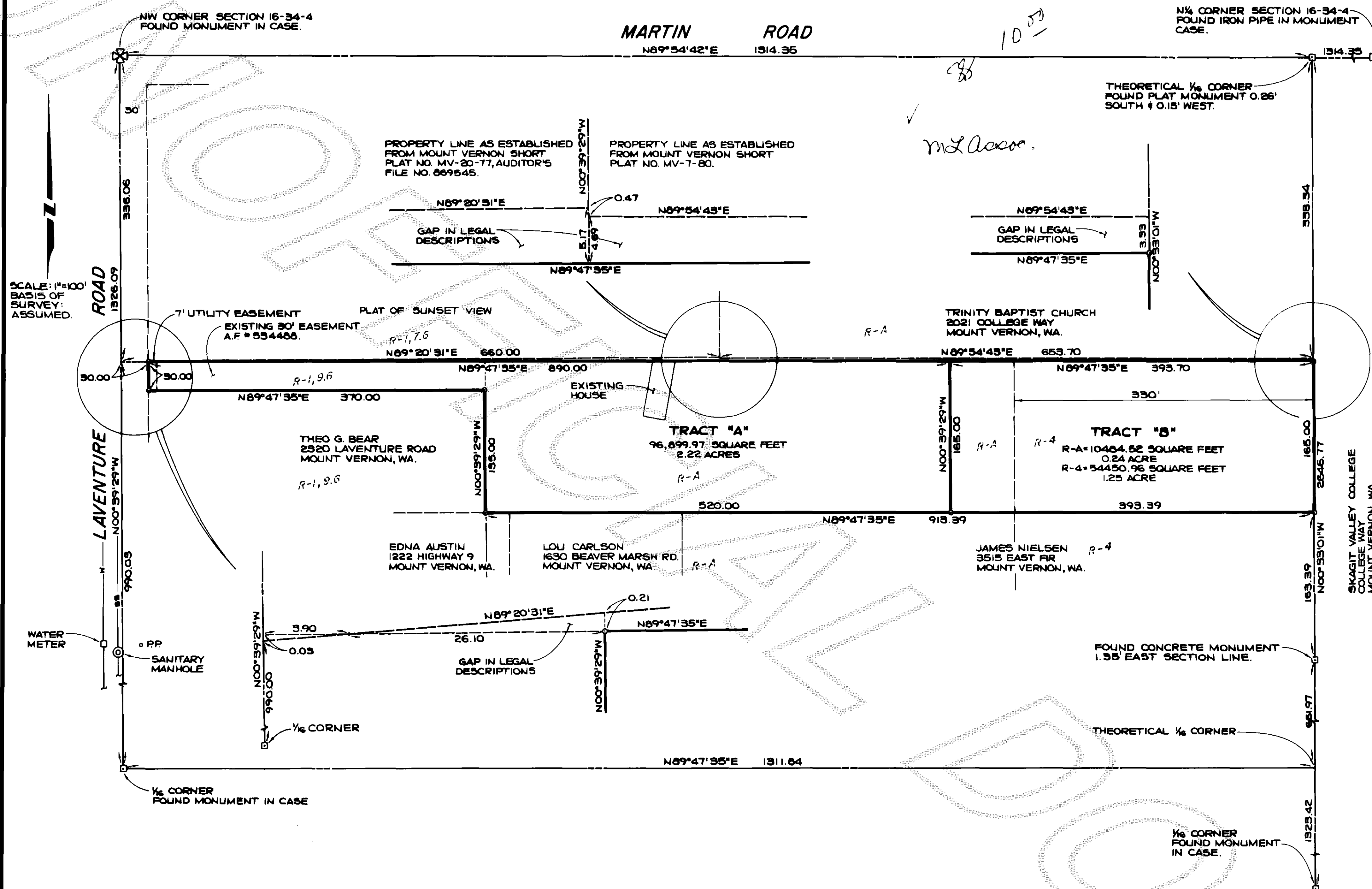


SURVEY IN SECTION 16, TWP. 34 N, R 4 E, W.M.



