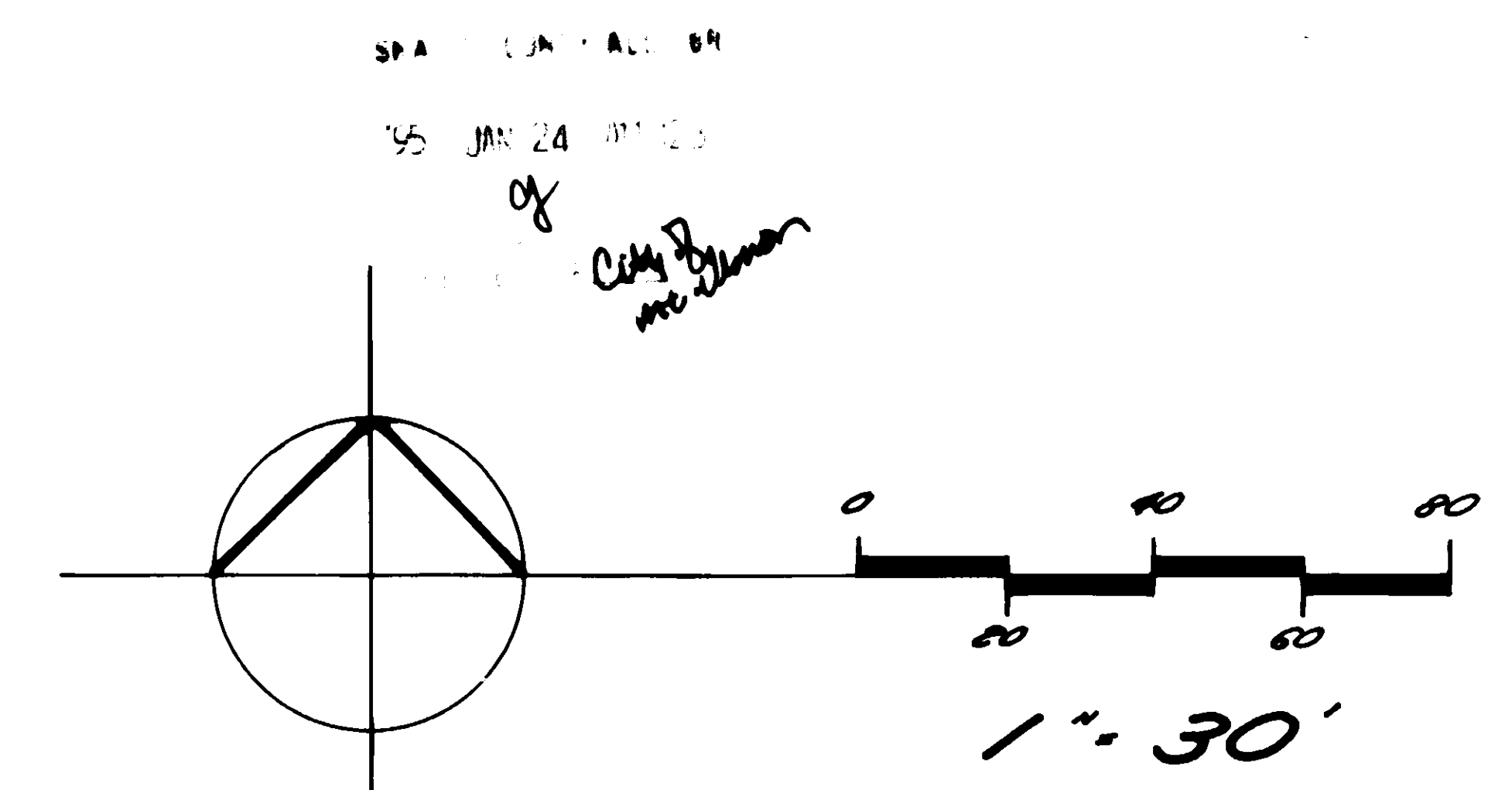


9501240035

LOT ADDRESS AND AREA INFORMATION		
Lot X	1808 Douglas Street	6,365 Sq. Ft.
Lot Y	1814 Douglas Street	7,055 Sq. Ft.
Lot Z	1820 Douglas Street	6,000 Sq. Ft.

30
26
58



DESCRIPTION

PARCEL "A":

Lot 1, 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.,

EXCEPTING THEREFROM, the most Northerly 48.00 feet thereof.

