



201711140088

Skagit County Auditor  
11/14/2017 Page

1 of 6 \$79.00  
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. 3731.

*[In re City of Mount Vernon-College Way Widening Project (P26285)]*

*DTN Lot 6 BSP MV 193*

No. 17-2-01720-29

LIS PENDENS

*B33 Skagit Valley 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 17<sup>th</sup> 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**

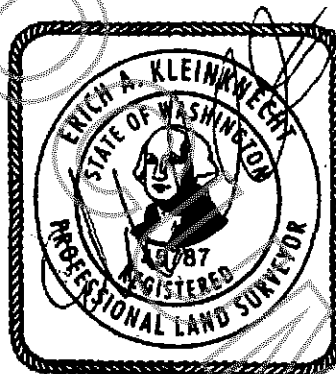
**PARCEL NUMBER: P26285**

A portion of Lot 6, City of Mount Vernon Binding Site Plan No. MV-1-93, entitled Skagit Valley Square, approved September 29, 1993 and recorded September 30, 1993 in Book 10 of Short Plats, Pages 240-246, inclusive, as Auditor's File No. 9309300143; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., more particularly described as follows:

**Beginning** at the Northwest corner of said Lot 6; Thence South  $88^{\circ}34'09''$  East along the South Right of Way line of East College Way (SR 538), for a distance of 78.62 feet; Thence South  $81^{\circ}09'14''$  West for a distance of 89.76 feet to the Easterly Right of Way line of Interstate 5; Thence North  $32^{\circ}37'26''$  East along said Right of Way, for a distance of 18.72 feet to the **Point of Beginning**.

Containing 630 Square Feet, more or less.

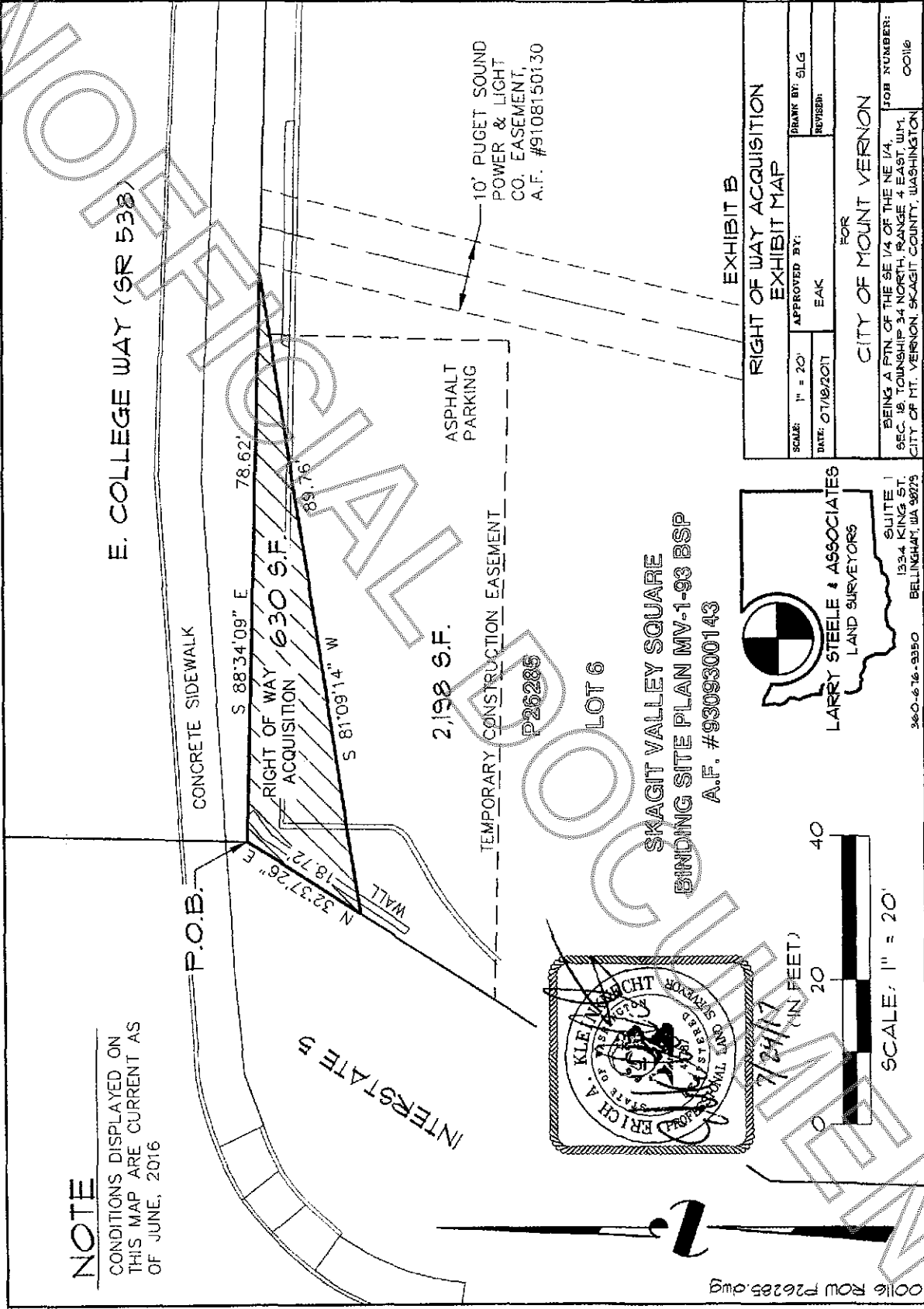
Situate in Skagit County, Washington.



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

**NOTE**

CONDITIONS DISPLAYED ON THIS MAP ARE CURRENT AS OF JUNE, 2016



E. COLLEGE WAY (SR 538)

CONCRETE SIDEWALK

S 88°34'09" E 78.62'

RIGHT OF WAY ACQUISITION 630 S.F.

89.76'

S 81°09'14" W

2,198 S.F.

TEMPORARY CONSTRUCTION EASEMENT

P26285

LOT 6

SKAGIT VALLEY SQUARE

BINDING SITE PLAN MV-1-93 BSP

A.F. #93093300143

10' PUGET SOUND POWER & LIGHT CO. EASEMENT, A.F. #9108150130

EXHIBIT B

LARRY STEELE & ASSOCIATES  
LAND SURVEYORS

SUITE 1  
1324 KING ST  
BELLINGHAM, WA 98225

360-676-9350

RIGHT OF WAY ACQUISITION EXHIBIT MAP

SCALE: 1" = 20'

DATE: 07/18/2017

APPROVED BY: EAK

DRAWN BY: SLG

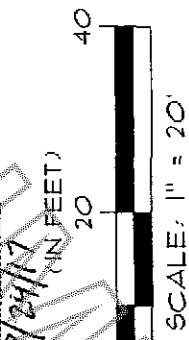
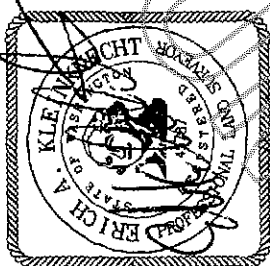
REVISED:

CITY OF MOUNT VERNON

FOR

BEING A PTN. OF THE SE 1/4 OF THE NE 1/4, SEC. 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON

JOB NUMBER: 00116



0016 ROW P26285.dwg

**Legal Description  
For  
Temporary Construction Easement**

**Parcel Number: P26285**

A portion of Lot 6, City of Mount Vernon Binding Site Plan No. MV-1-93, entitled Skagit Valley Square, approved September 29, 1993 and recorded September 30, 1993 in Book 10 of Short Plats, Pages 240-246, inclusive, as Auditor's File No. 9309300143; being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M., more particularly described as follows:

**Commencing** at the Northwest corner of said Lot 6; Thence South  $32^{\circ}37'26''$  West along the Easterly Right of Way line of Interstate 5, for a distance of 18.72 feet to the **Point of Beginning**; Thence continuing South  $32^{\circ}37'26''$  West along said Easterly Right of Way, for a distance of 22.20 feet; Thence South  $88^{\circ}34'09''$  East for a distance of 91.19 feet; Thence North  $01^{\circ}26'20''$  East for a distance of 33.44 feet; Thence South  $81^{\circ}09'14''$  West for a distance of 81.00 feet to the Easterly Right of Way line of said Interstate 5 and to the **Point of Beginning**.

Containing 2,198 Square Feet, more or less.

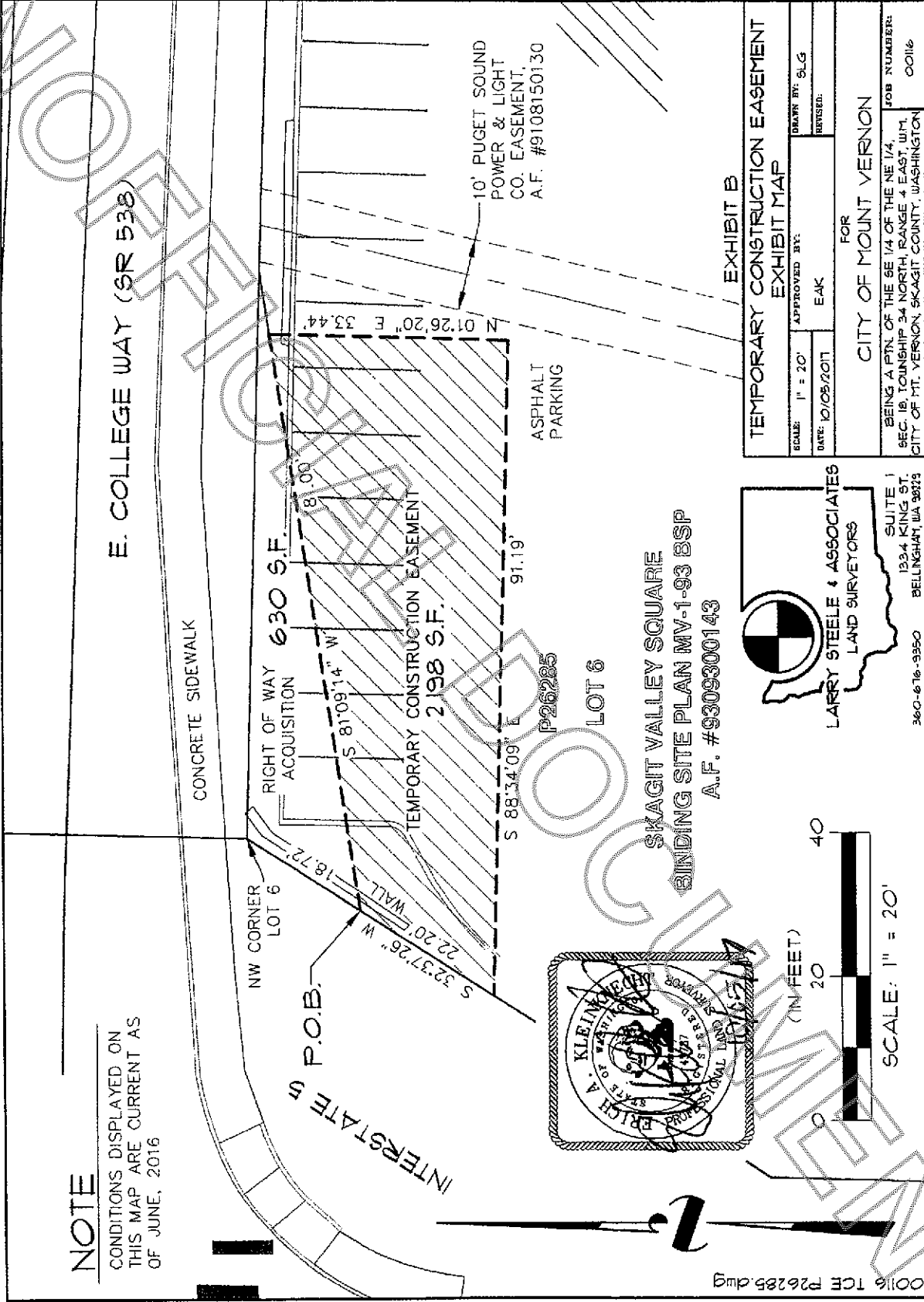
Situate in Skagit County, Washington.



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

**NOTE**

CONDITIONS DISPLAYED ON THIS MAP ARE CURRENT AS OF JUNE, 2016



E. COLLEGE WAY (SR 538)

CONCRETE SIDEWALK

RIGHT OF WAY ACQUISITION 630 S.F.

TEMPORARY CONSTRUCTION EASEMENT 2,198 S.F.

ASPHALT PARKING

10' PUGET SOUND POWER & LIGHT CO. EASEMENT, A.F. #9108150130

SKAGIT VALLEY SQUARE  
BINDING SITE PLAN MV-1-93 BSP  
A.F. #9309300143



LARRY STEELE & ASSOCIATES  
LAND SURVEYORS  
SUITE 1  
1334 KING ST.  
BELLINGHAM, WA 98229  
360-676-9950

EXHIBIT B	
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT MAP	
SCALE: 1" = 20'	APPROVED BY: EAK
DATE: 10/05/2017	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, W1M, CITY OF MT. VERNON, SKAGIT COUNTY, WASHINGTON	
JOB NUMBER: 00116	00116

00116 TCE P26285.dwg

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. 26285

B33 Skagit Valley LLC (fee interest);

Denny's Inc. (lease);

DWO, LLC (lease);

Tractor Supply Company; (lease)

Hobby Lobby Stores, Inc; (lease)

UBS AG (security)

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.