

ZONING CLASSIFICATION

(P) Public
(R-1, 7.6) Single Family Residential
Min. Lot Size = 7,600 Sq. Ft.
(R-1, 13.5) Single Family Residential
Min. Lot Size = 13,500 Sq. Ft.

UTILITIES NOTE

Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utilities District No. 1 and City of Mount Vernon Engineering Department, as well as field observations where possible.

LOT AREAS

Lot 1	=	353,696.10 Sq. Ft.
Lot 2	=	8,120 Acres
Tract "A"	=	366,872.35 Sq. Ft.
Tract "B"	=	8,422 Acres
Tract "C"	=	10,440.00 Sq. Ft.
Tract "D"	=	0.240 Acres
Tract "E"	=	18,290.90 Sq. Ft.
Tract "F"	=	0.420 Acres
Tract "G"	=	45,491.35 Sq. Ft.
Tract "H"	=	1,044 Acres
Tract "I"	=	18,407.97 Sq. Ft.
Tract "J"	=	0.423 Acres
Tract "K"	=	1,021.38 Sq. Ft.
Tract "L"	=	0.023 Acres

- LEGEND**
- Prop. Cor. Set Rebar
 - Found I.P.
 - Set B.T.
 - CB
 - Set B.W.
 - Mon.
 - MH
 - PP
 - FH
 - PT
 - 8" Sanitary Sewer Pipe
 - 6" Water Main
 - 4" Gas Main
 - Fence
 - 6" Storm Drain
 - Property Corner Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO - 3475"
 - Found 1" Diam. Iron Pipe
 - Set Concrete Nail and Brass Tag Imprinted: "LS - 3475"
 - Catch Basin
 - Set Concrete Nail and Brass Washer
 - Monument
 - Manhole
 - Power Pole (Overhead Power, Tel., & TV)
 - Fire Hydrant
 - Power Transformer

AUDITOR'S CERTIFICATE

Filed for the record this 12 day of Jan, 1994, at 12 minutes 20'clock P.M. in Volume 11 of Short Plats at pages 49 and 50 and recorded under Auditor's File Number 9401120063, at the request of Mount Vernon School District No. 320.

Jerry McInturff
Auditor, Skagit County



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 Subdivisions Ordinance No. 1912 as passed and adopted March 22, 1978 and amendments thereto.

LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (206) 336-3220

Gwynne D. Legro
Gwynne D. Legro
Registered Professional Engineer & Land Surveyor
Date: 5-21-93

SHORT PLAT NO. MV-5-93

MOUNT VERNON SCHOOL DISTRICT NO. 320

PROPERTY SURVEY

PTN. SE 1/4 SW 1/4 AND
PTN. W 1/2 NE 1/4 SW 1/4
SEC. 17, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

NOTES

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. Survey Method: Field Traverse
4. Legal Description Furnished by Land Title Company of Skagit County, Order No. T - 70610, dated March 3, 1993 at 8:00 A.M.
5. Instrumentation: TOPCON GTS-2B (20)

Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy \pm (5mm + 5ppm)

6. Sewage Disposal by Mount Vernon City Sewer. Lot 1 of this Short Plat is currently being provided sewer service by the city. Sewage Disposal is available to Lot 2 by force main service at 12th St. and Cedar Lane. Note that a possible gravity sewer is potentially available to said Lot 2 at 9th Street and Roosevelt Avenue and/or at North 14th Street and Kulshan Avenue upon acquisition of easement or right of way and extension of sanitary trunk line sewer from these locations at the approval of City of Mount Vernon.
7. The bearing reference for this survey is based upon the existing monumentation along the North line of the SW 1/4 of Section 17, T. 34 N., R. 4 E.W.M., as being S 89°36'48" E. The section subdivision for this survey is based upon existing monumentation and the Plat of Parker Business Center.
8. Tract "A" of this Short Plat, being that 15 Ft. wide strip along 9th Street as shown hereon, shall be dedicated to the City of Mount Vernon as additional street right-of-way upon approval of this Short Plat.

ADJACENT PROPERTY OWNERS**PLAT OF PARKER BUSINESS CENTER**

Lots 82-A, 82, 83 and 84:
Richard M. Koplowitz, Etal.
Neptune Investment Co.
P. O. Box 838
Mount Vernon, WA 98273

Lots 85 and 86:
Donald L. & Frances M. Brown
1613 Florence Street
Mount Vernon, WA 98273

Lots 87, 88, 89, 90, 91 and 92:
City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273

SHORT PLAT NO. MV-13-77

Tract 4:
Ken G. Maik
1221 N. 9th St.
Mount Vernon, WA 98273

METES AND BOUNDS

- | | |
|--|--|
| ① Robert Schleif
1101 E. Fir St.
Mount Vernon, WA | ⑦ Edna F. Ferguson
415 N 4th St.
Mount Vernon, WA |
| ② William Riggins
925 N. 12th St.
Mount Vernon, WA | ⑧ Charles J. O'Donnell
1022 Riverside Dr.
Mount Vernon, WA |
| ③ Barbie Bailey
931 N. 12th St.
Mount Vernon, WA | ⑨ Draper Valley Farms
P.O. Box 838
Mount Vernon, WA |
| ④ Kindane Hagos, Etal.
1001 N. 12th St.
Mount Vernon, WA | |
| ⑤ Allen F. Cordsen
1011 N. 12th St.
Mount Vernon, WA | |
| ⑥ Scott Sutherland
1021 N. 12th St.
Mount Vernon, WA | |

LEGAL DESCRIPTION**Lot 1 and Tract "A"**

The South 726 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the East 125 feet,

AND EXCEPT the West 15 feet thereof for road,
AND EXCEPT the South 30 feet thereof for road.

Situate in the County of Skagit, State of Washington.

Lot 2

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying Northerly of a line drawn parallel with and 726 feet distance Northerly from the South line of said subdivision, and Westerly of the following described line:

Beginning at the Northwest corner of said subdivision; thence Easterly along the North line of said subdivision 661.68 feet, more or less, to the Northeast corner of a tract of land conveyed to the State of Washington by John F. Glaccum and Ione D. Glaccum by deed dated June 11, 1953, and filed July 15, 1953, in the records of Skagit County, under Auditor's File No. 490544 in Volume 257 on page 163;

thence South 0°07' East 610.73 feet, more or less, to a point on said line lying parallel with the South line of said subdivision;

ALSO, that portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence Easterly along the South line of said subdivision 662.12 feet; thence Northerly, parallel with East line of said subdivision 62.5 feet, more or less, to the North line of the Old Puget Sound and Cascade Railroad right of way; thence Westerly along the North line of said right of way to the West line of said subdivision; thence Southerly along said West line 75 feet, more or less, to the point of beginning.

SUBJECT TO those Restrictive Covenants contained in deed under which title is claimed as follows: "Only modern type single family dwelling may be built on said property, all construction, however, to comply with the provisions and requirements of City of Mount Vernon building code and zoning ordinance pertaining to first class residential areas, and adequate sewage disposal shall be provided for each dwelling by proper septic tank. Said property shall not be subdivided for resale into less than one quarter acre tracts, and no more than one dwelling shall be built on each quarter acre tract." as stipulated by those instruments recorded April 6, 1949 under Auditor's file Numbers 429852, 429853, 429854, 429855, and 429856, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

NOTES (Continued)

9. The following parcels shall also be dedicated to the City of Mount Vernon as additional right-of-way upon approval of this Short Plat:

Tract "B" of this Short Plat, being that 30 Ft. wide extension of 9th Street adjacent Lot 2 as shown hereon.

Tract "C" of this Short Plat, being the Westerly extension of Kulshan Avenue adjacent the North line of Lot 2 as shown hereon.

Tract "D" of this Short Plat, being that 30.29 Ft. wide strip along the East line of Lot 2 as shown hereon, and intended to be a portion of the Northerly extension of 12th Street.

Tract "E" of this Short Plat, being that 2 Ft. wide strip along Fir Street as shown hereon, adjacent Lot 1.

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 12 day of MAY, 1993.

