

Legal Description

Lot 2, Short Plat No. MV-22-81, approved December 16, 1981, recorded December 21, 1981 in Book 5 of Short Plats, page 149, under Auditor's File No. 8112210010 and being a portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Zoning - R-1-6.0
3. Water - Public Utility District No.1 of Skagit County
4. Sewer - City of Mount Vernon
5. Basis-of-bearings - Assumed N03°48'25"E on the West line of the Northwest Quarter of Section 29.
6. This survey was accomplished by field traverse using: 2 second digital electronic total station.
7. Owner/Developer
Keith S. Johnson
2107 Continental Place
Mount Vernon, Washington
98273
206-424-0300

Utility Easement

An easement is hereby reserved for and granted to all public and private utilities including but not limited to the City Of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No.1, General Telephone Company, TCI Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, 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.

Private Drainage Easement

An easement for the purpose of conveying local storm water 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 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.

Impact Fee Notice

Any Lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and No. 2596.

Consent

Know all men by these presents that the under signed 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, drives, 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 20th day of OCTOBER, 1994.

Keith S. Johnson Alison R. Johnson
 Keith S. Johnson Alison R. Johnson
Donald W. Kopp Dorothy M. Kopp
 Donald W. Kopp Dorothy M. Kopp

Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Keith S. & Alison R. Johnson signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Sharon R. Anthony Title Notary
Date 10-20-94 My appointment expires 9-6-97

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Donald W. Kopp and Dorothy M. Kopp signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Sharon R. Anthony Title Notary
Date 10-20-94 My appointment expires 9-6-97

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 31st Day of MARCH, 1995

Malcolm
City Treasurer

County Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my Office up to and including the year 1995.

Judyanne Mensch 10-20-94 3-28-95
Skagit County Treasurer Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Mount Vernon Short Plat Ordinance. Examined and approved this 31st day of MARCH, 1995

Paul Bushong
City Engineer
Raymond T. Reep Jr.
Mayor

Malcolm
City Clerk

Short Plat No. MV-10-94

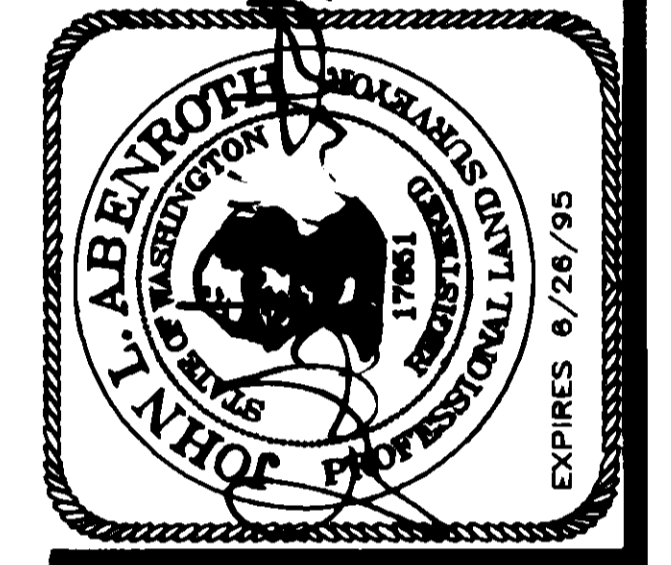
Keith Johnson Short Plat

Survey in the NW1/4 of the NW1/4
of Section 29, Twp. 34 N., Rng. 4 E., W.M.

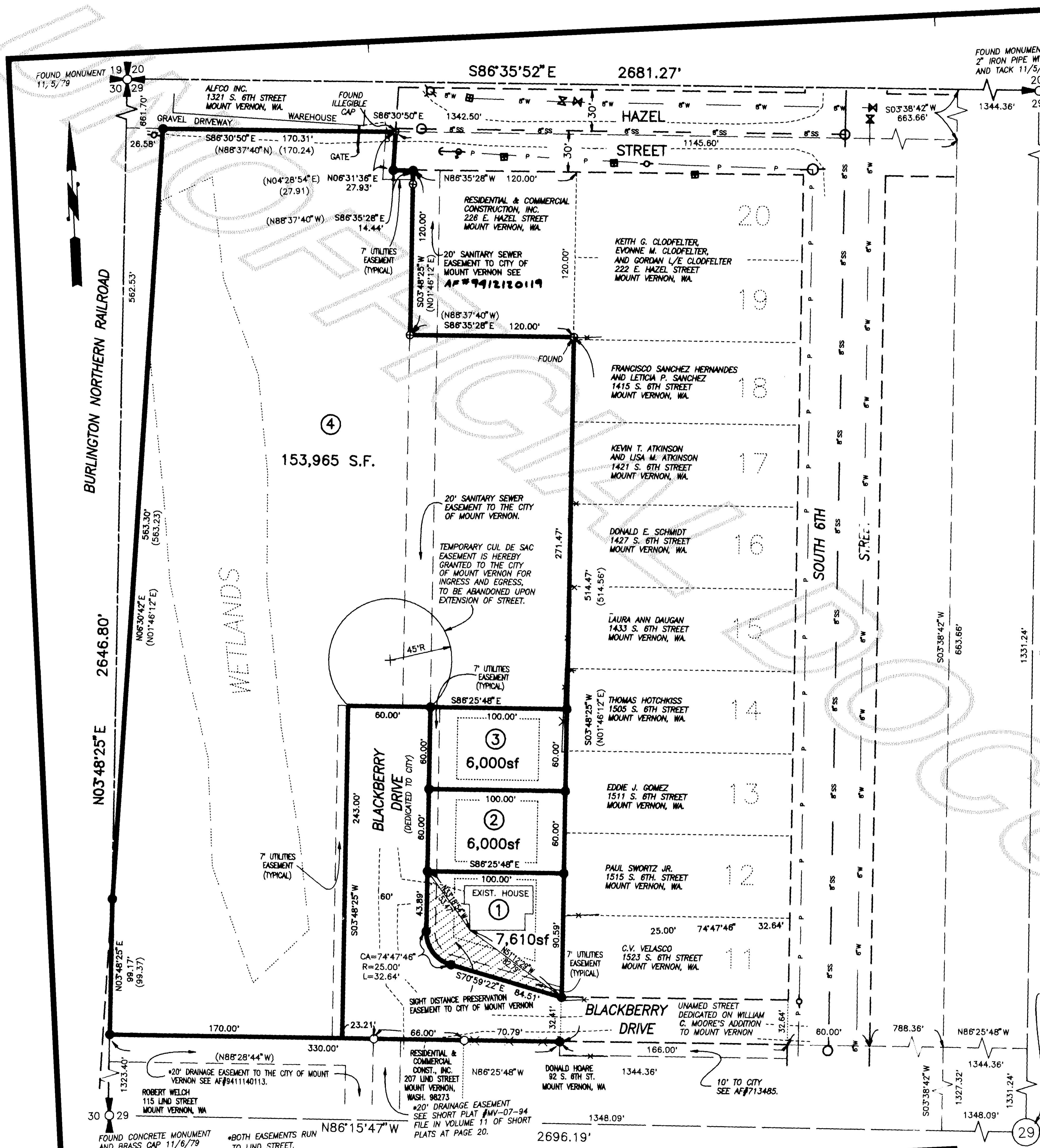
DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1546-94	FM	JLA	12JUL94		1 OF 2

AUDITOR'S CERTIFICATE
 Filed for record this 3 day of April 1995 at 10 minutes past 10 o'clock A.M. and recorded in Volume 11 of Short Plats at page 10-91, records of Skagit County, Wa.
Charles Shaggett
 County Auditor & Deputy Auditor
 A.F.# 9504030057

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in performance with the Survey Recording Act in June 1994 at the request of Keith Johnson
 John L. Abernath CERT#17651
 Date 10/19/94

