

UTILITIES NOTE

Utilities shown hereon have been reproduced from the records of Puget Sound Power and Light Company, Cascade Natural Gas Company, Skagit County Public Utility District No. 1, the City of Mount Vernon Engineering Department, and from field observation. Be hereby advised, that prior to commencing excavation for new construction, 24 hour min. notice SHALL be provided to the Utilities Underground Location Center at 1-800-424-5555 to provide underground utilities locations within the area of proposed development. (RCW 19.122, Washington Law)

PLAN

Scale: 1" = 50'



LEGEND

- Note ① Found "JUDY-7598" Cap and Rebar 0.26' West and 0.20' North
- Notes ② & ③ Found "JUDY-7598" Cap and Rebar 0.29' North
- Note ④ Paved Streets with Concrete Curb and Gutter, Grass Parking Strip and 5 ft. wide Concrete Sidewalks
- Note ⑤ FH lies 224 ft. South of SW Corner of Lot 2 of this Short Plat
- Note ⑥ Gravel Alleys
- ⑥ Mon. Monument
- △ Set Nail & BW Set Concrete Nail and Brass Washer
- Prop. Cor. Set Rebar Property Corner Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO - 3475"
- △ Set Tack & BT Set Brass Tack and Brass Tag, Imprinted: "LS-3475" in Lead Plug in Concrete Alley Ramp
- FH Fire Hydrant
- PT Power and Telephone Pole
- MH Manhole
- WM Water Meter
- 12" Diam. Spruce Tree 0.8 ft. South of Property Line
- Board Fence
- 2" Gas Main
- 6" Water Main
- 6" Combined Sanitary and Storm Sewer Pipe
- IN Inlet
- SD 8" Storm Drain Pipe

LEGAL DESCRIPTION

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of Eleventh Street as now established, 475 feet North of the South line of said Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4); thence North along the East line of said Eleventh Street, 185 feet; thence East 100 feet, more or less, to the West line of the alley between Eleventh and Twelfth Streets in "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 63, produced South; thence South along said alley 185 feet; thence West 100 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, GTE Northwest, 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 seven (7) 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.

ZONING CLASSIFICATION

R -1, 6.0

OWNER - DEVELOPER

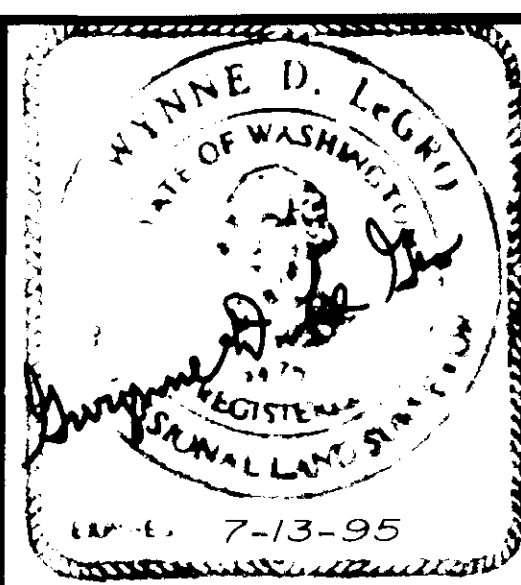
WALTER W. & BEVERLY M. WHITSELL
1402 South 11th Street
Mount Vernon, Washington 98273
Phone: (206) 336-5345

LOT AREAS

Lot 1. = 11,103.62 Sq. Ft.
= 0.2549 Acre
Lot 2. = 7,403.26 Sq. Ft.
= 0.1706 Acre

AUDITOR'S CERTIFICATE

Filed for the record this 22 day of March, 1994, at 24 minutes past 3 o'clock P.M. in Volume 11 of Short Plats at pages 64 and 65 and recorded under Auditor's File Number 9413220104, at the request of Denny D. LeGro.
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 Subdivision Ordinance No. 2372 as passed and adopted February 28, 1990.
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (206) 336-3220
Wayne D. Legro
Registered Professional Engineer & Land Surveyor
Date: 2-8-94 Lic. No. 3475

SHORT PLAT NO. MV-1-94

WALTER W. & BEVERLY M. WHITSELL
PROPERTY SURVEY
PTN. NE 1/4 NW 1/4
SEC. 29, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

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 - 73646, dated January 18, 1994 at 8:00 A.M.
5. The Meridian for this survey is based upon existing monumentation on the North line of the NW 1/4 of Section 29, T. 34 N., R. 4 E.W.M. as being N 89°58'43" E. For additional meridian and survey information see Record of Survey for William and Ardith Olson as prepared by Semrau and Lisser and recorded under Auditor's File Number 911180092, records of Skagit County, Washington.
6. Survey Method: Field Traverse
Instrumentation: TOPCON GTS - 2B (20)

Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy ± (5mm + 5ppm)
7. IMPACT FEE NOTICE:
Any Lot in this subdivision may become subject to Impact Fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinances of the City of Mount Vernon on either an interim or permanent basis.

APPROVAL

Examined and approved this 22nd day of March, 1994, by the City Engineer of Mount Vernon, Washington.

John C. Wiseman
JOHN C. WISEMAN
City Engineer

Raymond T. Reep
RAYMOND T. REEP
Mayor

Carolyn J. Rathvon
for MARK S. KNOWLES
Finance Director

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 1st day of February, 1994.

Walter W. Whitsell Beverly M. Whitsell
WALTER W. WHITSELL BEVERLY M. WHITSELL

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me WALTER W. WHITSELL and BEVERLY M. WHITSELL, husband and wife, to me known to be the individuals who executed the within and foregoin 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 1st day of FEBRUARY, 1994.

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

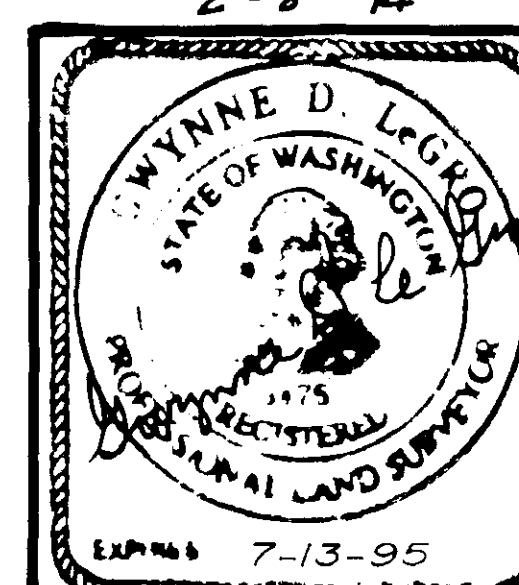
COUNTY TREASURER'S APPROVAL

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 1994.

This 22nd day of March, 1994.

Glenn A. Marsh by Paula Thompson
Skagit County Treasurer Chief Deputy

Sheet 2 of 2 Sheets



SHORT PLAT NO. MV-1-94

WALTER W. & BEVERLY M. WHITSELL
PROPERTY SURVEY
PTN. NE 1/4 NW 1/4
SEC. 29, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON