

OWNER'S CONSENT AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT CORNER 4 PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND 656 HEALTH TRUST, CANADGE GENTRY TRUSTEES, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER, ANY STREETS OR AVENUES SHOWN HEREON TO BE HEREBY DEDICATED TO THE PUBLIC AND TO BE CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY 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.

IN WITNESS WHEREOF, THE OWNERS AND SAID MORTGAGE HOLDERS HAVE CAUSED THEIR SIGNATURES TO BE HERETO SUBSCRIBED AND TO BE HERETO AFFIXED THIS 25th DAY OF JULY, 2014.
 CORNER 4 PROPERTIES, LLC
 A WASHINGTON LIMITED LIABILITY COMPANY
 BY: [Signature]
 TITLE: MANAGER
 656 HEALTH TRUST
 CANADGE GENTRY TRUSTEE
 BY: [Signature]
 TITLE: TRUSTEE

ACKNOWLEDGEMENTS
 STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID J. LIESER HAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF CORNER 4 PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: JULY 9th 2019

Notary Public
 State of Washington
 My Commission Expires May 15, 2021
 SIGNATURE: [Signature]
 RESIDING AT: Boz, WA

STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CORNER 4 PROPERTIES, LLC SIGNED THIS INSTRUMENT. ON OATH STATED THAT (HE/SHE/IT) (WAS/WERE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: JULY 11th 2019

Notary Public
 State of Washington
 My Appointment Expires May 15, 2020
 SIGNATURE: [Signature]
 RESIDING AT: Boz, WA

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE PLAT ALTERATION AND PUD MODIFICATION OF PLAT OF BIG FIR SOUTH, PUD, NO. LU-06-094, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE SAID PLAT AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE SURVEY AND PLATTING REGULATIONS OF THE CITY OF MOUNT VERNON.

DAVID J. LIESER, PLS. CERTIFICATE NO. 22960 DATE July 9, 2019
 3701 MILLWAUKEE RD BOX 1104
 MOUNT VERNON WA 98273
 PHONE: (360) 419-7442
 FAX: (360) 419-0581
 E-MAIL: DLIESER@LIESER.COM



COUNTY 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 2014.
 THIS 25th DAY OF JULY, 2014.
[Signature]
 DEPUTY
 SKAGIT COUNTY TREASURER



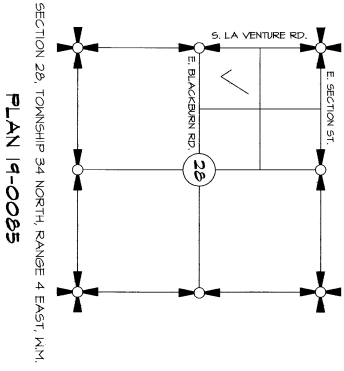
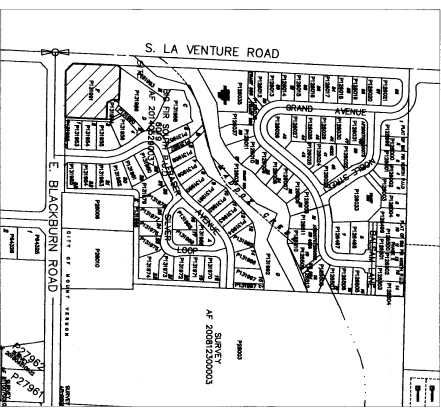
CITY FINANCE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
 THIS 25th DAY OF JULY, 2014.
[Signature]
 CITY ENGINEER

CITY APPROVALS
 EXAMINED AND APPROVED THIS 25th DAY OF JULY, 2014.
[Signature]
 CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 25th DAY OF JULY, 2014.
[Signature]
 MAYOR

ATTEST: CITY CLERK [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 25th DAY OF JULY, 2014.
[Signature]
 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR



SHEET 1 OF 4
 DATE: 07/14
PLAT ALTERATION AND PUD MODIFICATION
PLAT OF BIG FIR SOUTH, PUD. LU-06-094
 SURVEY IN A PORTION OF THE
 5/4 OF THE NW 1/4 OF
 SECTION 26, T. 34 N., R. 4 E., 1/4, N.M.,
 MOUNT VERNON, WASHINGTON
 FOR: CORNER 4 PROPERTIES, LLC
 LIESER & ASSOCIATES, PLLC SCALE:
 SURVEYING & CONSULTING
 3701 MILLWAUKEE RD BOX 1104
 MOUNT VERNON WA 98273
 PHONE: (360) 419-7442
 FAX: (360) 419-0581
 E-MAIL: DLIESER@LIESER.COM

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF LIESER & ASSOCIATES, PLLC.
[Signature]
 COUNTY AUDITOR

