

9706180061

NOTES:

All lots within this short plat are subject to impact fees payable on issuance of a building permit. Short plat number and date of approval shall be included in all deeds and contracts. This project is located in Flood Zone A0. Buildings must be elevated and/or floodproofed.

Shore Line set backs: minimum 200' from mean high water  
Dike set backs: minimum 50' from landward toe of dike  
Side Yard set backs: minimum 10'  
Front Yard set backs: minimum 35'  
Back Yard set backs: minimum 20'

Zoning MTV-RA  
Water: Skagit County PUD #1  
Sewer: City of Mount Vernon  
Power: Puget Sound Power & Light Company  
Gas: Cascade Natural Gas Corporation  
Cable TV: TCI Cable Vision of Washington  
Telephone: GTE

All utilities shown are approximate locations and shall not be used for construction purposes.

LEGEND

- ⊕ Bench Mark Elevation
- SD Existing Storm Drain Line
- CB Existing Catch Basin
- Property Line
- Pre-Existing Barbed Wire Fence
- ⊕ Existing Monument in Case 2/97
- ⊕ Existing Quarter Corner Monument in Case
- ⊕ Existing 1/2" Rebar w/ Yellow Cap Marked LISSER LS 22960 2/97
- ⊕ Set 5/8" Rebar w/ Yellow Cap Marked DES LS 28023
- ⊕ Existing Tack in Lead
- ⊕ Center of Section 8
- Existing Traffic Sign - Stop/No Parking/Speed Limit
- Easement Line
- Building, Dike, and Shoreline Line Setbacks
- Skagit River
- Toe of Dike
- Flood Zone Separatic Line
- Ed AC Edge of Asphalt
- TV Existing Telephone Vault Underground
- UT Existing Telephone Underground
- G Existing Gas Line
- O Existing Power Pole
- OHP Existing Power Overhead
- UP Existing Power Underground
- SS Existing Sanitary Sewer Line
- SSMH Existing Sanitary Sewer Manhole
- SSCO Existing Sanitary Sewer Clean Out
- W Existing Water Line
- WV Existing Water Valve
- WM Existing Water Meter
- HYD Existing Fire Hydrant

Stephen C. Ross  
Mary V. Ross  
911 Hoag Road  
Mt. Vernon, WA 98273  
Zone MV-RA

Danya R. Milnor  
827 Hoag Road  
Mt. Vernon, WA 98273  
Zone MV-RA

Westerly portion  
of Lot 1  
35,895. sq.ft.  
0.82 acres

Lot Address  
903 Hoag Road

Lot 2  
36,036. sq.ft.  
0.83 acres

Lot A  
35,000. sq.ft.  
0.80 acres

Lot Address  
917 Hoag Road

Lot B  
35,000. sq.ft.  
0.80 acres

Lot Address  
923 Hoag Road

Lot C  
35,000. sq.ft.  
0.80 acres

Lot Address  
929 Hoag Road

Lot D  
40,609. sq.ft.  
0.93 acres

Lot Address  
1001 Hoag Road

Easterly portion  
of Lot 1  
145,610. sq.ft.  
3.34 acres

Lot 1  
181,505 sq.ft.  
4.17 acres

Sherman L. Courier  
1007 Hoag Road  
Mt. Vernon, WA 98273  
Zone MV-RA

Skagit River

High Water Line of the Skagit River

Dike District #17  
C/O Arnold Mores  
2548 North Riverbend Rd.  
Mt. Vernon, WA 98273  
Zone MV-RA

Buildings built within 200' of the shoreline setback (edge of high water) shall be constructed to the requirements of MVMC 15.36.290.

AND CITY OF MOUNT VERNON'S  
SHORELINE MASTER  
PLAN PROGRAM.

Flood Zone A0

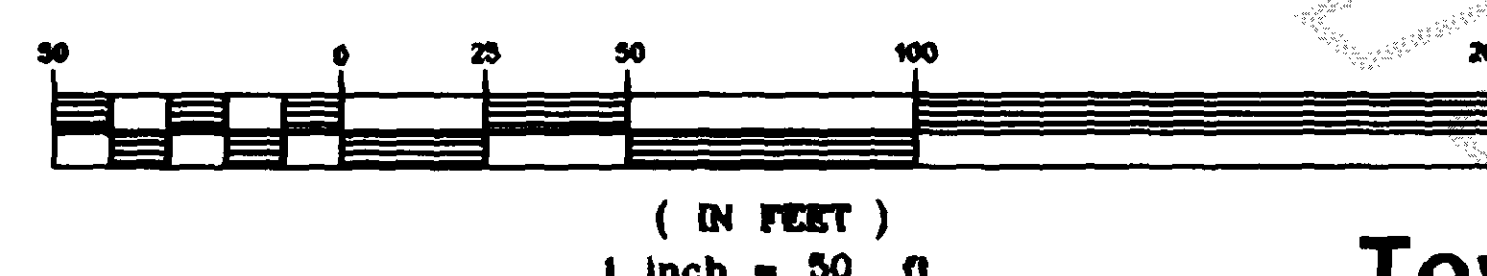
Flood Zone A21

Survey Instrumentation  
Theodolite : Geodimeter 610  
Serial 61010236, Std Dev. 3",  
EDM ± (5mm + 5ppm).

Basis of Bearings  
East/West Line Between South  
West Corner and the South  
1/4 Corner of Sec 8. As  
shown on Short Plat MV-1-90

Surveying Procedure  
Field Traverse.

GRAPHIC SCALE



Hoag Short Plat  
in the

SE 1/4 of SW 1/4 of Section 8  
Township 34 North, Range 4 East, WM.

1574 Green Acres Road  
Mount Vernon, Washington 98273  
(360) 428-0306

D:\DWG\HOCKING\HOAG\HOAG 6-11-97 8:55:56 am EST

RECORDING CERTIFICATE

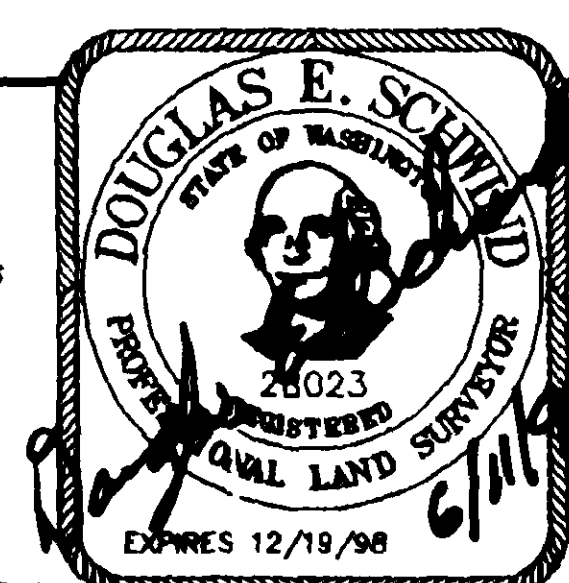
Filed for record at the request of Chris Anderson  
this 18 day of June 1997 and recorded under  
Auditor's File No. 9706180061 in Volume 13 of Short  
Plats, Page(s) 13, 14. Records of Skagit County, Washington

Deputy  
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or  
under my direction in conformance with the requirements  
of the Survey Recording Act at the request of:  
John N. Hocking in 1997

Douglas E. Schwind  
Certificate No. 28023



Schwind Engineering

2209 Monica Drive  
Mount Vernon, Washington 98273  
(360) 424 9472

SURVEY OF: SHORT PLAT No. MV-1-97

HOAG SHORT PLAT

Drawn By	JDW	Date	6/11/1997	Job No.
Checked By	DES	Scale	1" = 50'	Sheet 1 OF 2

Vol 13 SP Pg 13



**OWNER'S CERTIFICATION**

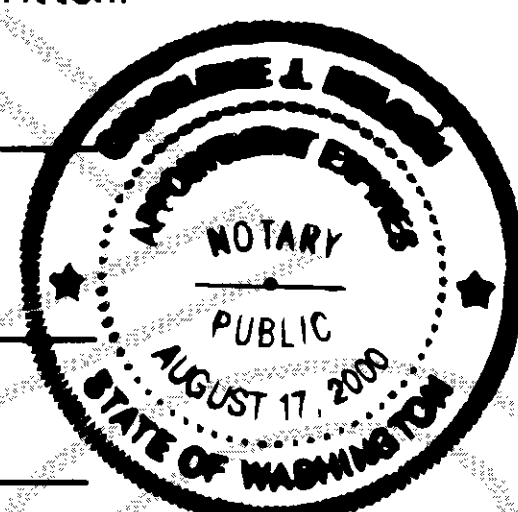
Know All Men by these Presents that I, John N. Hocking, the undersigned owner in the fee simple or contract purchaser and mortgage holder of the land within this short plat, do hereby certify that the decision to make this short plat was my free act and deed, and in witness whereof I have caused my name to be hereunto subscribed this 16<sup>th</sup> day of JUNE, 1997.

John N. Hocking  
John N. Hocking

**ACKNOWLEDGMENT**

State of Washington  
County of Skagit  
This is to certify that on this 16 day of JUNE, 1997, before me, the undersigned, a Notary Public, personally appeared John N. Hocking, to me known to be the individual who executed the within and foregoing instruments, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.  
WITNESS my hand and official seal the day and year first above written.

Charlene J. Nelson  
Notary Public in and for the State of Washington, residing at  
Mount Vernon



My commission expires 8-17-2000

**COUNTY 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 1997.

~~I, \_\_\_\_\_, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year of 1997.~~  
This 17<sup>th</sup> day of JUNE, 1997.

Judy Ann Menish  
Skagit County Treasurer

Kate Jungquist  
Deputy

**CITY FINANCE DIRECTOR'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 17<sup>th</sup> day of JUNE, 1997.

Hal Skovles  
City Finance Director

**CITY MAYOR APPROVAL**

Examined and approved this 17<sup>th</sup> day of JUNE, 1997.

Shirley R. Riedel  
Mayor

Hal Skovles  
Attest Finance Director

**CITY ENGINEERS APPROVAL**

Examined and approved this 17<sup>th</sup> day of JUNE, 1997.

John Wiseman  
City Engineer (Asst) R.R. JOHN WISEMAN

Exceptions and the Legal Description shown herein are as noted in commitment for Title Insurance issued by First American Title Insurance Company Order No. 58578, dated January 10th 1997.

**EXCEPTIONS:**

- A. Any question that may arise due to shifting or changing in course of Skagit River.
- B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Skagit River.
- C. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shore lands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- D. Utility easement over and across the South 7 feet of said premises as delineated on the face of said Short Plat No. MV-1-90.
- E. Any question that may arise due to the location of existing or (typical) fence lines affecting said premises, as delineated on the face of said Short Plat No. MV-1-90.
- F. NOTES DELINEATED ON THE FACE OF SAID SHORT PLAT NO. MV-1-90, AS FOLLOWS:
  - 1.) Utilities shown for convenience only. Exact location should be determined prior to any construction.
  - 2.) Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	City of Mount Vernon, a Municipal Corporation of the State of Washington
And:	Fern B. Gebert, Martha R. Gillette, Kim S. Stanford, Delores E. Soriano and Jill A. Cochran
Dated:	MARCH 12, 1990
Recorded:	MARCH 16, 1990
Auditor's No.:	9003160015
Regarding:	Formation of Local Improvement District

Said instrument includes Power of Attorney provisions limited to matters regarding formation of said Local Improvement District.

H. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:  
Purpose: Concrete Drive  
Affects:

Non-exclusive easement for ingress and egress over and across the Southwesterly portion of subject Lot 1, lying Easterly of Lot 2 of Short Plat No. MV-1-90, benefiting said Lot 2.

I. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD.  
Short Plat No.: MV-1-90

As Follows:  
Lot 1 is divided by Lot 2. No building permits will be issued for the Easterly portion of Lot 1 until further platting is approved.

J. Mislocated structure, as delineated on face of Short Plat No. MV-1-90.  
Affects the Northerly portion of subject property.

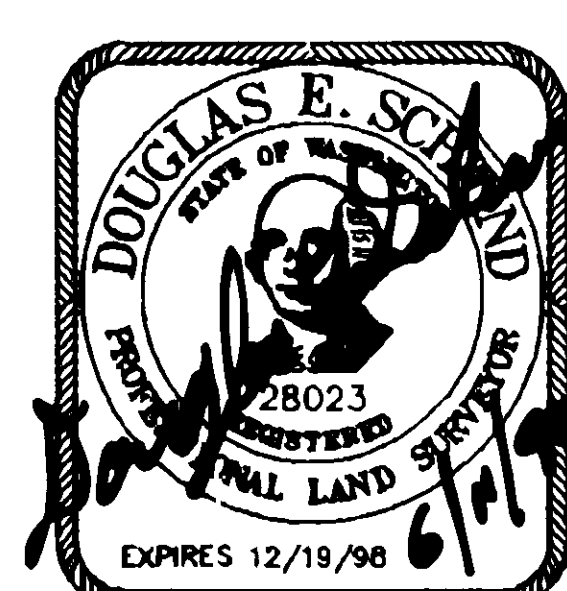
**Legal Description**

The land referred to herein is situated in the County of Skagit, State of Washington and is described as follows:

The easterly portion of Lot 1, east of Lot 2 as shown on Short Plat No. MV-1-90, approved February 21, 1990, and recorded in Volume 9 of Short Plats, Page 208, under Auditor's File No. 9002210048, records of Skagit County, Washington, being a portion of Government Lot 9, of Section 8, Township 34 North, Range 4 East, W.M.

**John N. Hocking - Owner/Developer**

1574 Green Acres Road  
Mount Vernon, Washington 98273  
(360) 428-0306



**Schwind Engineering**

2209 Monica Drive  
Mount Vernon, Washington 98273  
(360) 424 9472

SURVEY FOR: SHORT PLAT No. MV-1-97

**HOAG SHORT PLAT**

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