

8404300006

SURVEY IN SECTION 17, TWP. 34 N., R. 4 E., W.M.

84 APR 30
1200
1500
2700
Warren Jones

- LEGEND**
- ⊙ — FOUND CONCRETE MONUMENT IN CASE
 - — FOUND CONCRETE MONUMENT MARKED "L" (LEONARD AND LEONARD)
 - — DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET

BASIS OF BEARING
 "PLAT OF FOREST MEADOW DIV. No. 1" VOLUME 12, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCALE - 1" = 50'

LEGAL DESCRIPTION

THE EAST 402.2 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. THE NORTH 90 FEET OF THE EAST 80 FEET THEREOF, AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED DATED MAY 6, 1978, AND RECORDED SEPTEMBER 7, 1978, UNDER AUDITOR'S FILE No. 886976, AND DEED RECORDED JULY 14, 1982 UNDER AUDITOR'S FILE No. 8207140001;
2. THE NORTH 30 FEET THEREOF, AS CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED AUGUST 10, 1910, UNDER AUDITOR'S FILE No. 80650 AND BY DEED RECORDED JULY 12, 1982 UNDER AUDITOR'S FILE No. 8207120056;
3. THAT PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF THE PLAT OF FOREST MEADOW DIVISION No. 1 AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY;
4. BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 402.2 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, 49.96 FEET; THENCE SOUTH 2° 02' 31" WEST 267.28 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 330 FEET THROUGH A CENTRAL ANGLE 29° 32' 25" AN ARC DISTANCE OF 172.06 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID EAST 402.2 FEET OF SAID SUBDIVISION; THENCE NORTH 1° 13' 51" EAST ALONG SAID WEST LINE, 431.69 FEET TO THE POINT OF BEGINNING.

NOTE:
 THE REMAINDER OF THE IMPROVEMENTS SHALL BE CONSTRUCTED WHEN TRACT "D" DEVELOPES.

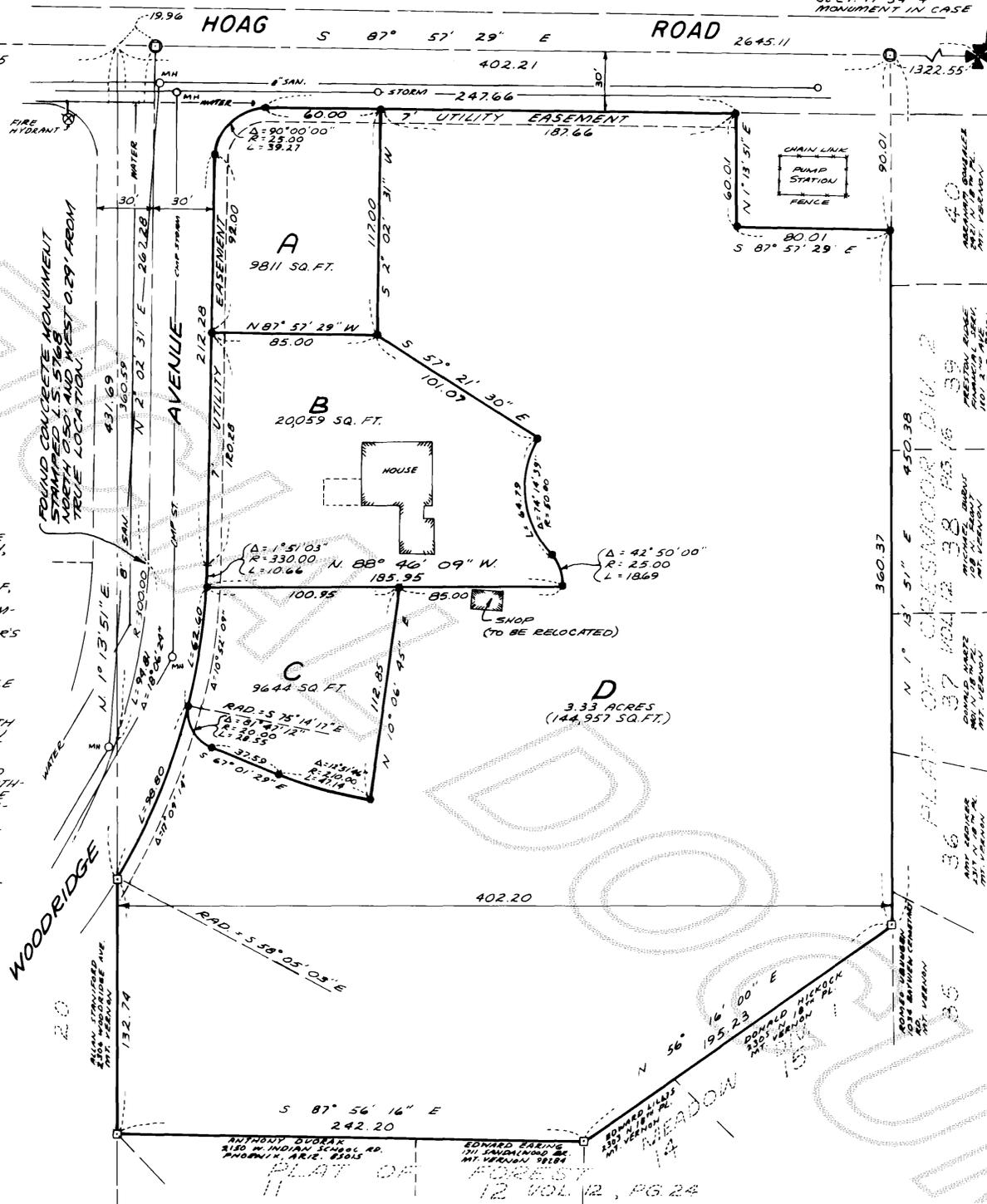
ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 27 DAY OF APRIL 1984.

John E. Leonard Jr.
 ENGINEER FOR CITY OF MOUNT VERNON

NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY FOR 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-1-9.6
4. SEWAGE DISPOSAL - CITY OF MT VERNON SEWER SYSTEM
5. WATER - P.U.D. #1
6. OTHER UTILITIES NOT SHOWN ARE PROVIDED TO THIS AREA BY CASCADE NATURAL GAS, CONTINENTAL OR GENERAL TELEPHONE, PUGET SOUND POWER & LIGHT AND NATIONWIDE CABLEVISION.



APPROVALS
 APPROVED THIS 27 DAY OF APRIL 1984.

Raymond J. Keep Mayor
Michael Woodmansee City Clerk

ASSESSMENT CHARGE

THE CHARGE IN LIEU OF ASSESSMENT FOR EACH LOT IN THIS SHORT PLAT SHALL BE AS FOLLOWS: (THIS CHARGE INCLUDES A CREDIT OF \$100.00 FOR INSTALLED SEWER LINES.) A STAND-ALONE PARTICIPATION CONTRACT MUST BE EXECUTED AND THE SAID AMOUNT PAID PRIOR TO THE ISSUANCE OF A SEWER PERMIT.
 PREPARED BY:
John E. Leonard Jr.
 CITY ENGINEER DATE 27 APRIL 1984

- A) \$342.27
- B) 0-
- C) 342.27
- D) 7700.00

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.
Warren V. Jones (HUSBAND)
Doris B. Jones (WIFE)
 2400 WOODRIDGE AVE., MOUNT VERNON, WA.
Robert C. Boudinot Jr.
 LEONARD AND BOUDINOT, INC.
 1100 W. WALLACE AVE., MOUNT VERNON, WA.
 NORM WALLACE AGENCY, INC.

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
 COUNTY OF SKAGIT }
 ON THIS 27th DAY OF APRIL 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
 WARREN V. JONES AND DORIS B. JONES, HUSBAND AND WIFE
 TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND AFFIRMED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL COMMISSION EXPIRES AUGUST 12, 1986.
Emil D. Bowers
 NOTARY PUBLIC
 RESIDING AT Mt. Vernon, WA.

STATE OF WASHINGTON }
 COUNTY OF SKAGIT }
 ON THIS 16th DAY OF APRIL 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
 ROBERT C. BOUDINOT JR., VICE PRESIDENT OF LEONARD AND BOUDINOT, INC. AND NORM WALLACE, CHAIRMAN OF NORM WALLACE AGENCY, INC.
 THE CORPORATIONS THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATIONS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY AUTHORIZED TO EXECUTE THE WITHIN INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL COMMISSION EXPIRES AUGUST 12, 1986.
Emil D. Bowers
 NOTARY PUBLIC
 RESIDING AT Mount Vernon, WA.

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.
John E. Leonard Jr.
 JOHN E. LEONARD JR., REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
 LEONARD AND BOUDINOT, INC.
 ENGINEERS AND LAND SURVEYORS
 612 EAST FAIRHAVEN
 BURLINGTON, WASHINGTON 98233
 CERTIFICATE NO. 8992
 DATE 4/16/84

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF APRIL 1984 AT 10:17 AM. IN BOOK 10 OF SHORT PLATS AT PAGE 136, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.
Dorothy M. Intert
 SKAGIT COUNTY AUDITOR
 BY: *Sandra J. Grange*
 DEPUTY

SHORT PLAT No. MV-6-84
WARREN JONES SHORT PLAT
 MT. VERNON, WA. 98273
 A PORTION OF
 SECTION 17, TWP. 34 N., RGE. 4 E., W.M.
 P.B. 254
 PG. 23-25