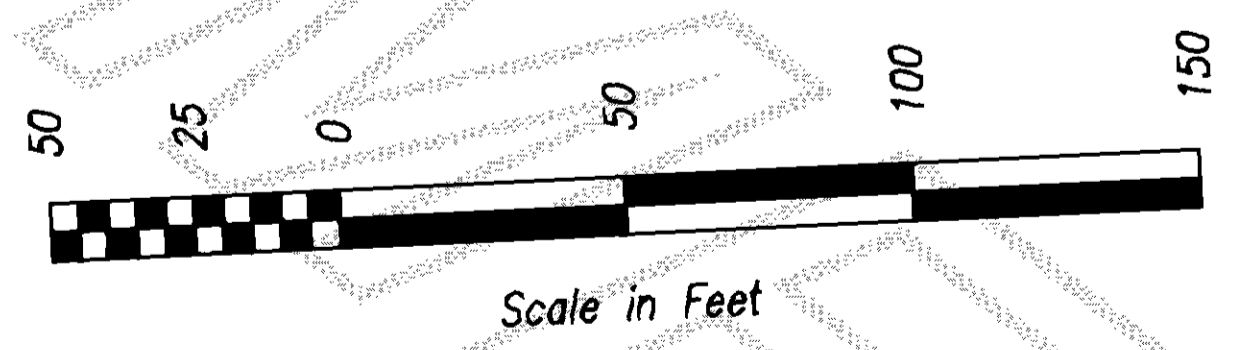


Skagit Surveyors INC. 806 Metcalf St., Sedro-Woolley, WA 98284
 Phone: (206) 855-2121 FAX: (206) 855-1658



- ### Legend
- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
 - ⊕ 1/2" REINFORCING ROD AS SET ON SURVEY OF SHORT PLAT #MV-22-81 SURVEY FILED IN VOLUME 5 OF SHORT PLATS AT PAGE 148, EXCEPT AS NOTED.
 - 1/2" REINFORCING ROD AS SET ON SURVEY OF SHORT PLAT #MV-7-94 SURVEY FILED IN VOLUME 11 OF SHORT PLATS AT PAGE 20, EXCEPT AS NOTED.
 - ◆ FIRE HYDRANT
 - ⊠ WATER METER
 - ┆ GUY WIRE
 - UTILITY POLE
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - EDGE OF EXISTING ROADWAY
 - PROPOSED BUILDING SETBACKS
 - (99.37) DISTANCES AND BEARINGS IN PARENTHESES INDICATE RECORD DIMENSIONS PER SHORT PLAT #22-81, IF DIFFERENT.

- ### Addresses
- LOT 1 = 1520 BLACKBERRY DRIVE
 - LOT 2 = 1514 BLACKBERRY DRIVE
 - LOT 3 = 1508 BLACKBERRY DRIVE
 - LOT 4 = 1501 BLACKBERRY DRIVE



FOUND MONUMENT WITH BRASS CAP 11/5/79

Short Plat No. MV-10-94

Keith Johnson Short Plat

Survey in the NW1/4 of the NW1/4 of Section 29, Twp. 34 N., Rng. 4 E., W.M.

AUDITOR'S CERTIFICATE

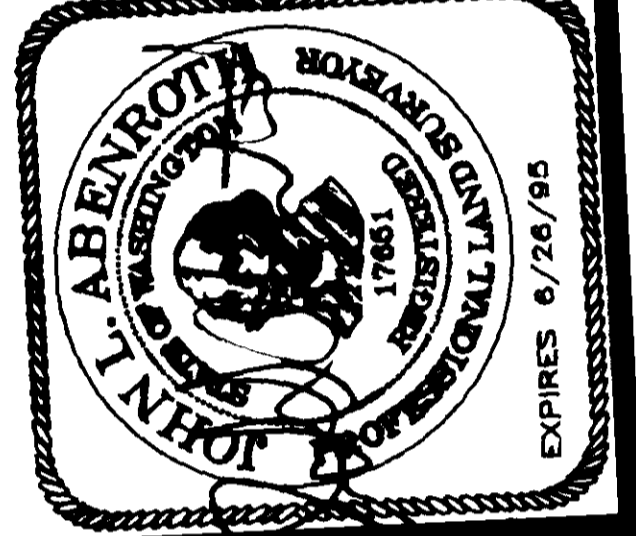
Filed for record this _____ day of _____ 1995 at _____ o'clock _____ m., and recorded in Volume _____ of Short Plats at page _____ records of Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.# _____

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 1994 at the request of Keith Johnson

John L. Abenroth
Date 2/17/95
CERT#17651



Skagit Surveyors

INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-2121 FAX: (206) 855-1658

02-03-95	CHG LOT 1 RADIUS PER GCOOR REQ.	FM							
11-03-94	ADD SIGHT EASE AND RECORD DIST. CITY REQ.	FM							
DATE	REVISION	BY	JOB#	1546-94	DRAWN	FM	CHECKED	JLA	DATE
									12JUL94
									SCALE 1" = 50'
									SHEET 2 OF 2

V.11 Sh. Plat p9/19