

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING: CONTRACT REZONE R3-CR-2446.
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON.
4. WATER: P.U.D. NO. 1.
5. • - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960.
• - INDICATES EXISTING REBAR OR IRON ROD FOUND.
6. MERIDIAN: ASSUMED.
7. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH RANGE 4 EAST, W.M., BEARING = NORTH 0°12'02" WEST.
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT MV-179 RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 160, AND SHORT PLAT MV-18-81 RECORDED IN BOOK 5 OF SHORT PLATS, PAGE 134 RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 59315, DATED JUNE 4, 1999.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 127165, 9107240019, 9107240083, 9409080069 AND 970710047.
11. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE.
13. SUBDIVIDER: STEVEN M. AND DOROTHY RINDAL
929 E. COLLEGE WAY
MOUNT VERNON WA 98273
PHONE: (360) 424-1066
14. LOT 2 SET BACKS:
FRONT: 2 FEET SOUTH OF SOUTH SIDE OF 20-FOOT SEWER EASEMENT (MEASURED TO OUTSIDE EDGE OF ROOF EAVE)
SIDE: 10' SINGLE STORY
15' TWO STORY
REAR: 20'
15. THE NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THIS SHORT PLAT AS WELL AS SHORT PLAT NO. MV-4-99.
16. NO ROAD IMPROVEMENTS ARE REQUIRED FOR APPROVAL OF THIS SHORT PLAT. BUILDING PERMITS FOR THESE LOTS WILL REQUIRE A CONCURRENCY REVIEW, AND MAY BE SUBJECT TO OFF SITE STREET IMPROVEMENTS, PURSUANT TO CITY OF MOUNT VERNON CONCURRENCY ORDINANCES 2839 AND 2950.
17. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED. ONE HALF OF THE REQUIRED SCHOOL IMPACT FEES HAVE BEEN PAID AS A CONDITION OF APPROVAL OF THIS SHORT PLAT.
18. ACCESS TO COLLEGE WAY FROM LOT 1 IS TO BE FROM THE EASEMENT ROAD THROUGH LOT 2 AT SUCH TIME AS THE ROADWAY THROUGH SAID LOT 2 IS CONSTRUCTED. ACCESS POINT TO BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.

DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 481.1 FEET EAST AND 25 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 264 FEET; THENCE EAST 82.5 FEET; THENCE NORTH 264 FEET; THENCE WEST 82.5 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, BY DECREE ENTERED MAY 8, 1969, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 30305.

ALSO EXCEPT RIGHT-OF-WAY DEEDED TO THE CITY OF MOUNT VERNON FOR ROAD PURPOSES AS DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9107240019.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 THOSE PORTIONS OF THE FRONT BOUNDARY LINES OF LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, 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, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

APPROVALS

EXAMINED AND APPROVED THIS 17 OF SEPT, 1999.

CITY ENGINEER: Al Burlin

EXAMINED AND APPROVED THIS ____ OF ____, 1999.

MAYOR: Shirley Bickel

CLERK: Wendy Smith

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 1999.

Chase DeVries for Judyann Menick
SKAGIT COUNTY TREASURER

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 17 DAY OF Sept, 1999.

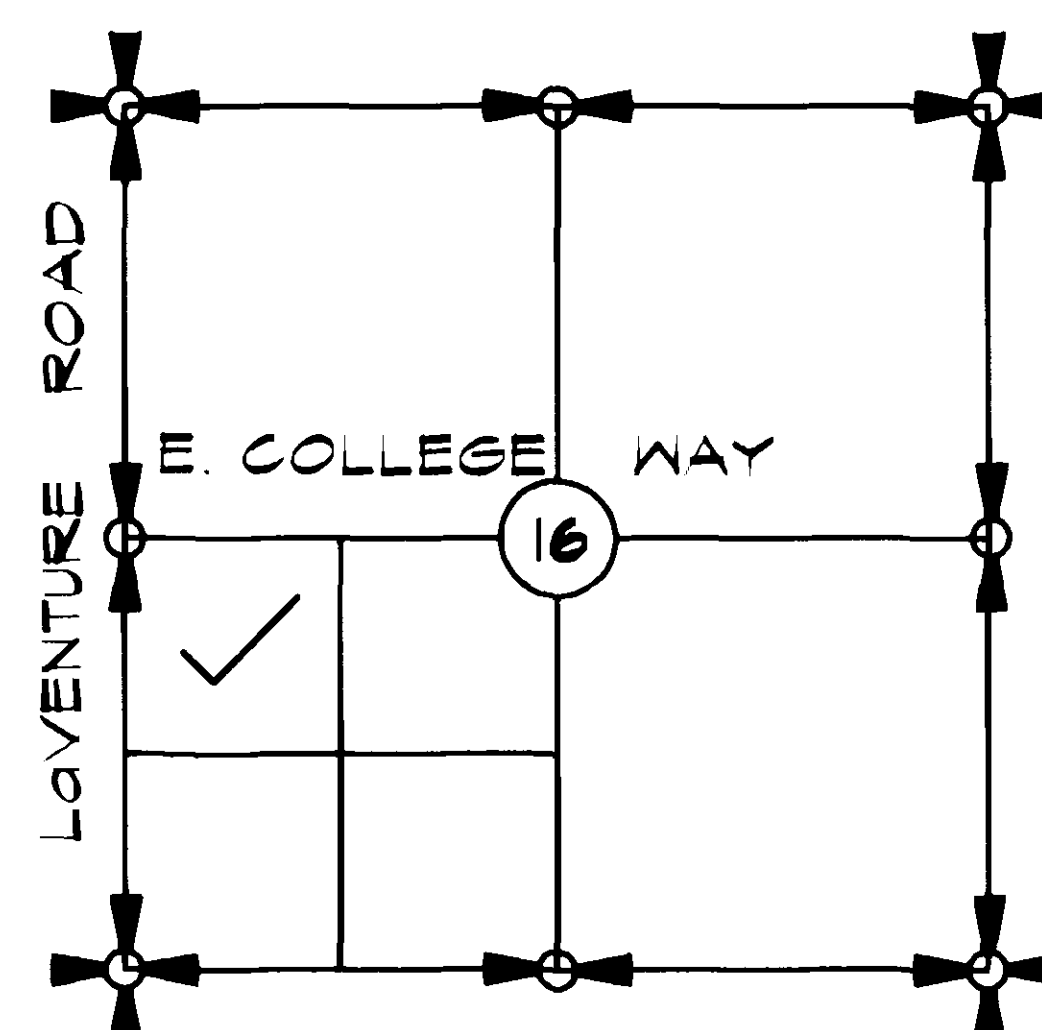
Wendy Smith
CITY TREASURER

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: Aug. 17, 1999

BRUCE LISSER, PLS., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON, WA 98273
PHONE (360) 424-5517
FAX (360) 424-6674
EMAIL: bruce@lissier.com



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF Sept, 1999 AT 1029 A.M. IN VOLUME ____ OF SHORT PLATS, ON

PAGES ____ AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 199909220010

Kathy Hill J. Branger
SKAGIT COUNTY AUDITOR DEPUTY

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 THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 18 DAY OF August, 1999.

Steven M. Rindal
STEVEN M. RINDAL, HUSBAND

Dorothy Rindal
DOROTHY RINDAL, WIFE

THE FRED CHRISTENSON FAMILY TRUST

BY: Frederick C. Christenson
FREDERICK C. CHRISTENSON, TRUSTEE

BY: Lila M. Christenson
LILA M. CHRISTENSON, TRUSTEE

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

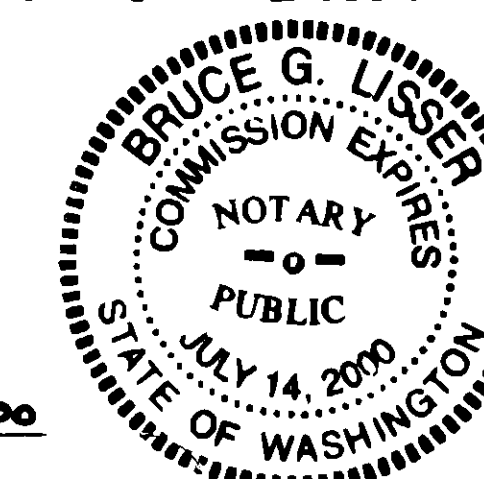
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THE STEVEN M. RINDAL AND DOROTHY RINDAL, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 18, 1999

