

**OWNER - DEVELOPER**

James G. Caviezel  
400 E. Division St.  
Mount Vernon, Wa.  
Phone : 336-6547

Barden Investments  
c/o Roger Burgher  
4807 25th NE  
Seattle, Wa. 98105

**PLAN**  
Scale : 1" = 100'

**OWNER'S CERTIFICATE**

Know all men by these presents that we, 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 act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 20<sup>th</sup> day of December, 1985.

*James G. Caviezel*  
JAMES G. CAVIEZEL MARGARET CAVIEZEL

*Milton F. Ragsdale, Dolores L. Ragsdale*  
MILTON F. RAGSDALE DOLORES L. RAGSDALE JR.

**ACKNOWLEDGEMENT**

State of Washington } s.s.  
County of Skagit

On this day personally appeared before me JAMES G. CAVIEZEL and MARGARET CAVIEZEL, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 20<sup>th</sup> day of December, 1985.

*Sarahy Ann Piazza*  
Notary Public in and for the State of Washington, residing at  
Burlington

**LEGAL DESCRIPTION**

That portion of the West Three-Quarters (W 3/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian described as follows :

Tract 2 of Short Plat No. MV-16-77, approved November 9, 1977, and recorded November 14, 1977, in Volume 2 of Short Plats, at Page 154, under Auditor's File No. 868505, Records of Skagit County, Washington.

SUBJECT TO an easement for sidewalk and incidental purposes to the City of Mount Vernon, a Municipal Corporation of the State of Washington, as recorded September 18, 1979, under Auditor's File No. 7909180047, affecting the West seven (7) feet of said Tract 2.

Situate in the County of Skagit, State of Washington.

**ACKNOWLEDGEMENT**

State of Washington } s.s.  
County of Chelan

On this day personally appeared before me MILTON F. RAGSDALE, JR. and DOLORES L. RAGSDALE, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 17 day of December, 1985.

*Warne D. Smith*  
Notary Public in and for the State of Washington, residing at  
Chelan

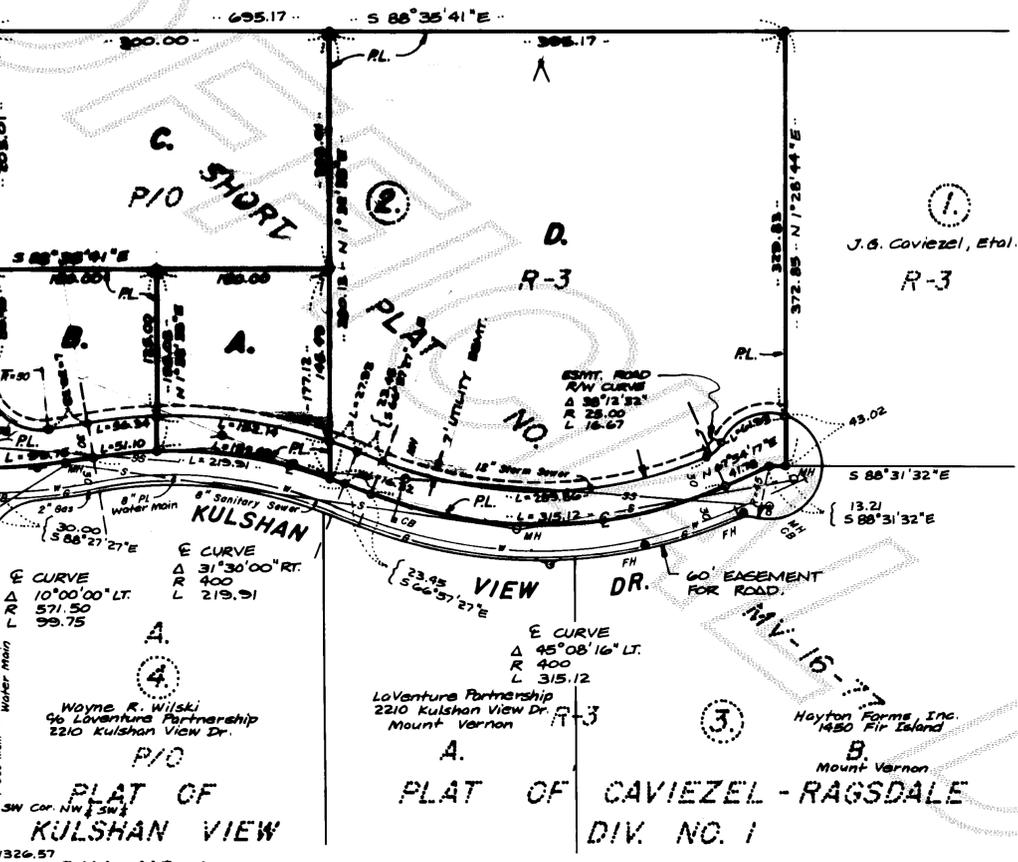
**NOTES**

- 1. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- 2. Water is available by Skagit County Public Utility District No. 1.
- 3. Sewage Disposal by Mount Vernon City Sewer.

**APPROVAL**

Examined and approved this 6 day of JAN, 1986, by the City Engineer of Mount Vernon, Washington.

*John C. Wiseman* JOHN C. WISEMAN City Engineer  
*Raymond T. Reep* RAYMOND T. REEP Mayor  
*Mark S. Knowles* MARK S. KNOWLES City Clerk



NOTE: Utility Service Location and Sizes have been plotted from utility company records. Contractors and property owners are advised that the street improvement plan is a preliminary plan and is subject to change. See Above Plan for as-built Street, Curbs, and Sidewalk.

ESMT. ROAD R/W CURVE  
Δ 35°50'20"  
R 30.00  
L 83.64

LAVENTURE ROAD

SW Cor. Sec. 16-34-4

**LEGEND**

- Prop. Cor. Set Rod Property Corner Set 3/4" diam. x 18" length steel re-bar with yellow plastic cap imprinted: JUDY 1986
- P.C. Point on Curve
- RL. Property Line
- P.H. Fire Hydrant
- MH Manhole
- CB Catch Basin

**LOT AREAS**

- Tract A = 24,177.326 sq. ft. = 0.555 acre
- Tract B = 24,477.569 sq. ft. = 0.562 acre
- Tract C = 60,902.825 sq. ft. = 1.398 acres
- Tract D = 160,461.544 sq. ft. = 3.684 acres

Note: Areas shown are to P.L. (Property Lines)

**ZONING CLASSIFICATION**

- P/O ..... Tracts A, B and C (The West 300 ft. of Tract 2 of Short Plat No. MV-16-77)
- R-3 ..... Tract D (Tract 2 of Short Plat No. MV-16-77 Less the West 300 ft.)

**APPROVAL**

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be \$ SEE BELOW. (This charge includes a credit of \$ for installed sewer lines.) A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

*John C. Wiseman*  
CITY ENGINEER  
A. \$ 664.05  
B. \$ 672.42  
C. \$ 1672.68  
D. \$ 4407.84

**AUDITOR'S CERTIFICATE**

Filed for the record this 6<sup>th</sup> day of January, 1986, at 2 minutes past 3 o'clock P.M., in Volume 7 of Short Plats of page 154 and recorded under Auditor's File No. 8601060030 of the request of Denny LeGro.

*Jerry McIntureff*  
JERRY MCINTUREFF Auditor, Skagit County

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivisions Ordinance No. 1912 as passed and adopted March 22, 1978.  
*Mark S. Knowles*  
MARK S. KNOWLES Engineer & Surveyors Registered Professional Engineer & Land Surveyor

**SHORT PLAT NO. MV-2-86**

**JAMES G. CAVIEZEL, ETAL. PROPERTY SURVEY**  
TRACT 2, SHORT PLAT NO. MV-16-77  
PTN. W 3/4 NW 1/4 SW 1/4, SEC. 16, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON