IS FULLY FUNDED BY OTHERS.

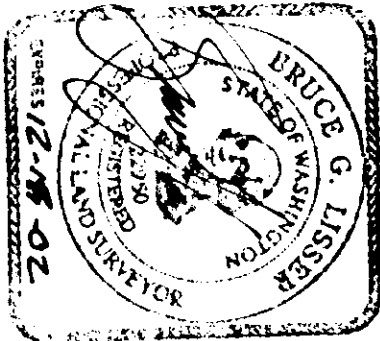
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18. WATER SERVICE REQUIREMENTS FOR LOTS 2 AND 3 OF THIS BINDING SITE PLAN SHALL BE INSTALLED WITH THE MARKET STREET ROAD IMPROVEMENTS MENTIONED IN NOTE NO. 17. PLACEMENT OF THE WATER SERVICE METERS AND FIRE HYDRANT SHALL BE COORDINATED BY THE CITY OF MOUNT VERNON AND DEVELOPER AT THE TIME OF CONSTRUCTION TO INSURE MUTUALLY AGREEABLE LOCATIONS. THE OWNERS OF THIS PROPERTY HAVE NO FINANCIAL RESPONSIBILITY WITH RESPECT TO SAID WATERLINE IMPROVEMENTS, THE PROJECT IS FULLY FUNDED BY OTHERS.
19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM THE LAND OWNER AND/OR AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE UTILITY COMPANIES DO NOT LOCATE THEIR UTILITIES OUTSIDE OF PUBLIC RIGHTS-OF-WAY UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME EXCEPT AS SHOWN. UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:
  - GAS
    - (-G-) CASCADE NATURAL GAS CO.  
1520 S. SECOND ST. MOUNT VERNON WA 98273  
(360) 336-6155
    - (-N-) PUBLIC UTILITY DISTRICT NO. 1  
1415 FREEMAN DRIVE, MOUNT VERNON WA 98273  
(360) 424-7104
    - (-S-) CITY OF MOUNT VERNON  
ENGINEERING DEPARTMENT  
(360) 336-6204
    - (-D-) CITY OF MOUNT VERNON  
ENGINEERING DEPARTMENT  
(360) 336-6204
    - (-BURIED TEL-) VERIZON  
PEASE RD. BURLINGTON WA 98233  
(360) 757-1620
    - (-P-) PUGET SOUND ENERGY  
1700 E. COLLEGE WAY, MOUNT VERNON WA 98273  
(360) 336-4604
    - (-CABLE-) AT&T BROADBAND  
717 BENNETT RD. BURLINGTON WA 98233  
(360) 757-2877
  - ELECTRICAL
  - TELEVISION
20. BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
21. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
22. DEVELOPMENT OF LOTS 2 AND 3 WILL NECESSITATE COMPLIANCE WITH MOUNT VERNON CONCURRENCY CODE.

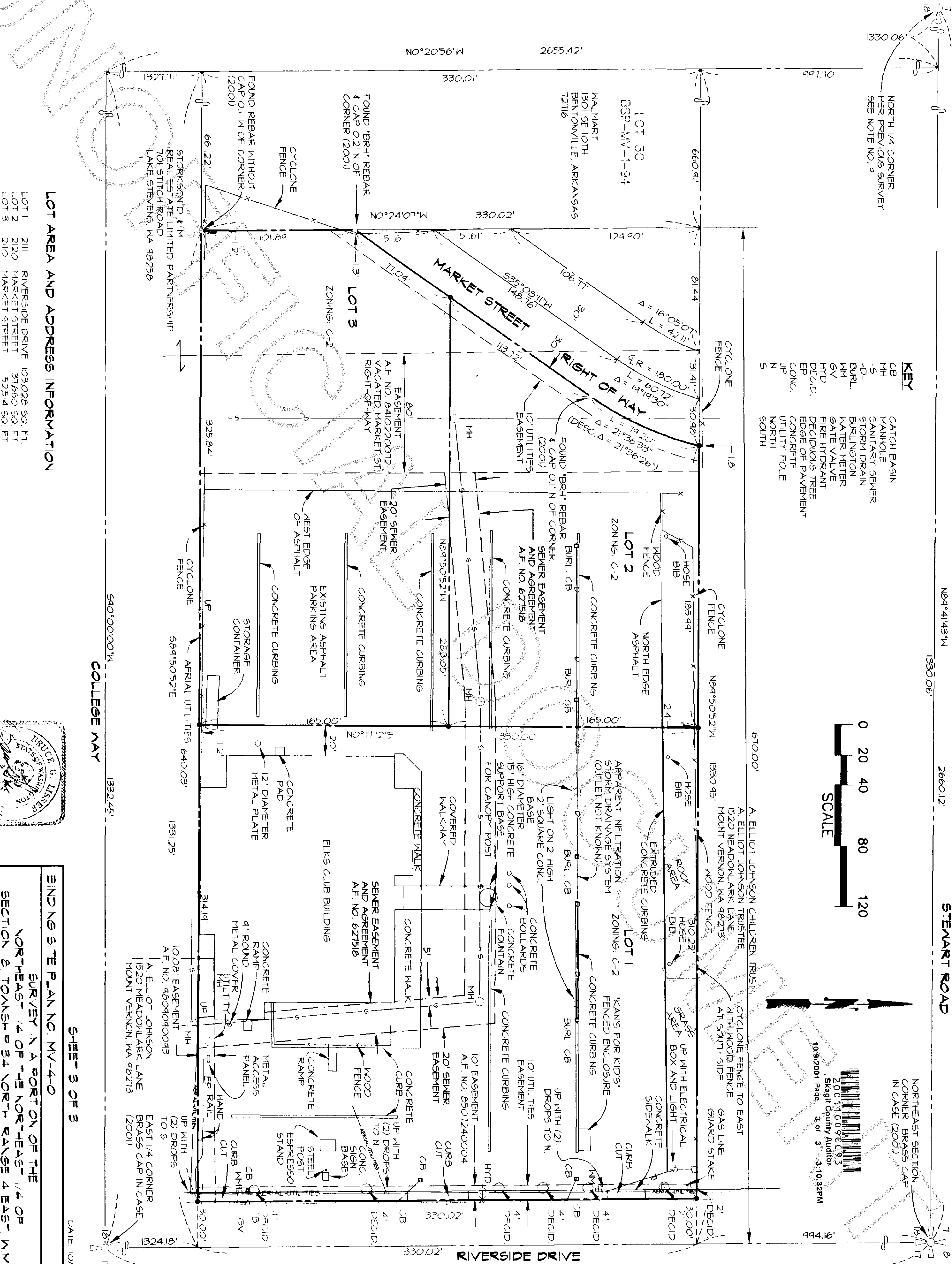
EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES, AS SHOWN, OF ALL LOTS AND TRACTS ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED



BINDING SITE PLAN NO. MV-4-01

SURVEY IN A PORTION OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.  
FOR MOUNT VERNON ELKS LODGE NO. 1604 BPOE



LOT AREA AND ADDRESS INFORMATION		
LOT 1	2111	RIVERSIDE DRIVE 103,028 SQ. FT.
LOT 2	2120	MARKET STREET 37,660 SQ. FT.
LOT 3	2110	MARKET STREET 52,514 SQ. FT.



BINDING SITE PLAN NO. MV-4-01

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DATE: 10/5/01

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. MOUNT VERNON WASHINGTON FOR: MOUNT VERNON ELKS LODGE NO. 1604 BPOE		FB 23	Pg 64	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-444-17442	SCALE: 1" = 40' DRAWING: 01-OTB01
VERIDIAN, ASSIGNED					

SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	MERIDIAN: ASSUMED
DRAWING: 01-071BDRY	