

DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 643.36 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION, 85 FEET; THENCE WEST 145.74 FEET TO THE EAST LINE OF 8TH STREET; THENCE SOUTH ALONG THE EAST LINE OF 8TH STREET 85 FEET; THENCE EAST 145.74 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 25 FEET THEREOF CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED OCTOBER 31, 1958, UNDER AUDITOR'S FILE NO. 572344.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - R-17.6 (SEE MINIMUM LOT SIZE VARIANCE 97-5).
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 L-5589 22960.
6. INDICATES EXISTING REBAR OR IRON ROD FOUND.
7. INDICATES EXISTING MONUMENTS IN CASE.
8. MERIDIAN - ASSUMED.
9. BASIS OF BEARING -- SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., BEARING = NORTH 89°51'22" WEST.
10. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT MV-9-43 RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 55 AND 56, AND RECORD OF SURVEY MAP RECORDED IN VOLUME 6 OF SURVEYS, PAGE 300, ALL BEING IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE REPORT ORDER NO. 51938, DATED JULY 15, 1997.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD REFERENCED IN THE ABOVE MENTIONED TITLE REFERENCE INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 503023 AND 970750061 (NOTE AF NO. 503023 DOES NOT ENCUMBER THIS PROPERTY).
13. INSTRUMENTATION - LIETZ SET 4A THEODOLITE DISTANCE METER.
14. SURVEY PROCEDURE - FIELD TRAVERSE.
15. OWNER/SUBDIVIDER - CHARLES E. ASH AND LISA M. KIRK, 107 9TH ST., MOUNT VERNON, WA 98273, PHONE 360-342-0500.
16. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
17. THE EXISTING SANITARY SEWER FOR THE HOUSE ON LOT 2 RUNS WESTERLY THROUGH LOT 1. AT SUCH TIME AS CONSTRUCTION TAKES PLACE ON LOT 1, THE SEWER SERVICE SHALL BE CONNECTED TO A SIDE SEWER LINE WITHIN LIMITS OF A PERMANENT SANITARY SEWER EASEMENT. THE OWNERS OF LOT 2 SHALL BE RESPONSIBLE FOR CONSTRUCTION RESTORATION OBTAINING APPLICABLE PERMITS PROVIDING ACCEPTABLE SERVICE AND ANY ASSOCIATED FEES WITH THIS CONNECTION.
18. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT ON LOT 1, CONSTRUCTION OF IMPROVEMENTS PER CITY OF MOUNT VERNON ENGINEERING DEPARTMENT MUST BE BUILT OR BONDED.

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.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY (G.T.E.), CASCADE NATURAL GAS CO., AND TCI CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 7 FEET OF NORTH 8TH STREET AND NORTH 9TH STREET SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

OWNER'S CERTIFICATE AND DEDICATION

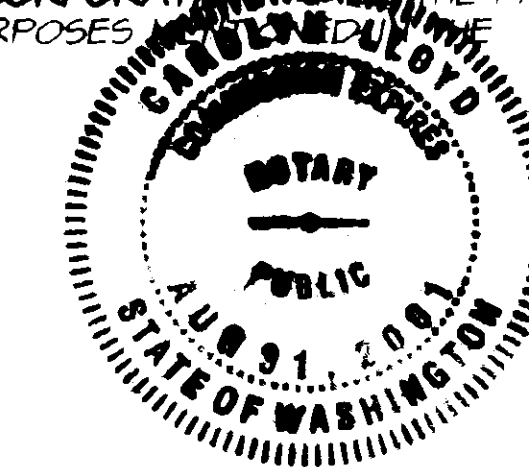
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS AND SEALS THIS 15th DAY OF June 1998.

CHARLES E. ASH, HUSBAND; LISA M. KIRK, WIFE; James M. Vander Mey, Vice President, PEOPLES BANK REAL ESTATE LOAN CENTER, A WASHINGTON CORPORATION.

ACKNOWLEDGMENTS

STATE OF Washington, COUNTY OF Skagit. I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Vander Mey SIGNED THIS INSTRUMENT ON OATH STATED THAT HE(SHE/THEY) (NAME) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President, PEOPLES BANK REAL ESTATE LOAN CENTER, A WASHINGTON CORPORATION, UNDER THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

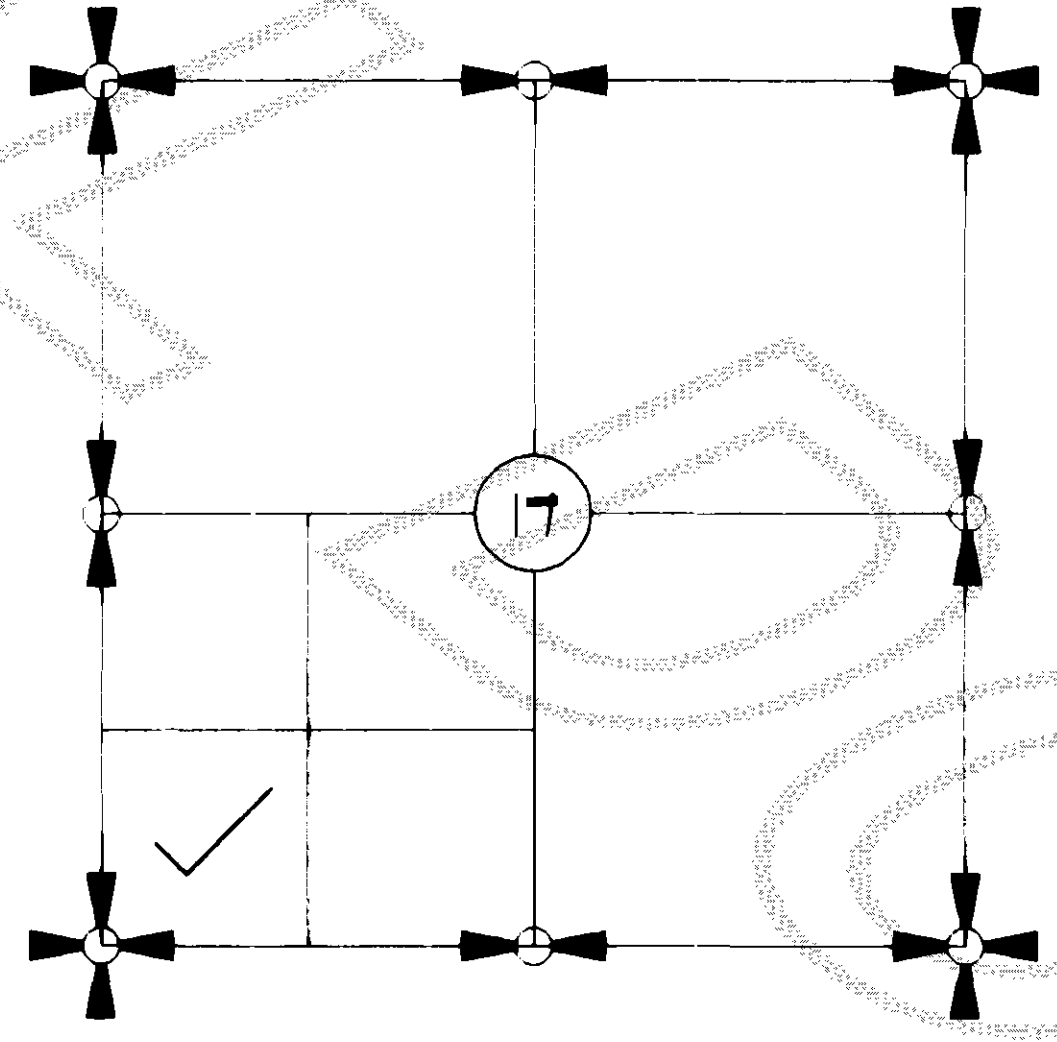
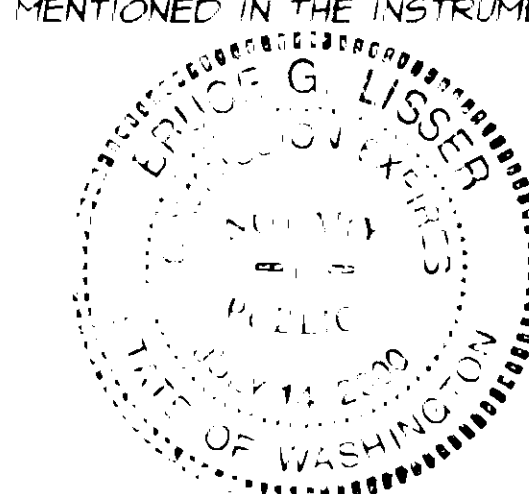
DATED June 15, 1998; SIGNATURE Carolyn Floyd; TITLE Notary; MY APPOINTMENT EXPIRES Aug. 31, 2001.



STATE OF Washington, COUNTY OF Skagit.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE CHARLES E. ASH AND LISA M. KIRK, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGES IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED June 15, 1998; SIGNATURE Charles E. Ash and Lisa M. Kirk; TITLE None; MY APPOINTMENT EXPIRES July 14, 00.



VICINITY MAP N.T.S.

LOT ADDRESS AND AREA INFORMATION

LOT 1: 1106 NORTH 8TH STREET, 1650 SQUARE FEET; LOT 2: 1107 NORTH 9TH STREET, 1020 SQUARE FEET.

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 23rd DAY OF June 1998.

City Treasurer signature and name.

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: June 15, 1998.

Donald R. Semrau PE # PLS CERTIFICATE NO. 9622; Bruce G. Lisser PLS. CERTIFICATE NO. 22960; SEMRAU & LISSER; 2112 RIVERSIDE DRIVE SUITE 104; MOUNT VERNON, WA 98273; PHONE: (360) 424-9566.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF June 1998 AT 3:44 P.M. IN VOLUME 13 OF SHORT PLATS ON PAGES 142-143 AT THE OFFICE OF SEMRAU & LISSER, AUDITOR'S FILE NO. 9806240099.

Kathryn... Deputy Auditor.

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.

APPROVALS

EXAMINED AND APPROVED THIS 24th DAY OF June 1998.

CITY ENGINEER signature.

EXAMINED AND APPROVED THIS 23rd DAY OF June 1998.

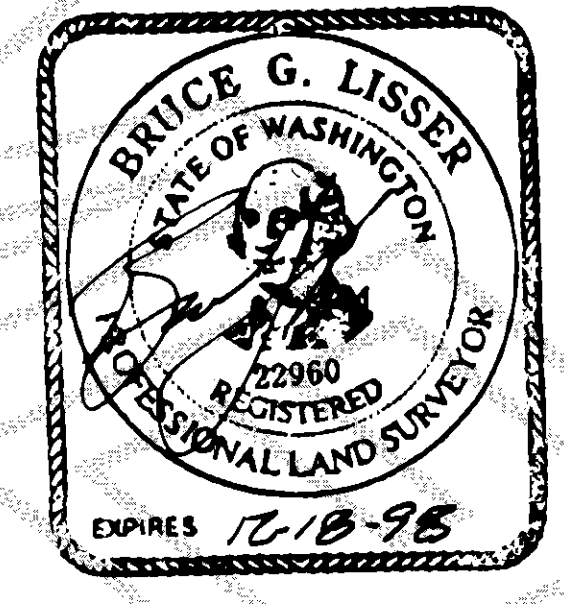
MAYOR signature.

ATTEST CLERK signature.

TREASURER'S CERTIFICATE

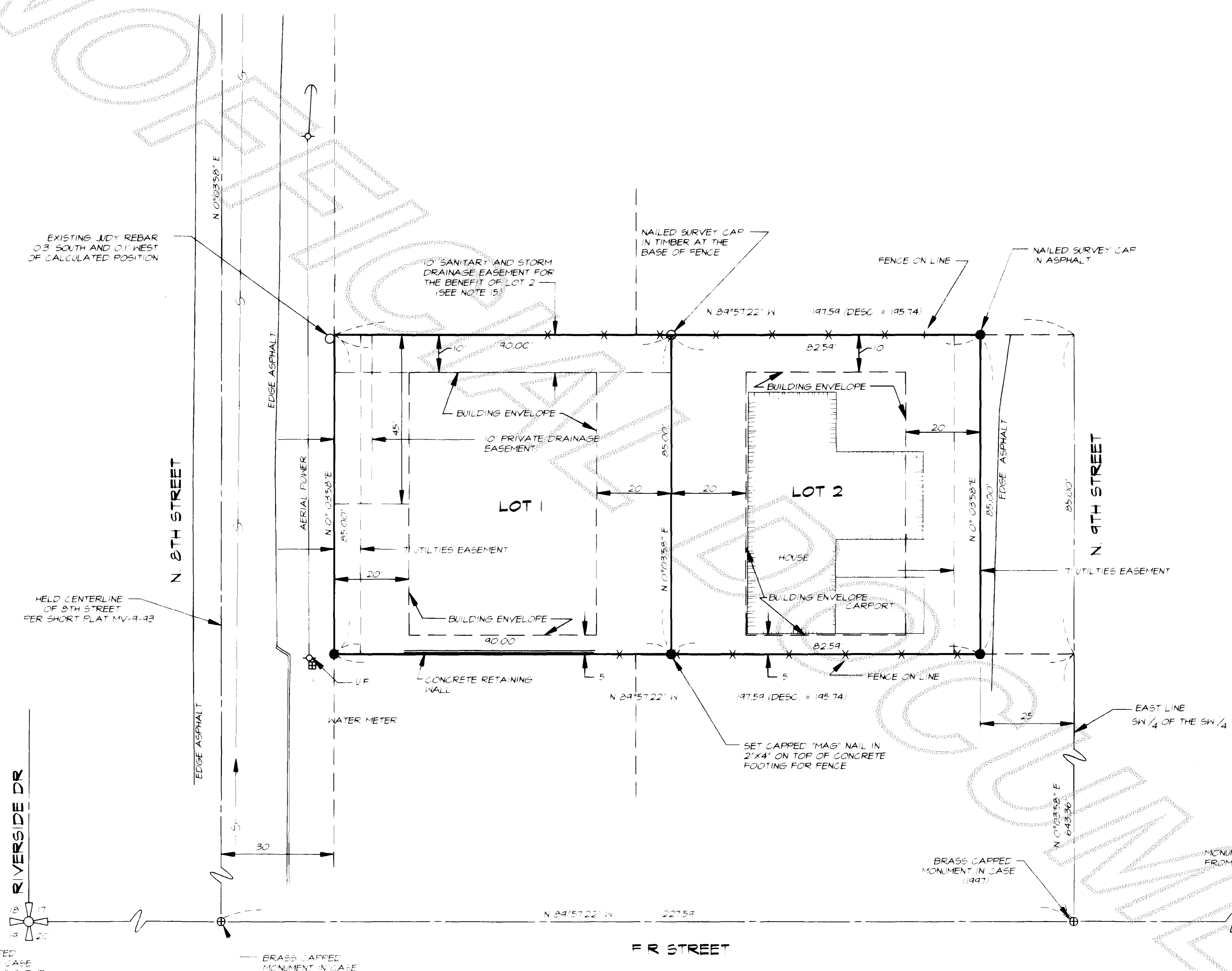
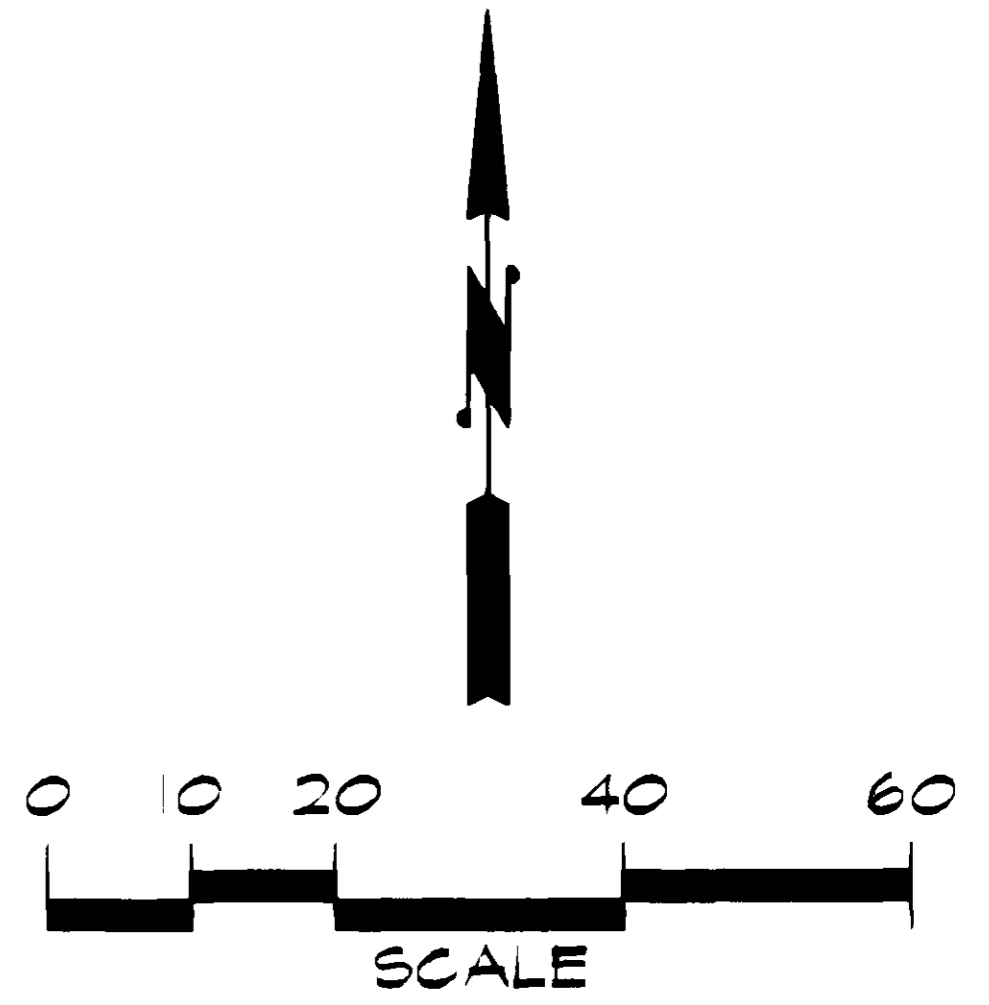
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 1998. THIS 22nd day of June, 1998.

Judyann... Skagit County Treasurer.



SHEET OF 2

SHORT PLAT NO. MV-2-98. SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T. 34 N. R. 4 E. W.M. CITY OF MOUNT VERNON WASHINGTON FOR CHARLES E. ASH AND LISA M. KIRK. FB 136 PG 48. SEMRAU & LISSER. SURVEYING • ENGINEERING • PLANNING. MOUNT VERNON, WA 98273 360-424-9566. SCALE 1"= 20'. JOB NO. 97-026.



RIVERSIDE DR

N 8TH STREET

N 9TH STREET

F R STREET

SHEET 2 OF 2

SHORT PLAT NO. M/V-2-98

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 17, T. 34 N., R. 4 E., W.M.
CITY OF MOUNT VERNON, WASHINGTON
FOR CHARLES E. ASH AND LISA M. KRK



FB 136 PG 48
MERIDIAN: ASSUMED

SEMRAU & LISSER
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 36C-424-9566

SCALE 1" = 20'
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V. 13 Sh Plat M/143