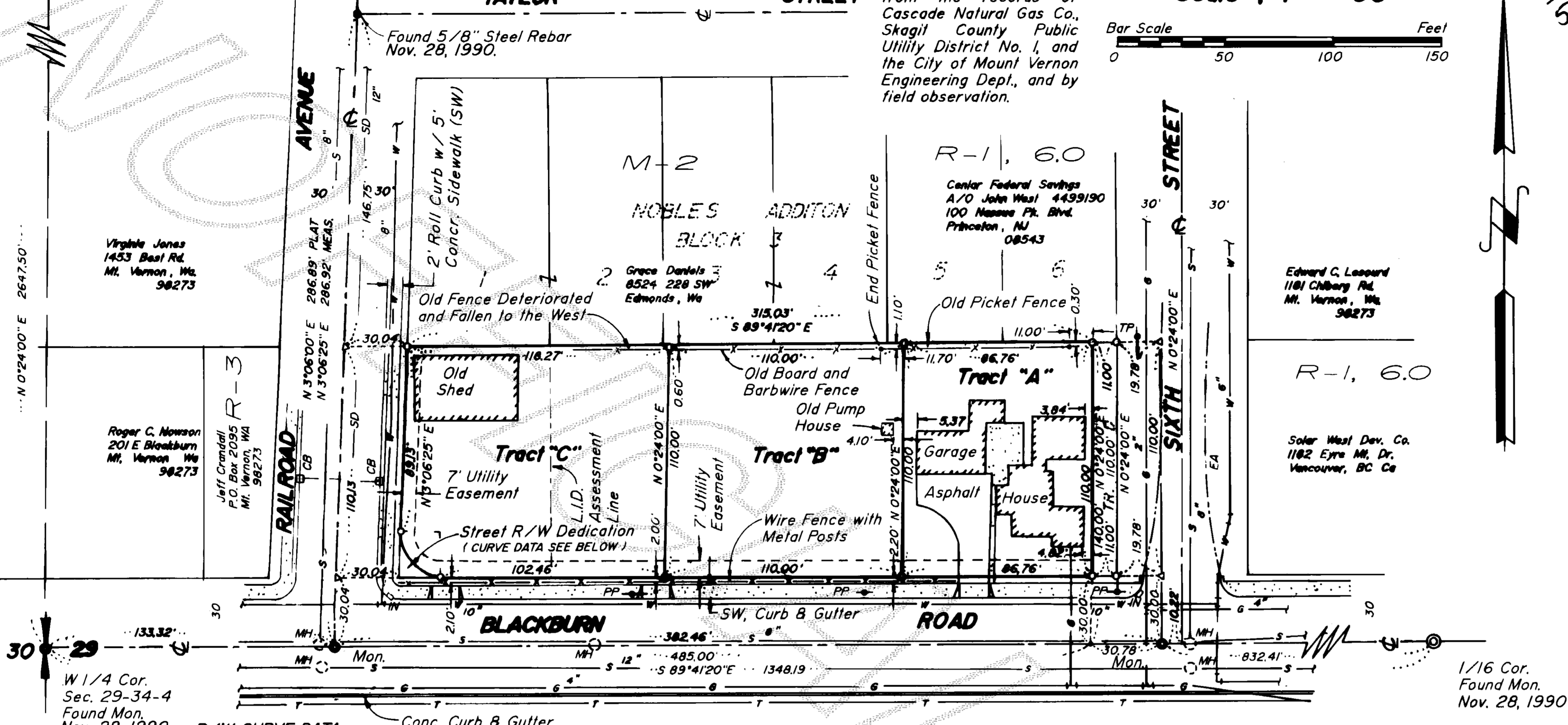


19 20 NW Cor. Sec. 29-34-4 Mon. - Cased 30 29



UTILITIES NOTE Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, and the City of Mount Vernon Engineering Dept., and by field observation.

PLAN Scale: 1" = 50'



JUN 13 1995

LEGAL DESCRIPTION

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point 75 feet East and 20 feet North of the Southwest corner of said Southwest 1/4 of the Northwest 1/4; thence East 410 feet; thence North 120 feet; thence West 410 feet; thence South 120 feet to the place of beginning.

EXCEPT the two following described tracts:

- 1. That portion thereof lying within the South 30 feet of said Southwest 1/4 of the Northwest 1/4;
2. That portion thereof lying Westerly of the Easterly line of Railroad Avenue as condemned by decree entered in Skagit County Superior Court Cause No. 23609.

OWNER'S CERTIFICATE

Know all men by these presents, that I the undersigned, owner of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was my free act and deed, and in witness whereof I have caused my name to be hereunto subscribed this 17th day of December 1990.

Signature of Grace D. Daniels, Trustee of the GEORGE J. DANIELS CREDIT TRUST

LEGEND

- EA Edge of Asphalt
Property Corner
Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted "LEGRO 3475"
Found Brass Disk in Concrete Monument - Punched and Cased Nov. 28, 1990.
12" Storm Drain Pipe
Manhole
6" Water Main
8" Sanitary Sewer Main
4" Gas Main
Inlet / Catch Basin
Overhead Power and Telephone Lines
Power Pole
Telephone Pole
Pole Anchor
Set PK Nail

LOT AREAS

- Tract "A" = 9543.14 Sq. Ft. = 0.2191 Acres
Tract "B" = 12,099.98 Sq. Ft. = 0.2778 Acres
Tract "C" = 13,199.26 Sq. Ft. = 0.3030 Acres

APPROVAL

Examined and approved this 13 day of JUNE 1995, by the City Engineer of Mount Vernon, Washington.

Signatures of John C. Wiseman (City Engineer) and Raymond T. Reep (Mayor)

TRACT ADDRESSES

- TRACT "A" : 225 Blackburn Road
TRACT "B" : 211 Blackburn Road
TRACT "C" : 201 Blackburn Road / OR 1930 Railroad Avenue

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit }
On this day personally appeared before me GRACE D. DANIELS, as TRUSTEE of the GEORGE J. DANIELS CREDIT TRUST, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal this 17th day of DECEMBER, 1990.
Notary Public in and for the State of Washington, residing at Mount Vernon.

NOTES

- 1. Short Plat No. and Date of Approval shall be included in all Deeds and Contracts.
2. Water is available by Skagit County Public Utility District No. 1.
3. Sewage Disposal by Mount Vernon City Sewer.
4. Survey Procedure: This survey performed in accordance with the U.S. Department of the Interior, Bureau of Land Management, Manual of Surveying Instructions; State of Washington Chapter Title 58 entitled Boundaries and Plats and Chapter 332-130 entitled Survey Standards.
5. Instrumentation: TOPCON GTS-2B(20) Theodolite, 20" Min Horiz. Circle Reading, with EDM, accuracy of +/- (5mm+5ppm).
6. Bearing Reference: Bearing for South Line of the SW 1/4 of the NW 1/4 is assumed datum of S 89°41'20" E.

DEDICATION

Know all men by these presents that I, the undersigned owner in the fee simple of the land hereby platted, hereby declare this plat and 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 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 I have hereunto set my hand and seal this 17th day of December 1990.

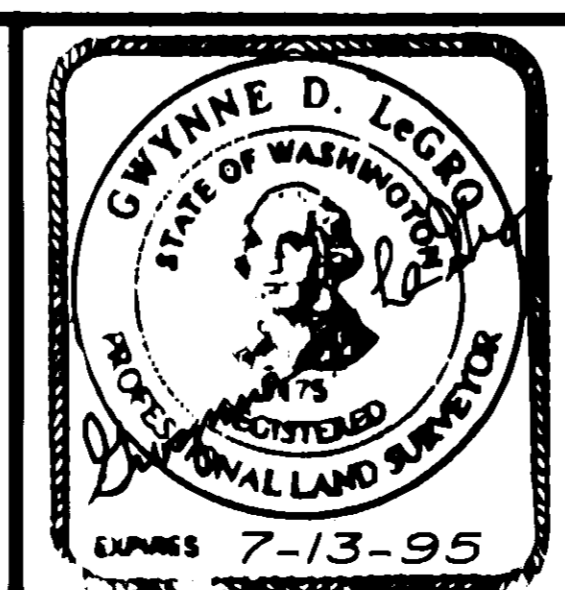
Signature of Grace D. Daniels

OWNER - DEVELOPER

Grace D. Daniels
8524 228th SW
Edmonds, Wa. 98020
Phone No. (206) 778-5593

AUDITOR'S CERTIFICATE

Filed for record this 13 day of June 1995, at 50 minutes past 10 O'clock P.M., in Volume 11 of Short Plats at pages 18 and 19 and recorded under Auditors File No. 9506130025 at the request of Grace D. Daniels.
Kathy Hill, Auditor, Skagit County



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2372 as passed and adopted February 28, 1990.
Gwynne D. Legro, Registered Professional Engineer & Land Surveyor

SHORT PLAT NO. MV-5-95

GRACE D. DANIELS PROPERTY SURVEY
PTN. SW 1/4 NW 1/4
SEC. 29, T.34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

NOTES

- 7. Legal Description furnished by First American Title Company of Skagit County, Certificate for Short Plat Order No. 45479, dated March 15, 1995, at 8:00 A.M.
- 8. Refer also to the plat of Noble's Addition to Mount Vernon, 1947, prepared by Frank Gilkey, P.L.S., recorded in Vol. 6 of Plats at page 9 and filed under Auditor's File No. 404519, records of Skagit County, Washington.
- 9. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for new building construction.
- 10. This Short Plat and Property Survey was performed in February 1990 and originally submitted to the City of Mount Vernon for review on December 20, 1990. The Short Plat was resubmitted by the owner on April 17, 1995.

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, GTE Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of Tract A, B and C of this Short Plat, abutting Blackburn Road and Railroad Avenue, as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing this Short Plat and other property with electric, telephone, gas, water and television service together with the right to enter upon the lots 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 Short Plat by the exercise of rights and privileges herein granted.

IMPACT FEE NOTICE

All Lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

RESTRICTIONS

Lots A, B, and C of this Short Plat may be subject to additional fire flow protection subsequent to future building development thereon. Building permit approval for any addition and/or new construction may be subject to those conditions as stipulated in that letter entitled "Grace Daniels Short Plat" drafted by Erv Lindall, City of Mount Vernon Chief of Fire Protection, to Dwight Anderson, of the City of Mount Vernon Engineering Department, which states:

The Fire department has reviewed, with no objections, the request for short plat of Grace Daniels, located in the 200 block of East Blackburn. However, if approved and upon development, the following shall be required:

- 1. Fire Flow shall be sufficient to protect future development.
- 2. A new fire hydrant shall be required at 6th and Blackburn.
- 3. The existing fire hydrant, located at Blackburn and Old Highway 99, be upgraded to a 3-port fire hydrant.

COUNTY TREASURER'S APPROVAL

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 7 day of June, 1995.

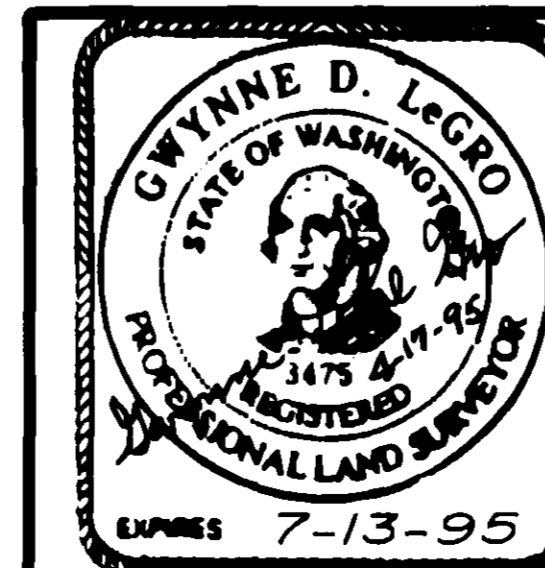
Linda Patterson for Judyanne Menden
Skagit County Treasurer

CITY TREASURER'S APPROVAL

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 13 day of JUNE, 1995.

Mark Kusko
Treasurer, City of Mount Vernon



SHORT PLAT NO. MV - 5-95

GRACE D. DANIELS PROPERTY SURVEY

PTN. SW 1/4 NW 1/4
SEC. 29, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON