

## NOTES

1. All maintenance and construction of private roads are the are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Zoning *R-A*
4. Sewage Disposal *INDIVIDUAL SEPTIC SYSTEM*
5. Water *P.U.D. NO. 1*
6. ● Denotes iron rod set with yellow cap
7. AREAS SHOWN ARE INCLUSIVE OF DIKING DISTRICT  
17 RIGHT OF WAY
8. LOT C IS TO BE DEEDED TO THE ADJOINING PROPERTY  
OWNER ON THE WEST AND IS NOT TO BE CONSIDERED  
AS A SEPARATE BUILDING SITE.

SOUTH LINE DIKING DISTRICT 17  
RIGHT OF WAY CONDEMNED BY  
COURT DECREE, JULY 19, 1900,  
SUPERIOR COURT CAUSE 4058

SOUTH LINE OF 10' STRIP  
TO DIKING DISTRICT 17  
A.F. NO. 172737

GEORGE DICKSON  
407 HOAG ROAD  
MOUNT VERNON, WA

S.W. SECTION CORNER  
BRASS SURFACE  
MONUMENT

$$\begin{array}{r} 718 \\ 1817 \end{array}$$

## SURVEY DESCRIPTION

That portion of Government Lot 10, Section 8, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said Section 408 feet East of the Southwest corner thereof; thence North 281.3 feet; thence North 84° 30' East 296.1 feet; thence South 309.6 feet, more or less, to the South line of said Section; thence West 294.9 feet, more or less, to the point of beginning, EXCEPT that portion of said tract lying East of a line that is 56.5 feet West of the center line of the abandoned Puget Sound & Cascade Railway right-of-way AND EXCEPT road along the South line thereof; AND EXCEPT Dike right-of-way as condemned by decree entered on July 19, 1900 in Skagit County Superior Court Cause No. 4058 and as conveyed in deed recorded March 24, 1924 under Auditor's File No. 172737 in Volume 132 of Deeds, page 518.

Situate in the County of Skagit, State of Washington.

## 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 streets and avenues shown thereon and the use thereof for all public purposes not inconsistent 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 21<sup>ST</sup> day of MARCH, 1904

ARTHUR J. COPELAND (HUSB.) ELAINE COPELAND (WIFE)  
1274 MARINE DR ANACORTES, WA 98021 293-8210

## ACKNOWLEDGEMENTS

State of Washington }  
County of Skaagit } ss

On this 21<sup>st</sup> day of March, 1984, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared:

Arthur J. Copeland and Elaine Copeland,  
husband and wife

to me known to be the individuals described in and who 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.

Ronald B. Semrau  
NOTARY PUBLIC  
Residing at Mount Vernon, WA.

## APPROVALS

Examined and approved this, 19<sup>th</sup> day of April, 19 84.

CITY ENGINEER: John C. [Signature]

Examined and approved this 19<sup>th</sup> day of April 19 84.

MAYOR: Raymond J. Keep Jr.

CLERK: Michael Woodmansee

### 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 \$ -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.

\* TO BE DETERMINED  
AT A LATER DATE

CITY ENGINEER

## AUDITOR'S CERTIFICATE

Filed for record this 17th day of April  
1944 at 7 M. in Book        of SHORT PLATS  
On page        at the request of Don Semrau & Associates.  
Auditor's File No.       

**Skagit County Auditor**

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.

Date: March 21, 1984

DONALD R. SEMRAU P.L.S. & P.E.  
DON SEMRAU & ASSOCIATES  
1910 RIVERSIDE DRIVE SUITE 9  
MOUNT VERNON, WA 98273

Certificate No. 9622



SHORT PLAT NO. *MV-5-84* DATE: *4-12-84*

**SURVEY IN A PORTION OF GOVERNMENT LOT 10**  
**SECTION 8, TWP. 34 N., RGE. 4 E., W.M.**

**FOR : ARTHUR COPELAND**

F.B. 32 P. 47

MERIDIAN: ASSUMED

**DON SEMRAU & ASSOCIATES**  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 • 424-8181

SCALE 1" = 50'

JOB NO. 84-002