

G411040032

EASEMENT DEDICATION

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, General Telephone Company of the Northwest, INC., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, INC and their respective successors and assigns under and upon the easements identified upon this Short Plat of Lot 1 of Cedar Crest 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.

OWNER'S CERTIFICATION

Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land 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 28th day of October, 1994

John N. Hocking
John N. Hocking

ACKNOWLEDGMENT

State of Washington
County of Skagit
This is to certify that on this 28th day of Oct, 1994, before me, the undersigned, a Notary Public, personally appeared John N. Hocking, a single man, to me known to be the individual who executed the within and forgoing instruments, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

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

Charlene Nelson
Notary Public in and for the State of Washington, residing at

Mount Vernon
My commission expires 8-17-96

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 30th day of NOV, 1994.

[Signature]
City Treasurer

SKAGIT COUNTY 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, [Signature] Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year of 1994. This 30th day of NOV, 1994.

[Signature]
Deputy

CITY CLERK APPROVAL

Examined and approved this 30th day of NOV, 1994.

[Signature]
City Clerk

CITY ENGINEER APPROVAL

Examined and approved this 30th day of NOV, 1994.

[Signature]
City Engineer

CITY MAYOR APPROVAL

Examined and approved this 30th day of NOV, 1994.

Raymond T. Reep Jr.
Mayor
[Signature]
Attest

JEFFREY MCINTURFF
SKAGIT COUNTY AUDITOR

94 NOV 4 10 35

W 1/16 C-C
Section 21
7/31/94

Center Line of Division and Subdivision Line

LEGEND

- Centerline of Road
- Property Line
- Edge of Easement
- Existing Monument in Case
- Existing Concrete Monument
- Section Corner
- 1/4 Corner
- Existing 1/16 Corner Concrete Monument in Case
- Existing 1" Iron Pipe
- Existing Rebar With Cap - LS 22964 Potridge
- Set 5/8" Rebar With Yellow Cap Marked DES LS 28023
- Center Section Mark
- Lot Number - Cedar Crest Plat

Lot 34

Basis of Bearings
East-West line between the West 1/4 and the Center 1/4 of Section 21, T 34 N, R 4 E, WM as shown on Short Plat MV-9-90 recorded August 6, 1990, Book 9 of Short Plats Page 249, Auditor File Number 9008060021 (N 88° 40' 16" W).

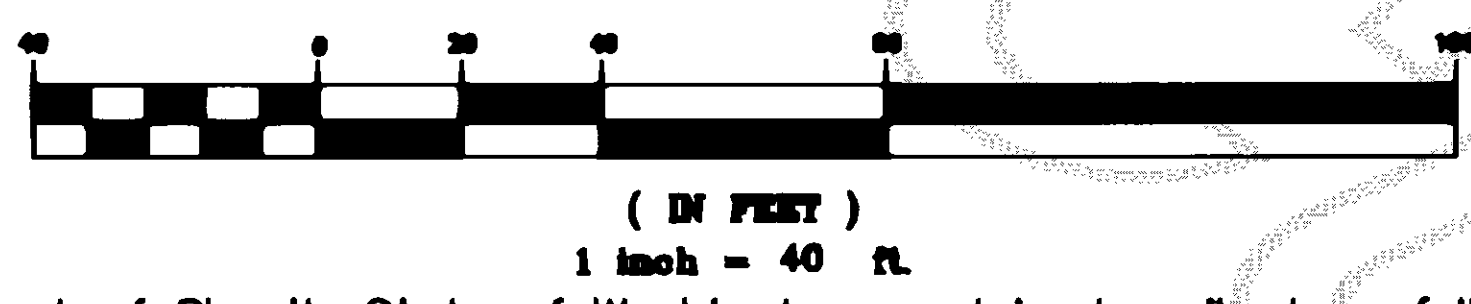
Survey Instrumentation
Theodolite: Geodimeter 610
Serial 61010236, Std Dev 3",
EDM ± (5mm +5ppm).

Surveying Procedure
Field Traverse. Section breakdown used in survey calculations as shown on MV-9-90, Book 9, Page 249 of Short Plats.

NOTES:

- Zoning R-1, 9.6
- Water Supplied by Skagit County PUD #1
- Sewer Supplied by City of Mount Vernon
- Power Supplied by Puget Sound Power & Light Company
- Gas Supplied by Cascade Natural Gas Corporation
- Cable TV Supplied by TCI Cablevision of Washington
- All lots within this short plat are subject to impact fees payable on issuance of a building permit.

GRAPHIC SCALE



Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Northeast 1/4 of the Southwest 1/4; thence West along the North line of said subdivision, 100 feet; thence South parallel to the East line of said subdivision, 215 feet; thence East parallel to the North line thereof, 100 feet to the East line of said subdivision; thence North along the East line thereof, 215 feet to the point of beginning; EXCEPT County Road along the North boundary thereof.

Parcel "B":

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 30 feet South and 100 feet West of the Northeast corner of said Northeast 1/4 of the Southwest 1/4; thence South 185 feet; thence West 35 feet; thence North 185 feet; thence East 35 feet to the point of beginning, EXCEPT that portion contained in Deed to Skagit County for road purposes recorded June 17, 1959, under Auditor's File Number 581888.

RECORDING CERTIFICATE

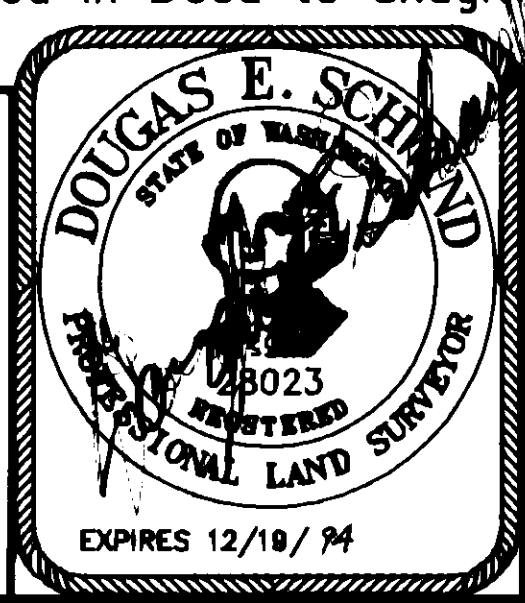
Filed for record at the request of City of Mount Vernon this 4 day of NOV, 1994 and recorded under Auditor File Number 28023 in Volume 11 of Short Plats, Page(s) 136 Records of Skagit County, Washington

[Signature] by *[Signature]*
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: John Hocking in August, 1994

[Signature] 10/28/94
Certificate No. 28023



Schwind Engineering

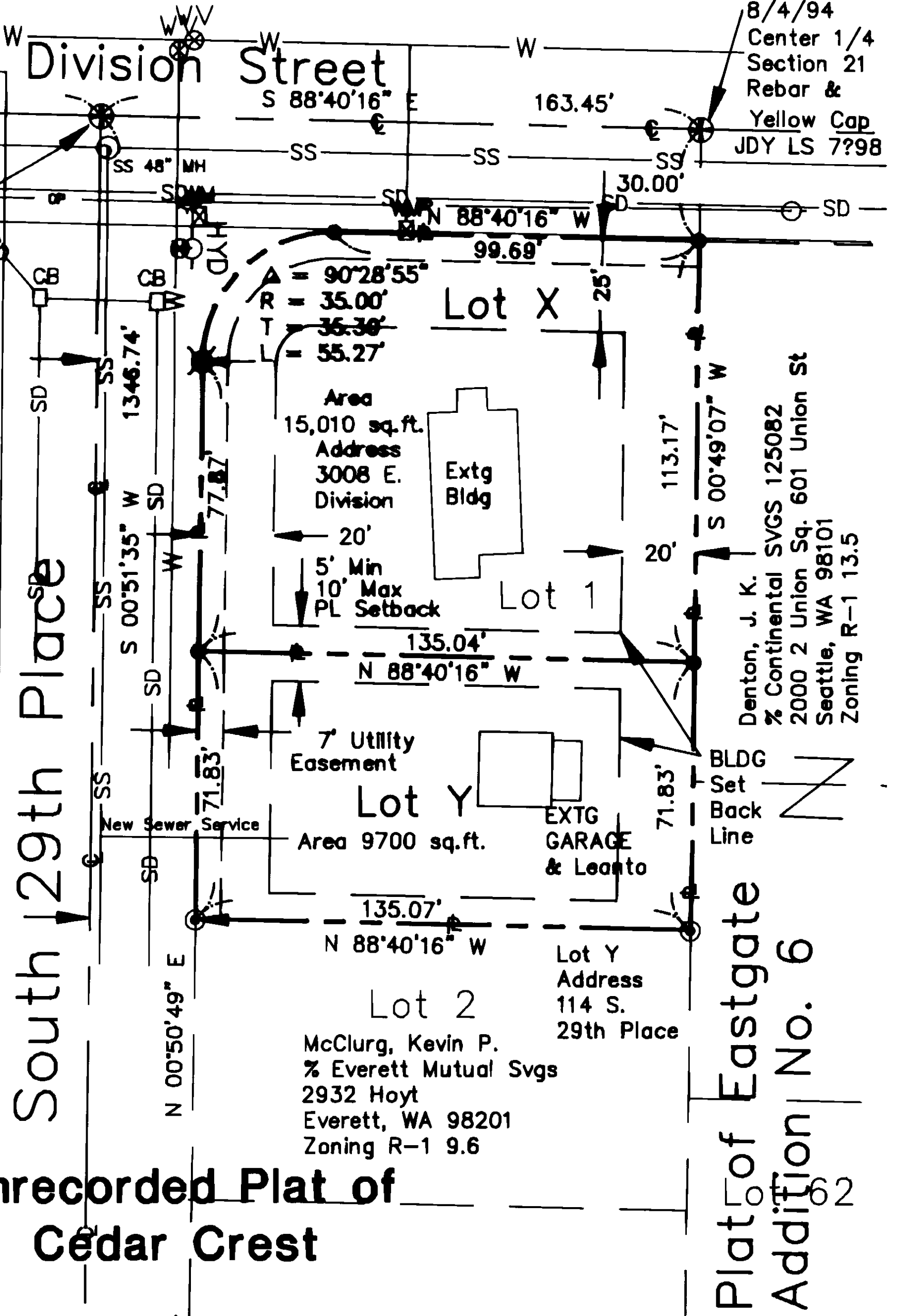
2209 Monica Drive
Mount Vernon, Washington 98273
(206) 424 9472

SURVEY OF: Short Plat No. MV-11-94

Short Plat of Lot 1 of Cedar Crest

Drawn By	DES	Date	8 / 1994	Job No.
Checked By	DES	Scale	1" = 40'	Sheet
				1 of 1

J.11 Sh-Plats Pg 136



Unrecorded Plat of Cedar Crest

**Short Plat MV-11-94
Sec. 21, TWP 34 N, R 4 E, WM
John N. Hocking**

1574 Green Acres Road, Mount Vernon, WA 98273
(206) 428 0306