PARCEL "B":

The South 12.00 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of Douglas Street as established in the City of Mount Vernon at the Northwest corner of those premises conveyed to W. A. Fader by deed dated February 1, 1932, filed January 9, 1934, under Auditor's File No. 259580 and recorded in Volume 163 of Deeds, Page 511, which point is North 677.6 feet, more or less, from the South line of said subdivision; thence South along the East line of Douglas Street 60.00 feet; thence East parallel with the North line of said Fader premises 100.00 feet; thence North parallel with the East line of Douglas Street 60.00 feet to the North line of said Fader premises; thence West along said North line 100.00 feet to the POINT OF BEGINNING.

PARCEL "C":

That portion of Lot C, Short Plat No. MV-5-94, approved August 15, 1994, and recorded August 16, 1994, in Book 11 of Short Plats, Page 100, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

BEGINNING at the Northwest corner of said Lot C, Short Plat No. MV-5-94; thence North 89° 02' 13" East 9.03 feet along the North line of said Lot C; thence South 0° 13' 21" East 66.45 feet parallel with the West line of said Lot C to the South line thereof; thence South 89° 02' 13" West 9.03 feet along the South line of said Lot C to the Southeast corner thereof; thence North 0° 13' 21" West 66.45 feet along the West line of said Lot C to the POINT OF BEGINNING.

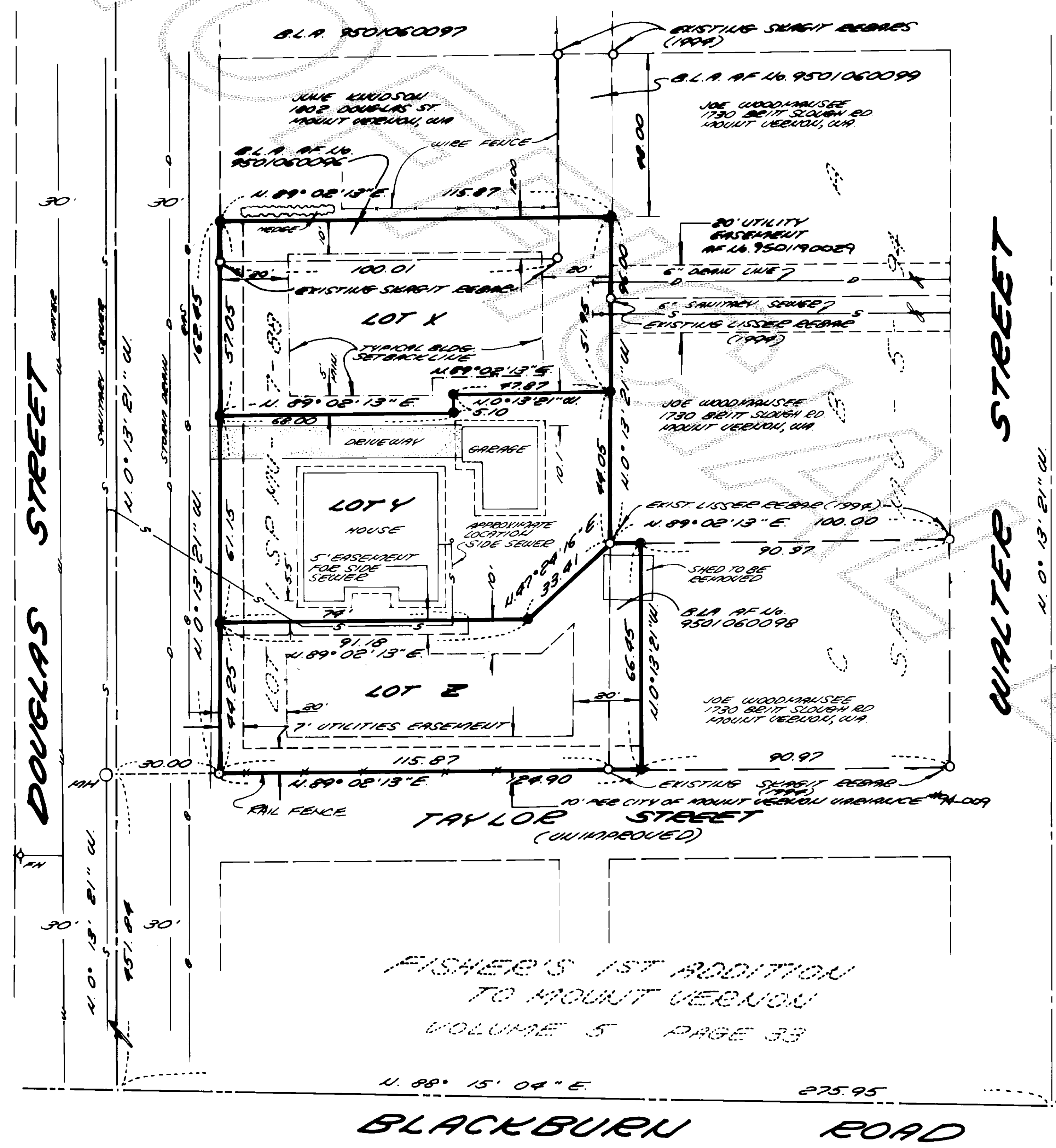
ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

SHEET 1 OF 2

SHORT PLAT MV 14-94 DATE 1-23-95		
SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 30, T.34N., R.4E., W.4		
CITY OF MOUNT VERNON, WASHINGTON		
FOR: JOE WOODMANUSEE		
18 11 14 13	SEBRAU & LISSER	1" = 30'
HORIZONTAL: ASSUMED	SURVEYORS AND ENGINEERS	94-031 C
MOUNT VERNON, WA 98273		

V. 11 Sh Plats p 91/69



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: Jan. 20, 1995

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



AUDITOR'S CERTIFICATE

Filed for record this 24 day of January, 1995 at 11:23 A.M. in Book 11 of SHORT PLATS, on page 169-170 at the request of SEMRAU & LISSER. Auditor's File No. 9501240035

[Signature]
County Auditor

[Signature]
Deputy

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 23rd day of January, 19 95.

Helen J. Woodmansee
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 24th day of JAN., 19 95.

Walter Kuehl
City Treasurer

APPROVALS

Examined and approved this 24th day of JAN., 19 95.

CITY ENGINEER: John J. Woodmansee

Examined and approved this 24th day of JAN., 19 95.

MAYOR: Raymond T. Rupp

CLERK: Walter Kuehl

NOTES

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. Zoning - R-1-6.0. (North R-1-6.0; East R-1-6.0)
3. Sewage Disposal - City of Mount Vernon Sanitary Sewer System.
4. Water - P.U.D. No. 1
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 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, and Short Plat MV-5-94 recorded in Volume 11 of Short Plats, Page 100, records of Skagit County, Washington.
9. Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-75537, dated October 28, 1994.
10. 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 750205, 9209080121, 9207090001, 9408180092, 9409090001, 9208270033, 8812290014, Short Plat No. MV-7-88, and Short Plat No. MV-5-94..
11. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
12. Survey Procedure - Field traverse.
13. Subdivider: Joe Woodmansee
1730 Britt Road
Mount Vernon, WA 98273 Phone: (206) 424-4886
14. Each lot within this subdivision will be subject to impact fees payable prior to issuance of a building permit.
15. Lot 2 shall not access onto Taylor Street until street improvements have been completed.

OWNER'S CERTIFICATE AND DEDICATION

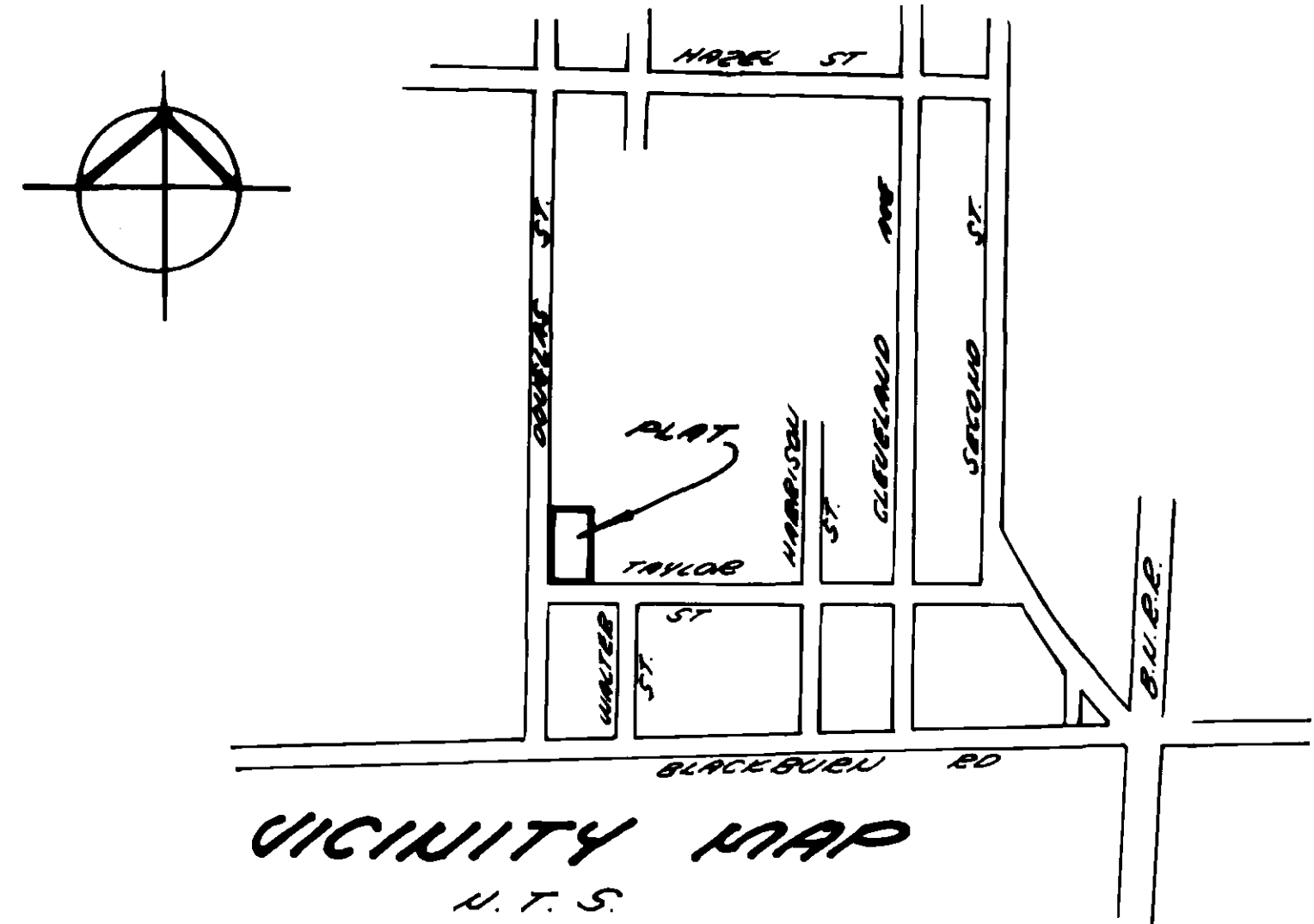
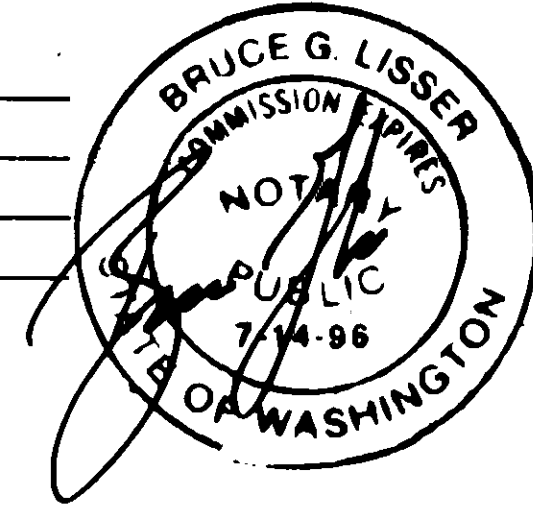
Know all men by these presents that the undersigned owners of the land included within this short plat do hereby certify that the decision to make this short plat was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use 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 seals this 23rd day of JANUARY, 19 95.

Joseph D. Woodmansee Kimberly A. Woodmansee
Joseph D. Woodmansee, Husband Kimberly A. Woodmansee, Wife

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence JOSEPH A. WOODMANSEE and KIMBERLY A. WOODMANSEE, 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 1-23-95
Signature Joe Woodmansee
Title Surveyor
My appointment expires 7-14-96



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 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.



SHEET 2 OF 2

SHORT PLAT MV 14-94 DATE 1-23-95

SURVEY IN A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 30, T.34N., R.4E., W.W.

CITY OF MOUNT VERNON, WASHINGTON

FOR: JOE WOODMANSEE

FB III PG 13

SENDER: BRUCE G. LISSNER

SURVEYORS AND ENGINEERS

MOUNT VERNON 98273

1" = 30'

94-031 C