

940128C152

307
2/2/58

EASEMENTS:

An easement is hereby reserved for and granted to CONTEL, Cascade Natural Gas, City of Mount Vernon, Puget Sound Power and Light, TCI Cablevision, Public Utility District No. 1 and their respective successors and assigns under and upon the exterior seven (7) feet of front lines of all lots and tracts, in which to install, lay, construct, renew, 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.

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 1993.

This 16 day of December, 1993.

Michael G. Yeoman
City Treasurer

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 1993.

This 16 day of December, 1993.

Dale M. Carney
County Treasurer

OWNER-DEVELOPER:

CARNEY CONSTRUCTION
P.O. Box 2006
Mount Vernon, Washington
Phone: 428-6066

Zoning: R-3
Water: Skagit P.U.D. No. 1
Sewer: City of Mount Vernon
Cable: T.C.I.
Power: P.S.P.L.

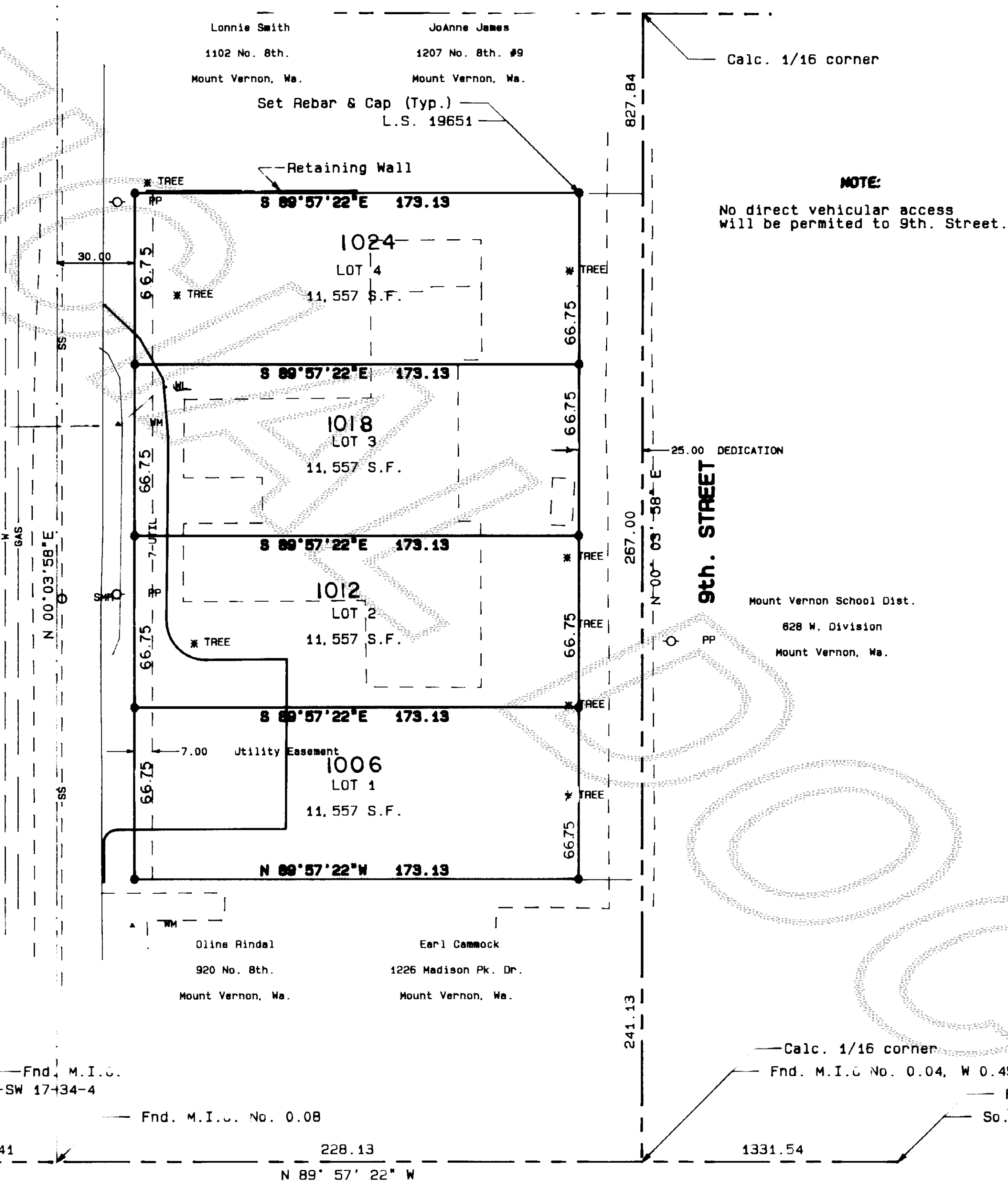
North

LEGAL DESCRIPTION:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 827.84 feet South of the Northeast corner of said subdivision (said point being 427.84 feet South of the Southeast corner of a tract conveyed January 3, 1918, to Puget Sound and Cascade Railway Co., by deed recorded in Volume 109 of Deeds, page 268); thence South on the East line of said subdivision 267 feet; thence West parallel to the South line of said subdivision to the East line of a strip of land conveyed to Skagit County for the extension of 8th. Street as established in the City of Mount Vernon; thence North along said East line 267 feet; thence East to the POINT OF BEGINNING;

EXCEPT road along the East line thereof.



