



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREET AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 17th DAY OF AUGUST, 1981.

Keith S. Johnson
KEITH S. JOHNSON, HUSBAND

Donald W. Kopp
DONALD W. KOPP, HUSBAND

Alison R. Johnson
ALISON R. JOHNSON, WIFE

Dorothy M. Kopp
DOROTHY M. KOPP, WIFE

Jerry O. Kopp
JERRY O. KOPP

LEGAL DESCRIPTION

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD. SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

NOTES:

1. ZONING - R-1 13.5
2. SEWER DISPOSAL - PUBLIC SEWER
3. WATER - P.U.D. NO. 1
4. ● - DENOTES IRON ROD SET WITH YELLOW CAP MARKED D.S. 9622.
○ - DENOTES EXISTING IRON PIPE FOUND.
5. THOSE MINIMUM STREET IMPROVEMENTS AS REQUIRED UNDER SECTION 16.32.034 E. ADJOINING TRACT D IN THIS SHORT PLAT SHALL BE CONSTRUCTED AT SUCH TIME AS ONE OF THE FOLLOWING CONDITIONS OCCUR:
 1. BUILDING PERMIT APPLICATION FOR A RESIDENCE ON SAID TRACT D.
 2. TRACT D IS FURTHER SUBDIVIDED BY A PLAT OR SHORT PLAT.
 3. IN THE EVENT AN L.I.D. IS PROPOSED, REQUESTED OR ESTABLISHED BY THE CITY OF MOUNT VERNON.
6. LOT SIZE:
LOT A 29,999 SQ. FEET
LOT B 13,501 SQ. FEET
LOT C 13,501 SQ. FEET
LOT D 38.96 ACRES
7. THE NORTH 90 FEET OF LOT A (13,500 SQUARE FEET) IS THE AREA INCLUDED FOR CHARGE IN LIEU OF ASSESSMENT. THE REMAINING PORTION OF SAID LOT A SHALL BE ASSESSED AT THE TIME OF ANY FURTHER SUBDIVISION BY A PLAT, SHORT PLAT, DIVISION BY TESTAMENTARY PROVISIONS OR THE LAWS OF DESCENT AND SAID ASSESSMENT SHALL BE LEVIED AT THE TIME OF PROPOSED DEVELOPMENT AND AT THE PREVAILING RATES IN EFFECT AT THE TIME OF PROPOSED DEVELOPMENT.

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT }
ON THIS 17th DAY OF AUGUST, 1981, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KEITH S. JOHNSON & ALISON R. JOHNSON, HUSBAND AND WIFE, AND DONALD W. KOPP & DOROTHY M. KOPP, HUSBAND AND WIFE, AND JERRY O. KOPP, ALL OF WHICH TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT _____ SIGNED AND SEALED THE SAME AS 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.

Lothar M. Schmitt
NOTARY PUBLIC
RESIDING AT Mount Vernon, WA.

STATE OF WASHINGTON } SS
COUNTY OF _____ }
ON THIS _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT _____ SIGNED AND SEALED THE SAME AS 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.

NOTARY PUBLIC
RESIDING AT _____, WA.

CHARGE IN LIEU OF ASSESSMENT

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

A. \$ 810.00
B. \$ 600.00
C. \$ 600.00
D. TO BE DETERMINED AT FUTURE SUBDIVIDING OR BUILDING.

Rad Janett
CITY ENGINEER

APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF OCTOBER, 1981.

Rad Janett
CITY ENGINEER

EXAMINED AND APPROVED THIS 27 DAY OF OCTOBER, 1981.

Ruth E. ...
MAYOR

Michael Woodmason
CLERK

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF October, 1981, AT 10:48 A.M. IN VOLUME 9 OF SHORT PLATS AT PAGE 131 AT THE REQUEST OF DON SEMRAU AND ASSOCIATES UNDER AUDITOR'S FILE NO. 200275.

John ...
SKAGIT COUNTY AUDITOR

Jane ...
DEPUTY

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.

Donald R. Semrau DATE 8-20-81
DON SEMRAU AND ASSOCIATES
1910 RIVERSIDE DRIVE SUITE 9
MOUNT VERNON, WA. 98275
CERTIFICATE NO. 9622



SHORT PLAT NO. MV-75-81 DATE: 8-20-81

TIMBERLINE SHORT PLAT

IN THE S.W. 1/4 OF SECTION 22, T. 34 N., R. 4 E., W.M.

FOR KEITH JOHNSON

F.B. 20	P. 12	DON SEMRAU AND ASSOCIATES SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA. 98273 424-9566	SCALE: 1" = 100'
MERIDIAN: ASSUMED		JOB NO. 79-040	