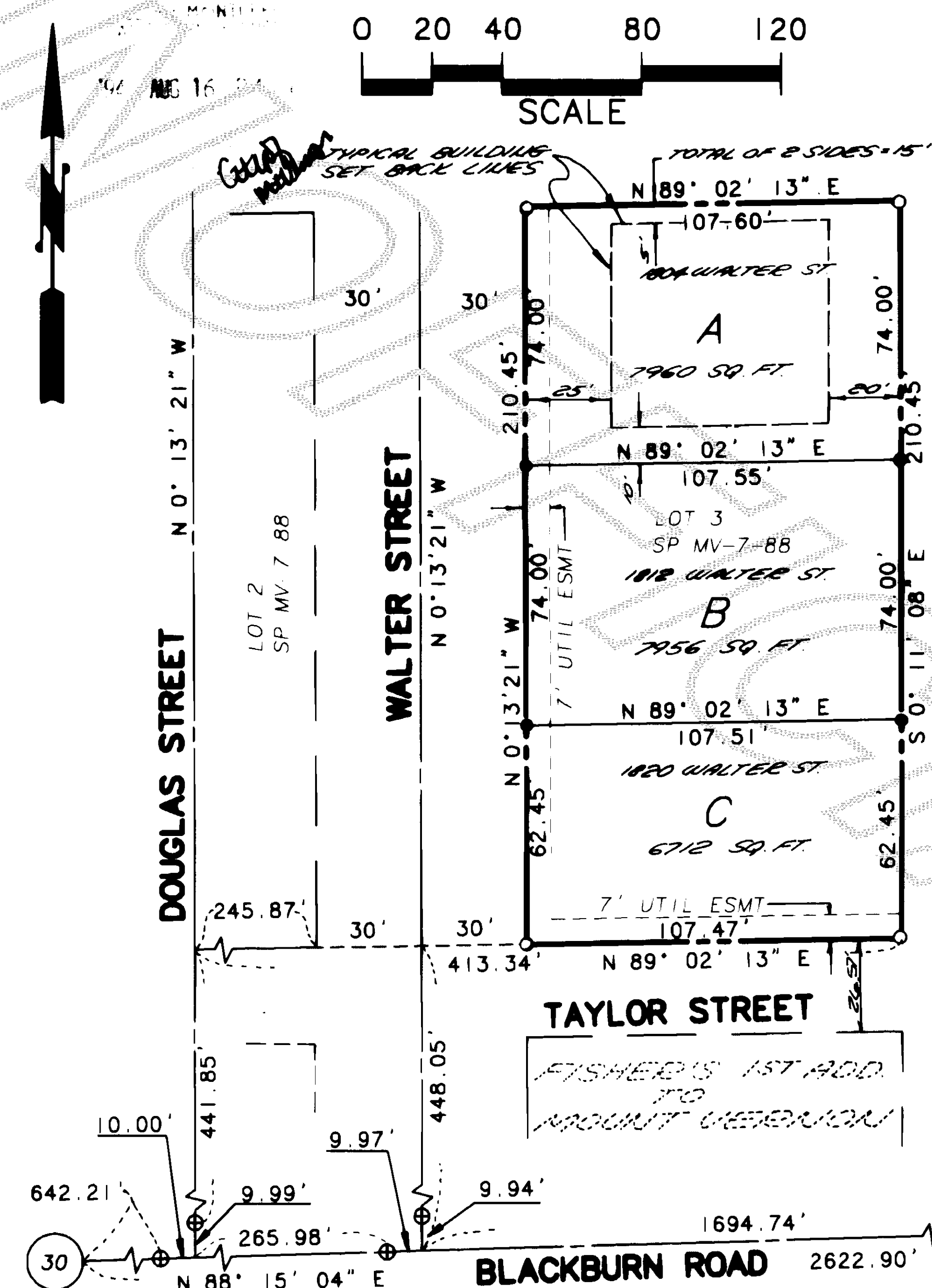


9408160070



CENTER SECTION
MONUMENT IN CASE

DESCRIPTION

Lot 3, City of Mount Vernon, Short Plat No. MV-7-88, approved December 12, 1988, recorded December 13, 1988, in Book 8 of Short Plats, page 97, under Auditor's File No. 8812130033 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

