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PLAN
Scale: 1" = 50'
Bar Scale
0 25 50 75 100
Zoning Classification
M-2
LOT AREAS
Tract "A" = 55,888.53 Sq. Ft.
= 1.283 Acres
Tract "B" = 199,822.30 Sq. Ft.
= 4.587 Acres
OWNER - DEVELOPER
C.N. LIQUIDATING
C/o Mr. Jack McIntyre
5700 - 3rd Ave. South
P.O. Box No. 80286
Seattle, Washington
98108
UTILITIES NOTE
Gas and Water Lines shown
hereon have been reproduced
from the records of each
local utility office.
Sanitary and Storm Sewer
Lines have been reproduced
from records on file with the
City of Mount Vernon Engineer-
ing Dept. and from actual field
observation when possible.

Sheet 1 of 2 Sheets

SHORT PLAT NO. MV - 3 - 89
C.N. LIQUIDATING PROPERTY SURVEY
PTN. GOV'T. LOT 8
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

Short Plat Vol. 8 Pg 166

PTN. ABANDONED PUGET SOUND
AND CASCADE RAILWAY R/W (100 FT. WIDE)
100 Ft. Wide Abandoned Right-of-Way Deed to Claude O. Davis A.F. No. 409868.

TRACT "B"

TRACT "A"

MOUNT VERNON TERMINAL RAILWAY
BURLINGTON NORTHERN RAILWAY

RIVERSIDE DRIVE

- LEGEND
- MON Monument
 - Prop. Cor. Property Corner
 - Set Rod Set 3/4" Diam. Steel Re-bar with Yellow Plastic Cap Imprinted: "L&G 9475"
 - Found Rod Found 3/4" Diam. Steel Re-bar with Yellow Plastic Cap Imprinted: "JUDY 9475"
 - Set C. Nail Set Concrete Nail and Brass Washer
 - TP Telephone Pole
 - PP Power Pole
 - FH Fire Hydrant
 - MH Manhole
 - Tel. MH Telephone Manhole
 - WM Water Meter
 - W Water Main
 - G Gas Main
 - SS Sanitary Sewer Force Main
 - SS Storm Sewer
 - S Sanitary Sewer

NOTES

1. Street Improvements Shall be required as a condition of any developing of TRACTS "A" and "B".

LEGAL DESCRIPTION

That portion of Government Lot Eight (8) in Section Eighteen (18), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Section 18; thence S 84° 31' 04"W along the South line of said Section 18, a distance of 537.12 ft.; thence N 31° 32' 32"E along a line which is parallel to and 7.35 ft. South-easterly of and measured at right angles to the centerline of the Mount Vernon Terminal Railway Company right-of-way, a distance of 277.41 ft.; thence N 58° 27' 28"W, a distance of 8.49 ft. to the True Point Of Beginning of this property description; thence N 31° 32' 32"E and parallel with the Westerly line of said Mount Vernon Terminal Railway Company right-of-way, a distance of 300.00 ft.; thence N 58° 27' 28"W, a distance of 8.86 ft.; thence N 31° 32' 32"E along a line which is parallel to and 40.00 ft. Southeasterly of and measured at right angles to the Westerly line of said Railway right-of-way, a distance of 132.48 ft. to a point on the Southerly line of that 100 ft. wide abandoned Puget Sound And Cascade Railway right-of-way as conveyed to Claude O. Davis by deed dated September 17, 1947, and filed October 10, 1947, under Auditor's File No. 409868; thence N 89° 11' 15"E along the Southerly line of said abandoned Puget Sound And Cascade Railway right-of-way, a distance of 71.03 ft. to a point on the Westerly line of the Burlington Northern Railway Company right-of-way (formerly the Great Northern Railway Company); thence N 31° 32' 32"E along the Westerly line of said Burlington Northern Railway 100 ft. wide right-of-way, a distance of 118.38 ft. to a point on the South line of that City Street known as Alder Lane; thence S 89° 11' 15"W along the South line of said Alder Lane as originally conveyed to Skagit County by deed dated February 21, 1910, and filed February 21, 1910, in Volume 80 of Deeds at Page 9, records of Skagit County, a distance of 795.37 ft. to the point of intersection of the South line of Alder Lane with the West line of the prior Mount Vernon Sand And Gravel Company, Inc., Property in accordance with that Property Line Agreement with the City of Mount Vernon by that instrument dated February 19, 1959, and filed February 27, 1959, in Volume 300 of Deeds at Page 348, under Auditor's File No. 577074; thence Southerly along said property line agreement S 40° 56' 46"E, a distance of 372.43 ft. and S 18° 28' 18"E, a distance of 336.90 ft. to a point on the North line of Fir Street; thence N 84° 31' 04"E along said North line of Fir Street, a distance of 57.23 ft. to a point on the Southwesterly line of those premises conveyed to Philip Anderson by deed filed December 11, 1944, under Auditor's File No. 376578 and recorded in Volume 197 of Deeds at Page 436; thence following said Anderson premises: N 24° 01' 59"W, a distance of 95.05 ft.; N 31° 32' 32"E, a distance of 264.50 ft. and S 58° 27' 28"E a distance of 173.86 ft. to the True Point Of Beginning of this property description.

EXCEPT all roads and dike right-of-way.

AND SUBJECT TO an Easement to the Puget Sound Power and Light Company for electric transmission lines over the former Pacific Northwest Traction Company right-of-way by that instrument dated August 27, 1924, and filed August 28, 1924, in Volume 133 of Deeds at Page 453, records of Skagit County.

LEGAL DESCRIPTION CONTINUED :

AND FURTHER SUBJECT TO Easements to the City of Mount Vernon for sewer pipes and lines by those instruments dated April 28, 1958, and filed May 2, 1958, under Auditor's File No. 564827 and dated February 19, 1959 and filed February 27, 1959, under Auditor's File No. 577074.

Situate in the County of Skagit, State of Washington.

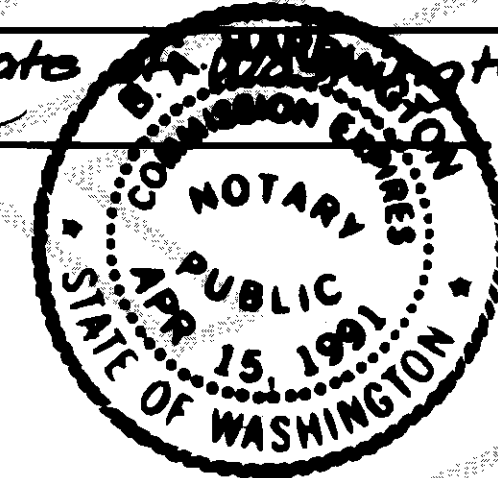
ACKNOWLEDGEMENT

State of Washington } s.s.
County of King

On this day personally appeared before me M.J. McINTYRE, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of August, 1989.

B.A. Harrington
Notary in and for the State of Washington,
residing at Kirkland

**DEDICATION**

Know all men by these presents, that we, the undersigned owners of the land to be platted, do hereby dedicate to the use of the public, forever, all streets and easements shown hereon and the use thereof for all public purposes not inconsistent with the uses thereof for those public streets and easements indicated.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 31 day of August, 1989.

Vern Sims M.J. McIntyre
VERN SIMS M.J. McINTYRE

Michael T. Crawford
MICHAEL T. CRAWFORD

M.J.M. FAMILY LIMITED PARTNERSHIP

M.J. McIntyre
M.J. McINTYRE

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 31 day of August, 1989.

Vern Sims M.J. McIntyre
VERN SIMS M.J. McINTYRE

Michael T. Crawford
MICHAEL T. CRAWFORD

M.J.M. FAMILY LIMITED PARTNERSHIP :

M.J. McIntyre
M.J. McINTYRE

APPROVAL

Examined and approved this 25 day of October, 1989, by the City Engineer of Mount Vernon, Washington.

John Wiseman Raymond T. Reep
JOHN WISEMAN RAYMOND T. REEP
City Engineer Mayor

Barbara S. Knowles
BARBARA S. KNOWLES
City Clerk

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 TIME OF DEVELOPMENT. John Wiseman
City Engineer

NOTES

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

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

On this day personally appeared before me VERN SIMS, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 31 day of August, 1989.

Michael T. Crawford
Notary in and for the State of Washington,
residing at Kirkland

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

On this day personally appeared before me MICHAEL T. CRAWFORD, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 31 day of August, 1989.

Michael T. Crawford
Notary in and for the State of Washington,
residing at Kirkland

ACKNOWLEDGEMENT

State of Washington } s.s.
County of King

On this day personally appeared before me M.J. McINTYRE, representing M.J.M. FAMILY LIMITED PARTNERSHIP, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 25 day of August, 1989.

B.A. Harrington
Notary in and for the State of Washington,
residing at Kirkland



Sheet 2 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 30 day of October, 1989, at 0 minutes past 2 o'clock P.M., in Volume 2 of Short Plats at pages 166 and 167 and recorded under Auditor's File No. 89005-020 at the request of C.N. Liquidating.

Jeffrey McINTYRE
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.

Legro & Associates
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA.

Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor

SHORT PLAT NO. MV-3-89

C.N. LIQUIDATING PROPERTY SURVEY
PTN. GOV'T. LOT 8
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

Vol. 8 Short Plat Pg 167