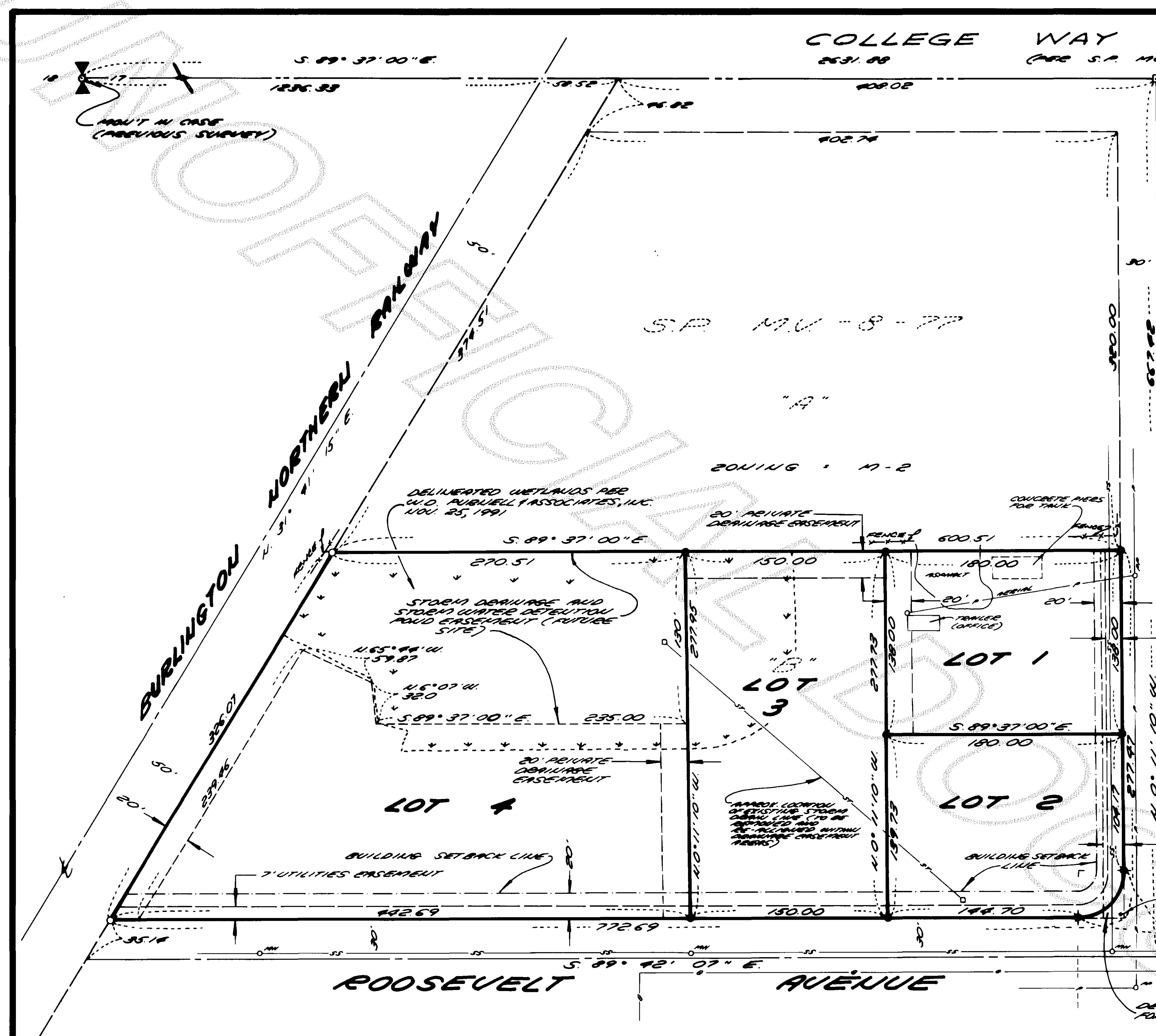


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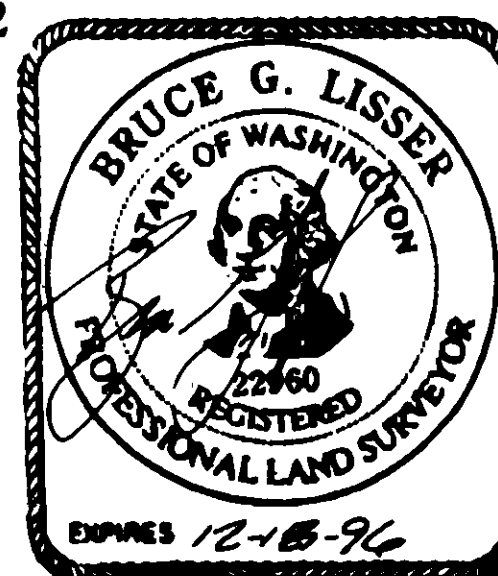


SURVEYOR'S CERTIFICATE

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.

Date: OCT. 10, 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: (360) 424-9566



LOT AREA AND ADDRESS INFORMATION

Lot 1	1521	Leigh Way	24,839 Sq. Ft.
Lot 2	1507	Leigh Way	24,858 Sq. Ft.
Lot 3	911	Roosevelt Avenue	41,675 Sq. Ft.
Lot 4	815	Roosevelt Avenue	99,202 Sq. Ft.

DESCRIPTION

That portion of Tract "B" of Short Plat No. MV-8-77, approved April 28, 1977, recorded March 28, 1977, under Auditor's File No. 855522 in Volume 2 of Short Plats, Page 53, lying West of Leigh Way, being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

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

Situate in the County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

Filed for record this 11 day of Oct, 1995 at 3:43 P.M. in Volume 12 of SHORT PLATS, on page 34-35 at the request of SEMRAU & LISSER. Auditor's File No. 9510110093

Kathy Hill County Auditor
Edward J. Granger Deputy

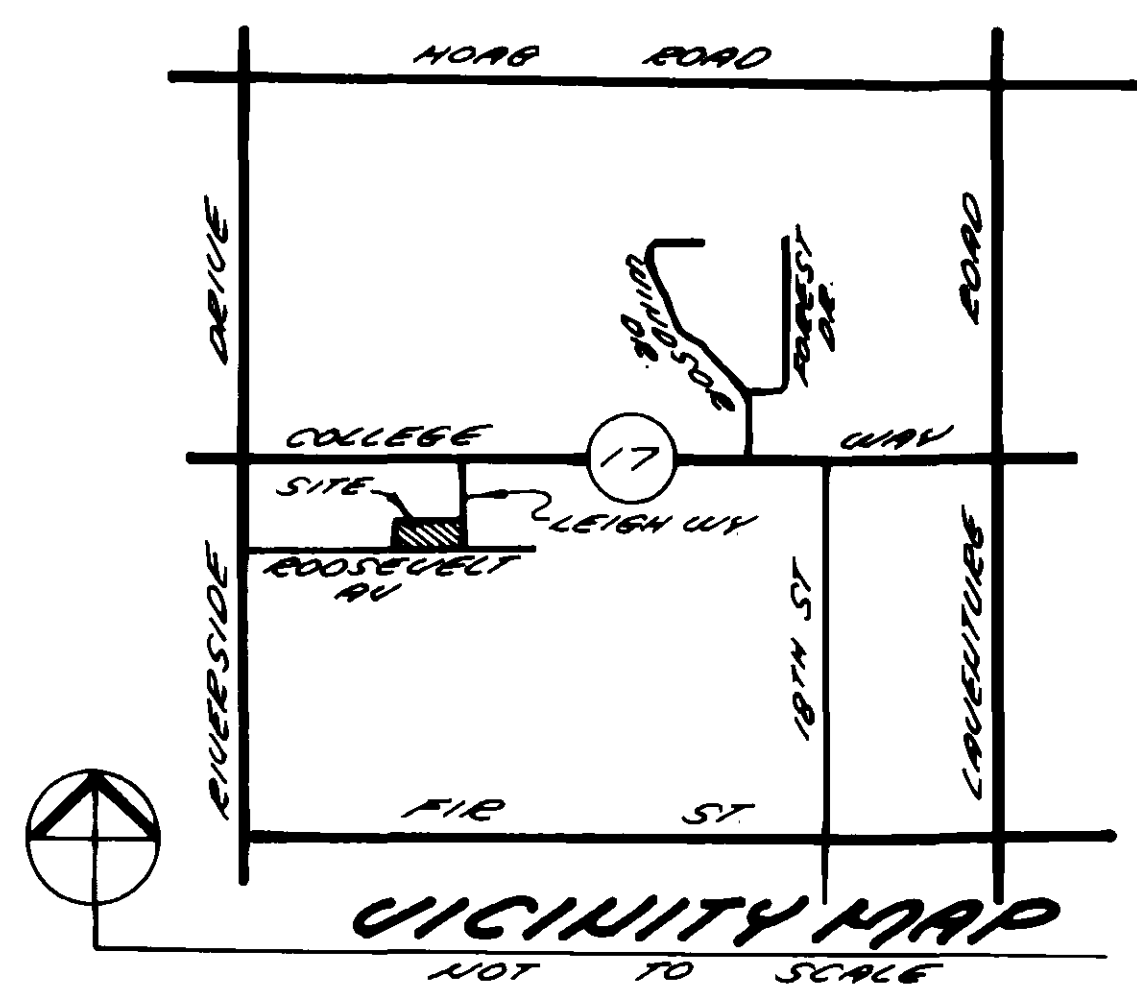
SHEET 1 OF 8

SHORT PLAT MV-06-95 DATE OCT. 10, 1995

SURVEY IN A PORTION OF THE S.W. 1/4 OF SECTION 17, T34N, R4E, W10E IN CITY OF MOUNT VERNON, WASHINGTON

FOR: MILTON B. ARMSTRONG

PG 81 PG 25 SEMRAU & LISSER
SURVEYORS AND ENGINEERS
MOUNT VERNON, WA 98273
1" = 60'
93-060



see 12 Sh. Plate 34

NOTES

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. Zoning - M-2.
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 - North line of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., (centerline of College Way)
Bearing = South 89° 37' 00" East
8. For additional subdivision and meridian information see Short Plat MV-8-77 recorded in Volume 2 of Short Plats, Page 53, records of Skagit County, Washington.
9. Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-76384, dated April 14, 1995.
10. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments mentioned on said Certificate for Short Plat shown on Note 9 above recorded under Auditor's File Numbers 9102150003, 9110140071, 9205050075, 9205050076, 567039, 865861, 855522 and 865204.
11. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
12. Survey Procedure - Field traverse.
13. Subdivider: Milton B. Armstrong et al
c/o Mount Vernon Building Center
900 E. College Way
Mount Vernon, WA 98273
Phone: 360-424-9073.
14. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
15. No further development (issuance of building permits) will be allowed until street improvements for Leigh Way and Roosevelt have been constructed and accepted by the City of Mount Vernon, or a Local Improvement District has been established to the satisfaction of the City Engineer.
16. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
17. Separate storm water detention facilities may be required for each lot in this short plat.
18. Lot 4 shall not be used for storm water detention purposes until all necessary permits are obtained from the Army Corps of Engineers and all agencies with jurisdiction.

BUILDING SETBACK INFORMATION

Front Yard: 20 feet Buildings on corner lots and through lots shall observe minimum setbacks on both streets.

Side Yard: none.

Rear Yard: none.

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 10th day of OCT. 1995

[Signature]
City Treasurer

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 1995

This 20th day of September, 1995.

[Signature]
Skagit County Treasurer

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 feet of Roosevelt Avenue and Leigh Way 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.

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.

APPROVALS

Examined and approved this 11th day of OCTOBER, 1995.

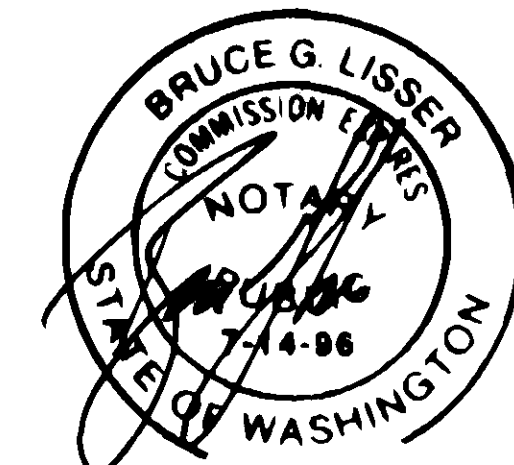
For CITY ENGINEER: *[Signature]* *[Signature]* *[Signature]*

Examined and approved this 10th day of OCT., 1995.

MAYOR: *[Signature]*

ATTEST

CLERK: *[Signature]*



State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence WINIFRED E. KLEIN, individually and as Trustee for the Testamentary Trust of JOHN KLEIN, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated August 29, 1995

Signature *[Signature]*

Title *[Signature]*

My appointment expires 7-14-96

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 15 day of Sept 1995.

[Signature]
Milton B. Armstrong, Husband

[Signature]
Sue A. Armstrong, Wife

[Signature]
Ronald A. Nielson, Husband

[Signature]
Beverly Nielson, Wife

[Signature] (Pur) *[Signature]*
Bradbury Enterprises, Inc., A Washington Corporation

[Signature]
Winifred E. Klein, individually and as Trustee for the Testamentary Trust of John Klein

ACKNOWLEDGMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

[Signature]
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the *[Signature]*
BRADBURY ENTERPRISES, INC., A Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated Sept 13 1995

Signature *[Signature]*

Title *[Signature]*

My appointment expires 5-15-97

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence MILTON B. ARMSTRONG and SUE A. ARMSTRONG, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated September 20, 1995

Signature *[Signature]*

Title NOTARY

My appointment expires APRIL 12, 1997

State of Washington

County of Whatcom

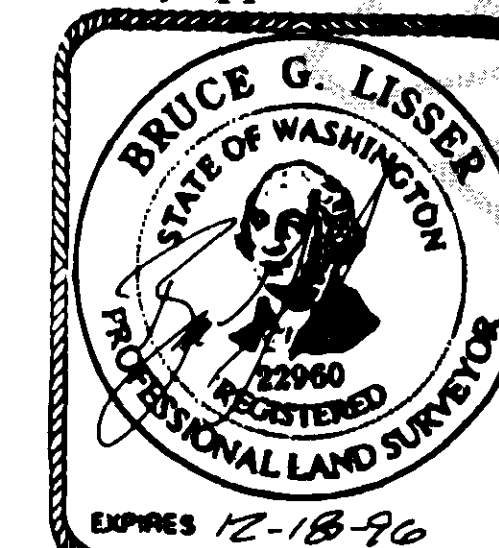
I certify that I know or have satisfactory evidence RONALD A. NIELSON and BEVERLY NIELSON, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Sept 13 1995

Signature *[Signature]*

Title *[Signature]*

My appointment expires 5-15-97



SHORT PLAT MV-06-95 DATE OCT. 10, 1995

SURVEY IN A PORTION OF THE S.W. 1/4 OF SECTION 17, T34N, R4E, W1N IN: CITY OF MOUNT VERNON, WASHINGTON		
FOR: MILTON B. ARMSTRONG		
FB 81 PG 25	SENDAUL F. LISSER SURVEYORS AND APPRAISERS 14820-D SPAN-8-77	1" = 60' 93-060