

**LEGAL DESCRIPTION**

ALL THAT PORTION OF GOV'T LOT 8, SEC. 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF A LINE WHICH IS 325 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 8, EXCEPT THE SOUTH 30 FEET FOR ROAD. ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, 325 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 290 FEET TO THE TRUE POINT OF BEGINNING, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 100 FEET, THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION TO THE SKAGIT RIVER, THENCE WESTERLY ALONG THE SKAGIT RIVER TO A POINT 325 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION (AS MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTHERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING, EXCEPT DIKE RIGHT OF WAY SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**BASIS OF BEARING**

PLAT OF CRESMOR DIVISION NO. 2 RECORDED IN VOLUME 12 OF PLATS AT PAGE 16 UNDER AUDITOR'S FILE NUMBER 678158, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 THE SOUTH LINE OF THE SOUTHEAST QUARTER OF GOVERNMENT LOT 8 BEARING EQUALS S 87° 51' 29" E

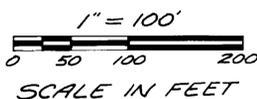
**NOTE**

THIS SURVEY WAS PERFORMED IN THE FIELD USING TOP CONVO GTS 2-B ELECTRONIC MEASURING THEODOLITE.

CURVE NO	Δ	R	L
1	90°00'00"	23.00	36.13
2	89°59'12"	10.45	28.98
3	60°43'02"	88.29	93.56
4	86°24'38"	25.00	37.70
5	93°35'22"	25.00	40.84
6	60°43'02"	48.29	51.17

**LEGEND**

- VIEW CONTROL BENCHMARK TOP OF 1/2" REBAR AND CAP MARKED "LEONARD 8992" ELEV. 61.04.
- SET 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD 8992"
- WATER METER



**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., P.E. & P.L.S.  
 LEONARD AND BOUDINOT, INC.  
 CERTIFICATE NO. 8992  
 DATE 7/11/91



**CITY APPROVALS**

APPROVED THIS 26 DAY OF November 1991.  
*Raymond T. Reap Jr.* Mayor  
*Mark Skrand* City Clerk

**ENGINEER'S CERTIFICATE**

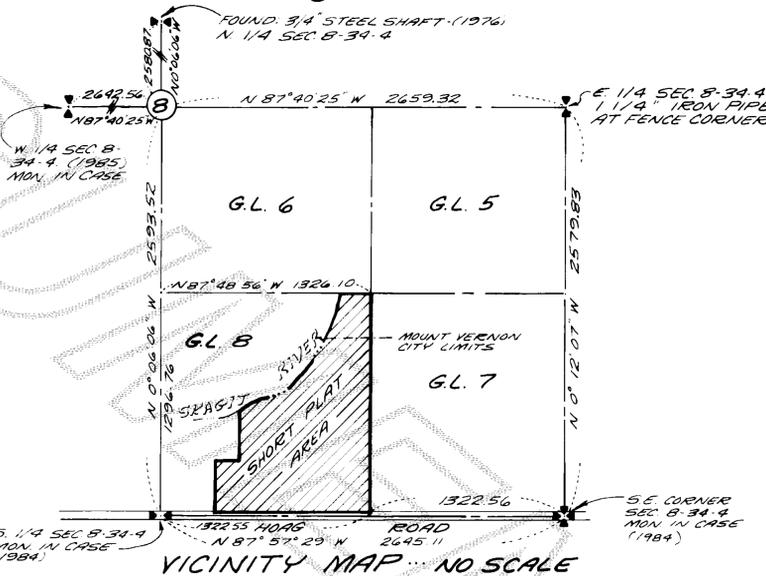
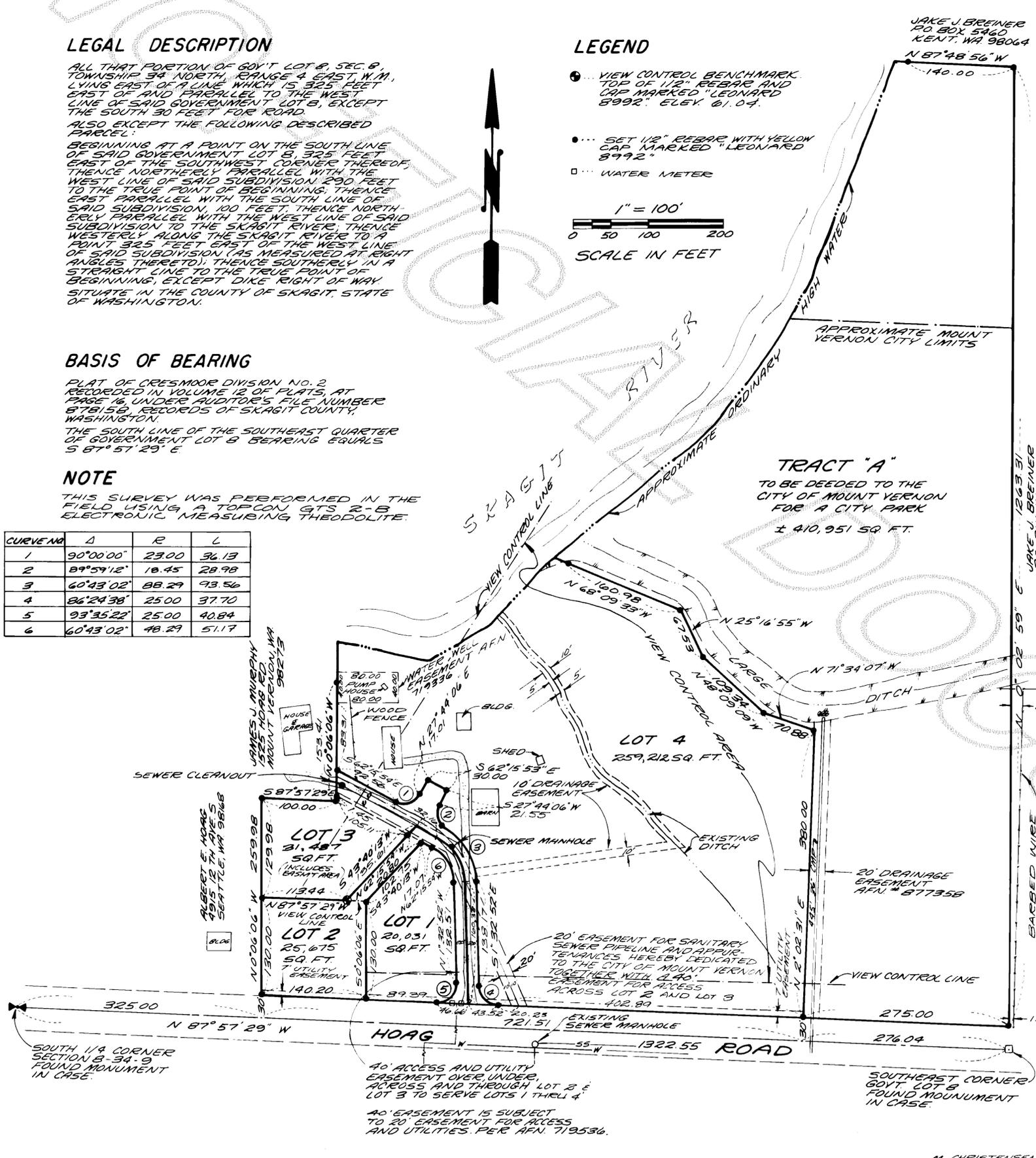
I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED AND APPROVED THIS 26 DAY OF November 1991.

*Fred Buschman*  
 ENGINEER FOR THE CITY OF MOUNT VERNON

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 5 DAY OF Dec 1991 AT 9:17 AM IN BOOK 16 OF SHORT PLATS AT PAGE 31.32 AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

*Jerry M. Dintuff*  
 SKAGIT COUNTY AUDITOR  
 BY: *Janet J. Kruger*  
 DEPUTY



SUBDIVIDER: ALLEN BROWN 235 W. RIO VISTA, BURLINGTON, WA, 987613  
**SHORT PLAT NO. MV 11-91** DATE 11-26-91

**HOAG HILL GOVERNMENT LOT 8 OF SECTION 8, TWP. 34 N., RGE. 4 E., W.M.**

DATE: APRIL 2, 1991	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST STREET MOUNT VERNON, WA 98651	SCALE: 1" = 100'
FD. BK. 397/40-44		JOB NO: 91056

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT
ON THIS 19th DAY OF 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

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

NOTARY PUBLIC
RESIDING AT:
, WA.

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT
ON THIS 8th DAY OF November 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Jerome W. Fisher Karen A. Fisher H/W
Chdd B. Fisher Colleen H. Fisher H/W
Robert W. Fisher Gloria J. Fisher H/W

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

Mary J. Maunella
NOTARY PUBLIC
RESIDING AT:
Maunella, WA



ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT
ON THIS 8th DAY OF November 1991, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

Allen D. Brown - Gwen E. Brown H/W Anthony Pickering
Fred M. Vochatzer - Juanita B. Vochatzer H/W Bronwyn H. Pickering
Gary K. McMullen - Patricia A. McMillen H/W

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED AND SEALED THE DEED FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Mary J. Maunella
NOTARY PUBLIC
RESIDING AT:
Maunella, WA



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 4th DAY OF December, 1991.

Judyann Menich
SKAGIT COUNTY TREASURER

NOTES:

- 1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS...
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
3. ZONING - RESIDENTIAL AGRICULTURAL DISTRICT
4. SEWAGE DISPOSAL - CITY OF MOUNT VERNON SANITARY SEWER SYSTEM
5. WATER - PUBLIC UTILITY DISTRICT NO. 1.

EASEMENT STATEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CONTEL TELEPHONE, PUGET SOUND POWER & LIGHT, CITY OF MOUNT VERNON, T.C.I. CABLE TELEVISION, PUBLIC UTILITY DISTRICT NO. 1 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, 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 PRIVILEGES HEREIN GRANTED.

RESTRICTIONS

- 1. EACH LOT OWNER SHALL BE RESPONSIBLE FOR A ONE-QUARTER SHARE OF COST FOR MAINTENANCE OF ROAD, DRAINAGEWAYS, DRAINAGE STRUCTURES AND ROAD SIGNS IN THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS LOT 3 AS SHOWN HEREON.
2. NO BUILDINGS STRUCTURES TREES, HEDGES, SHRUBS OR ANY OTHER LANDSCAPING MATERIALS SHALL EXCEED AN ELEVATION OF 3000 FEET, WITHIN THE LIMITS OF THE VIEW CONTROL LINES SHOWN ON THIS PLAT. ELEVATION SHALL BE REFERENCED TO THE VIEW CONTROL BENCHMARK AS SHOWN ON SHEET 1 OF THIS PLAT.
3. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE AND NO MOBILE OR MODULAR HOMES ARE TO BE ALLOWED.
4. SUBJECT TO CONDITIONS STATED IN CITY OF MOUNT VERNON VARIANCE 91-5.

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.

Allen D. Brown Gwen E. Brown
Robert W. Fisher Gloria J. Fisher
Fred M. Vochatzer Juanita B. Vochatzer
Gary K. McMullen Patricia A. McMillen
Jerome W. Fisher Karen A. Fisher
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DATE: APRIL 2, 1991 LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST STREET MOUNT VERNON, WA 98571 SCALE: N/A JOB NO: 91056
FD. BK. 397/40-44