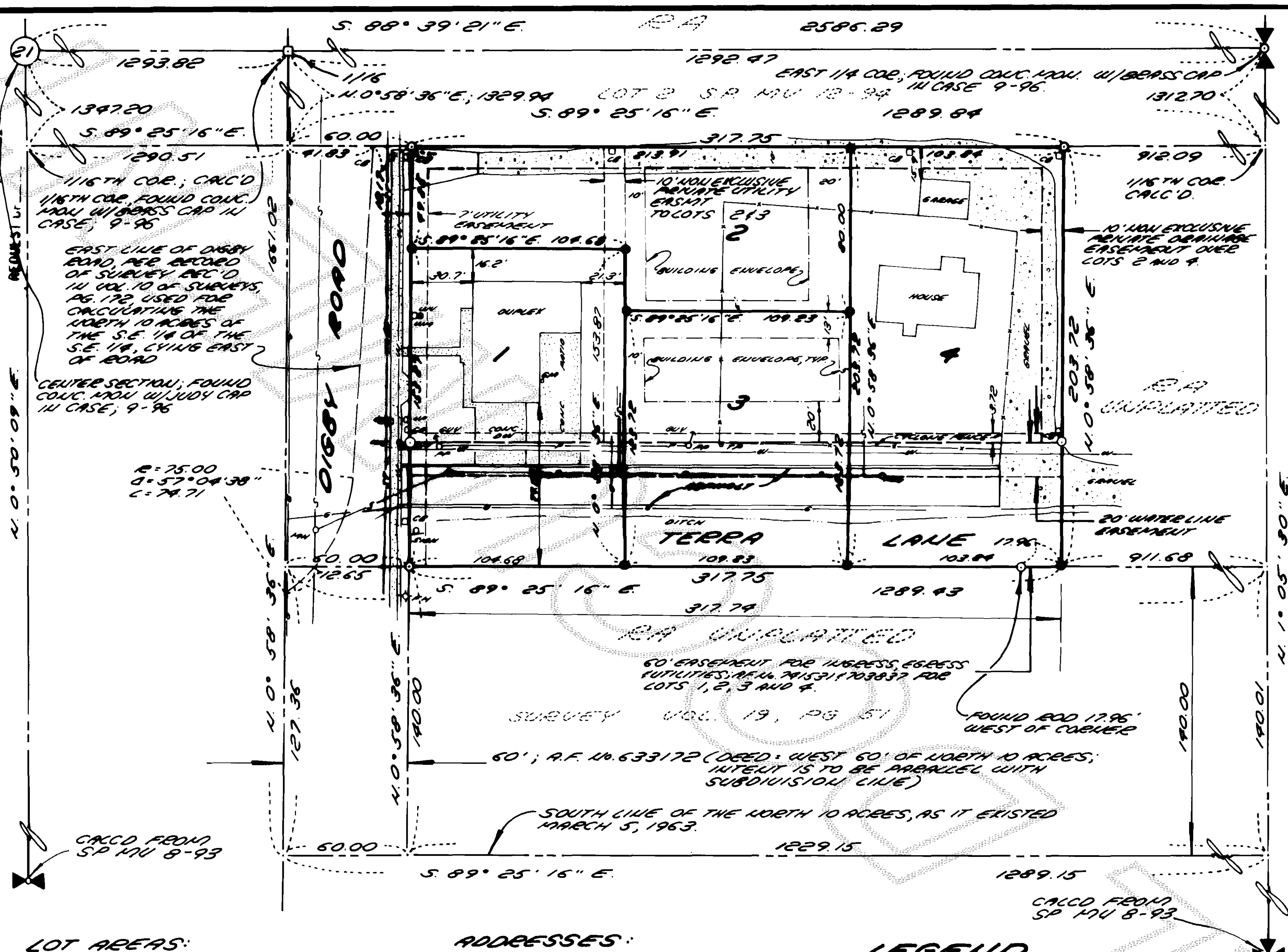
180129 0010



LOT AREAS:

LOT 1	16,107 Sq. Ft.	0.37 ACRE	
LOT 2	13,956 Sq. Ft.	0.32 ACRE	
LOT 3	13,513 Sq. Ft.	0.31 ACRE	
LOT 4	21,154 Sq. Ft.	0.49 ACRE	

ADDRESSES:

LOT 1	3401 TERRA LANE A & B
LOT 2	3413 TERRA LANE
LOT 3	804 DIGBY ROAD
LOT 4	808 DIGBY ROAD

LEGEND

● INDICATES 1/2" IRON ROD SET WITH YELLOW CAP, MARKED "BOWERS 22952" WITH WHITE 2" x 2" WITNESS STAKE.

○ INDICATES FOUND ROD & CAP, MARKED, "LISSER 22960." 9-96

NOTES

1. IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
2. UTILITIES SHOWN HAVE BEEN LOCATED FROM UTILITY Co. MARKINGS. VERIFY LOCATION PRIOR TO EXCAVATION; CALL 1-800-424-5555 FOR UTILITY LOCATION SERVICE.
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY FOR MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO ROAD USAGE.
5. ZONING: RESIDENTIAL R1 - 13.5.
6. SEWER: CITY OF MOUNT VERNON
7. WATER: P.U.D. No. 1.
8. BASIS OF BEARING: MONUMENTS ON NORTH LINE OF S.E. 1/4 OF SECTION 21, T.34N., R.4E. S. 88° 39' 21" E.
9. FOR ADDITIONAL SUBDIVISON INFORMATION, SEE SHORT PLAT MV-8-93; RECORDED IN BOOK 11 OF SHORT PLATS, PAGES 29 & 30, AUDITORS FILE No. 9312090030, RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE, ORDER No. H-302754, DATED AUGUST 20, 1996 AND SUBSEQUENT FIRST ENDORSEMENT UPDATE, JULY 7, 1997.
11. SUBDIVIDERS: EARL & KATHERINE CURRY
    1504 GUNDERSON ROAD
    MOUNT VERNON, WA. 98273 PH. 424-7815
12. ANY QUESTION AS TO MISLOCATED FENCE LINE, AS DELINEATED ON FACE OF SHORT PLAT No. MV-8-93.
13. INSTRUMENTATION: LEITZ SET 3, ELECTRONIC DISTANCE METER; SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

EASEMENTS, RESERVATIONS, RESTRICTIONS

THIS PROPERTY IS SUBJECT TO, AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE No'S. 8906220005, 9009270067, 39602, 8703270063, 741531, 703837 AND 633172.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN, IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A"

TRACT 2, OF SHORT PLAT MV-8-93, APPROVED DECEMBER 9, 1993, AND RECORDED DECEMBER 9, 1993, UNDER AUDITOR'S FILE No 9312090030, IN VOLUME 11 OF SHORT PLATS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PARCEL "B"

TRACT 1, OF SHORT PLAT MV-8-93, APPROVED DECEMBER 9, 1993, AND RECORDED DECEMBER 9, 1993, UNDER AUDITOR'S FILE No. 9312090030, IN VOLUME 11 OF SHORT PLATS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

PRIVATE DRAINAGE EASEMENT

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 BORN 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.

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS & SEALS THIS 11TH DAY OF AUGUST, 1997.

Katherine A. Curry — KATHERINE A. CURRY
Earl R. Curry — EARL R. CURRY

ACKNOWLEDGEMENTS

[signature] SR. V.P. — WASHINGTON FEDERAL SAVINGS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW, OR HAVE SATISFACTORY EVIDENCE THAT KATHERINE A. CURRY AND EARL R. CURRY, A MARRIED COUPLE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: [signature] DATE: 8-11-97
MY APPOINTMENT EXPIRES: 1-1-2001

EMIL D. BOWERS COMMISSION EXPIRES NOTARY PUBLIC JAN. 1, 2001 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF JULY, 1997, PERSONALLY APPEARED Doug Rowell KNOWN TO ME TO BE THE SENIOR VICE PRESIDENT OF WASHINGTON FEDERAL SAVINGS AND LOAN, INC. WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND SAID OFFICER ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION. IN WITNESS WHEREOF I SET MY HAND & OFFICIAL SEAL.

NOTARY SIGNATURE: [signature] DATE: 7-21-97
MY APPOINTMENT EXPIRES: 1-1-2001

EMIL D. BOWERS COMMISSION EXPIRES NOTARY PUBLIC JAN. 1, 2001 STATE OF WASHINGTON

APPROVALS

EXAMINED AND APPROVED THIS 28TH DAY OF JANUARY 1998

ASST. CITY ENGINEER [signature] FOR JOHN WISEMAN

EXAMINED AND APPROVED THIS 28TH DAY OF JANUARY 1998

MAYOR: [signature] ATTEST BY FINANCE DIRECTOR [signature]

TREASURER'S CERTIFICATES

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR, 1998

[signature] — SKAGIT COUNTY TREASURER
1-29-98 — DATE

THIS IS TO 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 28TH DAY OF JANUARY 1998

CITY OF MOUNT VERNON
FINANCE DIRECTOR [signature]

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29 DAY OF Jan 1998 AT 30 MINUTES PAST 9 O'CLOCK A.M. AND RECORDED IN VOLUME 13 OF SHORT PLATS AT PAGE 91 RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR'S FILE No. 9801290010 DATE: 1/29/98

SKAGIT COUNTY AUDITOR [signature]

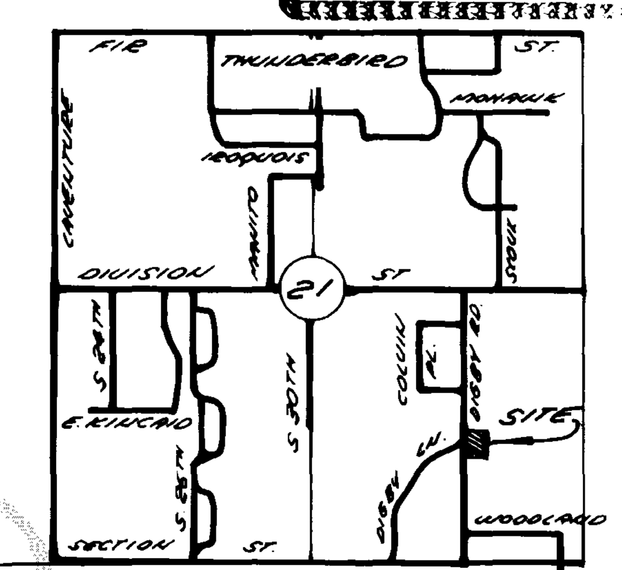
SURVEYOR'S CERTIFICATE

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.

[signature] — EMIL D. BOWERS, P.L.S.
CERTIFICATE No. 22952
10-13-11 — DATE

EMIL D. BOWERS STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 22952 EXPIRES: 11/29/97

BOWERS WEST
LAND SURVEYING AND CONSULTING
237 EAST HAZEL AVENUE
BURLINGTON, WA. 98233



VICINITY MAP N.T.S.

SHORT PLAT No. MV-2-97

SURVEY IN A PORTION OF THE S.E. 1/4 OF S.E. 1/4 OF SECTION 21, T.34N., R.4E., W.M.

FOR

KATHERINE & EARL CURRY

FB: 2 PG: 31-34	BOWERS WEST LAND SURVEYING & CONSULTING 237 E. HAZEL AVE., BURLINGTON WA. 98233	SCALE 1" = 50'
SHEET No 1 of 1	360.755.9079	96.015

vol 13 SP pg 91

KATHY HILL AUDITOR '98 JAN 29 A9:30 REQUEST OF

26 26 5500