

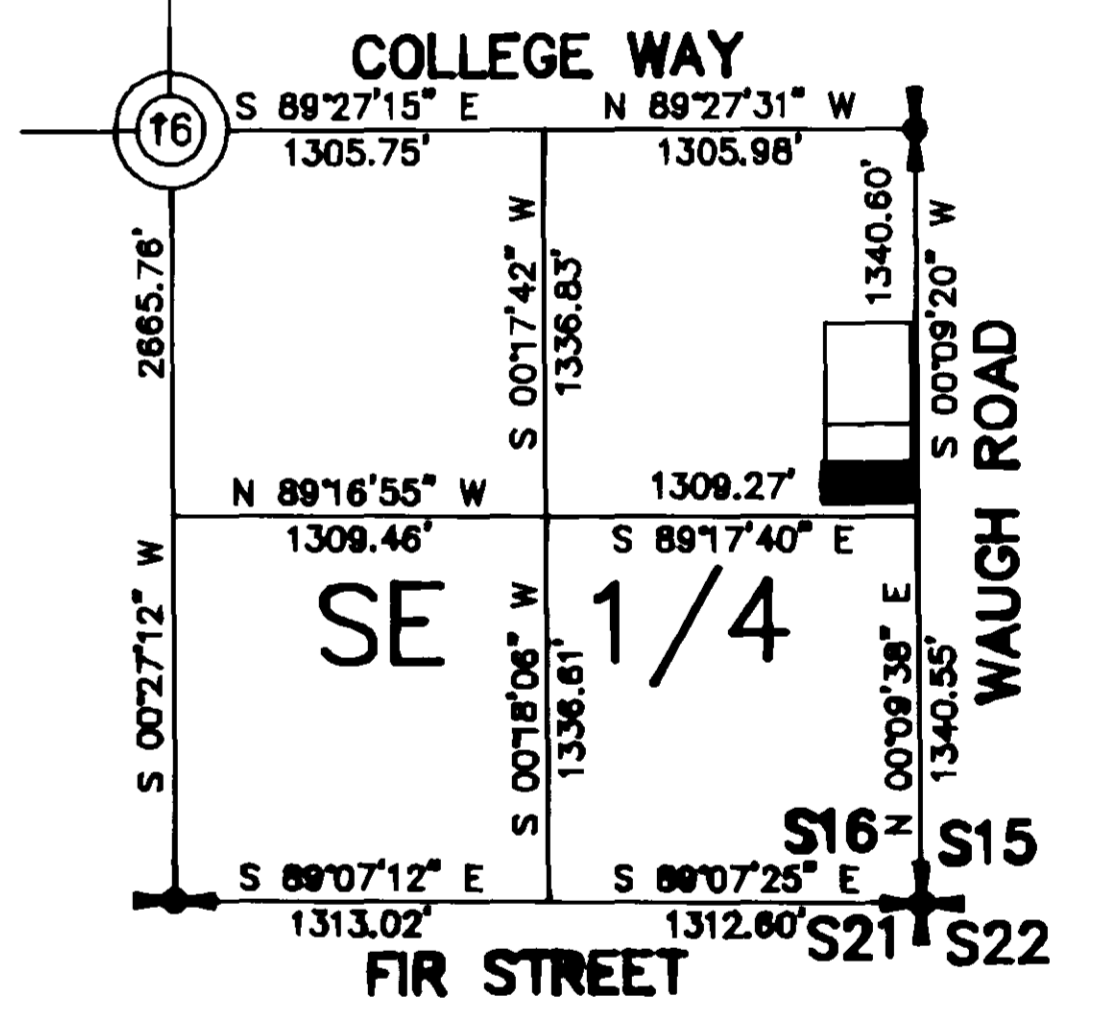
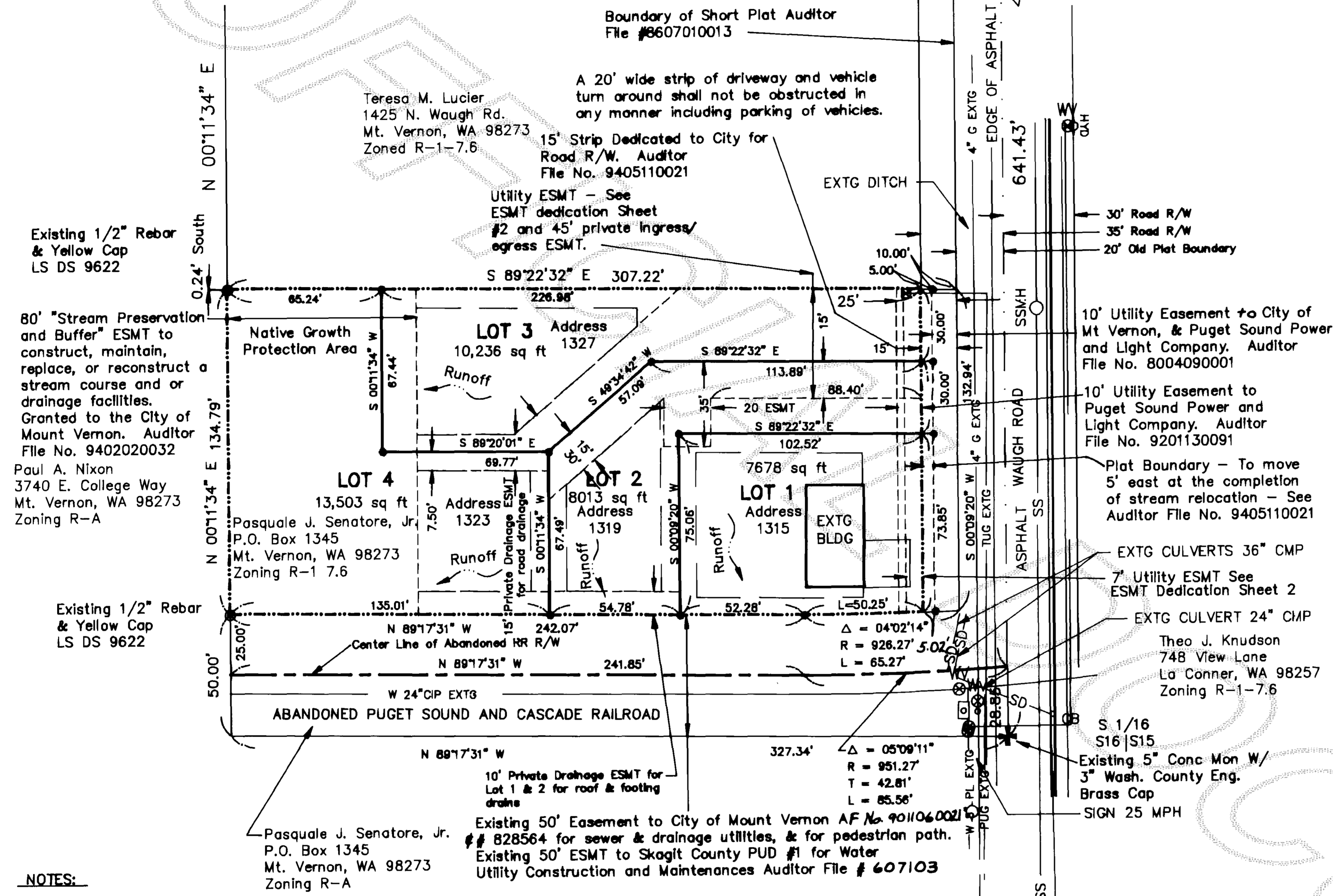
**PRIVATE DRAINAGE EASEMENTS**

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. The maintenance of 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 easement for emergency purposes at its own discretion.

**LEGEND**

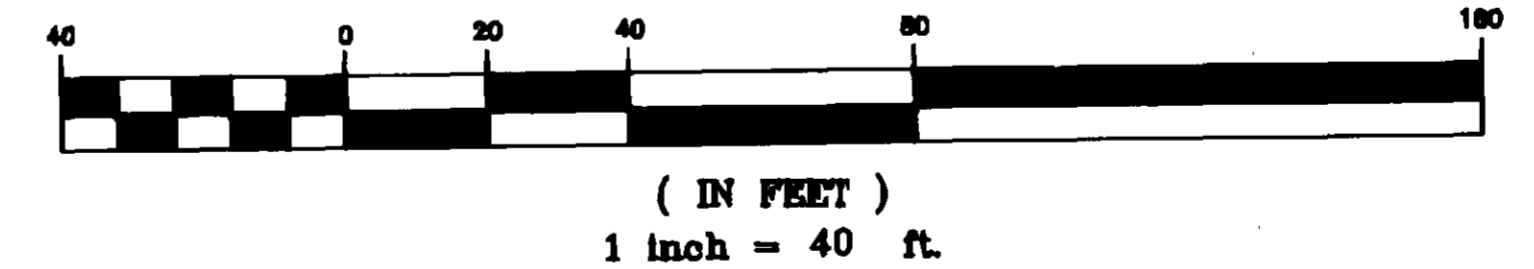
- ⊕ EXISTING SECTION CORNER MONUMENT IN CASE
- ⊙ EXISTING 1/4 CORNER MONUMENT IN CASE
- ⊕ EXISTING 1/16 CORNER MONUMENT IN CASE
- ⊙ EXISTING MONUMENT IN CASE
- ⊕ CALCULATED 1/16 CORNER POSITION
- ⊙ EXISTING REBAR SET WITH YELLOW CAP MARKED D.S. 9622
- ⊙ 5/8" REBAR SET WITH YELLOW CAP MARKED DES LS 28023
- SHORT PLAT BOUNDARY
- EDGE OF EASEMENT
- LOT LINE
- Building Line Setback
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- TUG EXTG- TELEPHONE LINE
- 4" G EXTG- GAS LINE
- W EXTG- WATER LINE
- WV WATER VALVE
- HYD FIRE HYDRANT
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE



**NOTES:**

- All lots within this short plat are subject to impact fees payable on issuance of a building permit.
- All maintenance and construction of private roads are the responsibility of the lot owners.
- Short plat number and date of approval shall be included in all deeds and contracts
- Zoning R-1, 7.6
- 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
- Further development (issuance of building permit) will not be allowed on Lots 2, 3, & 4 until construction of access driveway, stream relocation and public improvements have been completed and accepted by Mount Vernon City Council.

**GRAPHIC SCALE**



Basis of Bearings/Directional Referenced  
The East Line of the NE 1/4 of the SE 1/4 of Section 16 as Recorded in Record of Surveys, Book 6, Page 238 Which Equals N 00° 09' 20" E. Directional Reference Same as Referenced Survey

Survey Instrument  
Wild TC500 Serial No. 402009  
Horizontal Circle Reading = 5"  
EDM ±(5mm + 5ppm)

Survey Procedure  
Field Traverse

**SENATORE SHORT PLAT**  
in the  
**E 1/2 of the SE 1/4 of the NE 1/4**  
**of the SE 1/4 of Section 16,**  
**Township 34 North, Range 4 East, WM**

**Pat Senatore - Owner/Developer**

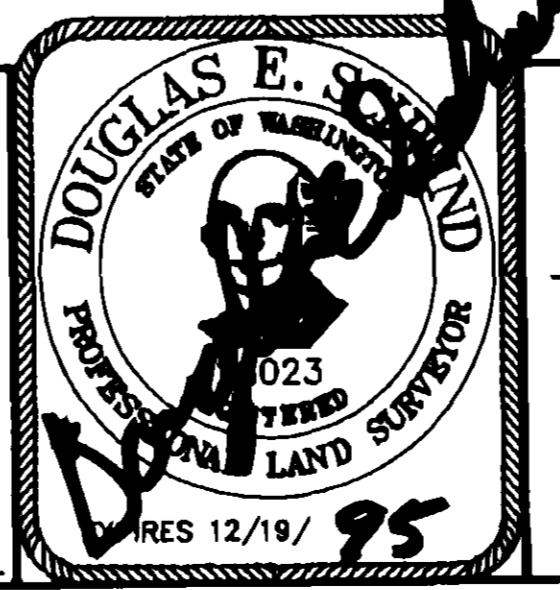
P.O. Box 1345  
Mount Vernon, Washington 98273  
(206) 428-1800

**RECORDING CERTIFICATE**  
Filed for record at the request of City of Mount Vernon this 30 day of Jan 1995 and recorded under Auditor's File No. 950130001 in Volume 11 of Short Plats, Page(s) 177-178. Records of Skagit County, Washington

L. Swanson Deputy  
Kathy Hill 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:  
Pasquale J. Senatore, Jr in      19    

Dough E. Schwind  
Certificate No. 28023



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

**SURVEY OF: SHORT PLAT No. MV-6-94**

**SENATORE SHORT PLAT**

Drawn By	DES	Date	12/3/94	Job No.
Checked By	DES	Scale	1" = 40'	Sheet
				1 OF 2

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, 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, MV-6-94, 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 27 day of January, 1995

*Pasquale J. Senatore, Jr.*  
Pasquale J. Senatore, Jr.

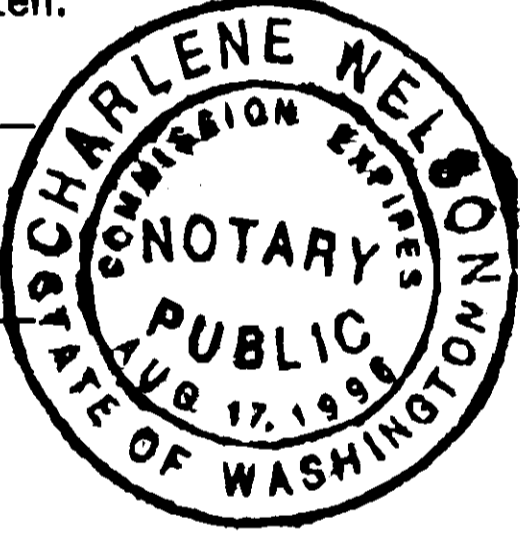
Washington Federal Savings:  
*Doug Rowell*

Signature  
*Doug Rowell*

Print Name  
*Senator U.P.*

Print Title  
ACKNOWLEDGMENT  
State of Washington  
County of Skagit  
This is to certify that on this 27 day of Jan, 1995, before me, the undersigned, a Notary Public, personally appeared Pasquale J. Senatore, Jr., a single man, to me known to be the individual who executed the within and foregoing 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



ACKNOWLEDGMENT  
State of Washington  
County of Skagit  
This is to certify that on this 4th day of December 1994, before me, the undersigned, a Notary Public, personally appeared Doug Rowell to me known to be the Senior Vice President of Washington Federal Savings, a Washington Corporation, which corporation has executed the forgoing instrument and each of the said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation of which he is an officer, and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.  
*M. Lauren Lundgren*  
Notary Public In and for the State of Washington, residing at  
*Arlington*  
My commission expires 4/15/95

CITY ENGINEER APPROVAL  
Examined and approved this 27 day of Jan, 1995.  
*Fred Burkhorn*  
Assistant City Engineer

Native Growth Protection Area  
No clearing, grading, or filling of any kind, building construction or placement, or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

SURVEY DESCRIPTION

A Tract of land situated in the State of Washington, County of Skagit, and is described as follows:

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT the North 485 feet thereof, as measured parallel to the North line thereof; EXCEPT the East 20 feet thereof for County Road as conveyed by Deed recorded April 9, 1930, under Auditor's File No. 232753, in Volume 153 of Deeds, Page 332, records of Skagit County, Washington; AND EXCEPT railroad right-of-way over and across the South 50 feet thereof as conveyed to Clear Lake Lumber Company by Deed recorded March 3, 1908, under Auditor's File No. 66574, in Volume 68 of Deeds, Page 203, records of Skagit County, Washington; AND ALSO EXCEPT that portion, if any, lying within North 660 feet (40 rods) of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section; ALSO EXCEPT mineral rights as reserved by the State of Washington, by Deed recorded April 4, 1911, under Auditor's File No. 84209, in Volume 85 of Deeds, Page 206, records of Skagit County, Washington.

ALSO EXCEPT that portion thereof conveyed to the City of Mount Vernon, Washington, A Municipal Corporation, by Deed recorded May 11, 1994, under Auditor's File No. 9405110021, records of Skagit County, Washington.

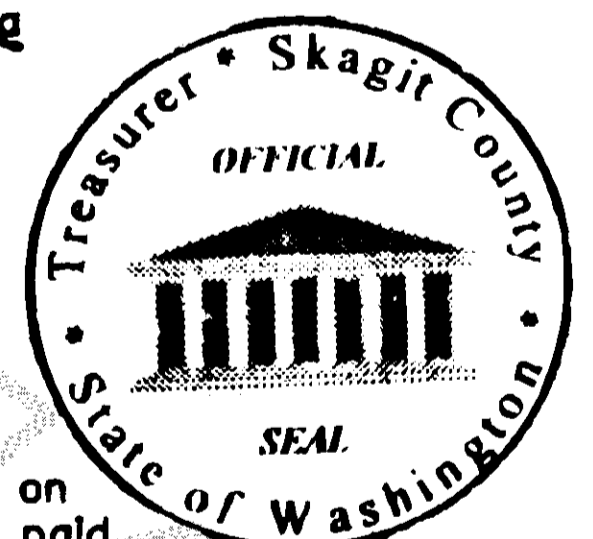
EXCEPTIONS

- A) Reservation contained in Deed from the State of Washington, recorded April 4, 1911, under Auditor's File No. 84209, in Volume 85 of Deeds, Page 206, records of Skagit County, Washington.
- B) EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
Grantee: City of Mount Vernon, a Municipal Corporation  
Recorded: January 13, 1975  
Auditor's No.: 828563  
Purpose: Drainage facilities  
Area Affected: The East 10 feet of the subject property
- C) EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
Grantee: Puget Sound Power & Light Company  
Dated: April 4, 1980  
Recorded: April 9, 1980  
Auditor's No.: 8004090001  
Purpose: Electric transmission line, including underground cables, etc.  
Area Affected: The East 10 feet of the subject property and other property.
- D) EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
Grantee: Puget Sound Power & Light Company  
Dated: January 6, 1992  
Recorded: January 13, 1992  
Auditor's No.: 9201130091  
Purpose: Underground electric system  
Area Affected: Being located as constructed or to be constructed on the West 10 feet of the East 25 feet of sold premises.
- E) EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:  
Grantee: City of Mount Vernon  
Dated: January 27, 1994  
Recorded: February 2, 1994  
Auditor's No.: 9402020032  
Purpose: To construct, maintain, replace, and reconstruct, and remove a stream course and/or drainage facilities.  
Area Affected: The West 80 feet

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.

~~Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year of 1995.~~  
This 27 day of Jan, 1995.  
*Judy Ann Menden* by *Lucinda L. Patterson*  
Skagit County Treasurer Deputy



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 27th day of JAN, 1995.

*Yahel...*  
City Treasurer

CITY MAYOR APPROVAL

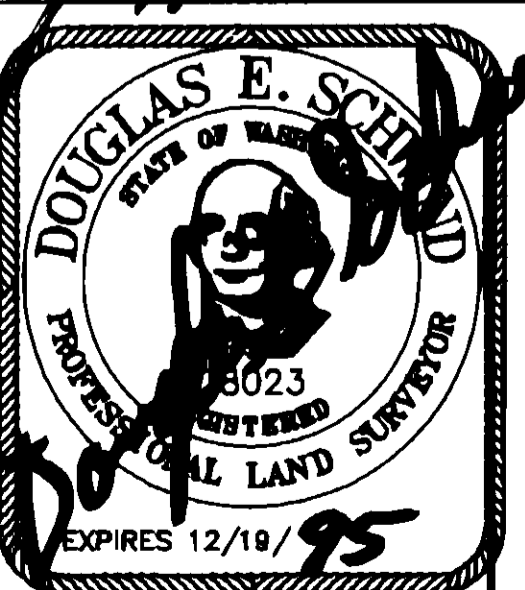
Examined and approved this 27th day of JAN, 1995.  
*Raymond T. Keep*  
Mayor  
Attest

Pat Senatore - Owner/Developer

P.O. Box 1345  
Mount Vernon, Washington 98273  
(206) 428-1800

RECORDING CERTIFICATE  
Filed for record at the request of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_ 199\_\_\_\_ and recorded under  
Auditor's File No. \_\_\_\_\_ in Volume \_\_\_\_\_ of Short  
Plats, Page(s) \_\_\_\_\_, Records of Skagit County, Washington  
\_\_\_\_\_  
Deputy 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:  
\_\_\_\_\_  
Pasquale J. Senatore in \_\_\_\_\_, 19\_\_\_\_  
*Douglas E. Schwind*  
Certificate No. 28023



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

SURVEY FOR: MV-6-94					
SENATORE SHORT PLAT					
Drawn By	DES	Date	12/3/94	Job No.	
Checked By	DES	Scale	1" = 40'	Sheet	2 of 2