



DEDICATION

Know All Men by these Presents that Alvin R. Aiken and Eleanor E. Aiken, husband and wife, and Washington Federal Savings and Loan Association, a Washington Corporation, owners in the fee simple or contract purchaser and/or mortgage holder or lien holder, of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this 10th day of June, 1994.

Donna Romell W.F.S.L.
Washington Federal Savings & Loan

Eleanor E. Aiken by Michael P. Aiken
Eleanor E. Aiken by Michael P. Aiken, Attorney in Fact

Alvin R. Aiken by Michael P. Aiken
Alvin R. Aiken, by Michael P. Aiken, Attorney in Fact

DESCRIPTION

Tract "A" of Mount Vernon Short Plat No. MV 4-81 approved January 20, 1981 and recorded January 21, 1981 in Volume 5 of Short Plats, page 26, under Auditor's File No. 8101210002 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT the East 15.00 feet of said Tract "A", EXCEPT the South 155.00 feet thereof, as conveyed to Randy Aldridge by deed recorded September 1, 1989, under Auditor's File No. 8909010091,

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

Situate in the County of Skagit, State of Washington.

SITE ADDRESS INFORMATION

Lot 1 1711 East College Way

Lot 2 1705 East College Way

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence that Donna Romell signed this instrument, on

oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President

of WASHINGTON FEDERAL SAVINGS AND LOAN, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 6-10-94
Signature Donna Romell
Title Senior Vice President
My appointment expires 08-15-97

State of Washington
County of SKAGIT
On this 10 day of JUNE, 19 94, before me personally appeared Michael P. Aiken to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Alvin R. Aiken and Eleanor E. Aiken, husband and wife, and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Donna Romell
Notary Public in and for the State of Washington,
residing at MOUNT VERNON

NOTES

1. Zoning - C-2
2. Sewage Disposal - City of Mount Vernon Sanitary Sewer System.
3. Water - P.U.D. No. 1 Gas - Cascade natural Gas
4. Power - Puget Sound Power and Light Telephone - GTE
5. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
6. Meridian - Assumed.
7. Basis of Bearing - South line of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., = South 89° 37' 00" East as shown on Short Plat MV-4-81.
8. For additional subdivision and meridian information see Short Plat MV-4-81 recorded in Volume 5 of Short Plats, page 26, Auditor's File No. 8101210002, records of Skagit County, Washington.
9. Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-74161, dated March 21, 1994.
10. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 8202080036, 8604220078, 9310200024, 9006210088, 9006210090, 8909010091, 9105130037, 8608290063, 8808250052, 9112100105, and those certain notes and exceptions shown on the face of short plat MV-4-81.
11. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
12. Survey Procedure - Field traverse.
13. Subdivider: Alvin R. and Eleanor E. Aiken
2204 Riverside Drive
Mount Vernon, WA 98273 Phone: (206) 424-0331
14. **PRIVATE DRAINAGE EASEMENT**
An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

SURVEYOR'S CERTIFICATE

I hereby certify that this Binding Site Plan for Alvin R. Aiken is based upon an actual survey and subdivision of Section 17, Township 34 North, Range 4 East, W.M. (per Short plat MV-4-81); that the courses and distances are shown correctly hereon; that the monuments have been set and the lot corners are staked correctly on the ground; and that I have complied with the provisions of the statutes and platting regulations.

Bruce G. Lissner Date: 6-13-94
Bruce G. Lissner, PLS, Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
(206) 424-9566



AUDITOR'S CERTIFICATE

Filed for record this 27 day of June, 19 94
at 12:44 P.M. in Book 11 of Short Plats, on pages 88
at the request of SEMRAU & LISSER
Auditor's File No. 9406270070

James M. Meritt Cheryl Jungquist
Skagit County Auditor Deputy

APPROVALS

Examined and approved this 27 day of JUNE, 19 94.
Paul Brachman Raymond T. Brachman
City Engineer Mayor
For John W. Wimmer City Clerk

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This 17 day of June, 19 94.

John W. Wimmer
City Treasurer

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 1994.

I, Judith M. Meritt Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1995.

This 17 day of June, 19 94.
Judith M. Meritt by Clare M. Meritt
Skagit County Treasurer Deputy

SHEET 1 of 1

BINDING SITE PLAN No. MV-8-94 B.S.P.

TRACT "A" OF SHORT PLAT NO. MV-4-81
SW 1/4, NE 1/4 SECTION 17, TWP. 34 N., RGE. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR:
ALVIN R. AIKEN

FB 86 15 18
RECORDING ASSUMED
SEMRAU & LISSER
SURVEYING & ENGINEERING PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
SCALE: 1"=40'
93-075