SIGNATURE Bruce G. Lissier

TITLE Notary

MY APPOINTMENT EXPIRES 7-14-00



STATE OF WASHINGTON
COUNTY OF SKAGIT

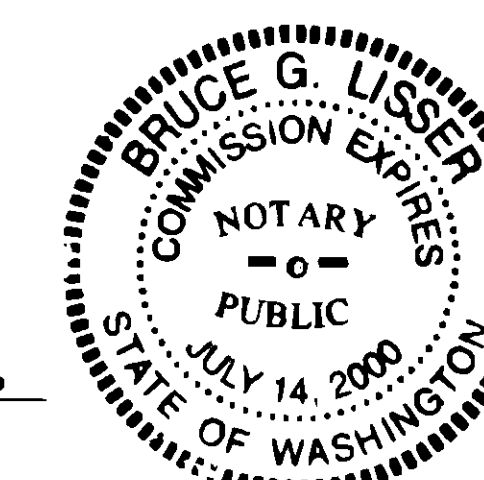
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FREDERICK C. CHRISTENSON AND LILA M. CHRISTENSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE FRED CHRISTENSON FAMILY TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 19, 1999

SIGNATURE Bruce G. Lissier

TITLE Notary

MY APPOINTMENT EXPIRES 7-14-00



SHEET 1 OF 2

DATE: 8/17/99

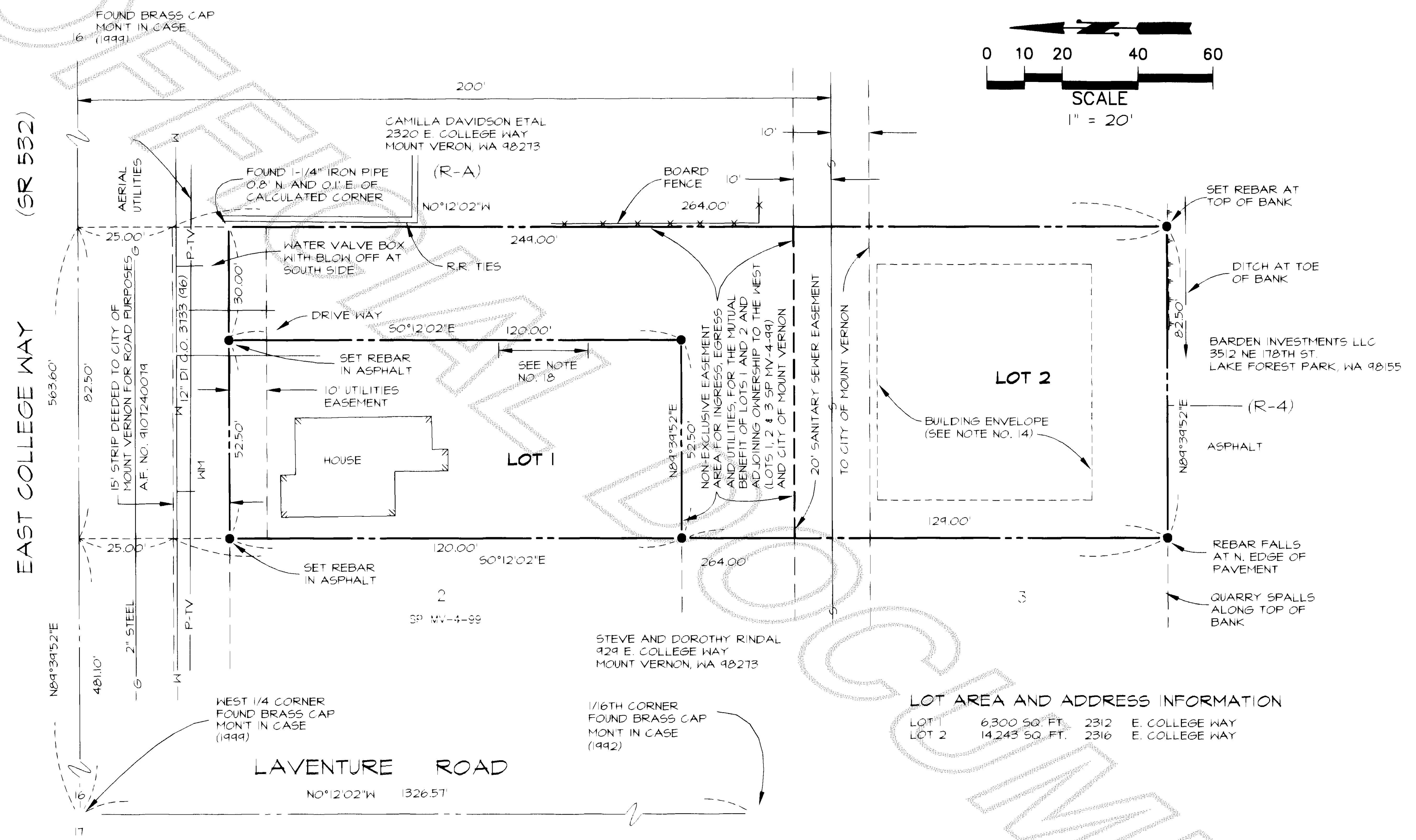
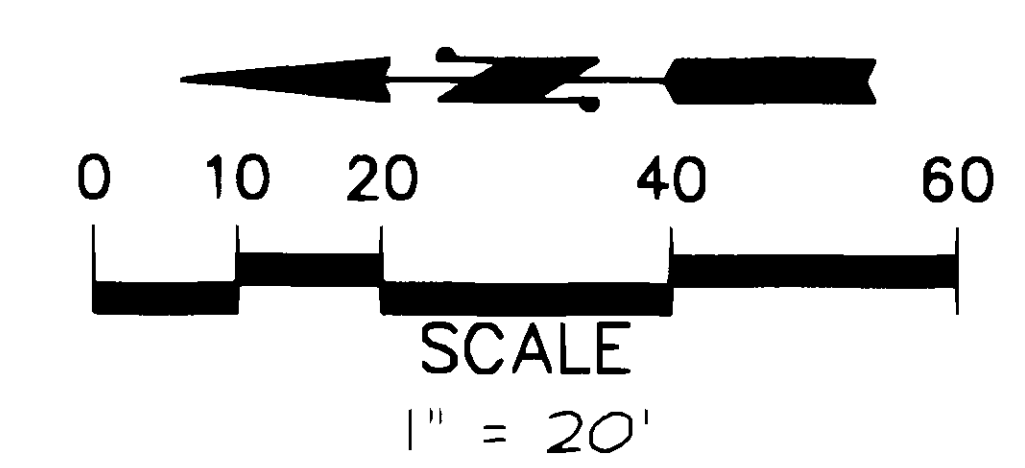
SHORT PLAT NO. MV-3-99

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: STEVE & DOROTHY RINDAL

FB 71 PG 33
MERIDIAN: ASSUMED

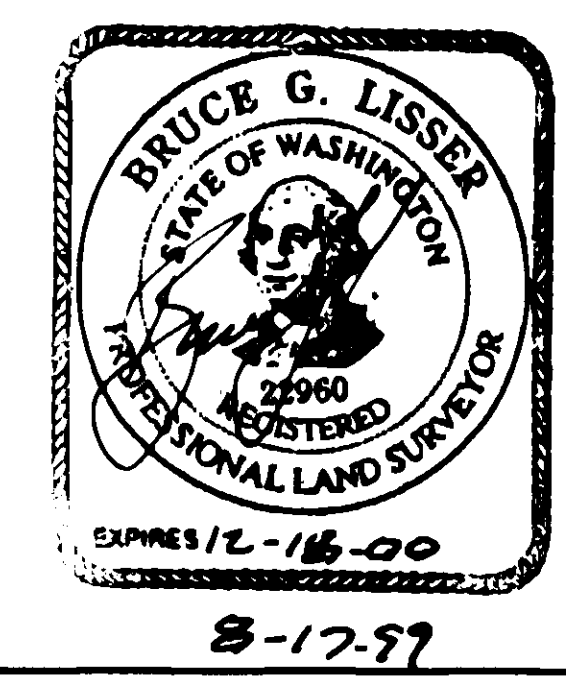
LISSER & ASSOCIATES PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-424-5517

SCALE: 1" = 20'
DRAWING: 99-045B



LOT AREA AND ADDRESS INFORMATION

LOT 1	6,300 SQ. FT.	2312	E. COLLEGE WAY
LOT 2	14,243 SQ. FT.	2316	E. COLLEGE WAY



SHEET 2 OF 2 DATE 8/17/99

SHORT PLAT NO. MV-3-99

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
FOR: STEVE & DOROTHY RINDAL

FB TT PG 33	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98213 360-424-5517	SCALE: 1" = 20'
MERIDIAN: ASSUMED		DRAWING: 99-045B