



201711140086

Skagit County Auditor  
11/14/2017 Page

1 of

\$79.00  
6 3:07PM

## SUPERIOR COURT OF WASHINGTON IN AND FOR SKAGIT COUNTY

In The Matter of the Petition of the City of Mount Vernon to acquire by condemnation certain property and property rights for the improvements of the City's College Way Widening Project and Associated Amenities, as Contemplated by City of Mount Vernon Ordinance No. 3730.

[In re City of Mount Vernon-College Way Widening Project (P107487)]

PTN Lot 2-2B BSP MV1-94

No. 17-2-01717-29


LIS PENDENS

MVSH, LLC  
MT VERNON COLLEGE WAY, LLC  
See exhibit B

NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in the Superior Court of the State of Washington for Skagit County, upon the Summons and Petition of the City of Mount Vernon, a municipal corporation, against the persons, firms and corporations listed in Exhibit B attached hereto.

Said action is to condemn, appropriate, take and damage certain property and property rights for a public purpose, to wit: the acquisition of interests in real property for the City's College Way Widening Project, including the construction, improvement and expansion of College Way located in the City of Mount Vernon, Washington. Said action affects title to the real estate situated in Skagit County, Washington, described in Exhibit A attached hereto.

DATED this 14 day of November, 2017.

  
Kevin Rogerson, WSBA # 31664  
City Attorney for City of Mount Vernon

LIS PENDENS - 1

CITY OF MOUNT VERNON  
PO Box 809  
910 CLEVELAND AVENUE  
MOUNT VERNON, WA 98273 ♦360-336-6203

**Exhibit "A"**

**Legal Description  
For  
Right of Way Acquisition**

**Parcel Number: P107487**

The South 10 feet of the following described tract:

That portion of Lot 2 and of Lot 2B, City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994 and recorded May 31, 1994, in Volume 11 of Short Plats, pages 77-81, under Auditor's file no. 9405310129, more particularly described as follows:

**Commencing** at the Southeast corner of said Lot 2B of said Binding Site Plan;  
Thence North 90°00'00" West 0.54 feet to the **True Point of Beginning**;  
Thence North 0°00'00" East 158.41 feet;  
Thence South 90°00'00" West 128.50 feet;  
Thence South 0°00'00" East 158.4 feet to a point on the South line of said Lot 2B;  
Thence South 90°00'00" East along said South line, 128.50 feet, to the **True Point of Beginning**.

Also displayed on that particular Record of Survey recorded in Volume 21 of Surveys, Page 185 under Auditor's file no. 9904150012, records of Skagit County, Washington.

Containing 1285 Square Feet, more or less.

Situate in Skagit County, Washington.

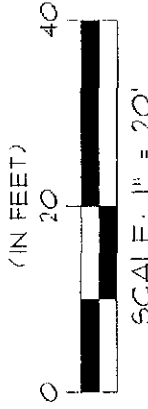
Prepared by Larry Steele & Associates, Inc.  
Land Surveyors  
1334 King Street, Suite 1  
Bellingham WA 98229  
360-676-9350  
Job #00116  
July 18, 2017



7/24/17

RECORD OF SURVEY,  
A.F. #9904150012

PARCEL NO. P107487



NOTES:

1. CONDITIONS DISPLAYED ON THIS MAP ARE CURRENT AS OF JUNE, 2016
2. "XXX" INDICATES RECORD OR DEED BEARINGS

ASPHALT  
PARKING

TEMPORARY  
CONSTRUCTION  
EASEMENT

1,928 S.F.

RIGHT OF WAY  
ACQUISITION

1,285 S.F.

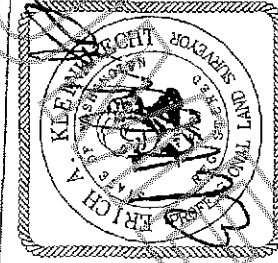
N 88°34'09" W (S 90°00'00" E) 128.50'

CONCRETE SIDEWALK

E. COLLEGE WAY (SR 538)

SE CORNER  
LOT 2B

0.54'



LARRY STEELE & ASSOCIATES  
LAND SURVEYORS

SUITE 1  
1334 KING ST.  
BELLINGHAM, WA 98223  
360-676-9350

7/24/17

EXHIBIT B

RIGHT OF WAY ACQUISITION  
EXHIBIT MAP

SCALE: 1" = 20'	APPROVED BY: EAK	DRAWN BY: SLG	REVISED:
DATE: 07/18/2017			
FOR CITY OF MOUNT VERNON			
BEING A PTN. OF THE SE 1/4 OF THE NE 1/4 SEC 18, TOWNSHIP 34 NORTH, RANGE 4 EAST 10M CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON		JOB NUMBER: 0016	

