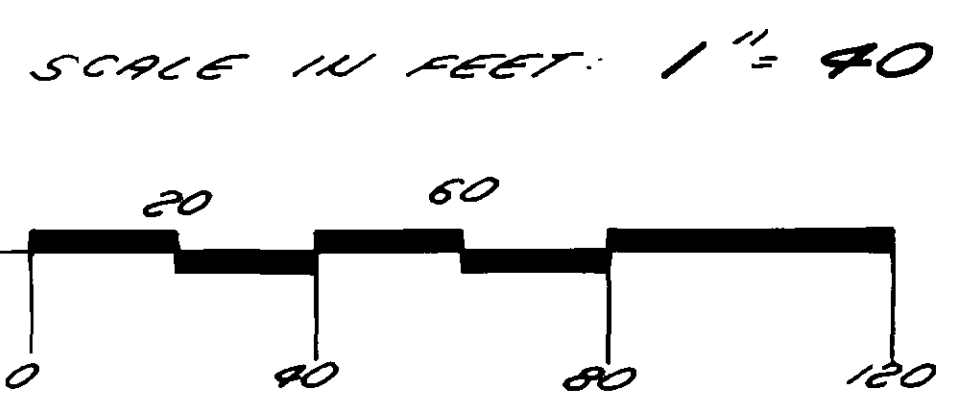
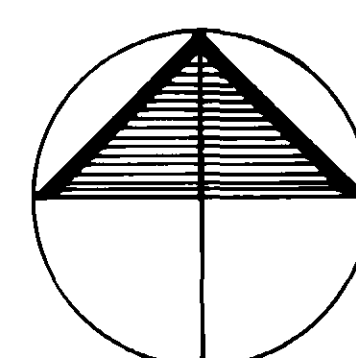
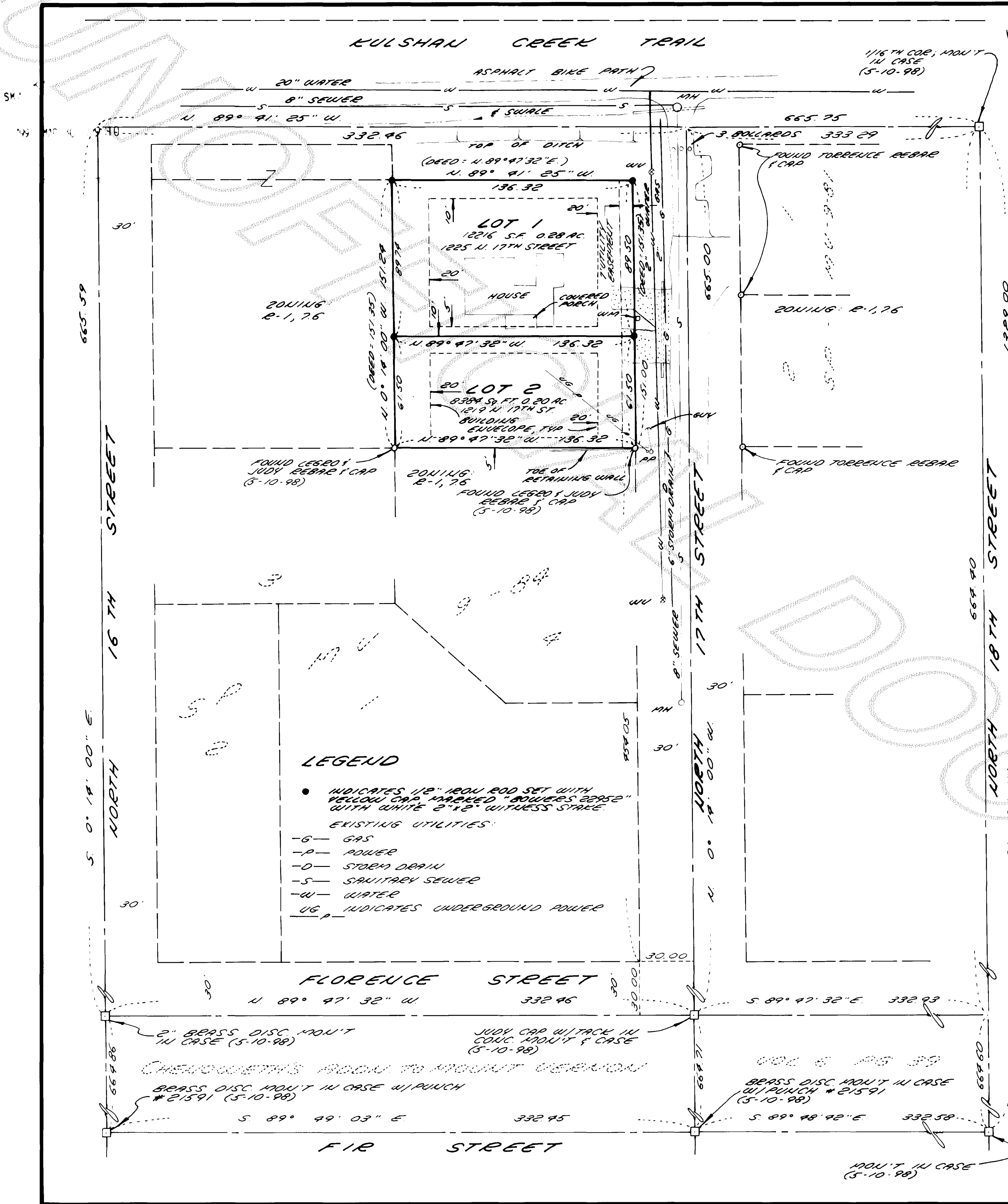


9903300018



LEGAL DESCRIPTION

That portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point of intersection of the East line of 17th Street and the North line of Florence Street, as shown on the Plat of "CHENOWETH ADDITION TO MOUNT VERNON", as per plat recorded in Volume 6 of Plats, page 39, records of Skagit County, Washington, (said point being North 0° 14' West, 695.4 feet and South 89° 49' East, 362.64 feet from the Southwest corner of said East 1/2 of the Southwest 1/4 of the Southeast 1/4);

Thence West along the North line of said Florence Street, 60 feet to the West line of said 17th Street;

Thence North along the West line of said 17th Street, 454.05 feet to the TRUE POINT OF BEGINNING of this description;

Thence from said point run West, parallel with the said North line of Florence Street, 136.32 feet;

Thence North, parallel with the West line of 17th Street, 151.35 feet;

Thence East, parallel with the North line of said Florence Street, 136.32 feet to the West line of said 17th Street;

Thence South along the West line of said 17th Street, 151.35 feet to the POINT OF BEGINNING.

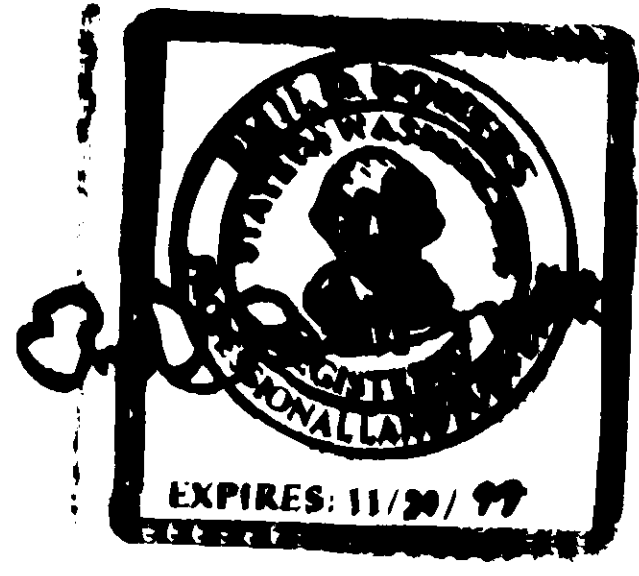
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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.

Emil D. Bowers, P.L.S. *Emil D. Bowers* Date: MAR 11, 1999
Certificate No. 22952

Bowers West
Land Surveying and Consulting
237 East Hazel Avenue
Burlington, Washington 98233



AUDITOR'S CERTIFICATE

Filed for record this 30th day of March, 1999.

At 9:10 minutes past 9 o'clock A. M., and recorded in

Volume 14 of Short Plats, at page 13414
Records of Skagit County, Washington.

Auditor's File No. 9903300018 Date: 3-30-99

Skagit County Auditor: *Kathy Ann Berg*

Short Plat Number: <u>17U-4-98</u>	
Survey in a Portion of the East 1/2 of the SW 1/4 of the SE 1/4 of Section 17, Township 34 North, Range 4 East, W. M. in the City of Mount Vernon for: ONMI FINANCIAL, INC.	
BOWERS WEST Land Surveying & Consulting 237 East Hazel Avenue, Burlington, Wa. 98233 Ph: (360) 755-9079	SCALE: 1" = 40'
	DATE: JUNE 1998
	FB 4 PG 13-15
	SH 16 1 of 2 JOB NO 98006

Vol 14 Short Plats Pg 13

9903300018

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 Company 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 R1-7.6
6. Sewer: City of Mount Vernon
7. Water: Lot 1: PUD No. 1 of Skagit County
8. Survey description is from Stewart Title Guaranty Company, Guarantee Order No. S-85519.
9. Subdivider: Omni Financial, Inc.
515 Boren Avenue North
Seattle, Washington 98109
Phone: (206) 628-2914
10. Instrumentation: Leitz Set 3, Electronic Distance Meter.
Survey Procedure: Standard Field Traverse.

CONSTRUCTION NOTES

1. Prior to issuance of A building permit, all utilities serving Lot 1 shall be relocated so as not to cross Lot 2. Owners of Lot 2 shall be responsible for relocating said utilities and providing acceptable service during the relocation.
2. Prior to issuance of a Certificate of occupancy for Lot 2, 5/8" crushed rock, will be placed across the frontage on 17th Street, of Lot 2, and across the south 50 feet of frontage on 17th Street, of Lot 1. The crushed rock shall be a minimum of 2" in compacted depth, and 12' in width.

NOTE:

This Survey depicts existing fences and/or other occupational indicators in accordance with WAC 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title Claims have not been resolved by this survey.

BASIS OF BEARING

Basis of Bearing: Centerline of 17th Street: North 0° 14' 42" West, as shown on Short Plat Recorded in Volume 6 of short Plats, at page 165, under Auditor's File No. 8407200010, Records of Skagit County, Washington.

APPROVALS

Examined and approved this 29TH day of MARCH, 19 99

City Engineer: [Signature]

Examined and approved this 29TH day of MARCH, 19 99

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 of 1999

Skagit County Treasurer: [Signature]

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 29TH day of MARCH, 19 99

City of Mount Vernon Finance Director: [Signature]

EASEMENT PROVISIONS

UTILITY EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the City of Mount Vernon; PUD No. 1 of Skagit County; Puget Sound Power & Light Co., inc.; Cascade Natural Gas Corporation; GTE and TCI Cablevision of Washington, inc., and their respective successors and assigns under and upon the exterior seven (7) feet of all lots and tracts abutting public right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems: lines, fixtures and appurtenances attached thereto, for the purpose of providing utility service 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.

UTILITY EASEMENT ACROSS LOT 2

Until such time a building permit is issued on Lot 2, a non-exclusive easement for existing utilities across Lot 2 servicing Lot 1 is hereby granted to the owner of Lot 1.

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 hereunto set our hands and seals, this 22ND day of SEPTEMBER, 1998

[Signature]
J. J. Magnus, for Omni Financial, Inc.

[Signature]
Mona Henken

ACKNOWLEDGEMENT

State of Washington
County of Skagit

This is to certify that on this day of Sept 22, 1998, personally appeared, J. J. Magnus, known to me to be the President of Omni Financial, 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 and official seal.

Notary signature: Catharine Y. Musielak

Date: Sept 22, 1998 My appointment expires: 5-5-00

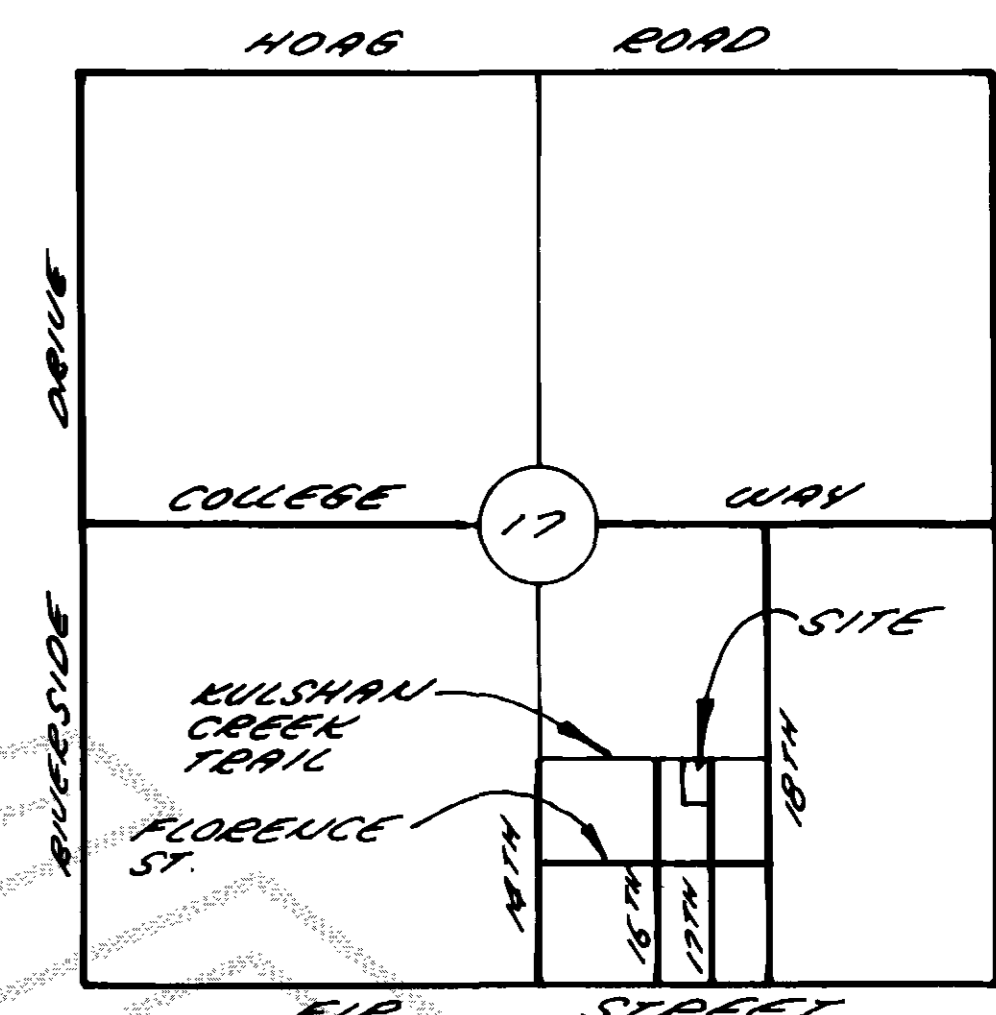
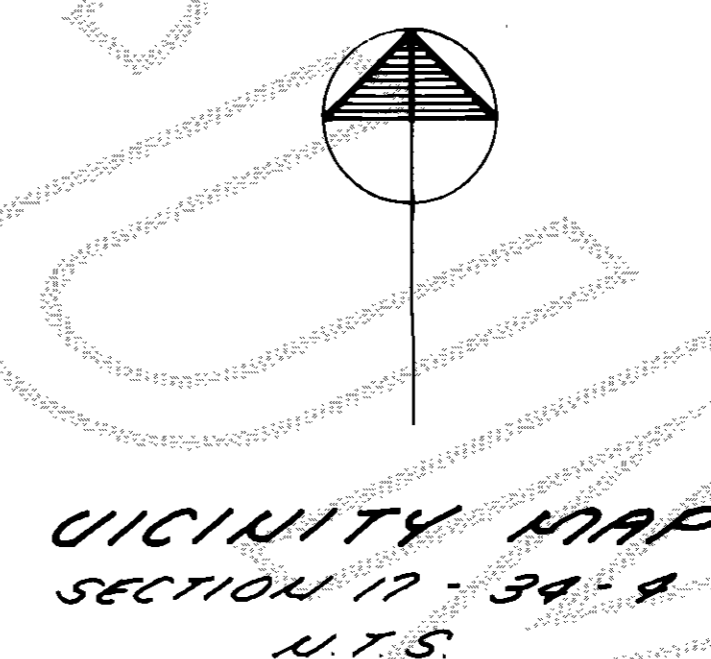
ACKNOWLEDGEMENT

State of Washington
County of Skagit

I certify that I know, or have satisfactory evidence that Mona Henken, to me known to be the individual who signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument

Notary signature: Catharine Y. Musielak

Date: Sept 22, 1998 My appointment expires: 5-5-00



Short Plat Number: <u>100-4-98</u>	
Survey in a Portion of the East 1/2 of the SW 1/4 of the SE 1/4 of Section 17, Township 34 North, Range 4 East, W. M. in the City of Mount Vernon for: ONMI FINANCIAL, INC.	
BOWERS WEST Land Surveying & Consulting 237 East Hazel Avenue, Burlington, Wa. 98233 Ph (360) 755-9079	SCALE: <u>1" = 40'</u> DATE: <u>JULIE 1998</u> FB <u>4</u> AS <u>13-15</u> SH. <u>16</u> 2nd <u>2</u> JOB <u>10</u> 98006