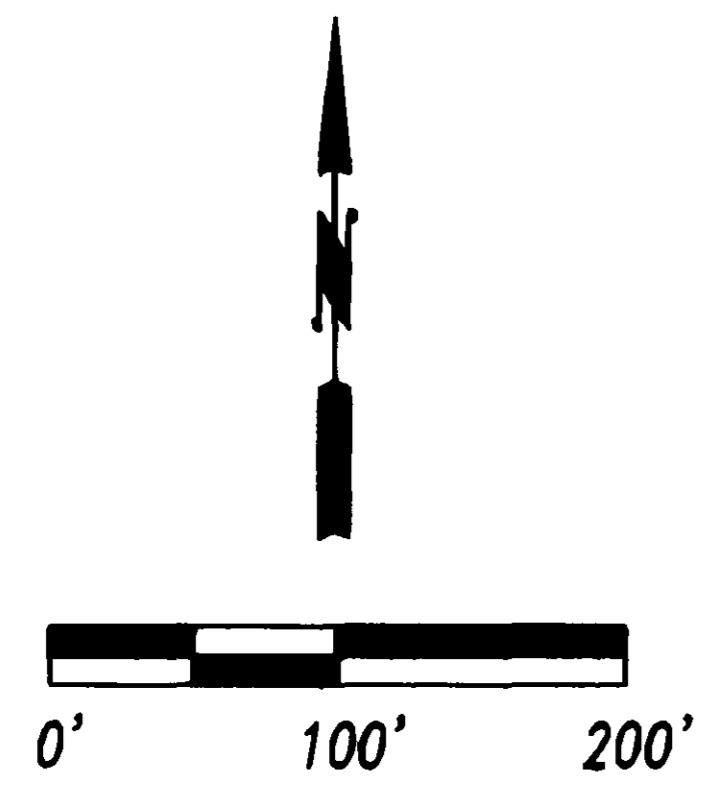
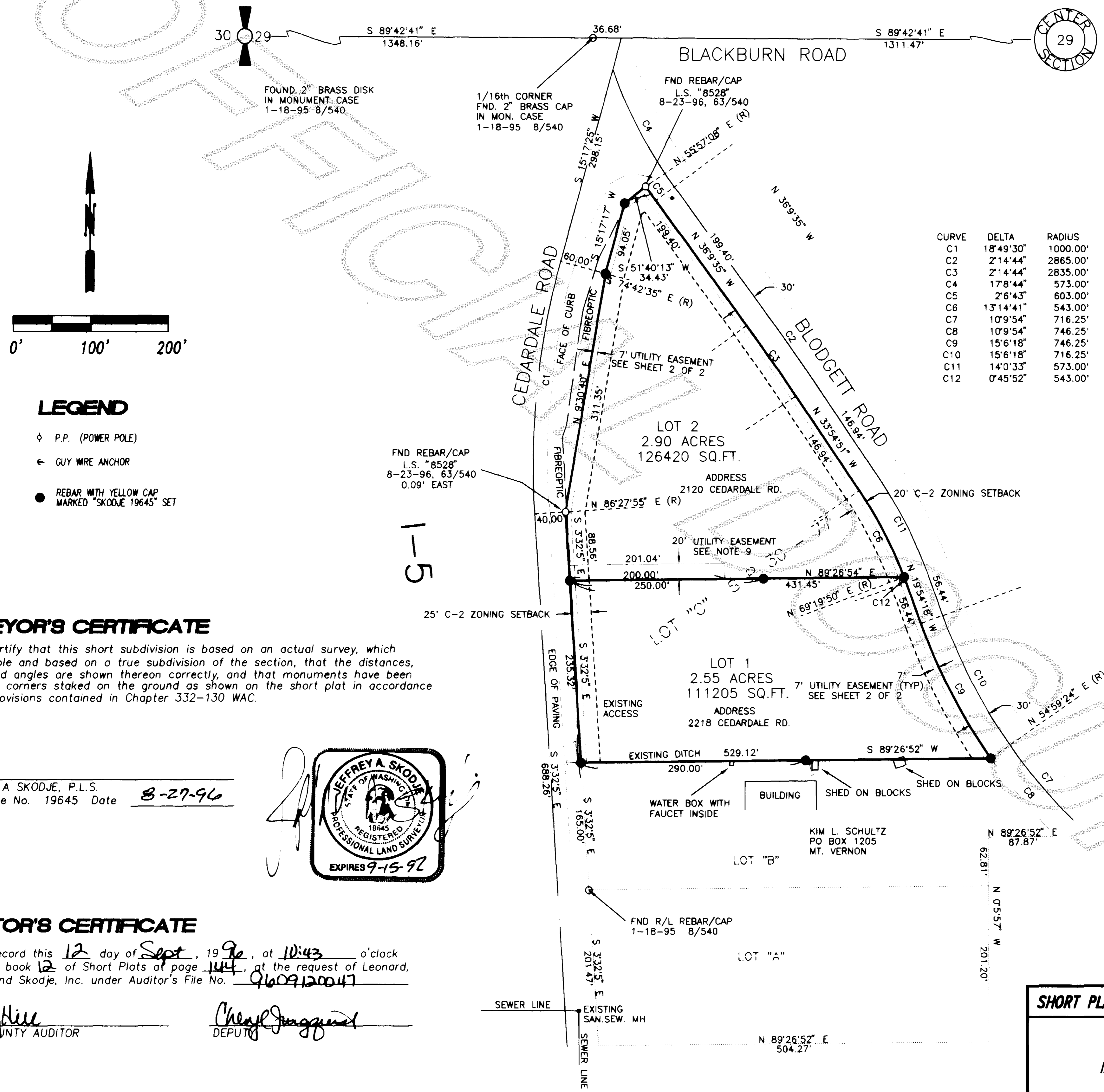