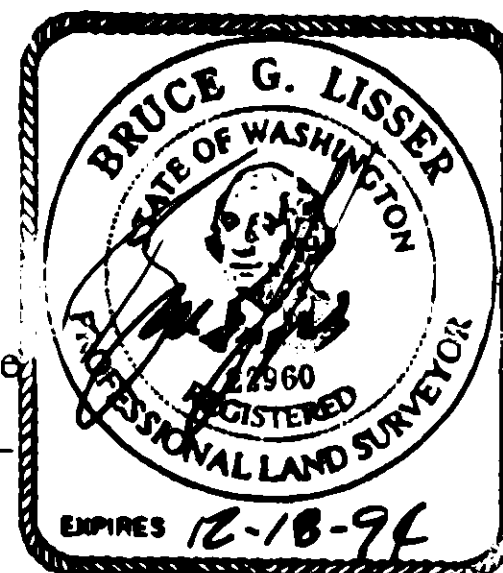
Situate in the County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

Filed for record this 16 day of Aug, 1994 at
4:00 P.M. in Book 11 of SHORT PLATS, on page 99 at the
request of SEMRAU & LISSER. Auditor's File No. 9408160070

Jeff Montague
County Auditor

Cheryl Duggins
Deputy



NOTES

- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - R-1-6.0.
- Sewage Disposal - City of Mount Vernon Sanitary Sewer System.
- Water - P.U.D. No. 1
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
⬢ - Indicates monument in case, 1994.
- Meridian - Assumed.
- Basis of Bearing - South line of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., = North 88° 15' 04" East as shown on Short Plat MV-7-88.
- For additional subdivision and meridian information see Short Plat MV-7-88 recorded in Volume 8 of Short Plats, page 97, Auditor's File No. 8812130033, records of Skagit County, Washington.
- Survey description is from First American Title Company, Certificate for Short Plat, Order No. 42658, dated April 1, 1994.
- This property is **SUBJECT TO** and **TOGETHER WITH** easements, reservations, restrictions, covenants and other instruments of record including but not limited to these instruments recorded under Auditor's File Numbers 9002270132, Short Plat No. MV-7-88, and 8812290014.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure - Field traverse.
- Subdivider: Joe Woodmansee
1730 Britt Road
Mount Vernon, WA 98273 Phone: (206) 424-4886
- Each lot within this subdivision will be subject to impact fees payable prior to issuance of a building permit.

APPROVALS

Examined and approved this 15 day of August, 1994.

CITY ENGINEER: [Signature]

Examined and approved this 15th day of August, 1994.

MAYOR: Raymond T. Rapp

CLERK: [Signature]

EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the front 7 (seven) feet of all lots adjoining Douglas Street, Walter Street and Taylor Street and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 privilege herein granted.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

[Signature] Date: Aug. 12, 1994

Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lissner, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273

OWNER'S CERTIFICATE AND DEDICATION

Know all men by these presents that 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 and voluntary act and deed and do 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 the 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 we have here unto set our hand and seal this 9th day of August, 1994.

[Signature] Richard W. Curry
[Signature] Margaret Adams Curry

[Signature]
Edythe Fader

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence **RICHARD W. CURRY and MARGARET ADAMS CURRY**, Husband and Wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 08/09/94
Signature [Signature]
Title Notary
My appointment expires 01/01/98

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence **EDYTHE FADER** as her separate property, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 8-9-94
Signature [Signature]
Title Notary
My appointment expires 6-1-98

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 94.
This 8th day of August, 1994.

[Signature]
Skagit County Treasurer

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 15th day of August, 1994

[Signature]
City Treasurer

SHORT PLAT No. <u>MV-4-94</u> DATE: <u> </u>	
SURVEY IN A PORTION OF S.W. 1/4 OF N.E. 1/4 OF SECTION 30, T. 34 N., R. 4 E., W.M.	
CITY OF MOUNT VERNON FOR: JOE WOODMANSEE	
SHEET 1 OF 1	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273
MERIDIAN = SP MV-7-88	SCALE: 1" = 40' JOB NO. 94-031

V. 11 Sh. Plats Pg 99