

# THUNDERBIRD EAST THIRD ADDITION

PTN. SW 1/4, SEC. 15, T.34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

JANUARY 1980

SHEET 1 OF 2 SHEETS

## PLAN

SCALE: 1" = 80'

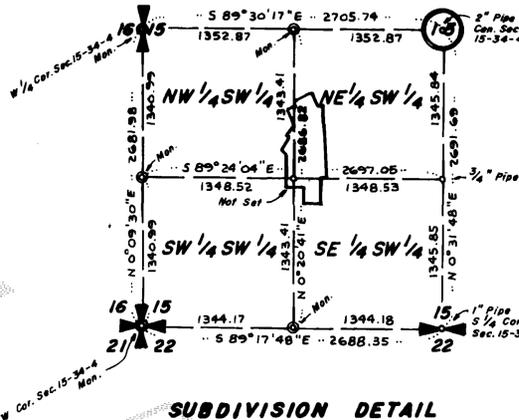
### LEGEND

- Mon.  $\Delta$  Set Concrete Monument with Yellow Plastic Cap Imprinted "JUDY" 7598
- All Property Corners are Steel Rod with Plastic Cap (JUDY) and Yellow Guard Stake.
- Mon.  $\odot$  Set Concrete Monument with Brass Disc.

### LEGAL DESCRIPTION

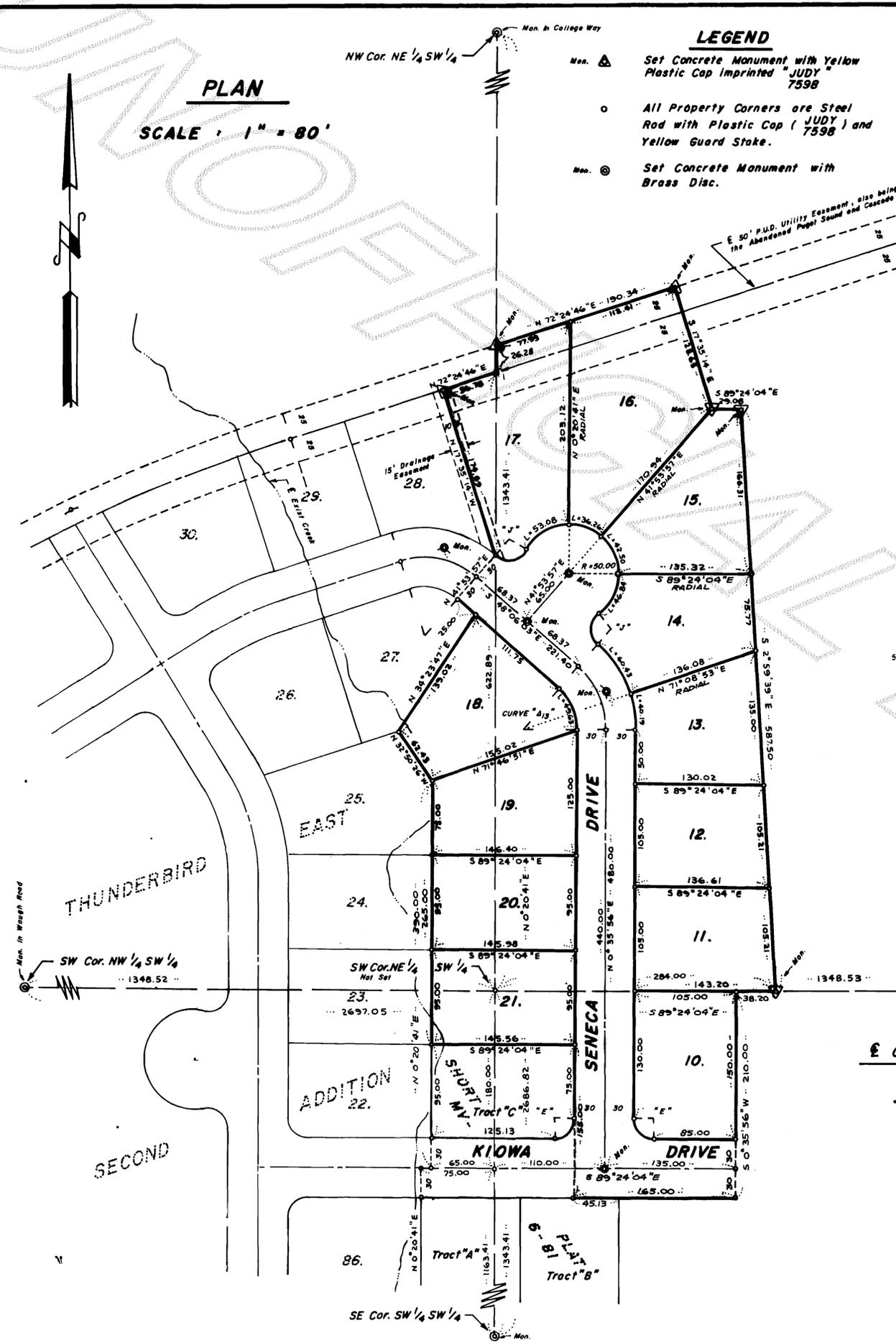
This plat of Thunderbird East Third Addition embraces the following described tract of land: That portion of the Southwest Quarter (SW 1/4) of Section Fifteen (15), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Northeast Quarter (NE 1/4) of said Southwest Quarter (SW 1/4) of said Section Fifteen (15), which point bears S 89° 24' 04" E a distance of 284.00 feet from the Southwest corner of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); thence N 89° 24' 04" W a distance of 38.20 feet; thence S 0° 35' 56" W a distance of 210.00 feet to a point on the South right-of-way line of Kiowa Drive if extended; thence N 89° 24' 04" W along said right-of-way line extended a distance of 165.00 feet to a point which bears N 89° 24' 04" W a distance of 45.13 feet from the Northeast corner of Tract "B" and which point lies on the North line of said Tract "B" of Short Plat No. MV-6-81 as recorded in Volume 5 of Short Plats at Pages 56 and 57, under Auditor's File No. 8104160016, records of Skagit County, Washington; thence N 0° 35' 56" E, a distance of 155.00 feet to the Northeast corner of Tract "C" of said Short Plat No. MV-6-81; thence N 89° 24' 04" W along the North line of said Tract "C", a distance of 145.56 feet to the Northeast corner of said Tract "C", said point being also the Northeast corner of Lot 22 of the plat of Thunderbird East Second Addition, according to that plat as recorded in Volume 12 of Plats, Pages 80 and 81, under Auditor's File No. 7910080021, records of Skagit County, Washington; thence Northerly along the East line of said plat of Thunderbird East Second Addition, on the following courses: N 0° 20' 41" E, a distance of 265.00 feet; N 32° 50' 26" W, a distance of 62.43 feet; N 34° 23' 47" E, a distance of 135.02 feet; N 98° 06' 03" W, a distance of 25.00 feet; N 41° 53' 57" E, a distance of 60.00 feet; N 17° 35' 14" W, a distance of 174.69 feet to the Northeast corner of Lot 28 of said plat of Thunderbird East Second Addition, which point is on the center-line of the old abandoned Puget Sound and Cascade Railway Company right-of-way; thence N 72° 24' 46" E along the center-line of said abandoned railroad right-of-way, being also the center-line of a 50 foot easement to the Skagit County Public Utility District No. 1, a distance of 56.78 feet to a point on the West line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), which point bears N 0° 20' 41" E a distance of 622.89 feet from the Southwest corner of said subdivision; thence N 0° 20' 41" E along the West line of said subdivision a distance of 26.28 feet to a point on the North line of said abandoned Puget Sound and Cascade Railway Company right-of-way; thence N 72° 24' 46" E along the North line of said abandoned right-of-way, a distance of 136.34 feet; thence S 17° 35' 14" E a distance of 128.65 feet; thence S 89° 24' 04" E, a distance of 29.08 feet to the Northwest corner of that tract of land as conveyed from Wallace E. Batsford and Jane E. Batsford, husband and wife, to Morris C. Larsen and Myrtle E. Larsen, husband and wife, by that instrument dated September 19, 1980, and recorded September 19, 1980, under Auditor's File No. 8009190037; thence S 2° 59' 39" E along the West line of said Larsen Tract, a distance of 587.50 feet to the Southwest corner of said Larsen Tract and the true point of beginning of this property description. Situate in the County of Skagit, State of Washington.



### SUBDIVISION DETAIL

Scale: 1" = 1000'



### E CURVE DATA

**CURVE "A13"**

A = 48° 41' 59"  
R = 88.39  
T = 40.00  
L = 75.13

### R/W CURVE DATA

**CURVE "E"**

A = 90° 00' 00"  
R = 20.00  
T = 20.00  
L = 31.42

**CURVE "J"**

A = 102° 22' 25"  
R = 20.00  
T = 24.86  
L = 35.74

### SURVEYOR'S CERTIFICATE

This is to certify that this plat of THUNDERBIRD EAST THIRD ADDITION is based upon an actual survey and subdivision of Section Fifteen (15), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian; that the bearings and distances are shown thereon correctly; that the monuments and lot corners have been set as shown on the plat; and that the provisions of the statutes and platting regulations have been fully complied with.

Gwynne D. Legro  
Gwynne D. Legro  
Registered Professional  
Engineer & Land Surveyor



# THUNDERBIRD EAST THIRD ADDITION

PTN. SW 1/4, SEC. 15, T.34N., R. 4 E.W.M.

MOUNT VERNON, WASHINGTON

JANUARY 1980

SHEET 2 OF 2 SHEETS

### APPROVALS

Examined and approved this 17 day of JUNE, 1983, by the Planning Commission of Mount Vernon, Washington.

Donald A. Wolf  
Chairman

Examined and approved this 17 day of JUNE, 1983, by the City Council, Mayor and City Engineer of the City of Mount Vernon, Washington.

Ruth E. Dickson  
Mayor

John Wiseman  
City Engineer

Attest: Michael Woodmansee  
City Clerk

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be \$ 100.00. (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:

John C. Wiseman  
JOHN C. WISEMAN  
City Engineer

### EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Natranwide Cablevision, Inc., and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage of all lots, TOGETHER WITH those specific easements as shown hereon, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

### TREASURER'S CERTIFICATES

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, or for other public use, are paid in full this 17 day of JUNE, 1983.

Michael Woodmansee  
Treasurer, City of Mount Vernon

I hereby 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 1983, including deposits on 1974 taxes. This 9 day of June, 1983.

Ruth C. Wylie  
Treasurer, Skagit County

### RECORD

Filed for the record at the request of Keith S. Johnson on this 17 day of JUNE, 1983, at 1 minutes past 3 o'clock P.M. and recorded in Volume 13 of Plats at Pages 41 and 42, records of Skagit County, Washington.

Greg A. Heston  
Auditor, Skagit County

### DEDICATION

Know all men by these presents, that we, the undersigned owners of the land to be platted, do hereby declare this plat to be known as THUNDERBIRD EAST THIRD ADDITION, and do hereby dedicate to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

In witness the aforesaid owners have caused their names to be hereunto subscribed and seals affixed this 26 day of MARCH, 1983.

Keith S. Johnson Alison R. Johnson  
KEITH S. JOHNSON ALISON R. JOHNSON

### WASHINGTON FEDERAL SAVINGS AND LOAN ASSOC.

Signature: Wm. Powell Barbara J. Wise  
Print Name: Doug Powell Barbara J. Wise  
Print Title: Sec. V.P. Sec. Loan Officer

### ACKNOWLEDGEMENT

State of Washington } s.s.  
County of Skagit }

This is to certify that on this 26 day of MARCH, 1983, before me, the undersigned, a Notary Public, personally appeared KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, to me known to be the persons who executed the foregoing Dedication and who acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Frank A. O'Brien  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.

### ACKNOWLEDGEMENT

State of Washington } ss.  
County of Skagit }

This is to certify that on this 26 day of MARCH, 1983, before me, the undersigned, a Notary Public, personally appeared DOUG POWELL and BARBARA J. WISE, to me known to be the Sec. V.P. and Sec. Loan Officer, respectively, of the WASHINGTON FEDERAL SAVINGS AND LOAN ASSOC., which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and an oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.  
Frank A. O'Brien  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.