MOUNT VERNON SCHOOL DISTRICT NO. 320,
a Municipal Corporation

SIGNATURE	<u><i>Dolores J. Gibbons</i></u>
PRINT NAME	DR. DOLORES GIBBONS
PRINT TITLE	SUPERINTENDENT

COUNTY TREASURER'S APPROVAL

This is to certify that all taxes here-to-fore 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 1993.

This 12 day of January, 1994.

Richard M. Menich
Skagit County Treasurer

CITY TREASURER'S APPROVAL

This is to certify that all taxes here-to-fore 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 1993.

This 29 day of July, 1993.

Dolores J. Gibbons
Treasurer, City of Mount Vernon

NOTES (Continued)

10. NOTICE: Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

11. Utilities, Street improvements and all appurtenances to 9th Street and 12th Street lying between Kulshan Avenue (Tract "C") and Fir Street, as shown hereon, shall be constructed in accordance with City of Mount Vernon Engineering Department directives at the time of development to Lot 2 of this Short Plat.

OWNER - DEVELOPER

MOUNT VERNON SCHOOL DISTRICT NO. 320
Superintendent of Schools
Administrative Office
124 Lawrence Street
Mount Vernon, WA 98273
Telephone: (206) 428-6110

APPROVALS

Examined and approved this 29 day of July, 1993, by the City Engineer of Mount Vernon, Washington.

<u><i>Fred Buckenmaier</i></u> JOHN WISEMAN City Engineer	<u><i>Raymond T. Rees Jr.</i></u> RAYMOND T. REES Mayor
<u><i>Carolyn A. Rathvon for</i></u> MARK S. KNOWLES City Clerk	

The CHARGE IN LIEU OF ASSESSMENT for each lot in the short plat shall be \$ NO CHARGE. (This charge includes a credit for the charge is greater than zero a STANDARD PARTICIPATION CONTRACT must be executed and said amount paid prior to the issuance of a Sewer Permit.

Prepared by: *N/A*
City Engineer

ACKNOWLEDGEMENT

State of Washington } ss
County of Skagit }

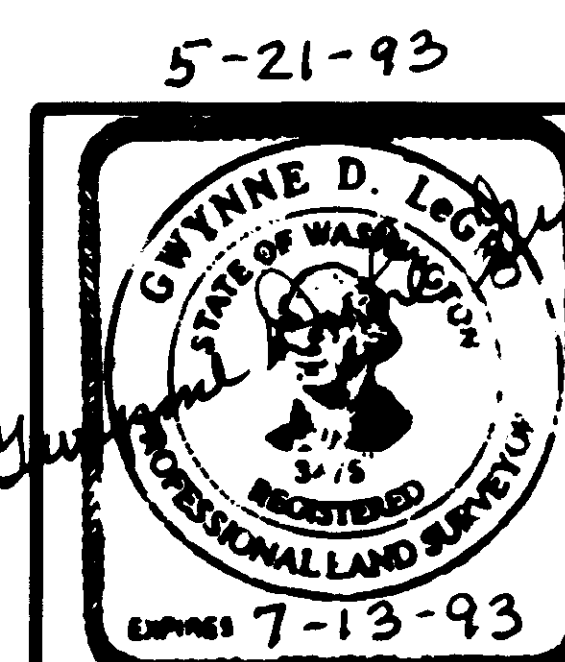
This is to certify that on this 12 day of MAY, 1993, before me, the undersigned, a Notary Public, personally appeared DOLORES J. GIBBONS and MARK S. KNOWLES, to me known to be the SUPERINTENDENT and JOHN WISEMAN, respectively, of the MOUNT VERNON SCHOOL DISTRICT NO. 320, a Municipal Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, for the uses and purposes therein mentioned and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year above written.

Dennis D. Leber
Notary Public in and for the State of Washington,
residing at Mount Vernon



Sheet 2 of 2 Sheets

**SHORT PLAT NO. MV-5-93**

MOUNT VERNON SCHOOL DISTRICT NO. 320
PROPERTY SURVEY
PTN. SE 1/4 SW 1/4 AND
PTN. W 1/2 NE 1/4 SW 1/4
SEC. 17, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON