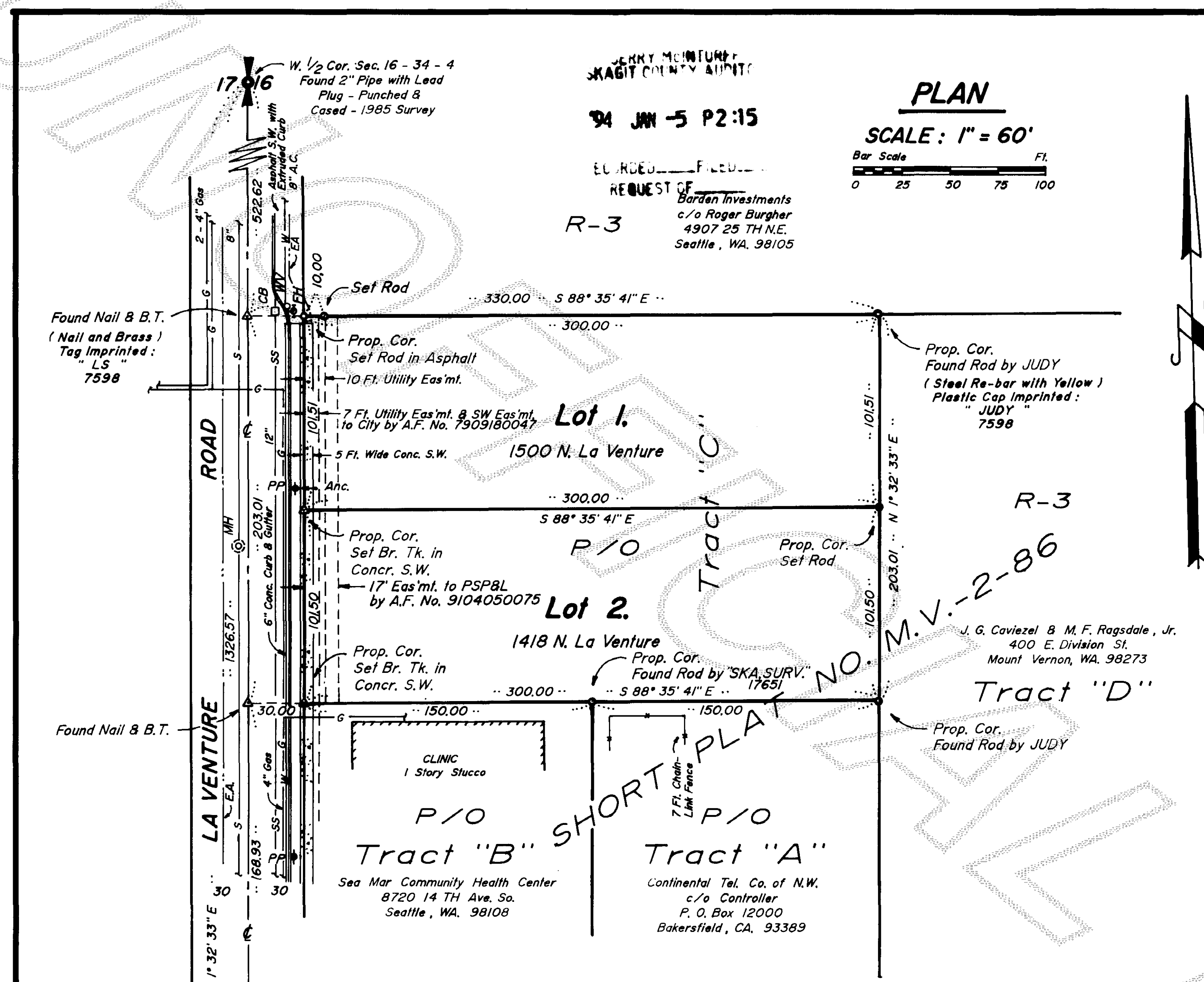


3 1/2  
2 1/2  
50.00



**PLAN**  
 SCALE: 1" = 60'  
 Bar Scale  
 0 25 50 75 100  
 FT.

**LEGAL DESCRIPTION**

Tract "C" of Mount Vernon Short Plat No. MV - 2 - 86, approved January 6, 1986 and recorded January 6, 1986 in Book 7 of Short Plats at page 64, under Auditor's File No. 8601060030, records of Skagit County, Washington and being a portion of the West Three Quarter's (W 3/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian.

SUBJECT TO those exceptions and reservations contained in deed from the State of Washington recorded under Auditor's File No. 127165, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, ect., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

AND SUBJECT TO an Easement for sidewalk and incidental purposes to the City of Mount Vernon, a Municipal Corporation of the State of Washington, as recorded September 18, 1979, under Auditor's File No. 7909180047, affecting the West 7 feet of said Tract "C".

AND SUBJECT TO an Easement for overflow parking purposes, including the terms and conditions thereof, between LaVenture Partners, grantee, and James G. Caviezel and Margaret Caviezel, husband and wife, and Robert W. Chronister and Mary C. Chronister, husband and wife, grantor's, by that instrument dated September 5, 1978 and recorded April 16, 1980 under Auditor's File No. 8004160056, records of Skagit County, Washington.

AND SUBJECT TO those notes contained upon the face of said Mount Vernon Short Plat No. MV - 2 - 86, as follows:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. Water is available by Skagit County Public Utility District No. 1.
3. Sewage Disposal by Mount Vernon City Sewer.
4. Zoning Classification: P/O - Tracts A, B and C. (The West 300 feet of Tract 2 of Short Plat No. MV - 16 - 77.)
5. The Charge in Lieu of Assessment for each lot in this subdivision shall be \$ see below. (This charge includes a credit of \$-0- for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit. C. \$ 1, 672. 68.

AND FURTHER SUBJECT TO an easement and terms and conditions thereof to Puget Sound Power and Light Company, a Washington corporation, for the right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use one or more electric transmission and/or distribution systems, affecting the West 17 feet of the above described tract of land, by that instrument dated March 20, 1991 and recorded April 5, 1991 under Auditor's File No. 9104050075, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

**ACKNOWLEDGEMENT**

State of Washington }  
 County of SKAGIT } S.S.

On this day personally appeared before me JAMES G. CAVIEZEL and MARGARET CAVIEZEL, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7<sup>TH</sup> day of MARCH, 1991.

Dennis D. Lebow  
 Notary Public in and for the State of Washington,  
 residing at MOUNT VERNON

**ACKNOWLEDGEMENT**

State of Washington }  
 County of SKAGIT } S.S.

On this day personally appeared before me MILTON F. RAGSDALE JR., as his separate property, to me known to be the individual who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7<sup>TH</sup> day of MARCH, 1991.

Dennis D. Lebow  
 Notary Public in and for the State of Washington,  
 residing at MOUNT VERNON

**APPROVAL**

Examined and approved this 16 day of APRIL, 1991, by the City Engineer of Mount Vernon, Washington.

John C. Wiseman  
 JOHN C. WISEMAN  
 City Engineer

Raymond T. Reep  
 RAYMOND T. REEP  
 Mayor

Mark S. Knowles  
 MARK S. KNOWLES  
 Finance Director

**OWNER - DEVELOPER**

James G. Caviezel  
 400 E. Division Street  
 Mount Vernon, WA, 98273  
 Phone: (206) 336 - 6547

**LOT AREAS**

Lot 1. = 30,452.91 Sq. Ft.  
 Lot 2. = 30,449.91 Sq. Ft.

**NOTE:**  
 Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, the City of Mount Vernon Engineering Dept., and from field observation.

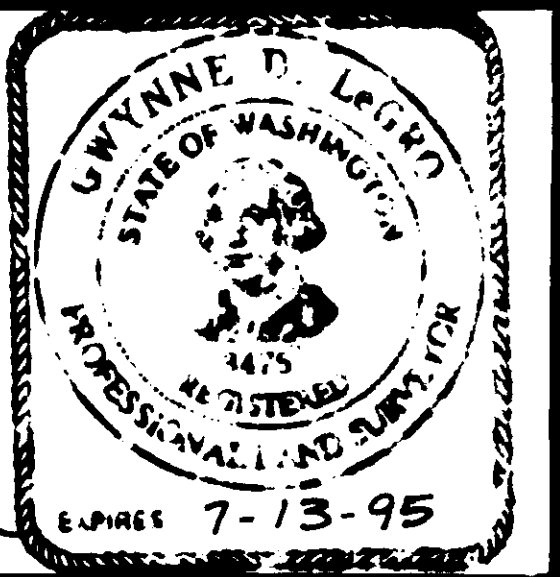
**LEGEND**

○ Prop. Cor. Set Rod	Property Corner Set 5/8" Diam. x 18" Length Steel Re-bar with Yellow Plastic Cap imprinted: "LEGRO" 3475
△ Br. Tk. Nail & B.T.	Brass Tack in Lead Plug Nail and Brass Tag imprinted "LS" 7598
● Mon.	Found Brass Disc in Concrete Monument Punched and Cased.
PP	Power Pole - Overhead Power, Telephone & Cable TV.
Anc.	Utility Pole Anchor Cable
MH	Manhole
CB	Catch Basin
EA	Edge of Asphalt
FH	Fire Hydrant
WV	Water Valve
8"	8" Sanitary Sewer Pipe
4"	4" Gas Main
12"	12" Storm Sewer Pipe
8"	8" AC Water Main

**AUDITOR'S CERTIFICATE**

Filed for record this 5 day of Jan, 1991, at 15 minutes past 2 O'clock P.M. in Volume 11 of Short Plats at pages 38 and 39 and recorded under Auditor's File No. 9401050078 at the request of James G. Caviezel.

Jerry Mc Inturff  
 JERRY Mc INTURFF  
 Auditor, Skagit County  
 by James G. Caviezel



**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2372 as passed and adapted February 28, 1990.  
 LEGRO & ASSOCIATES  
 Engineer & Surveyor  
 815 Cleveland Avenue  
 Mount Vernon, Wa 98273  
 Phone: 336-3220  
Gwynne D. Legro  
 GWYNNE D. LEGRO  
 Registered Professional  
 Engineer & Land Surveyor  
 Date: MARCH 7, 1991

**SHORT PLAT NO. MV - 6 - 91**

**JAMES G. CAVIEZEL PROPERTY SURVEY**  
 TRACT "C"; SHORT PLAT NO. MV - 2 - 86  
 PTN. W 3/4 NW 1/4 SW 1/4.  
 SEC. 16, T. 34 N., R. 4 E. W. M.  
 MOUNT VERNON, WASHINGTON

**ZONING CLASSIFICATION**

P/O : Professional Office

**OWNER'S CERTIFICATE**

Know all men by these presents, that we, 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 act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 7<sup>th</sup> day of MARCH, 1991.

*J. G. Caviezel*  
JAMES G. CAVIEZEL  
*M. F. Ragsdale Jr.*  
MILTON F. RAGSDALE JR.  
MARGARET CAVIEZEL

**EASEMENT PROVISIONS**

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, Inc., the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of Lots 1 and 2 of this Short Plat, as shown hereon, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing this Short Plat and other property with electric, telephone, gas, water and television service together with the right to enter upon the lots 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 Short Plat by the exercise of rights and privileges herein granted.

**NOTES**

1. Short Plat No. and Date of Approval shall be included in all deeds and contracts.
2. Water is available by Skagit County Public Utility District No. 1.
3. Sewage Disposal by Mount Vernon City Sewer.
4. Legal Description furnished by Land Title Company of Skagit County, Order No. T - 64634, dated February 21, 1991 at 8:00 A.M.
5. The Meridian for this Survey is based upon existing monumentation on the West line of the NW 1/4 of the SW 1/4 of Section 16, T. 34 N., R. 4 E.W.M. as being N 1° 32' 33" E as shown on Mount Vernon Short Plat No. MV - 2 - 86.
6. Instrumentation : TOPCON GTS - 2B ( 20 )  
Theodolite : Min. Horiz. Circle Reading of 20"  
E.D.M. : Accuracy ± ( 5 mm + 5ppm )
7. City approval of this subdivision shall not be construed as relieving the subdivider of any requirements that may be imposed by other Governmental agencies.
8. No fill shall be placed on any jurisdictional wetlands lying within this subdivision without prior approval from the Army Corp. of Engineers.

**CITY TREASURER'S APPROVAL**

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 16 day of APRIL, 1991.  
*Paul A. Knauer*  
Treasurer, City of Mount Vernon

**COUNTY TREASURER'S APPROVAL**

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 1<sup>st</sup> day of January, 1991.  
*Judith M. Meisch*  
Skagit County Treasurer



Sheet 2 of 2 Sheets  
**SHORT PLAT NO. MV-6-91**  
**JAMES G. CAVIEZEL PROPERTY SURVEY**  
**TRACT "C", SHORT PLAT NO. MV-2-86**  
PTN. W<sup>3</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>,  
SEC. 16, T. 34 N., R. 4 E.W.M.  
MOUNT VERNON, WASHINGTON

3-7-91