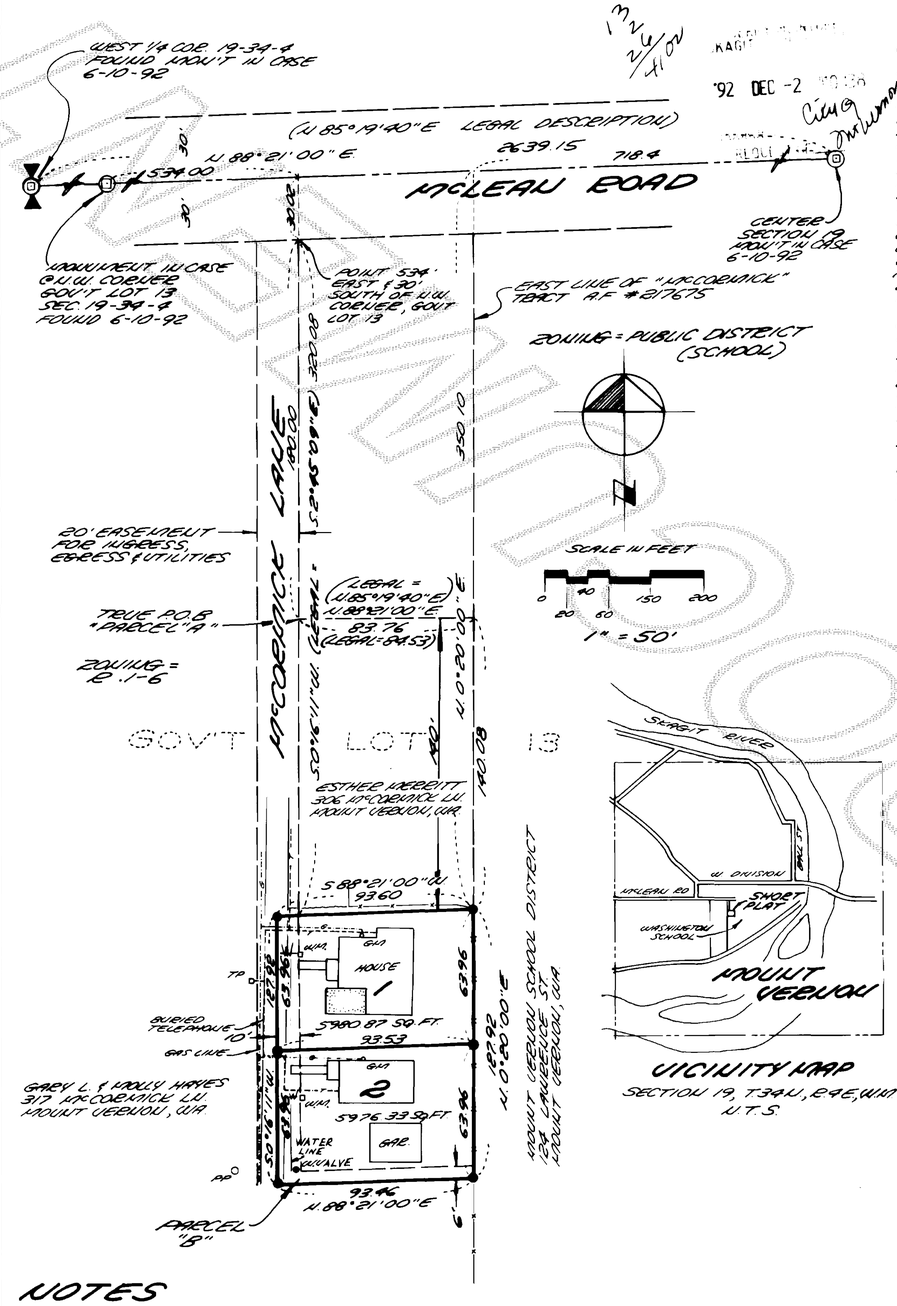
9212020047



VICINITY MAP
SECTION 19, T.34N., R.4E., W.M.
U.T.S.

NOTES

1. SEE "WAIVER OF IMPROVEMENTS - YOUNGREN SHORT PLAT" APPROVED BY MT. VERNON PLANNING COMMISSION ON MAY 5, 1992.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS & CONTRACTS
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: PUD No. 1 OF SKAGIT COUNTY.
6. ZONING: R-1-6
7. ● ... DENOTES 5/8" REBAR W/ YELLOW CAP IMPRINTED "AZIMUTH N.W. 21591" SET.
8. Ⓑ ... DENOTES MONUMENT IN CASE FOUND.
9. BASIS OF BEARING: N. 88°21'00" E., ALONG CENTERLINE OF MCLEAN ROAD, AS PER SURVEY IN VOLUME 6 OF SURVEYS, PAGE 238, AUDITOR'S FILE NO. 8611205 0015, RECORDS OF SKAGIT COUNTY, WA.
10. SEE BOUNDARY LINE ADJUSTMENT FILED BY QUIT CLAIM DEED IN BOOK 1057, PG'S 69 & 70, A.F. No. 9205160012.
11. SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.

APPROVALS

EXAMINED & APPROVED THIS 30 DAY OF November, 1992.
CITY ENGINEER: Robert Drewien
EXAMINED AND APPROVED THIS 30 DAY OF November, 1992.
MAYOR: Ronald L. Torrence
PRO-TEM
CLERK: Jack A. Read

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF Dec, 1992, AT 10:38 A.M.
IN BOOK 10 OF SHORT PLATS AT PAGE 149, AT THE REQUEST OF AZIMUTH NORTHWEST, INC.
Terry McTurnoff
SKAGIT COUNTY AUDITOR
BY Darlene Granger
DEPUTY

LEGAL DESCRIPTION:

PARCEL "A"

THAT PORTION OF GOVERNMENT LOT 13, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 534 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 13; THENCE SOUTH 2°45'09" EAST PARALLEL WITH THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO FRANK E. MCCORMICK AND MARGARET M. MCCORMICK, HIS WIFE, BY DEED FILED OCTOBER 30, 1928 UNDER AUDITOR'S FILE NO 217675 AND RECORDED IN VOLUME 145 OF DEEDS, PAGE 596, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 180 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 85°19'40" EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 84.53 FEET TO THE EAST LINE OF SAID MCCORMICK TRACT; THENCE SOUTH 2°41'20" EAST ALONG THE EAST LINE OF SAID MCCORMICK TRACT 262 FEET; THENCE SOUTH 85°19'40" WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 84.60 FEET; THENCE NORTH 2°45'09" WEST PARALLEL WITH THE WEST LINE OF SAID MCCORMICK TRACT 262 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 140 FEET THEREOF.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD WAY OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 534 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 13; THENCE SOUTH 2°45'09" EAST PARALLEL WITH THE WEST LINE OF SAID MCCORMICK TRACT 262 FEET; THENCE SOUTH 85°19'40" WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 20 FEET; THENCE NORTH 2°45'09" WEST, 262 FEET; THENCE NORTH 85°19'40" EAST 20 FEET TO THE POINT OF BEGINNING, RECORDED UNDER AUDITOR'S FILE NO. 793685, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 13, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 534 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 13; THENCE SOUTH 2°45'09" EAST PARALLEL WITH THE WEST LINE OF THAT TRACT CONVEYED TO FRANK E. MCCORMICK AND MARGARET M. MCCORMICK, HIS WIFE, BY DEED FILED OCTOBER 30, 1928 UNDER AUDITOR'S FILE NO. 217675 AND RECORDED IN VOLUME 145 OF DEEDS, PAGE 596, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 180 FEET; THENCE NORTH 85°19'40" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 84.53 FEET TO THE EAST LINE OF SAID MCCORMICK TRACT; THENCE SOUTH 2°41'20" EAST ALONG THE EAST LINE OF SAID MCCORMICK TRACT 262 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 85°19'40" WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 84.60 FEET; THENCE NORTH 2°45'09" WEST PARALLEL WITH THE WEST LINE OF SAID MCCORMICK TRACT 122 FEET; THENCE SOUTH 85°19'40" WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 10 FEET; THENCE SOUTH 2°41'20" EAST PARALLEL WITH THE EAST LINE OF SAID MCCORMICK TRACT A DISTANCE OF 122 FEET; THENCE NORTH 85°19'40" EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 13, A DISTANCE OF 94.53 FEET TO A POINT ON THE EAST LINE OF SAID MCCORMICK TRACT THAT IS 6 FEET SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH 2°41'20" WEST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 6 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

1. EASEMENT TO PUD No. 1 FOR WATER LINE ALONG SOUTH SIDE OF MCLEAN ROAD AS RECORDED UNDER A.F. # 348963 ON FEBRUARY 3, 1942
2. EASEMENT TO PUD No. 1 FOR WATER LINE & INGRESS & EGRESS THERETO ALONG MCCORMICK LANE AS RECORDED UNDER A.F. # 416698 ON APRIL 8, 1948
3. EASEMENT TO PUGET SOUND POWER & LIGHT FOR POWER LINE OVER A 10' WIDE STRIP OF LAND RUNNING NORTH & SOUTH THROUGH PREMISES AS DESCRIBED & RECORDED UNDER A.F. # 426918 ON JANUARY 10, 1949
4. EASEMENT TO PUGET SOUND POWER & LIGHT FOR POWER LINE OVER A 50' WIDE STRIP OF LAND ON THE PREMISES AS DESCRIBED & RECORDED UNDER A.F. # 448503 ON JULY 19, 1950.
5. EASEMENT TO PUGET SOUND POWER & LIGHT FOR POWER LINE & INGRESS & EGRESS THERETO AS RECORDED UNDER A.F. # 579212 ON APRIL 17, 1959
6. EASEMENT TO CASCADE NATURAL GAS FOR GAS LINE OVER A 20' STRIP OF LAND AS DESCRIBED & RECORDED UNDER A.F. # 680541 ON MARCH 25, 1966
7. EASEMENT TO UNKNOWN ABUTTERS OF RECORD FOR IN-GRESS & EGRESS OVER A 20' STRIP OF LAND AS DESCRIBED & RECORDED UNDER A.F. #'S 516673, 547421, 610601, 710005 ON APRIL 21, PASS, FEBRUARY 11, 1957, JULY 17, 1961 & OCTOBER 7, 1968.
8. ROAD MAINTENANCE AGREEMENT BETWEEN GARY HAYES, RICHARD LIEBERT, DOUG YOUNGREN, SAUDER & YOUNGREN, CURT ORTH, CAROL J. BALL, ACE N. GARLINGHOUSE & CHARLOTTE GARLINGHOUSE RECORDED UNDER A.F. # 9008310107 ON AUGUST 31, 1990.

CITY TREASURER'S CERTIFICATE

I, HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR ANY SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 23rd DAY OF November, 1992.
Mark A. Crawford
CITY TREASURER

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE BOUNDARIES AND SUBDIVISION OF THIS SHORT PLAT AND THE BOARDS WITHIN ARE BASED UPON AN ACTUAL SURVEY AND SUBDIVISION AND THAT THE DISTANCES AND BEARINGS ARE ACCURATE.

Stuart B. VanBuren Jr.
STUART B. VANBUREN JR. PLS
CERTIFICATE NO 21591
DATE: 11/20/92

STUART B. VANBUREN JR. STATE OF WASHINGTON 21591 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-12-92

CONSENT

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

Duane D. Youngren
Ace N. Garlinghouse
Charlotte Garlinghouse
Darlene Darga
FOR SOURCE ONE MORTGAGE SERVICE CORP.
FOR BELLINGHAM NATIONAL BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }

ON THIS 14TH DAY OF July, 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DUANE D. YOUNGREN, ACE N. GARLINGHOUSE AND CHARLOTTE GARLINGHOUSE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR 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.

Ronald Youngren
NOTARY PUBLIC RESIDING AT Mount Vernon
MY COMMISSION EXPIRES: 1-4-93

RONALD YOUNGREN NOTARY PUBLIC STATE OF WASHINGTON

STATE OF ~~WASHINGTON~~ Michigan } S.S.
COUNTY OF Oakland }

ON THIS 29 DAY OF September, 1992 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Darlene Darga
FOR SOURCE ONE MORTGAGE SERVICE CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT She WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Beth Ann Tentile
NOTARY PUBLIC RESIDING AT: Oakland County
MY COMMISSION EXPIRES:
BETH ANN TENTILE NOTARY PUBLIC OAKLAND COUNTY MICH MY COMMISSION EXPIRES 11-12-95

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }

ON THIS 14TH DAY OF JULY, 1992 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ~~NOLA NASH~~
NOLA NASH
FOR BELLINGHAM NATIONAL BANK, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Kay Bell Spunger
NOTARY PUBLIC RESIDING AT: Anacortes
MY COMMISSION EXPIRES: 11-1-93

KAY BELL SPUNGER NOTARY PUBLIC STATE OF WASHINGTON

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 1992. THIS 23rd DAY OF November, 1992.
Judy Ann Mansch by Darlene Quesnault
SKAGIT COUNTY TREASURER Chris Bayley

SHORT PLAT No. MV 6-92 DATE 11-30-92

SHORT PLAT IN GOV'T LOT 13

SECTION 19, T.34N., R.4 E., W.M.
FOR:
DUANE D. YOUNGREN
AT: 312 MCCORMICK LANE MOUNT VERNON, WA 98273

JULY · 1992	AZIMUTH NORTHWEST 1595 WOOD ROAD BOW, WA 98232 206 · 724 · 7326	1" = 50'
FB: 11 P.53		92 - 025

vol 10 SP pg 149