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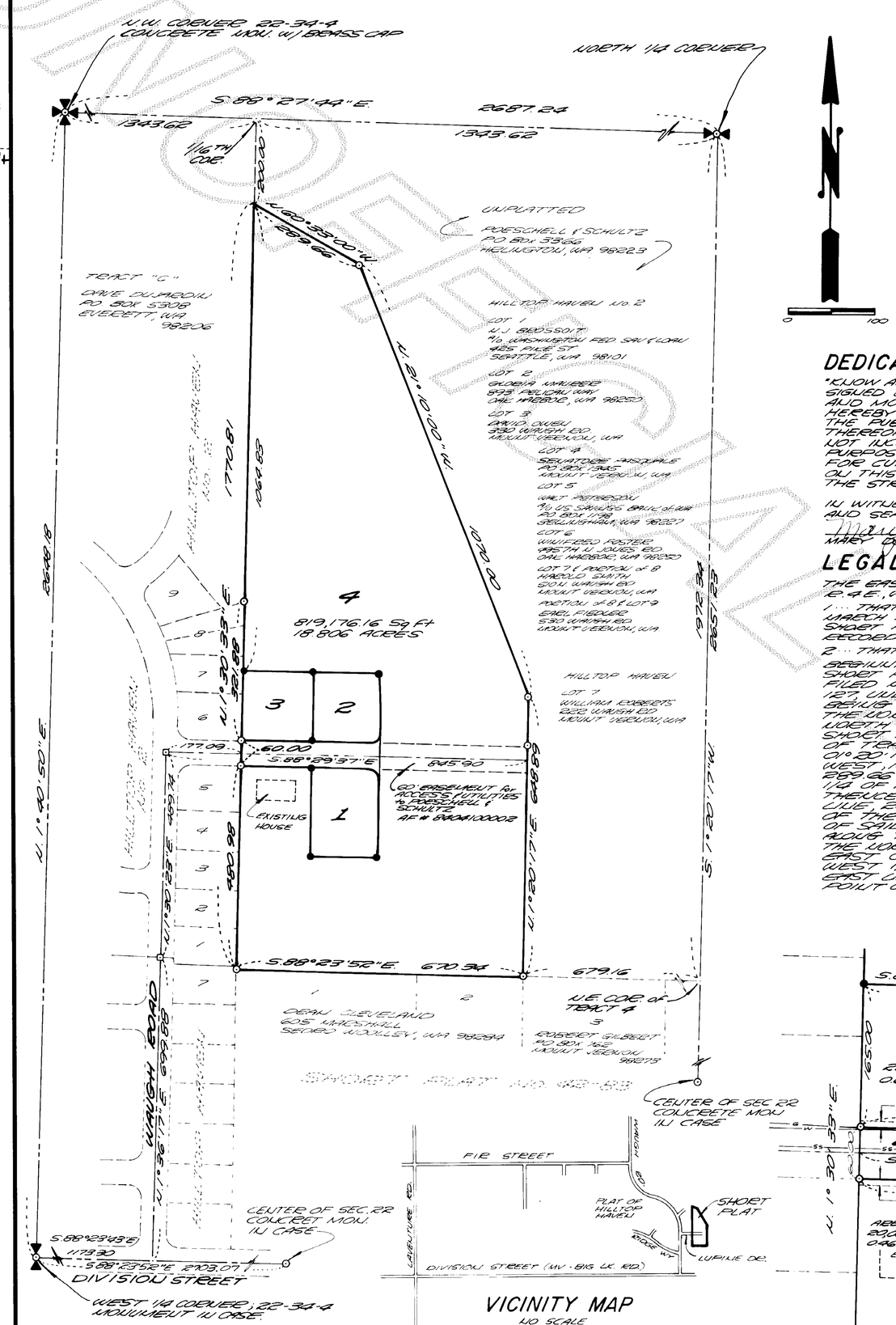


VICINITY MAP
NO SCALE

NOTE: AN EASEMENT TO PUGET POWER FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRICAL TRANSMISSION LINES, AFFECTS ALL ROAD RIGHTS OF WAY NOW OR HEREAFTER PLATTED OR DEDICATED WITHIN THE BOUNDARIES OF THIS PROPERTY, AS RECORDED UNDER AUDITOR'S FILE NO. 8804250085, RECORDS OF SKAGIT COUNTY, WA.

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 - RESIDENTIAL R-1-13.5
4. SEWAGE DISPOSAL - CITY OF MOUNT VERNON
5. WATER - PUD No. 1
6. POWER - PUGET SOUND POWER AND LIGHT; TELEPHONE - CONTEL CABLE - TCI CABLEVISION; GAS - CASCADE NATURAL GAS

LEGEND

● ... DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET THIS SURVEY
⊙ ... DENOTE REBAR SET PREVIOUSLY, UNLESS NOTED OTHERWISE

BASIS OF BEARING

SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8902010084, IN BOOK 8 OF SURVEYS AT PAGE 126, RECORDS OF SKAGIT COUNTY, WA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON 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 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 26 DAY OF July, 1990.

Mary Dodd
MARY DODD

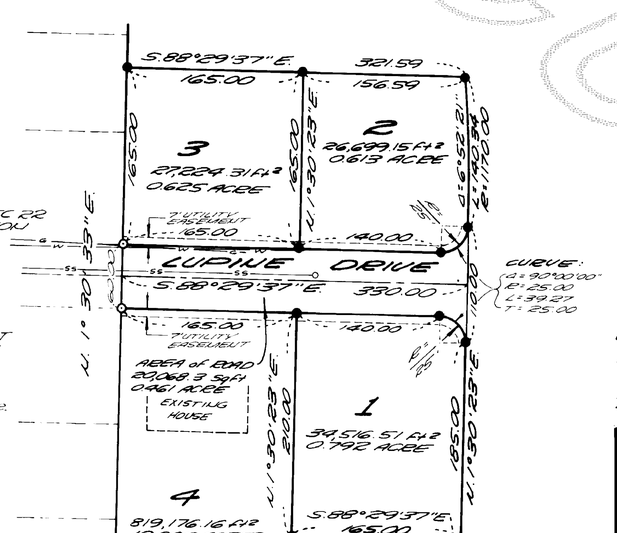
LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, T.34N., R.4E., W.M., EXCEPT THEREFROM THE FOLLOWING TWO TRACTS:

1. THAT PORTION LYING WITHIN SHORT PLAT 42-83, APPROVED MARCH 14, 1984, RECORDED MARCH 19, 1984 IN BOOK 6 OF SHORT PLATS, PAGE 127, UNDER AUDITOR'S FILE NO. 8403190045, RECORDS OF SKAGIT COUNTY, WASHINGTON.

2. THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 4 OF SHORT PLAT NO. 42-83, APPROVED MARCH 14, 1984, AND FILED MARCH 19, 1984 IN BOOK 6 OF SHORT PLATS, PAGE 127, UNDER AUDITOR'S FILE NO. 8403190045, SAID POINT BEING ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 88°23'52" WEST ALONG THE NORTH LINE OF SAID SHORT PLAT, 679.16 FEET TO THE NORTHWEST CORNER OF TRACT 3 OF SAID SHORT PLAT; THENCE NORTH 01°20'17" EAST, 645.90 FEET; THENCE NORTH 2°40'00" WEST, 1070.00 FEET; THENCE NORTH 60°35'00" WEST, 289.66 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 1°30'33" EAST ALONG SAID WEST LINE, 200.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 88°27'44" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 2687.24 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 1°20'17" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, 1972.34 FEET TO THE POINT OF BEGINNING.



DETAIL : 1" = 100'

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Mary Dodd
MARY DODD

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit } S.S.

ON THIS 4th DAY OF Oct, 1989, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Mary K. Dodd

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED, THAT SHE SIGNED AND SEALED THE SAME AS her 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.

John E. Leonard Jr.
NOTARY PUBLIC
RESIDING AT:
Mt Vernon, WA

JOHN E. LEONARD JR.
COMMISSION EXPIRES
NOTARY
PUBLIC
3-15-91
STATE OF WASHINGTON

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., PE & PLS
LEONARD AND BOUDINOT, INC.
CERTIFICATE No. 8992
DATE 10/4/89

REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 26 DAY OF JULY, 1990.

Fred Buckenmyer
CITY ENGINEER FOR THE CITY OF MOUNT VERNON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF July, 1990, AT 2:30 P.M. IN BOOK 9 OF SHORT PLATS AT PAGE 239, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Jerry McIntosh
SKAGIT COUNTY AUDITOR
BY: Judith E. Bryant
DEPUTY

9007270061

APPROVALS

APPROVED THIS ____ DAY OF ____, 19__

Raymond T. Ray Jr.
MAYOR

CITY CLERK

SHORT PLAT NO. MV 8-90	DATE 7-25-90

MARY DODD
1401 BENSON RD, BOW, WASHINGTON 757-0937

NORTHWEST 1/4, SECTION 22, T.34N., R.4E., W.M.

DATE: SEPTEMBER '89	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 605 SOUTH 1ST ST., ~~3386-5757~~ MOUNT VERNON, WA. 98273	SCALE: 1" = 200'
FD. BK. 309 pg 9		JOB No.: 88223

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Vol 9 Short Plat Pg 239