

Northwest Properties Investors
% Clyde Shoemaker
1110 Township
Sedro Woolley, Wa. 98284

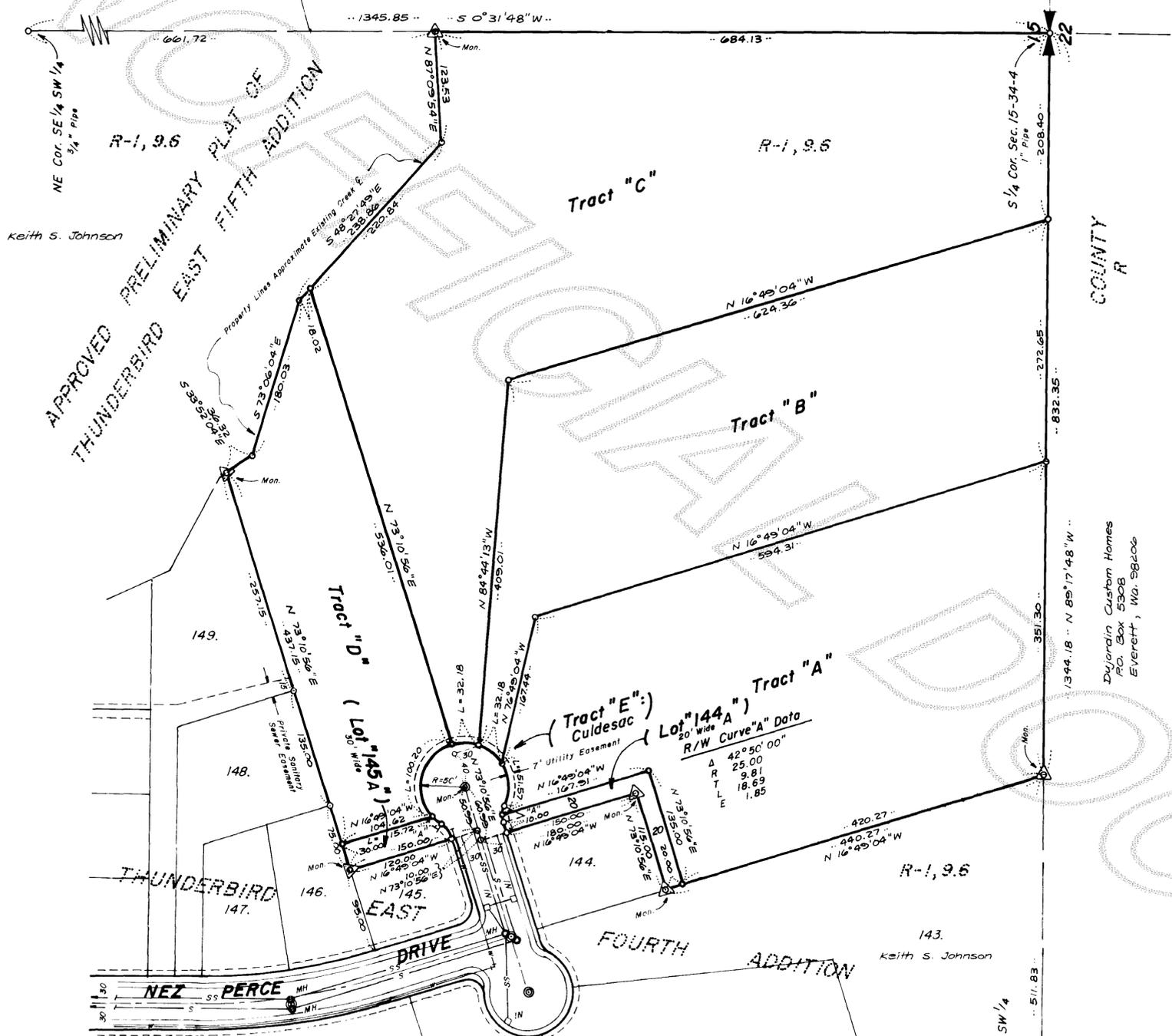
COUNTY
R
(Residential)

Hoag - Woolery, Etal.
% R.M. Hoag M.D.
2027 Mt. Vern. - Big Lake Road
Mount Vernon, Washington

Hoag - Woolery, Etal.



PLAN
Scale: 1" = 100'



LEGAL DESCRIPTION

That portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Fifteen (15), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15); thence in a Westerly direction along the South line of said section to a point on said line which bears N 89°17'48"W, a distance of 832.35 feet from said Southeast corner of said subdivision, said point being also the Southeast corner of Lot 143 of the plat of Thunderbird East Fourth Addition, according to that plat as recorded in Volume 14 of Plats, Pages 10 and 11, under Auditor's File No. 8506270044, Records of Skagit County, Washington; thence in a Northerly direction along the Easterly line of said plat of Thunderbird East Fourth Addition on the following courses: N 16°49'04"W, along the East line of said Lot 143, a distance of 440.27 feet to the Southwest corner of Lot 144; thence N 73°10'56"E along the South line of Lot 144, a distance of 115.00 feet to the Southeast corner of said Lot 144; thence N 16°49'04"W along the East line of Lot 144 and the Northerly projection thereof, a distance of 180.00 feet to a point on the centerline of Nez Perce Drive; thence N 73°10'56"E along said centerline, a distance of 10.00 feet; thence N 16°49'04"W along the East line of Lot 145 and the Southerly projection thereof, a distance of 150.00 feet to the Northeast corner of Lot 145; thence N 73°10'56"E along the Southerly line of Lots 146, 148 and 149, a distance of 467.15 feet to the most Easterly point of Lot 149 and of said plat of Thunderbird East Fourth Addition, said point being also on the centerline of an existing creekbed; thence in an Easterly direction following the approximate centerline of said existing creekbed on the following courses: S 33°52'04"E, a distance of 36.32 feet; S 73°06'04"E, a distance of 180.03 feet; S 48°27'49"E, a distance of 238.86 feet; N 87°09'54"E, a distance of 123.53 feet to a point on the East line of said subdivision which point bears N 0°31'48"E, a distance of 684.13 feet from the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15); thence S 0°31'48"W along the East line of said subdivision, a distance of 684.13 feet to the Southeast corner of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Fifteen (15) and the true point of beginning of this property description.

Situate in the County of Skagit, state of Washington.

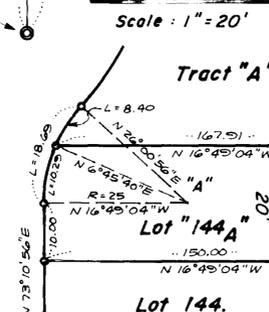
LOT AREAS

- Lot "144_A" = 5,693.190 Sq. Ft. = 0.1307 Acres
- Tract "A" = 182,987.894 Sq. Ft. = 4.2008 Acres
- Tract "B" = 170,894.130 Sq. Ft. = 3.9232 Acres
- Tract "C" = 282,971.137 Sq. Ft. = 6.4961 Acres
- Tract "D" = 73,854.813 Sq. Ft. = 1.6955 Acres
- Lot "145_A" = 3,414.835 Sq. Ft. = 0.0784 Acres
- Tract "E" = 8,433.154 Sq. Ft. = 0.1936 Acres

LEGEND

- All Property Corners Not Otherwise Denoted are $\frac{3}{8}$ " Diam. x 18" Length Steel Re-bar with Yellow Plastic Cap Imprinted: "JUDY" and White Guard Stake. 7598
- Mon. \odot Set Concrete Monument with Brass Disk.
- Mon. \triangle Set Concrete Monument with Yellow Plastic Cap Imprinted: "JUDY" 7598
- MH \odot Manhole
- IN \square Storm Sewer Inlet
- 8" \rightarrow 8" Diam. PVC Sanitary Sewer Pipe
- SS \rightarrow Storm Sewer Pipe
- 6" \rightarrow 6" Diam. PVC Water Main

CURVE DETAIL



NOTES: Lot "145_A" is "NOT" TO BE USED FOR BUILDING PURPOSES AS AN INDIVIDUAL LOT.

Tract "E": Culdesac, has been dedicated hereby as street right-of-way.

Lot "144_A" is "NOT" TO BE USED FOR BUILDING PURPOSES AS AN INDIVIDUAL LOT.

SHORT PLAT NO. MV-9-86

KEITH S. JOHNSON PROPERTY SURVEY
PTN. SE $\frac{1}{4}$ SW $\frac{1}{4}$
SEC. 15, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

DEDICATION

Know all men by these presents, that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby Short Platted, hereby declare this Short Plat and dedicate to the use of the public forever all streets and avenues shown thereon as Tract "E": Cukdesac 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 Short Plat in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 22ND day of DECEMBER, 1986.

Keith S. Johnson
KEITH S. JOHNSON

Kari S. Greiner
KARI S. GREINER
Formerly:
KARI S. JOHNSON

APPROVAL

Examined and approved this 31 day of DECEMBER, 1986, by the City Engineer of Mount Vernon, Washington.

Robert S. Barrett
Engineer For City

Raymond T. Reep, Jr.
RAYMOND T. REEP, JR.
Mayor

Mark S. Knowles
MARK S. KNOWLES
City Clerk

The CHARGE IN LIEU OF ASSESSMENT for each tract in this subdivision shall be \$ 100.00. (This charge includes a credit of \$ 0.00 for installed sewer lines.) A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

NOTE: The CHARGE IN LIEU OF ASSESSMENT for Tract "D" of this Short Plat shall be determined at the time of application for building permit.

Robert S. Barrett
Engineer For City

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 22ND day of DECEMBER, 1986.

Keith S. Johnson
KEITH S. JOHNSON

Kari S. Greiner
KARI S. GREINER
Formerly:
KARI S. JOHNSON

ACKNOWLEDGEMENT

state of Washington } s.s.
County of Skagit }

On this day personally appeared before me KEITH S. JOHNSON and KARI S. GREINER, formerly KARI S. JOHNSON, a partnership, 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 22ND day of DECEMBER, 1986.

Danny D. LeSud
Notary Public in and for the State of Washington, residing at Mount Vernon.

OWNER - DEVELOPER

Keith S. Johnson
96 Riverside Realty
1310 Riverside Drive
Mount Vernon, Washington
Phone: 424-7001

NOTES

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

ZONING CLASSIFICATION

R-1, 9.6

AUDITOR'S CERTIFICATE

Filed for the record this ___ day of ___, 198___, at ___ minutes past ___ o'clock ___, M., in Volume ___ of Short Plats of pages ___ and ___ and recorded under Auditor's File No. ___ at the request of Keith S. Johnson.

Jerry McInturff
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.
Gwynne D. Legro
LEGRO & JUDY
Engineer & Surveyors
815 Cleveland Avenue
Mount Vernon, Washington

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

SHORT PLAT NO MV-9-86

KEITH S. JOHNSON PROPERTY SURVEY
PTN. SE 1/4 SW 1/4
SEC. 15, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON