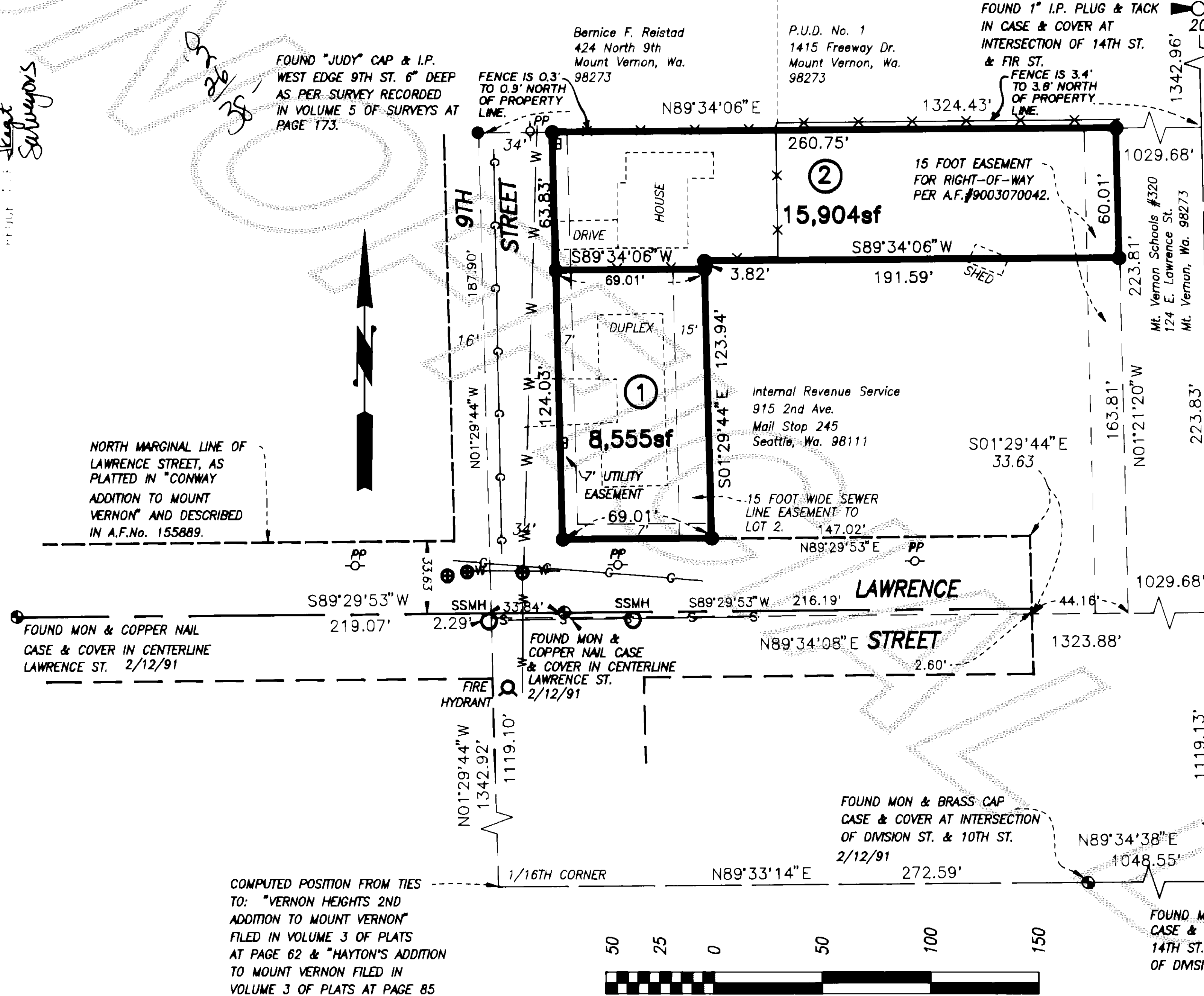


1206300155

Survey in the SE1/4 of the NW1/4 of Section 20, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. **MV 5-92**



Legal Description

The North 60 feet and the West 69 feet of the following described parcel:
That portion of the North 1/3 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 20, Township 34 North, Range 4 East, W.M., EXCEPT the East 5.29 acres thereof conveyed to Union High School District No. 1 of Skagit County by Deed dated July 6, 1945 and recorded January 21, 1946, under Auditor's File No. 387422, AND ALSO EXCEPT that portion conveyed to the City of Mount Vernon by Deeds recorded under Auditor's File Nos. 155889 and 293063.

Legend

- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Water Meter
- Water Valve
- Power/Utility Pole
- Fire Hydrant
- Sanitary Sewer Manhole

Notes

- Short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of private roads shall be the responsibility of the lot owners.
- Zoning - R-3
- Water - Skagit County P.U.D. No. 1.
- Sewer - City of Mount Vernon sewer system.
- Basis-of-bearings - Assumed S01°21'20"E on the East line of the Northwest quarter of Section 20.
- This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
- The subject property may be affected by easements or restrictions contained in instruments filed in AF#391034.

Utility Easement

An easement is hereby reserved for and granted to all public and private utilities including but not limited to The City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all Lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, 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.

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 23 day of June, 1992.

John L. Abernethy
City Treasurer

County Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1992.

Judith M. Mauden
Skagit County Treasurer

5-19-92
Date

Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Lance S. Mauden
Lance S. Mauden

Karen G. Mauden
Karen G. Mauden

Pamela S. Barnes
Washington Mutual Savings Bank

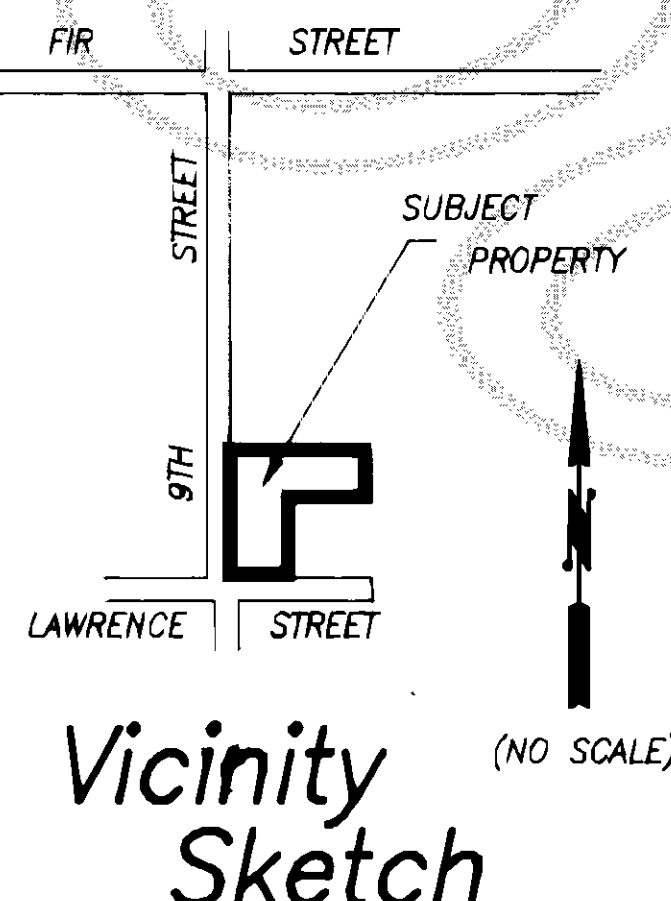
Acknowledgements

State of Washington County of Skagit I certify that I know or have satisfactory evidence that Lance S. Mauden signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature Thomas J. Allen Title Notary
Date May 16, 1992 My appointment expires 12-1-93

Acknowledgements

State of Washington County of Skagit I certify that I know or have satisfactory evidence that Pamela S. Barnes signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the AVP of Washington Mutual Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature Thomas J. Allen Title SCR
Date 5/15/92
My appointment expires 6/10/94

Vicinity Sketch



Approval

The within and foregoing short plat is approved in accordance with the Mount Vernon Short Plat Ordinance.
Examined and approved this 19 day of JUNE, 1992.

Paul Buchenmeyer
City Engineer

Raymond T. Reep
Mayor

Paul J. Frowles
Attest: City Clerk

Owner and Developer:

Lance and Karen Mauden
12428 6th PL.
Bellevue, Washington 98005
206-453-9623

AUDITOR'S CERTIFICATE

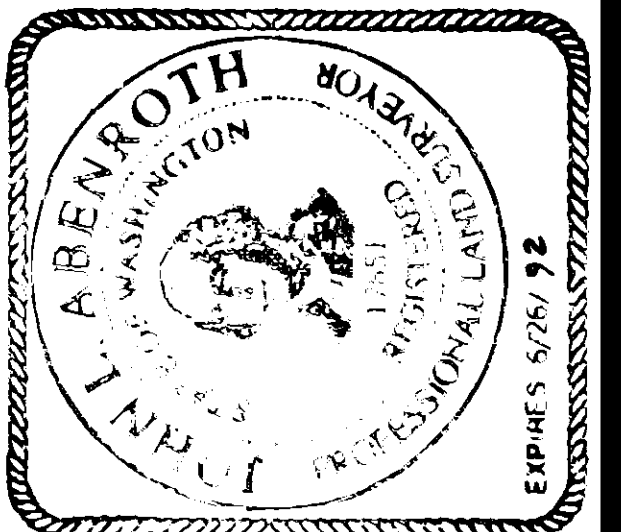
Filed for record this 23 day of June, 1992 at 5 minutes past 10 o'clock a.m., and recorded in Volume 10 of Short Plats at page 14 of records of Skagit County, Wa.

Cheryl H. Hargrave
County Auditor or Deputy Auditor
A.F.#1206300155

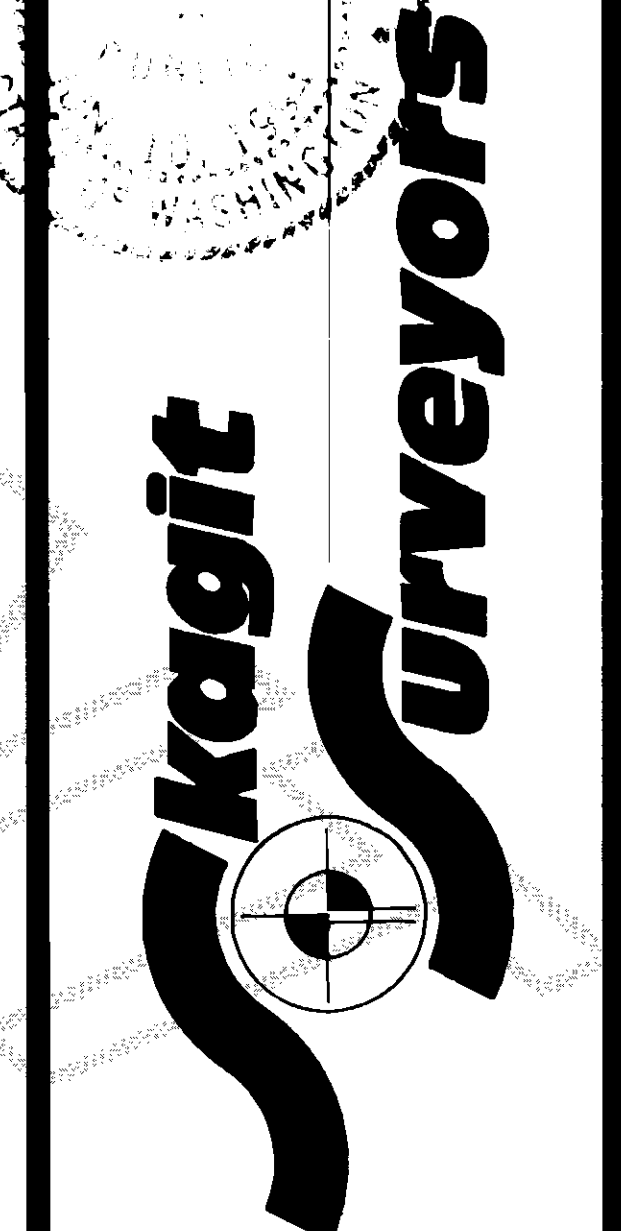
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 1991 at the request of Lance and Karen Mauden.

John L. Abernethy
Date 5/19/92
John L. Abernethy
CERT.# 17651



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-2121 FAX: (206) 855-1658



06/18/92	ADDED FENCE LINE DIMENSIONS	FWM	JOB#	1100-91	DRAWN	FW-M	CHECKED	JLA	DATE	10DEC91	SCALE	1" = 50'	SHEET	1 OF 1
DATE	REVISION	BY												

10610 Sh Plat 1494