**Legal Description  
For  
Temporary Construction Easement**

**Parcel Number: P107487**

The North 15 feet of the South 25 feet of the following described tract:

That portion of Lot 2 and of Lot 2B, City of Mount Vernon Binding Site Plan No. MV-1-94 BSP, approved May 31, 1994 and recorded May 31, 1994, in Volume 11 of Short Plats, pages 77-81, under Auditor's file no. 9405310129, more particularly described as follows:

**Commencing** at the Southeast corner of said Lot 2B of said Binding Site Plan;  
Thence North 90°00'00" West 0.54 feet to the **True Point of Beginning**;  
Thence North 0°00'00" East 158.41 feet;  
Thence South 90°00'00" West 128.50 feet;  
Thence South 0°00'00" East 158.4 feet to a point on the South line of said Lot 2B;  
Thence South 90°00'00" East along said South line, 128.50 feet, to the **True Point of Beginning**.

Also displayed on that particular Record of Survey recorded in Volume 21 of Surveys, Page 185 under Auditor's file no. 9904150012, records of Skagit County, Washington.

Containing 1,928 Square Feet, more or less.

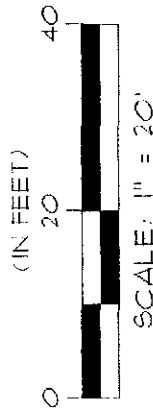
Situate in Skagit County, Washington.

Prepared by Larry Steele & Associates, Inc.  
Land Surveyors  
1334 King Street, Suite 1  
Bellingham WA 98229  
360-676-9350  
Job #00116  
October 10, 2017



RECORD OF SURVEY,  
A.F. #9904150012

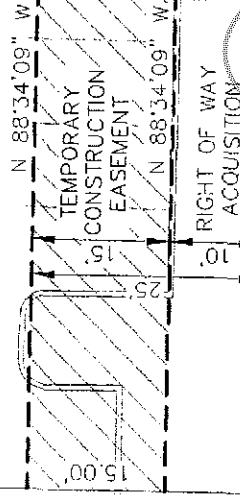
PARCEL NO. P107487



NOTES:

1. CONDITIONS DISPLAYED ON THIS MAP ARE CURRENT AS OF JUNE, 2016
2. ("XX'XX'") INDICATES RECORD OR DEED BEARINGS

ASPHALT  
PARKING



P.O.B.

N 88°34'09" W (S 90°00'00" E) 128.50'

CONCRETE SIDEWALK

E COLLEGE WAY (SR 538)

SE CORNER  
LOT 2B

0.54'

00116 TCE P107487.dwg

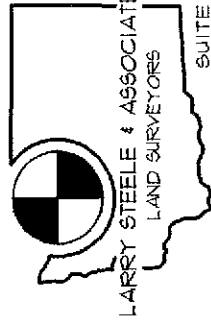
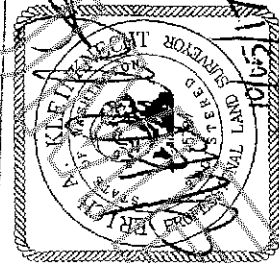


EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT EXHIBIT MAP	
SCALE: 1" = 20'	APPROVED BY: EAK
DATE: 10/05/2011	DRAWN BY: SLG
REVISED:	
FOR CITY OF MOUNT VERNON	
BEING A PTN. OF THE SE 1/4 OF THE NE 1/4, SEC. 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11TH CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON	
JOB NUMBER: 00116	

EXHIBIT "B"

The public records of Skagit County and records in possession of the City disclose that the following persons have an interest in the real property (described more fully in Exhibit A) to be taken by the City an action has been instituted against them. The parenthetical references are for information only, and do not constitute an admission or acknowledgement of a party's interest.

Parcel No. 107487

MVSH, LLC (fee interest/tenant in common);

Mt. Vernon College Way, LLC (fee interest/tenant in common);

Standard Insurance Company;

Banner Bank;

Banner Life Insurance Company;

Employers Insurance Company of Wausau;

Liberty Life Assurance Company;

Liberty Mutual Fire Insurance Company;

Liberty Mutual Insurance Company;

The Ohio Casualty Insurance Company;

Peerless Insurance Company;

Safeco Insurance Company of America;

Frontier Bank;

John Doe (tenant);

John Doe (unknown owners);

John Doe (unknown owners);

Skagit County (for general taxation purposes only); and

All other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the Petition herein, pursuant to RCW 4.28.120 and RCW 4.28.150.