NOTES

1. INDICATES MONUMENT IN CASE WITH BRASS CAP INSCRIBED LISSER 22460 OR REFERENCED CONTROL AS NOTED
- INDICATES REBAR WITH CAP INSCRIBED LISSER 22460
2. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY SUBDIVISION GRANTEE ORDER NO. 011040-05 DATED FEBRUARY 14, 2014 AND REVISED SUBDIVISION GRANTEE DATED FEBRUARY 14, 2014.
3. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BIG FIR NORTH PUD, NO. LU-06-084 RECORDED UNDER AUDITORS FILE NO. 201405240091, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. ZONING CLASSIFICATION: R-2 DUPLEX AND TOWNHOUSE RESIDENTIAL (MF-1-0)
5. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
6. STORM DRAINAGE: CITY OF MOUNT VERNON
7. WATER: SKAGIT COUNTY PUD, NO. 1
8. POWER: PUGET SOUND ENERGY
9. TELEPHONE: FRONTIER COMMUNICATION
10. GAS: CASCADE NATURAL GAS
11. TELEVISION CABLE: COMCAST CORPORATION
12. GARBAGE COLLECTION: CITY OF MOUNT VERNON COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
13. MERIDIAN: ASSUMED
14. BASIS OF BEARINGS: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M; BEARING = NORTH 0°44'42" EAST (FIELD PER PLAT OF BIG FIR NORTH)
15. INSTRUMENTATION: LEICA TERTIOSA THEODOLITE DISTANCE METER
16. SURVEY PROCEDURE: FIELD TRAVERSE
17. THE TRACT WITHIN THIS SUBDIVISION IS SUBJECT TO IMPACT FEES FOR THE CITY OF MOUNT VERNON. IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
18. ALL HOMES SHALL BE BUILT ON SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.
19. SITUATION CONTROL DEVICES MAY BE REQUIRED FOR THIS TRACT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES. SEE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT FOR DETAILS.
20. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH THE SUBDIVISION SURVEY AND INSTRUMENTS, EASEMENTS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITORS FILE NUMBERS 2018080300063, 2000-06-280217, 200511210246, 200512300211, 200601260115, 200702150217, 200710120214, 200712220214, 201405240091, 201209160014, 201502280142, AND 201405240091.
21. OWNER/DEVELOPER: CORNER 4 PROPERTIES, LLC
C/O LANDED GENTRY DEVELOPMENT, INC.
504 E FAIRHAVEN AVE
BURLINGTON WA 98223
PHONE: (360) 753-4021
22. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE ON-SITE PROVIDED STORM DRAIN PIPE STUB UNLESS OTHERWISE APPROVED BY THE CITY OF MOUNT VERNON DEVELOPMENT SERVICES DEPARTMENT.

LOT ADDRESS AND AREA INFORMATION
LOT 1 1494 SOUTH LAVENTURE ROAD 36,941 SQ. FT. 0.85 ACRES



7-9-19

PLAN 14-0025

SHEET 3 OF 4

DATE: 6/27/14

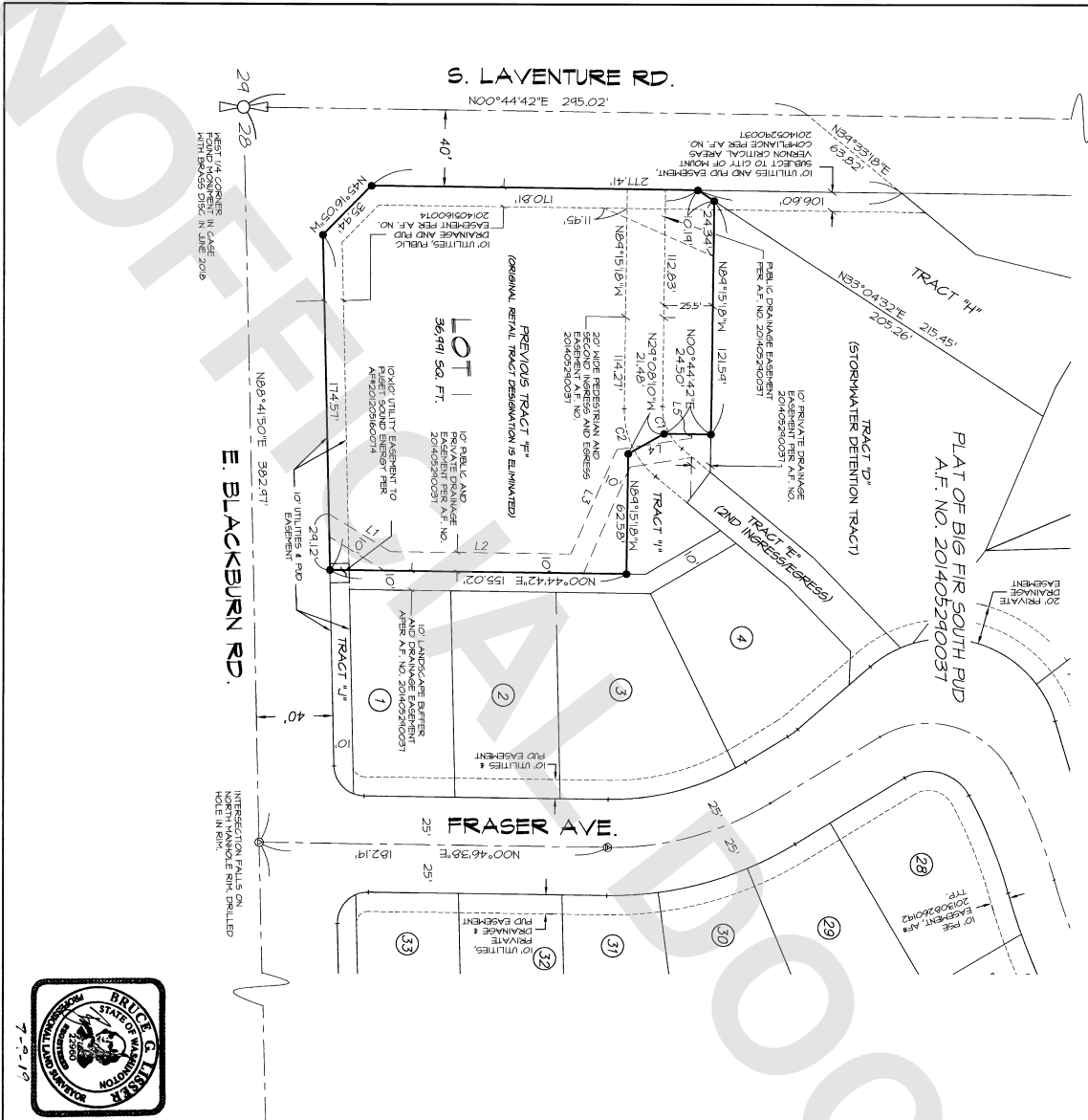
PLAT ALTERATION AND PUD MODIFICATION
PLAT OF BIG FIR SOUTH, PUD. LU-06-084

SURVEY IN A PORTION OF THE
SW 1/4 OF THE NW 1/4 OF
SECTION 28, T. 34 N., R. 4 E., 1M,
MOUNT VERNON, WASHINGTON
FOR: CORNER 4 PROPERTIES, LLC

FB:	LISSER & ASSOCIATES, PLLC	SCALE:	DWG: 14-023 PLAT
PG:	LIC. NO. 12500	DATE:	6/27/14
	MOUNT VERNON, WA 98275	PHONE:	360-414-1142

2019
29
28
E. SECTION ST.

FOUND MOVEMENT AT NW CORN. SECTION 28, PER PREVIOUS SURVEY. SEE NOTE NO. 3



S. LAVENTURE RD.
N00°44'42"E 295.02'

E. BLACKBURN RD.
N68°41'50"E 392.24'

FRASER AVE.
N00°46'39"E 182.14'

FOUND MOVEMENT AT CORNER N. CASE WITH BEAVIS DISK N. JUNE 2016

INTERSECTION FALLS ON NORTH HAVOULE RIM, DRILLED HOLE IN RIM.

28 FOUND MOVEMENT AT PER PREVIOUS SURVEY. SEE NOTE NO. 3

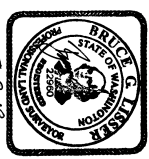
PLAN 19-0085

SHEET 4 OF 4 DATE: 6/07/14

PLAT ALTERATION AND PUD MODIFICATION
PLAT OF BIG FIR SOUTH, PUD. LU-06-084

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, T. 34 N., R. 4 E., N.M., MOUNT VERNON, WASHINGTON, FOR: CORNER 4 PROPERTIES, LLC

PREPARED BY: LISER & ASSOCIATES, PLLC SCALE: 1"=40'
DRAWN BY: DING, H-023 PLAT



LINE	BEARING	DISTANCE	AREA
L-1	N81°16'47"E	37.63	
L-2	N00°44'42"E	44.61	
L-3	N66°22'14"W	54.46	
L-4	N06°35'14"W	34.57	
L-5	N87°15'12"W	21.07	

CURVE	BEARING	DISTANCE	AREA
C-1	R=28.00'	D=51°14'55"	L=25.04'
C-2	R=45.00'	D=51°15'55"	L=40.25'