NOTE:

No direct vehicular access will be permitted to 9th Street.

DEDICATION:

"Know all men by these Presents that I, the undersigned owner in the fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

IN WITNESS WHEREOF I have hereunto set my hand and seal this 13 day of February, 1991.

Dale M. Carney
Ted Carney, DBA Carney Construction.

ACKNOWLEDGMENT

State of Washington, County of Skagit.
This is to certify that on this 13th day of February, 1991, before me, the undersigned, a Notary Public, personally appeared Ted Carney & Dale M. Carney, DBA Carney Construction, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the purposes therein mentioned.

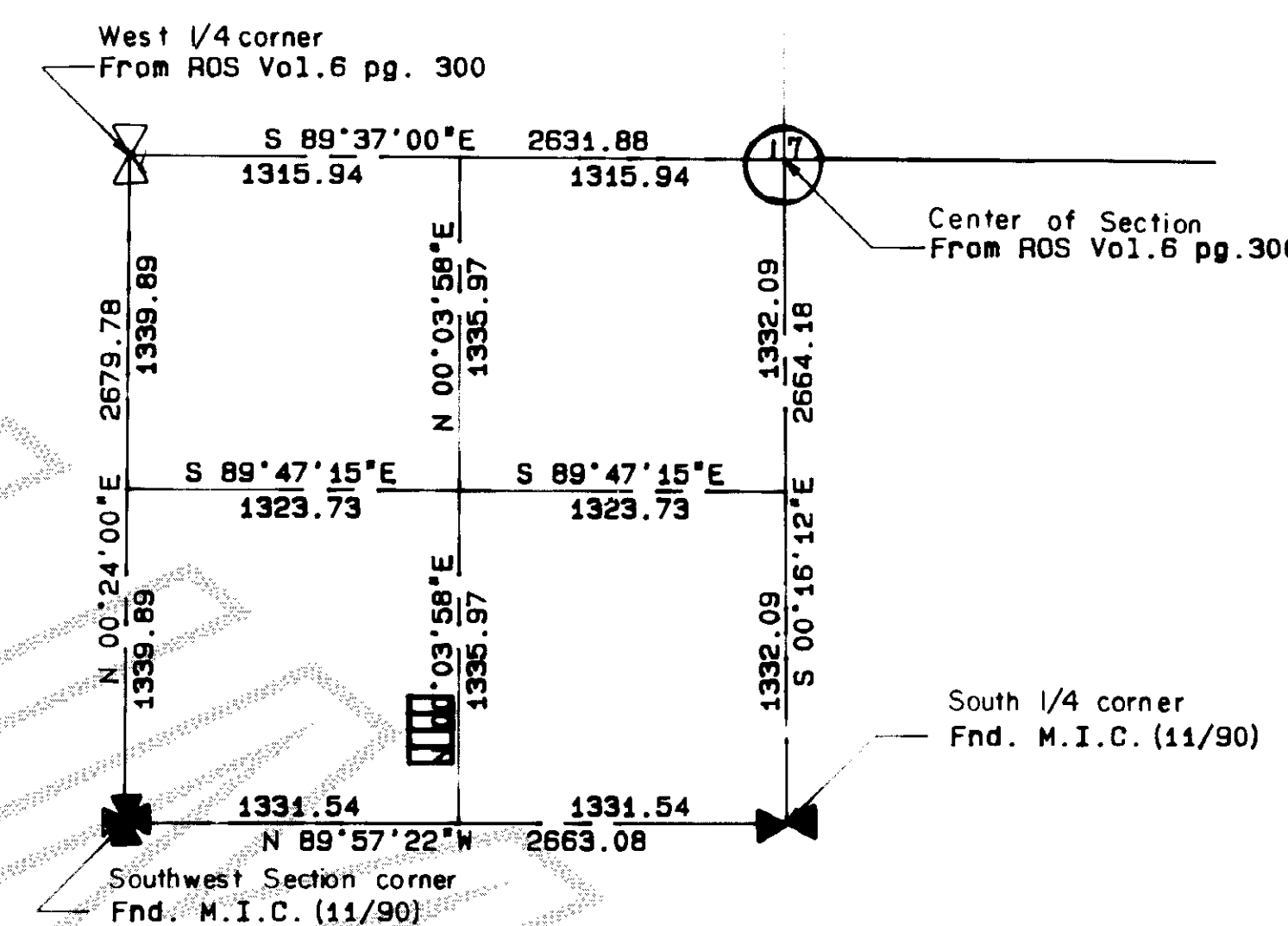
WITNESS my hand and official seal the day and year first above written.

James L. Brown
Notary Public in and for the State of Washington, residing at Burlington 4-1-91

APPROVAL

I hereby certify that this Short Plat has been examined and approved this 29th day of January, 1994.

Richard T. Repp
Engineer for the City of Mount Vernon
Mayor
Michael G. Yeoman
Finance Director



SECTION SUBDIVISION
SCALE 1"=1000'

NOTES:

- 1.) Basis of Bearing: Semrau Bearings ROS Volume 6, page 300.
- 2.) Basis of position: Semrau SW corner and So. 1/4 corner Vol. 6 of Surveys at page 300.
- 3.) Held position of found monument at 8th. St. and Fir St. for centerline of 8th.
- 4.) All buildings on site are to be demolished.
- 5.) Front corners on 8th. St. will be set after said demolition.
- 6.) Instruments used: Lietz set 4A.
- 7.) Monuments visited Nov. 1990.



SCALE
1"= 50'

AUDITOR'S CERTIFICATE

Filed for record this 24 day of March, 1994 at 2:27 PM in book 11 of Surveys at page 55 at the request of Michael Yeoman

Michael Yeoman
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Ted Carney in Feb 1991

Certificate No. 10651

MICHAEL G. YEOMAN P.L.S.

1828 So. 14th. St.
MOUNT VERNON, WA. 98273
(206) 424-8279

SHORT PLAT NO. MV-9-93

VISTA RIDGE SHORT PLAT

PTN. SW 1/4 SW 1/4
SECTION 17, Twp. 34 N., Rge. 4 E., W.M.
MOUNT VERNON, WASHINGTON

Field Bk. Ref. No.

940128C152

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use hereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF I have set my hand and seal.

Robert E. Jacobson
(NAME)

ACKNOWLEDGEMENT:

STATE OF Washington
COUNTY OF Snohomish

This is to certify that on this 10th day of January 1994 before me, the undersigned, a Notary Public, personally appeared Robert E. Jacobson to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

Cynthia L. Gaudin
Notary Public in and for the
State of Washington
Residing at Everett
My appointment expires 1-15-97

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby short subdivided, hereby declare this short plat to be the graphic representation of the short subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use hereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF I have set my hand and seal.

John E. Jacobson
(NAME)

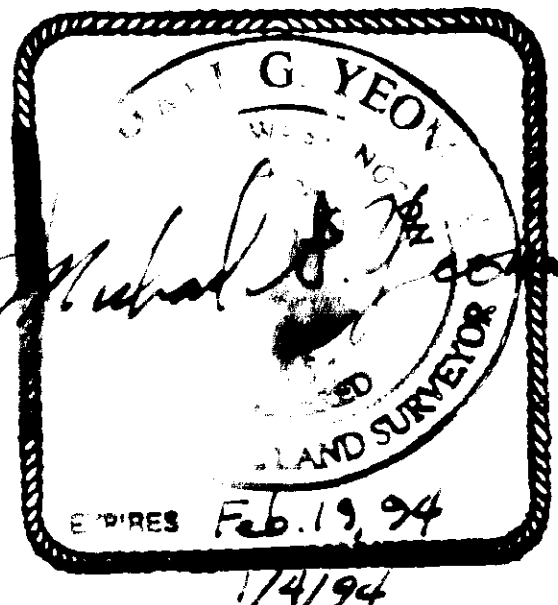
ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

This is to certify that on this 14th day of January 1994 before me, the undersigned, a Notary Public, personally appeared John E. Jacobson to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year above written.

Carol M. Carney
Notary Public in and for the
State of CALIFORNIA
Residing at Rancho Mirage
My appointment expires 12-22-95



SKAGIT COUNTY WASHINGTON

AUDITOR'S CERTIFICATE

Filed for record this 13th day of January 1994
at 2:20 P.M. in Book 11 of Surveys at page 51
at the request of Michael G. Yeoman, P.L.S.

David M. Notary
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Ted Carney in December, 1993.

Michael G. Yeoman
Certificate No. 19651

SW 1/4 -SW 1/4 SEC. 17, TWP 34 N. R6E 04 E. W.M.

Vista Ridge Short Plat
MV SP. # 9- 93

Michael G. Yeoman

Professional Land Surveyor
1828 So. 14th. Street
Mount Vernon, WA. 98273 (206) 424-8279

DRAWN BY
MGY DATE
Dec. 30, 1993 JOB NUMBER
92003

CHECKED BY
MGY SCALE
N/A SHEET
2 OF 2

940128C152