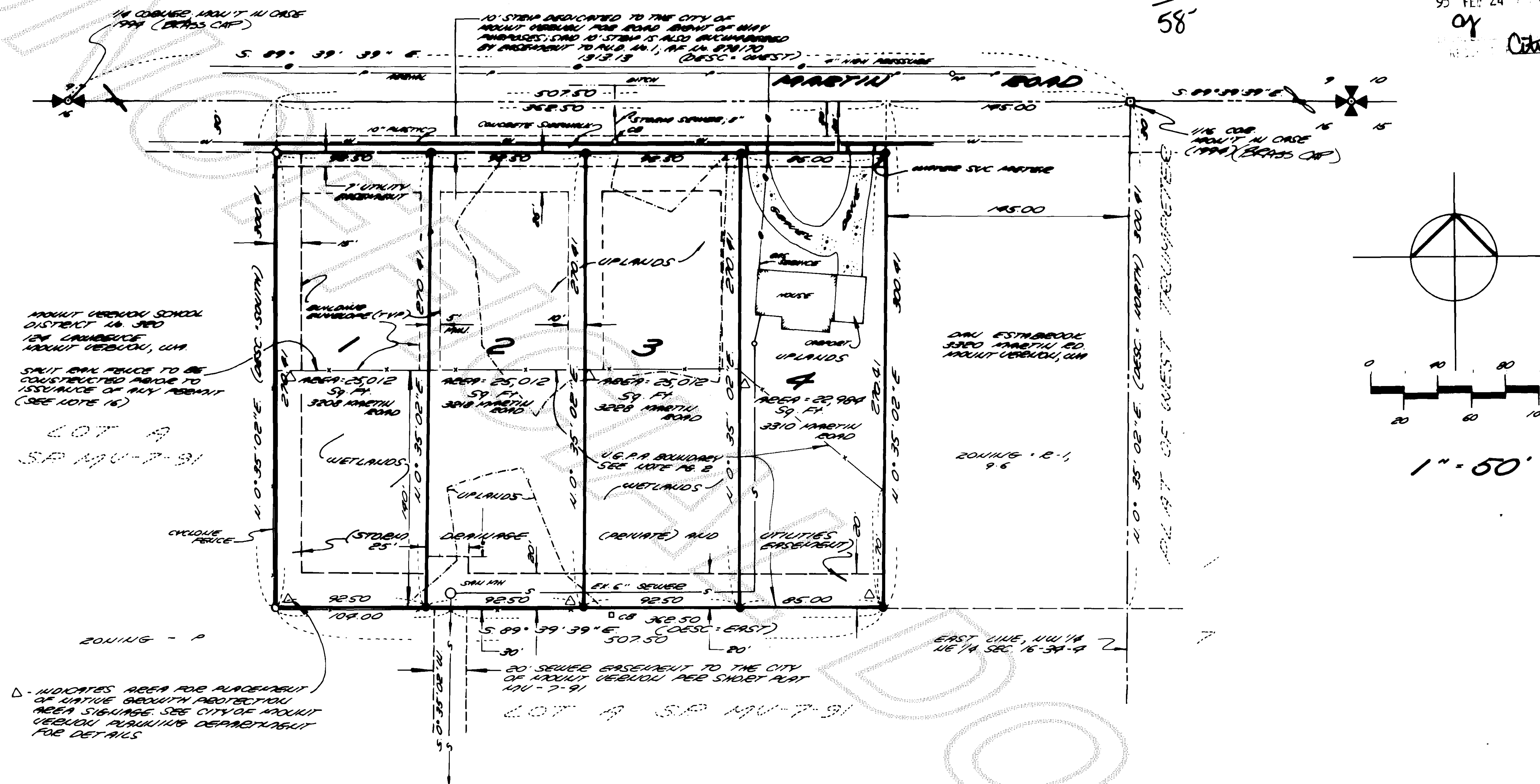


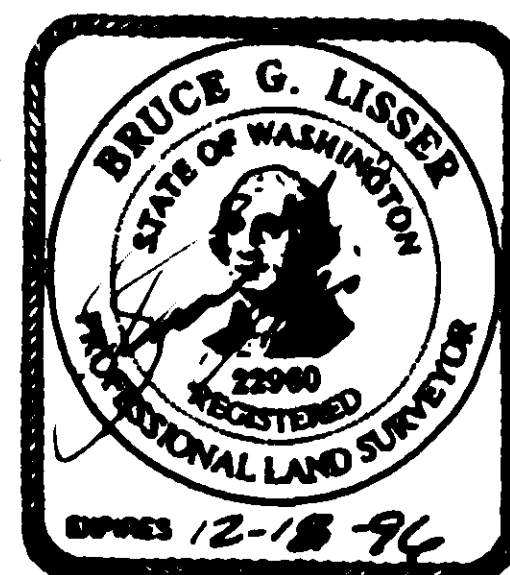
95 FEB 24 1968  
of  
City of New U.



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.

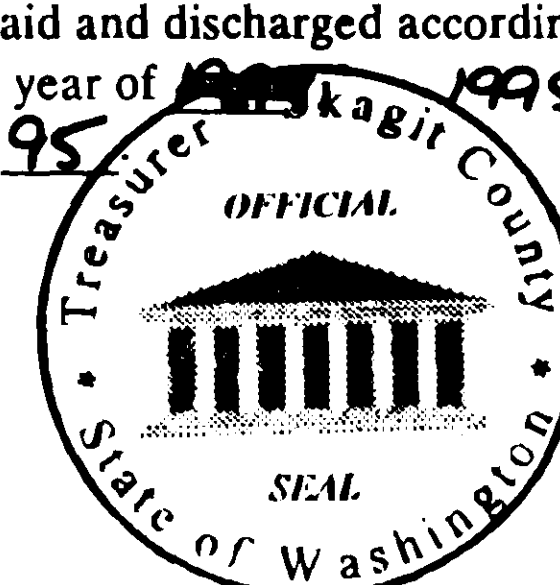
Date: FEB. 9, 1995

**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**  
**PHONE: (206) 424-9566**



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 1995.  
This 10 day of February, 1995.  
Notary Public for the State of Texas  
[Signature] Notary Public for the State of Texas

Sudyan M. Merich  
Skagit County Treasurer



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.

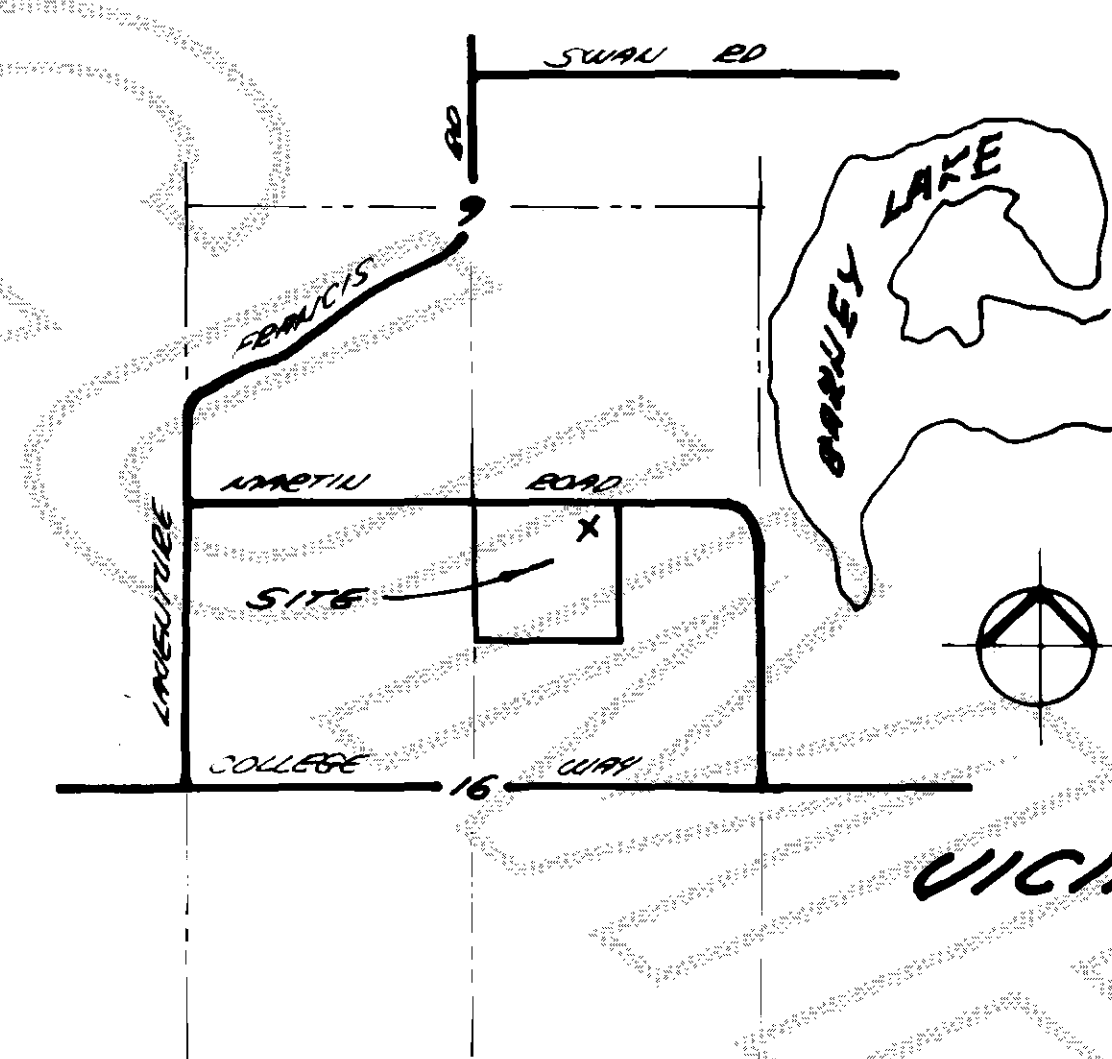
This **29<sup>TH</sup>** day of **FEB.** 19**95**

  
City Treasurer

Filed for record this 24 day of Feb, 1995 at  
11:46 A.M. in Volume 11 of SHORT PLATS, on page 185-186 at the  
request of SEMRAU & LISSER. Auditor's File No. 9502240042

Kathy Hill  
County Auditor

Cheryl Angelus  
Deputy



VICINITY MAP  
H.T.S.

**SHEET 1 OF 2**

SHORT PLAT NOV. 13. 94 DATE 2-24-95

SURVEY IN A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF  
SECTION 16, T.34N., R.4E., WM

CITY OF MOUNT VERNON, WA

FOR MORRIS NILSON

FB 100 PG 12  
HFB SP-HN-7-91

**SEMPER & LISSER**  
SURVEYORS AND ENGINEERS  
10011T (DEPT) 824-9566

1" = 50  
94-072

DESCRIPTION

All that portion of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16; thence West 507.5 feet; thence South 300.41 feet; thence East 507.5 feet to the East line of said Northwest 1/4 of the Northeast 1/4; thence North 300.41 feet to the POINT OF BEGINNING.

EXCEPT the East 145.00 feet thereof as conveyed to Orville H. Holmes and Florence M. Holmes, husband and wife, by deed recorded under Auditor's File No. 712626, records of Skagit County, Washington,

ALSO EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 97005, records of Skagit County, Washington.

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

Situate in the County of Skagit, State of Washington.

NOTES

- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - R-1-9.6.
- 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.
- Meridian - Assumed.
- Basis of Bearing - North line of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M., = North 89° 39' 39" East as shown on Short Plat MV-7-91.
- For additional subdivision and meridian information see Short Plat MV-7-91 recorded in Volume 9 of Short Plats, pages 357-358, Auditor's File No. 9105070082, records of Skagit County, Washington.
- Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-76284, dated September 2, 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 920617009 and 878170.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure - Field traverse.
- Subdivider: Morris Nilson  
1453 W. Gunderson Road  
Mount Vernon, WA 98273  
Phone: 206-424-8866
- Wetland boundaries are shown hereon for reference purposes only and are based upon survey work by Skagit Surveyors provided for us by our client.
- All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
- Further development (issuance of a building permit) will not be allowed on Lots 1, 2, 3 & 4 until the N.G.P.A. is remarked, fenced and signed along required buffers per Ord. #2482 to the satisfaction of the City of Mount Vernon Planning Department.

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 that portion of the front 7 (seven) feet of Lots adjoining Martin Road 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.

NATIVE GROWTH PROTECTION AREA (N.G.P.A.)

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.

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 easements for emergency purposes at its own discretion.

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 9<sup>TH</sup> day of FEBRUARY, 1995.

Morris Nilson  
M.R. Nilson Construction, Inc.

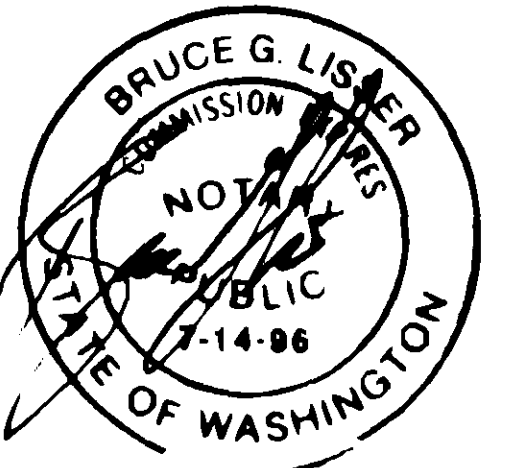
ACKNOWLEDGEMENTS

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_

MORRIS NILSON  
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the PRESIDENT  
M.R. NILSON CONSTRUCTION, INC., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated FEB 9, 1995  
Signature [Signature]  
Title President  
My appointment expires 7-14-96



APPROVALS

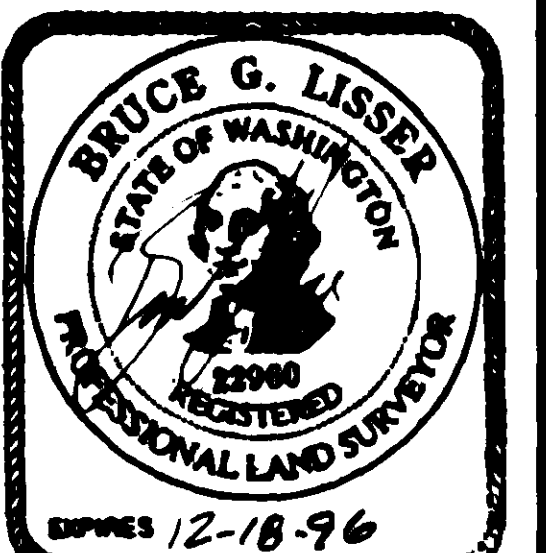
Examined and approved this 29<sup>TH</sup> day of FEB., 1995.

CITY ENGINEER: [Signature]

Examined and approved this 29<sup>TH</sup> day of FEB., 1995.

MAYOR: [Signature]

CLERK: [Signature]



SHEET 2 OF 2 2995

SHORT PLAT MV-13-94 DATE 2-24-95

SURVEY IN A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 16, T.34N, R.4E, WM

CITY OF MOUNT VERNON, WA

FOR: MORRIS NILSON

FB 100 PG 12	SEMPER LISSER	1" = 50'
MEB. SP-MV-7-91	SURVEYORS AND ENGINEERS	94-072
	MOUNT VERNON WA 98273	