

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

ZONING P

COLLEGE WAY

1/16 TH CORNER CONC. MON. IN CASE

N. 89° 27' 37" W. 327.35'

30.00'

10.00'

10' TO BE DEEDED TO CITY OF MOUNT VERNON FOR ROAD & UTILITY PURPOSES N. 89° 27' 37" W.

46.19'

88.81'

HOUSE TO BE REMOVED

NOTE: LOT 2 CANNOT BE BUILT UPON UNTIL HOUSE IS REMOVED.

LOT 2 5595 SQ. FT. ±

88.81'

N. 89° 27' 37" W.

WEST 1/4 CORNER MON. IN CASE

COLLEGE WAY N. 89° 27' 37" W. 1309.40'

1/16 TH CORNER CONC. MON. IN CASE

LAVENTURE ROAD N. 00° 40' 29" E. 1326.57'

NORTH 26TH STREET N. 00° 33' 33" E. 1329.41'

1/16 TH CORNER MON. IN CASE

N. 89° 20' 10" W. 1312.08'

1/16 TH CORNER BRASS CAP MON.

LEGAL DESCRIPTION

THE WEST 135 FEET OF THE NORTH 225 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT COUNTY ROAD ALONG THE NORTH LINE THEREOF.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL OF THE UTILITIES, PUBLIC AND PRIVATE SERVING MOUNT VERNON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT AND FIVE (5) FEET OF SIDE BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR TEN (10) FEET OF REAR BOUNDARY LINES OF ALL LOTS AND TRACTS, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT THE GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

ASSESSMENT CHARGE

THE CHARGE IN LIEU OF ASSESSMENT FOR EACH LOT IN THIS SUBDIVISION SHALL BE \$ 0. (THIS CHARGE INCLUDES A CREDIT OF \$ L.I.D. 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: [Signature] CITY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 1984, AT M.M., IN BOOK OF SHORT PLATS AT PAGE AT THE REQUEST OF MERIWETHER LEACHMAN ASSOCIATES INC.

SKAGIT COUNTY AUDITOR BY DEPUTY

SCALE: 1" = 20' F.B. 84406 P. JOB NO. 84406 L. P.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND 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 STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF AUGUST 1984.

[Signatures]

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } 55 COUNTY OF SKAGIT } ON THIS 20th DAY OF AUGUST, 1984, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES A. FINNEGAN AND MAY A. FINNEGAN 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.

[Signature] NOTARY PUBLIC RESIDING AT MOUNT VERNON

STATE OF WASHINGTON } 55 COUNTY OF SKAGIT } ON THIS DAY OF 1984, 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 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.

[Signature] RONALD L. TORRENCE MERIWETHER LEACHMAN ASSOCIATES INC. ENGINEERS AND LAND SURVEYORS 290 WEST MOORE SEDRO WOOLLEY, WASHINGTON 98284 CERTIFICATE NO. 15042 DATE 8/20/84



APPROVAL

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 22 DAY OF AUGUST 1984.

[Signature] ENGINEER FOR THE CITY OF MOUNT VERNON [Signature] MAYOR [Signature] CITY CLERK

SHORT PLAT NO. MV 1D-84

JAMES A. FINNEGAN

PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 16, TWP. 34 N, RGE 4 E, W.M.

NOTES

- 1. 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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING- C-2
4. SEWAGE DISPOSAL- CITY OF MOUNT VERNON
5. WATER- P.U.D. No. 1
6. O DENOTES IRON PIPE WITH CAP SET AT PROPERTY CORNERS.
7. □ DENOTES EXISTING MONUMENTS.
8. BASIS OF SURVEY- SHORT PLAT No. M.V. 18-81, APPROVED SEPT. 28, 1981, FILED IN BOOK 5, OF SHORT PLATS, PAGE 134, RECORDS OF SKAGIT COUNTY, WASHINGTON.