9609120047

A PORTION OF THE SW 1/4, SECTION 29 TWP. 34 N, RGE 4 E, W.M.

303
8/6/96

SK
'96 SEP 12 10:43
CY
C. Skodje



LEGEND

- ◊ P.P. (POWER POLE)
- ← GUY WIRE ANCHOR
- REBAR WITH YELLOW CAP MARKED "SKODJE 19645" SET

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.

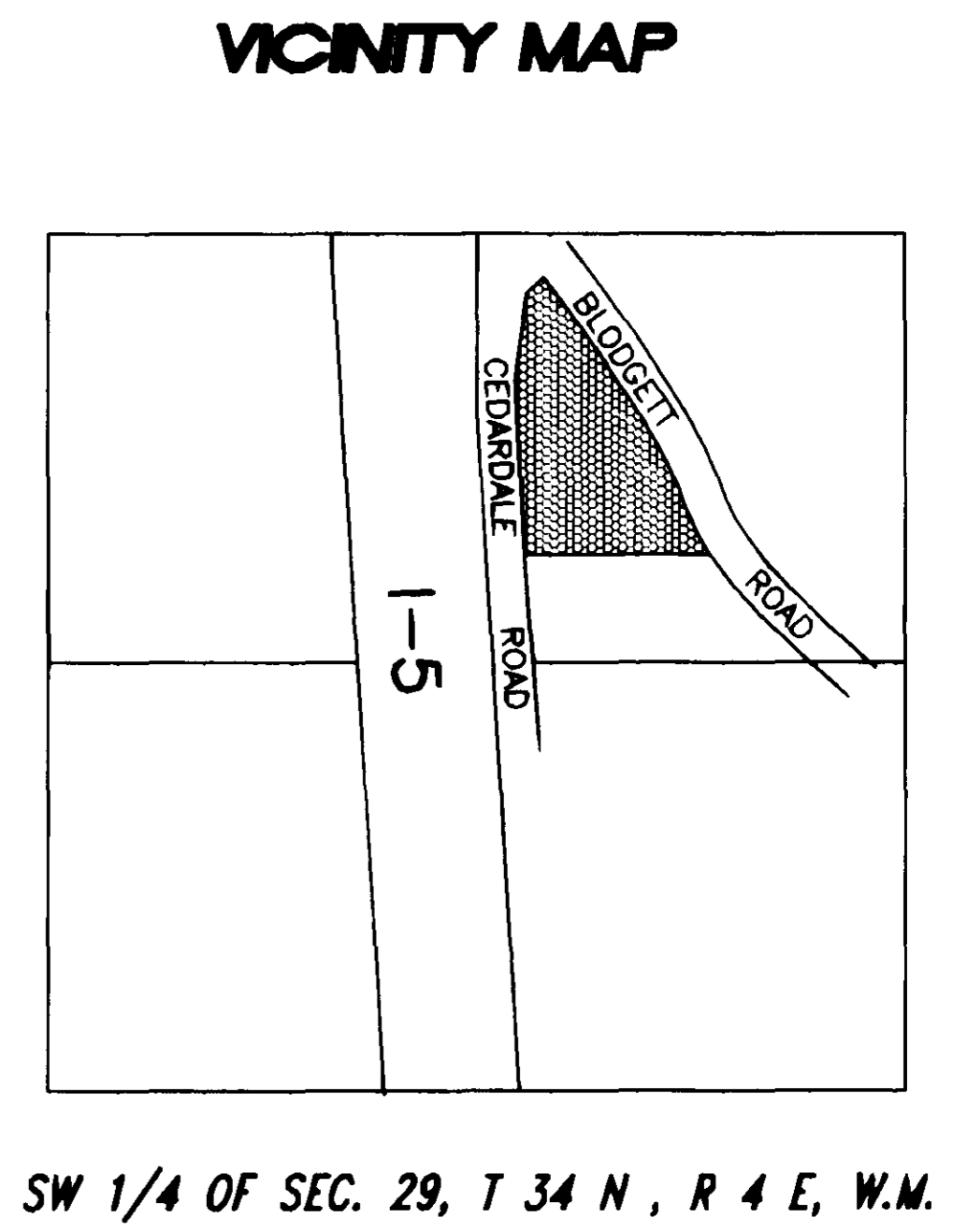
JEFFREY A. SKODJE, P.L.S.
Certificate No. 19645 Date 8-27-96



AUDITOR'S CERTIFICATE

Filed for record this 12 day of Sept, 1996, at 10:43 o'clock
A. M., in book 12 of Short Plats at page 144, at the request of Leonard,
Boudinot and Skodje, Inc. under Auditor's File No. 9609120047

Kathy Hill SKAGIT COUNTY AUDITOR
Cheryl Jorgensen DEPUTY



SHORT PLAT NUMBER: **MV- 2-96** DATE: **AUGUST 1996**

DOUG FABER SHORT PLAT

IN A PORTION OF THE SW 1/4 OF SEC. 29, T 34 N, R 4 E, W.M.
MT. VERNON, WASHINGTON, SKAGIT COUNTY, WASHINGTON

DEVELOPER - DOUG FABER
1817 SOUTH SECOND
MT. VERNON, WA. 98273
(360) 336-3535

FIELD BOOK: **LEONARD, BOUDINOT and SKODJE, INC.** SCALE: 1" = 100'
DRAWN BY: **DJA** DATE: **8/27/96** P.O. BOX 1220 MOUNT VERNON, WA 98273 (206) 336-5751 JOB NO. 96087

LEGAL DESCRIPTION

Tract "C" of Short Plat No. 30-77 approved July 19, 1977, recorded July 21, 1977, in Volume 2 of Short Plats, page 87, under Auditors file No. 861105, records of Skagit County, Washington, being a portion of the North 1/2 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East W.M.

OCCUPATIONAL INDICATORS NOTE

This survey has depicted existing occupational indicators in accordance with W.A.C. Ch. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 96. This 9TH day of SEPT, 19 96.

W. K. Riedel
TREASURER, CITY OF MOUNT VERNON

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 1996. This 4th day of september, 19 96.

Richard M. Mendenhall
SKAGIT COUNTY TREASURER

APPROVALS

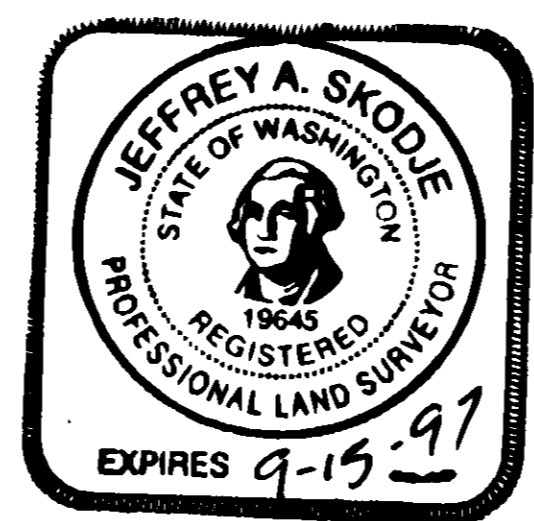
Examined and approved this 6th day of Sept, 19 96
W. K. Riedel MAYOR
W. K. Riedel CITY CLERK

APPROVALS

Examined and approved this 9 day of SEPT, 19 96
John W. ...
CITY ENGINEER

EASEMENT PROVISION

An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Power, GTE, Cascade Gas, P.U.D. No.1, and TCI Cablevision, and their respective successors and assigns, under and upon the exterior seven feet parallel and adjacent to the road frontage of Lots 1 and 2 of this Short Plat, 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.



Jeffrey A. Skodje
JEFFREY A. SKODJE, P.L.S.
Certificate No. 19645 Date 8-27-96

OWNERS' CERTIFICATION AND DEDICATION

Know all persons by these presents that the undersigned owners of the land included this Short Plat do hereby certify that the design 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 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 shown on this plat in the original reasonable grading of the streets shown hereon. In witness whereof we have hereunto set our hand and seal this day of August 30, 1996.

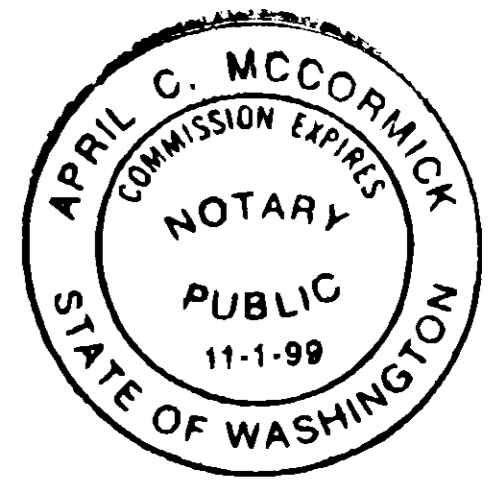
Douglas A. Faber
DOUGLAS A. FABER
Wilma J. Faber
WILMA J. FABER

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Doug Faber and Wilma Faber signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

J. C. McGee Receptionist/Notary
Notary Public Title
Date 8-30-96 My appointment expires 11-1-99



State of Washington
County of _____

I certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary Public Title
Date My appointment expires

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 the usage of road.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Zoning C-2 (GENERAL COMM.) as per ordinance No. 2529 and No. 2530, respectively.
- Sewage Disposal - Mt. Vernon Sewer
- Water - PUD No. 1
- This survey was performed in the field using a Lietz Set 4A Electronic Theodolite.
- BASIS OF BEARING: Short Plat No. 30-77 as recorded in book 2 of short plats at page 87, records of Skagit County, WA. Bearing from monument in case at the West 1/4 corner of Section 29 to the Center of Section 29 bears S 89° 42' 41" E.
- Assessors Parcel # 340429-3-001-0006.
- Lot 2 is subject to a non-exclusive utility easement for the benefit of Lot 1 together with the right of access and maintenance for the same.
- IMPACT FEE NOTICE: All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
- DEFERRAL OF STREET IMPROVEMENTS: Further improvements including sidewalk, curb, gutter, ect. have been deferred pending future development for lot 2; at which time a decision will be made by the City of Mount Vernon regarding the necessity of further improvements.
- DRAINAGE EASEMENTS: An easement for the purposes of storm water drainage is granted to the City of Mount Vernon across existing drainage courses. The property owners may alter the drainage courses provided the benefits of the existing drainage facilities are not lessened and the property owners maintain the altered drainage facilities.

SHORT PLAT NUMBER: MV- 2-96		DATE: AUGUST 1996
DOUG FABER SHORT PLAT		
IN A PORTION OF THE SW 1/4 OF SEC. 29, T 34 N, R 4 E, W.M. MOUNT VERNON, SKAGIT COUNTY, WASHINGTON		
FIELD BOOK	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 100'
DRAWN BY DJA DATE	P.O. BOX 1220 MOUNT VERNON, WA 98273 (206) 336-5751	JOB NO. 96087