

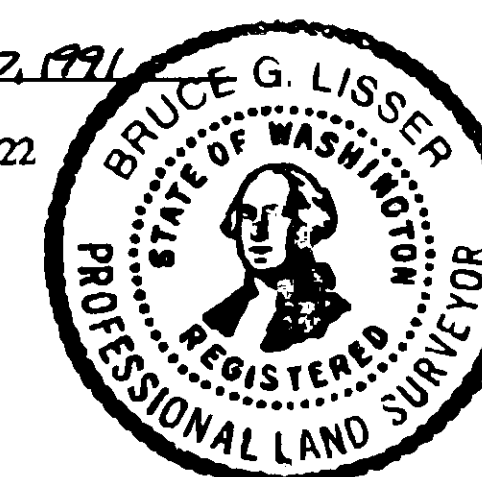
SURVEYOR'S CERTIFICATE

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.

Bruce G. Lisser
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960

Date: MAY 27, 1991

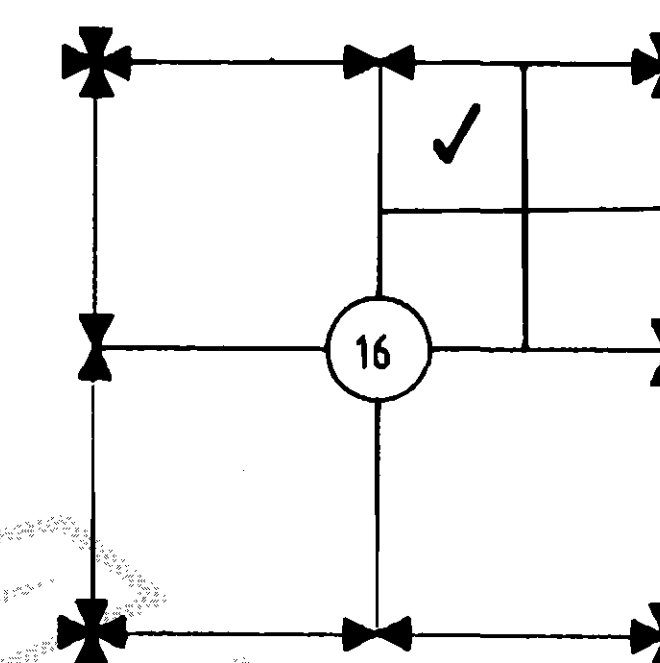
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273



AUDITOR'S CERTIFICATE

Filed for record this 19th day of May, 1991 at 2:51 P.M. in Book 9 of SHORT PLATS, on page 357-358 at the request of SEMRAU & LISSER. Auditor's File No. 910507082

James H. Lister County Auditor
Charles J. Lister Deputy



T. 34 N., R. 4 E., W.M.

VICINITY MAP

SHEET 1 OF 2

SURVEY DESCRIPTION

The Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT a tract of land BEGINNING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4; thence West 507.5 feet; thence South 300.41 feet; thence East 507.5 feet; thence North 300.41 feet to the POINT OF BEGINNING, AND ALSO EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by deed dated May 27, 1913, and recorded June 9, 1913, under Auditor's File No. 97005; ALSO EXCEPT that portion thereof lying within the Plat of "TRUMPETER 1", recorded in Volume 12 of Plats, pages 6 and 7, more particularly described as follows:

BEGINNING at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., thence North 89° 33' 37" West 152.57 feet; thence North 0° 26' 23" East 310.00 feet; thence South 89° 33' 37" East 100.00 feet; thence North 0° 26' 23" East 50.00 feet; thence South 89° 33' 37" East 53.48 feet to the West line of said Northeast 1/4 of the Northeast 1/4; thence South along said West line a distance of 360.00 feet to the POINT OF BEGINNING.

ALSO EXCEPT the following described parcels:

PARCEL 1:

The West 30 feet of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

PARCEL 2:

The South 10 feet of the North 30 feet of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT any portion lying within the following described parcel:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4; thence West 507.5 feet; thence South 300.41 feet; thence East 507.5 feet; thence North 300.41 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

Commencing at the Northwest corner of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., thence East along the North line of said Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., for a distance of 60 feet; thence South perpendicular to the North line of said Northeast 1/4 for a distance of 30 feet to the TRUE POINT OF BEGINNING of this parcel, thence Westerly along a line that is parallel with and 30 feet South of said North line of the Northeast 1/4 for a distance of 30 feet to a point that is 30 feet South and 30 feet East of said Northwest corner of the Northeast 1/4; thence Southerly along a line parallel with and 30 feet East of the West line of the Northeast 1/4 of said Section 16, Township 34 North, Range 4 East, W.M., a distance of 30 feet; thence Northeasterly to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10 feet) of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, 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 any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted.

NOTES

- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - P (Public District) and R-1, 9.6 Single Family
- Sewage Disposal - City of Mount Vernon
- Water - P.U.D. No. 1
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
 - - Indicates existing rebar or iron rod found.
 - - Indicates existing monument found.
- Meridian - Assumed.
- Basis of Bearing - North line of the N.E. 1/4 of Section 16, T. 34 N., R. 4 E., W.M. = S. 89° 39' 39" E.
- Survey description is from TICOR Title Insurance Co., Certificate for Short Plat, Order No. H-80207, dated October 8, 1990.
- For additional meridian and subdivision information see Record of Survey recorded in Book 8 of Surveys, page 19; the Plat of TRUMPETER 1, recorded in Volume 12 of Plats, pages 6 and 7; and the Plat of WEST TRUMPETER, recorded in Volume 14 of Plats, pages 106 and 107, records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 67070, 879303, 8909210065, and 8910160109.
- Instrumentation - NIKON NTD-2 Theodolite Distance Meter
- LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure - Field traverse.

OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents that 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 and voluntary act and deed and do 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 the 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 here unto set our hand and seals this 25th day of March, 1991.

MOUNT VERNON SCHOOL DISTRICT NO. 320

Secretary

Board of Directors

Mount Vernon School District No. 320

124 East Lawrence Street

Mount Vernon, WA 98273

Phone: 428-6110

ACKNOWLEDGEMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Thomas J. Pouino, Secretary signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Superintendent of Schools of MOUNT VERNON SCHOOL DISTRICT NO. 320 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated March 25, 1991

Signature [Signature]

Title Notary

My appointment expires 08/21/93

APPROVALS

Examined and approved this 10 day of APRIL, 1991.

CITY ENGINEER [Signature]

Examined and approved this 10 day of APRIL, 1991.

MAYOR: [Signature]

CLERK: [Signature]

TREASURER'S CERTIFICATE

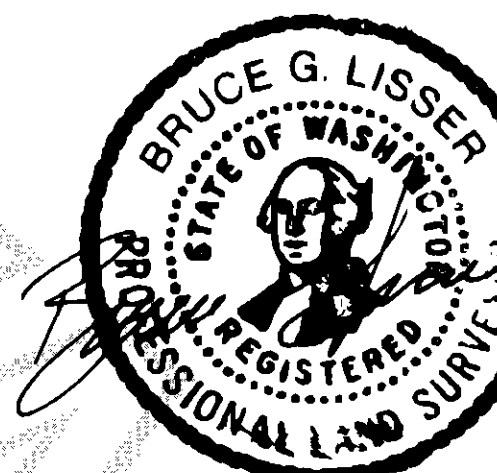
This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1991. This 26 day of April, 1991.

[Signature]
Skagit County Treasurer

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This _____ day of _____, 19____.

[Signature]
City Treasurer



SHEET 2 OF 2

SHORT PLAT NO. MV 7-91

DATE 4-23-91

SURVEY OF A PORTION OF THE NW 1/4 OF THE NE 1/4 OF
SECTION 16, T. 34 N., R. 4 E., W.M.
FOR: MOUNT VERNON SCHOOL DISTRICT NO. 320

FB PG
MERIDIAN - ASSUMED

SEMRAU & LISSER
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 100'
JOB NO. 88-010