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 825 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 165 FEET; THENCE EAST TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 165 FEET; THENCE WEST TO THE POINT OF BEGINNING, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT WHICH IS 825 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 135 FEET; THENCE EAST 400 FEET; THENCE SOUTH 135 FEET; THENCE WEST TO THE POINT OF BEGINNING.

NOTES

- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
- SHORT PLAT NUMBER & DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS & CONTRACTS.
- SEWAGE DISPOSAL-TRACT "A"-INDIVIDUAL SEPTIC SYSTEM, TRACT "B"-SANITARY SEWER.
- WATER-P.U.D.
- ZONING-R-4 & R-A & R-1, 9.6
- 0- DENOTES IRON PIPE W/ CAP SET @ PROPERTY CORNERS.
- 0- DENOTES EXISTING MONUMENT.
- TRACT "B" AS SHOWN HEREON SHALL NOT BE CONSIDERED AS A BUILDING SITE OR BUILDING LOT OR ANY BUILDING PERMIT GRANTED THERETO OR THEREON UNTIL SUCH TIME AS ADEQUATE ACCESS CAN BE SHOWN OR PROVEN AND UNTIL SUCH A TIME AS SPECIFIC WRITTEN AND RECORDED PERMISSION IS GRANTED BY THE CITY ENGINEER OF MT. VERNON AND APPROVED AS TO FORM BY THE CITY ATTORNEY OF SAID CITY.
- TRACT "B" AS SHOWN HEREON IS LOCATED WITHIN TWO ZONING DISTRICTS OR CLASSIFICATIONS. THE USE WITHIN EACH DISTRICT WILL BE GOVERNED BY THE ZONING ORDINANCE FOR THAT DISTRICT AND THE AREA OF THE R-4 ZONING WILL NOT BE USED FOR ANY R-4 USAGE OR INCLUDED AS AREA FOR ANY PERMITTED USE WITHIN SAID R-4 DISTRICT UNTIL PROPERLY REZONED FOR SAID USAGE.
- TRACT "A" AS SHOWN HEREON HAS ACCESS TO LAVENTURE ROAD BY A STRIP OF LAND 30' WIDE BY 370' LONG. THIS SAID STRIP IS ENCUMBERED BY AN EASEMENT FOR ROAD PURPOSES AS GRANTED IN INSTRUMENT RECORDED UNDER AF#534486 IN FAVOR OF THE PROPERTY ADJOINING SAID STRIP ON THE

(CONTINUED)

OWNER

LEONARD LARSON
2400 NORTH LAVENTURE ROAD
MOUNT VERNON, WASHINGTON
PHONE: 424-6916

CHARGE IN LIEU OF ASSESSMENT

THE CHARGE IN LIEU OF ASSESSMENT FOR EACH LOT IN THIS SUBDIVISION SHALL BE \$SEE NOTE (THIS CHARGE INCLUDES A CREDIT OF \$-0- FOR INSTALLED SEWER LINES). A STANDARD PARTICIPATION CONTRACT MUST BE EXECUTED AND THE SAID AMOUNT PAID PRIOR TO THE ISSUANCE OF A SEWER PERMIT.

PREPARED BY: Ronald L. Torrence
CITY ENGINEER

NOTE: THE CHARGE IN LIEU OF ASSESSMENT SHALL BE DETERMINED AND LEVIED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT OR FURTHER SUBDIVISION OF THE TRACTS SHOWN ON THE INSTANT SHORT PLAT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF Jan, 1981, AT 3:57 P.M., IN BOOK 5 OF SHORT PLATS AT PAGE 24 AT THE REQUEST OF MERIWETHER LEACHMAN ASSOCIATES INC.

Shirley Hennig
SKAGIT COUNTY AUDITOR
BY DEPUTY Jandra J. Granger

NOTES CONTINUED:

SOUTH. SINCE SAID EASEMENT WAS GRANTED PRIOR TO ADOPTION OF THE SHORT PLAT ORDINANCE, MVMC CHAPTER 16.32, IT SHALL BE ALLOWED THAT SAID STRIP SHALL SERVE ONE RESIDENCE OR LIVING UNIT ON SAID TRACT "A" AND SHALL BE ALLOWED TO SERVE ONLY ONE RESIDENCE OR LIVING UNIT ON SAID BENEFITTED PROPERTY ADJOINING SAID STRIP ON THE SOUTH.

(CONTINUED)

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Leonard Larson
LEONARD LARSON

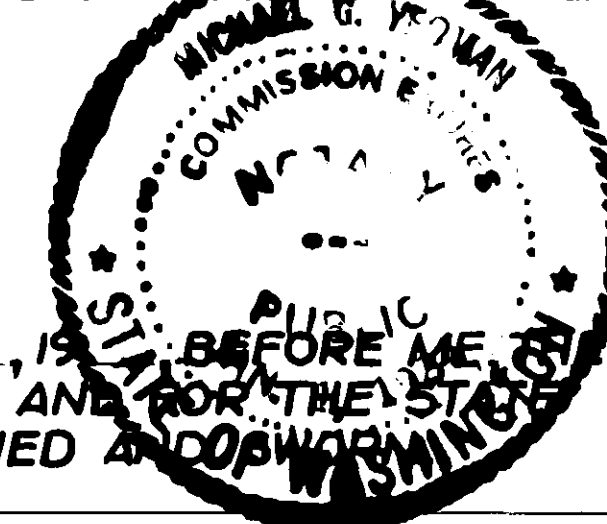
Patricia Larson
PATRICIA LARSON

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } 55
COUNTY OF SKAGIT }
ON THIS 14 DAY OF November, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Leonard Larson and Patricia Larson, husband and wife

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT ~~they~~ SIGNED AND SEALED THE SAME AS ~~their~~ FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Michael S. Jeoman
NOTARY PUBLIC
RESIDING AT Mount Vernon



STATE OF WASHINGTON } 55
COUNTY OF SKAGIT }
ON THIS 14 DAY OF November, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT Michael S. Jeoman AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Ronald L. Torrence
RONALD L. TORRENCE
MERIWETHER LEACHMAN ASSOCIATES INC.
ENGINEERS AND LAND SURVEYORS
1334 OLD HIGHWAY 99 SOUTH
BURLINGTON, WASHINGTON 98233
CERTIFICATE NO. 15042
DATE 11-6-80



APPROVAL

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 15 DAY OF JANUARY, 1981.

Ronald L. Torrence
ENGINEER FOR THE CITY OF MOUNT VERNON

Paula E. Sidburn
MAYOR

Michael Woodmansee
CITY CLERK

NOTES CONTINUED:

- KNOW ALL MEN BY THESE PRESENTS THAT THE OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE HOLDERS AND SUCCESSORS, HEIRS, ASSIGNS AND PERSONAL REPRESENTATIVE OF THE LAND HEREBY PLATTED AS TRACT "A", DECLARE THAT IT IS EXPRESSLY UNDERSTOOD, AGREED AND PROVIDED THAT SAID OWNER OF TRACT "A" OF THIS SHORT PLAT SHALL PARTICIPATE IN A STREET LOCAL IMPROVEMENT DISTRICT FOR THE CONSTRUCTION OF STREET IMPROVEMENTS ON LAVENTURE ROAD ADJOINING SAID TRACT "A" AS PROPOSED OR REQUIRED BY THE CITY OF MOUNT VERNON.

SHORT PLAT NO. MV-3-81

LEONARD LARSON SHORT PLAT

SHORT PLAT IN SECTION 16,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON