

9512290024

EASEMENTS

An Easement is hereby reserved for and granted to Puget Sound Power and Light, GTE Northwest, Cascade Natural Gas, the Public Utility District No. 1, TCI Cablevision, and The City of Mount Vernon, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to front boundaries of Cummings Short Plat MV-9-94 as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures and appurtenances attached there to, for the purpose of providing utility services to the subdivision and other property, 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 subdivision by the exercise of rights and privileges herein granted.

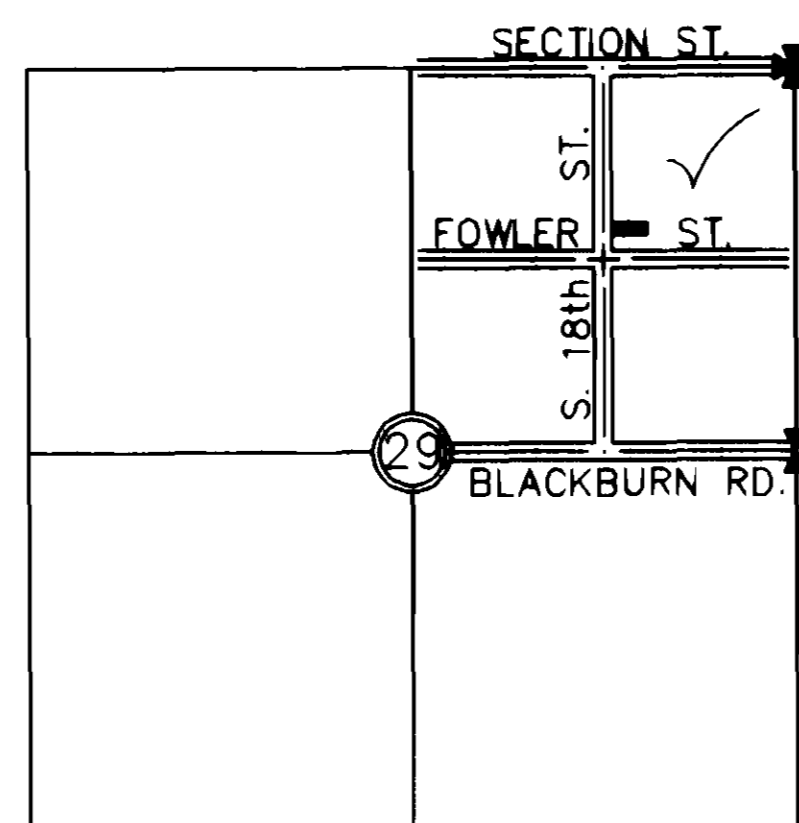
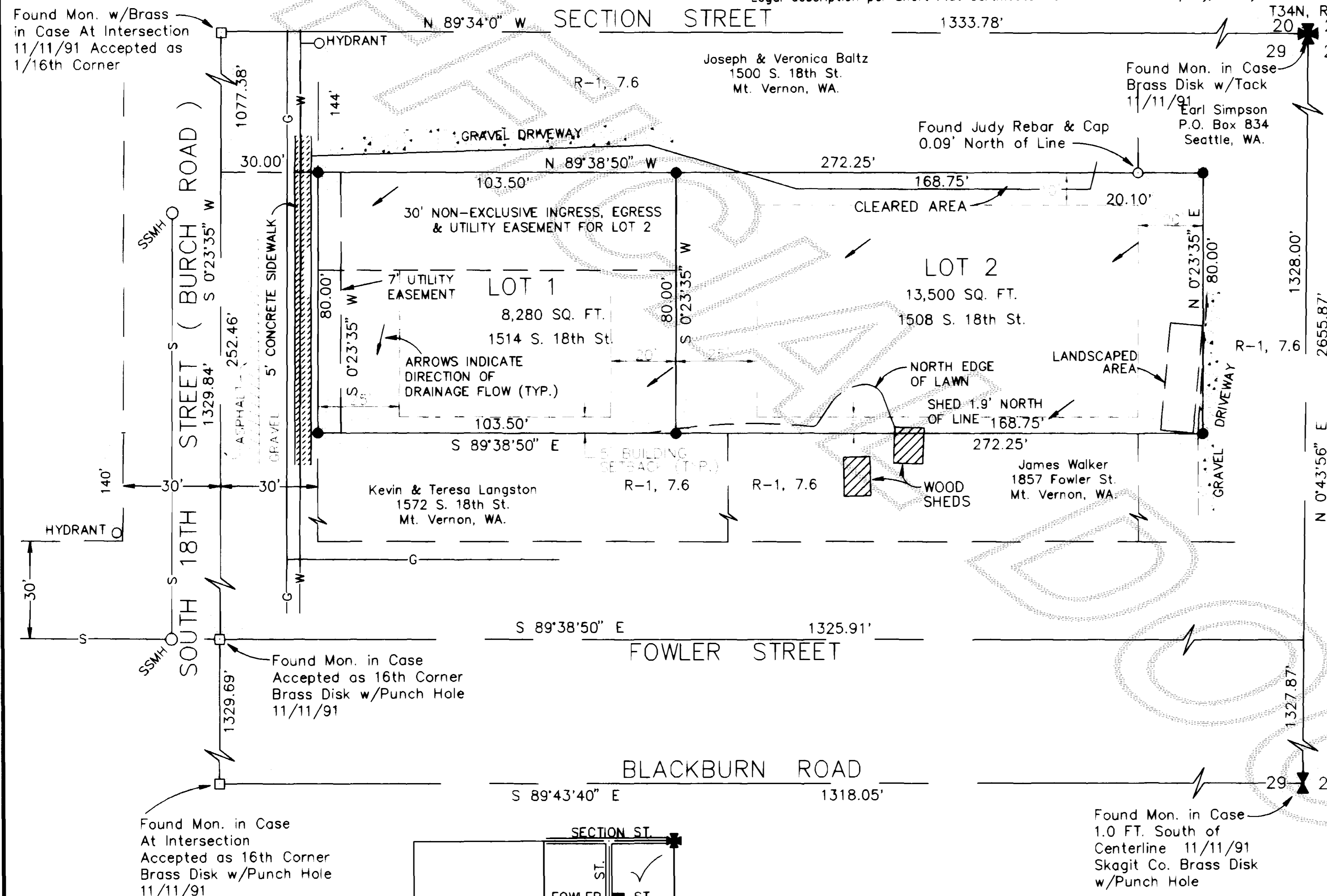
LEGAL DESCRIPTION

The South 80 Feet of the North 160 Feet of the South 332.46 Feet of the West 272.25 Feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, Lying East of Burch Road. Records of Skagit County. Situated in the County of Skagit, State of Washington.

Subject to Restrictions Contained in Deed dated July 7, 1954, from I.M. Giller and Luthera R. Giller, husband and wife, to Lawrence H. Bates and Phyllis L. Bates, husband and wife. That no more than two single family one-story dwellings houses, costing no less than \$8,000 each at the time of erection and construction, together with the usual and normal outbuildings, including automobile garage, which shall harmonize in color, style and architectural design may be erected upon said premises.

Records of Skagit County, Washington.

Legal description per Short Plat Certificate from Land Title Company, Policy No. T-74588.



VICINITY MAP
NE 1/4, NE 1/4, SEC 29,
T34N, R4E, W.M.

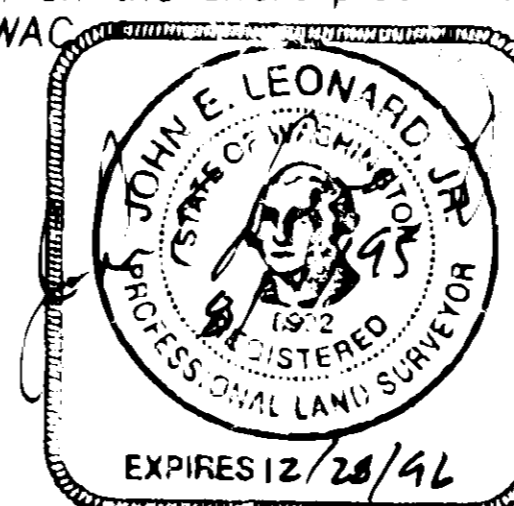
OWNER - DEVELOPER

DELMER E. & SARAH L. CUMMINGS
3183 South Shoreline
Camano Island, Washington 98292
(206) 387-8608

SURVEYOR'S CERTIFICATE

I hereby certify that this short subdivision is based on an actual survey, which is retracable and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-130 WAC.

JOHN E. LEONARD, P.E. and P.L.S.
Certificate No. 8992 Date 8/7/95



OWNERS CERTIFICATE

Know all persons by these presents that the undersigned subdividers hereby certify that this Short Plat is made as their free and voluntary act and deed.

95 DEC 29 19:53

DELMER E. CUMMINGS
TRUSTEE

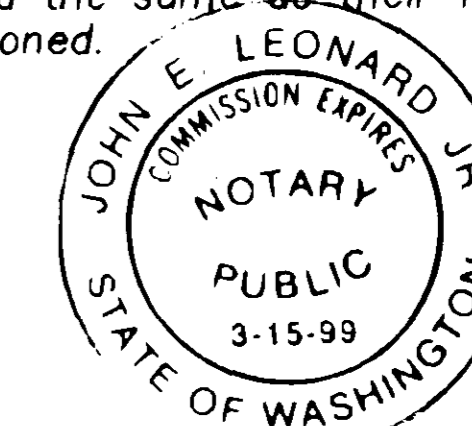
SARAH L. CUMMINGS
TRUSTEE

ACKNOWLEDGMENTS

State of Washington } s.s.
County of SKAGIT

On this 24 day of Aug, 1995, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn, personally appeared DELMER E. CUMMINGS AND SARAH L. CUMMINGS, to me known to be the individuals described in and who executed the within instrument in their official capacity as TRUSTEES OF THE DELMER E. CUMMINGS AND SARAH L. CUMMINGS REVOCABLE TRUST, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the purposes therein mentioned.

JOHN E. LEONARD, JR.
NOTARY PUBLIC
Residing at
Sedro-Woolley WA



APPROVAL

Examined and approved this 28 day of December, 1995, by the City Engineer of Mount Vernon, Washington.

JOHN C. WISEMAN
City Engineer

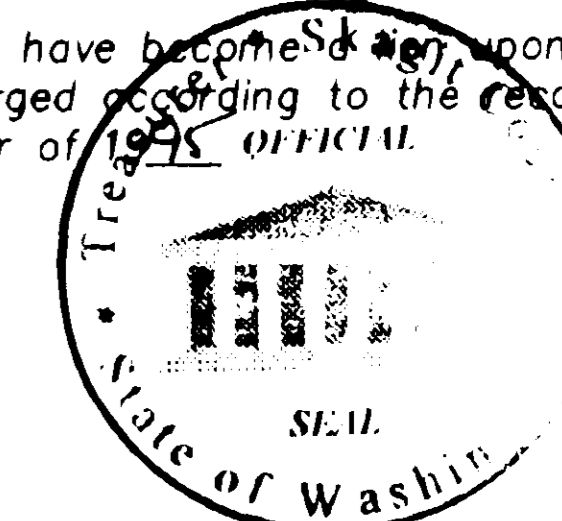
RAYMOND T. REEP
Mayor

MARK S. KNOWLES
Finance Director

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 taxes for the current year of 1995.
This 14 day of December, 1995.

SKAGIT COUNTY TREASURER



CITY 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 taxes for the current year of 1995.
This 10th day of DECEMBER, 1995.

CITY TREASURER

NOTES

- All maintenance and construction of Private Roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Zoning is R-1, 7.6
- Water is available by Skagit County Public Utility District No. 1.
- Sewage Disposal by Mount Vernon City Sewer.
- Basis of Bearing is the centerline of Section Street as shown on Record of Survey Recorded in Volume 6 of Surveys at Page 39, being N 89°34' 00" W.
- This survey was performed in the field with both a Topcon GTS 2-B and a Lietz Set-4A electronic measuring theodolites.
- - Indicates rebar set with yellow cap marked "Leonard 8992"
- - Indicates existing iron pipe or rebar found.
- All lots within this Short Plat are subject to impact fees payable upon issuance of a building permit.

AUDITOR'S CERTIFICATE

Filed for record this 29 day of Dec, 1995, at 9:53 o'clock
A. M., in book 12 of Short Plats at page 58, at the request of Leonard,
Boudinot and Skodje, Inc. under Auditor's File No. 9512290024

KIRBY HILL
SKAGIT COUNTY AUDITOR

JANANA J. GRANGER
DEPUTY

SHORT PLAT NUMBER: MV-9-94 DATE: 12-18-95

CUMMINGS SHORT PLAT
SURVEY IN A PORTION OF NE 1/4 OF NE 1/4,
SECTION 29, TWP. 34 N., RGE. 4 E., W.M.
MOUNT VERNON, WASHINGTON

FOR: DELMER E. & SARAH L. CUMMINGS SHEET 1 OF 1

FIELD BOOK 431 PG 40-43
DATE Aug. 1994
LEONARD, BOUDINOT and SKODJE, INC.
P.O. BOX 1228 MOUNT VERNON, WA 98273 (206) 336-5751
SCALE: 1" = 30'
JOB NO. 94120

was 12 Sp pg 58