

NOTES

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING: CONTRACT REZONE R3-CR-2446.
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON.
- WATER: "P.U.D. NO. 1"
- - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960.
 - INDICATES EXISTING REBAR OR IRON ROD FOUND.
- MERIDIAN: ASSUMED.
- 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.
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT MV-7-79 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.
- SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 59315, DATED JUNE 4, 1999.
- 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, 786307, 786306, 9107240079, 9107240083, 9409080069 AND 970710047.
- INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE.
- SUBDIVIDER: STEVEN M. AND DOROTHY RINDAL
 929 E. COLLEGE WAY
 MOUNT VERNON WA 98273
 PHONE: (360) 424-1066
- LOT 3 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'
- NO ACCESS IS TO BE ALLOWED DIRECTLY TO COLLEGE WAY FROM LOT 3. LOT 3 ACCESS IS TO BE VIA THE EASEMENT AREA SHOWN ON THIS SHORT PLAT WHICH ACCESSES COLLEGE WAY VIA LOT 2 OF MOUNT VERNON SHORT PLAT MV-3-99. THE NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THIS SHORT PLAT AS WELL AS SAID SHORT PLAT NO. MV-3-99.
- 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.
- 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.
- UPON CONSTRUCTION, A FIRE HYDRANT SHALL BE INSTALLED AT COLLEGE WAY AND THE NORTHWEST CORNER OF LOT 2.

DESCRIPTION

PARCEL "A"
 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 AT A POINT ON THE SOUTH MARGIN OF THE COUNTY ROAD, 316.1 FEET EAST AND 25 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION;
 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.

PARCEL "B"
 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 AT A POINT WHICH IS 398.6 FEET EAST AND 25 FEET SOUTH OF THE WEST QUARTER CORNER OF SAID SECTION; 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 FROM PARCELS A AND B ABOVE, RIGHT-OF-WAY DEEDED TO THE CITY OF MOUNT VERNON FOR ROAD PURPOSES AS DESCRIBED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9107240079.

ALL OF THE ABOVE BEING 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.

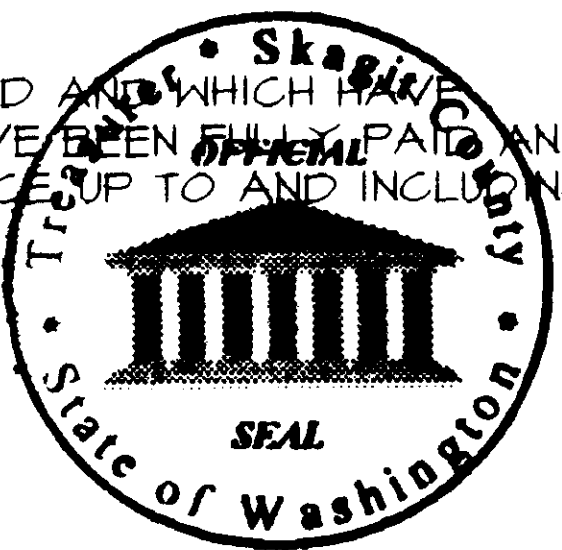
APPROVALS

EXAMINED AND APPROVED THIS 17 OF SEPT., 1999.
 CITY ENGINEER: Al Behm
 EXAMINED AND APPROVED THIS ____ OF _____, 1999.
 MAYOR: Shelley Rindal
 CLERK: Janet

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.

Diane DeVries for Judyann Meniel
 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.

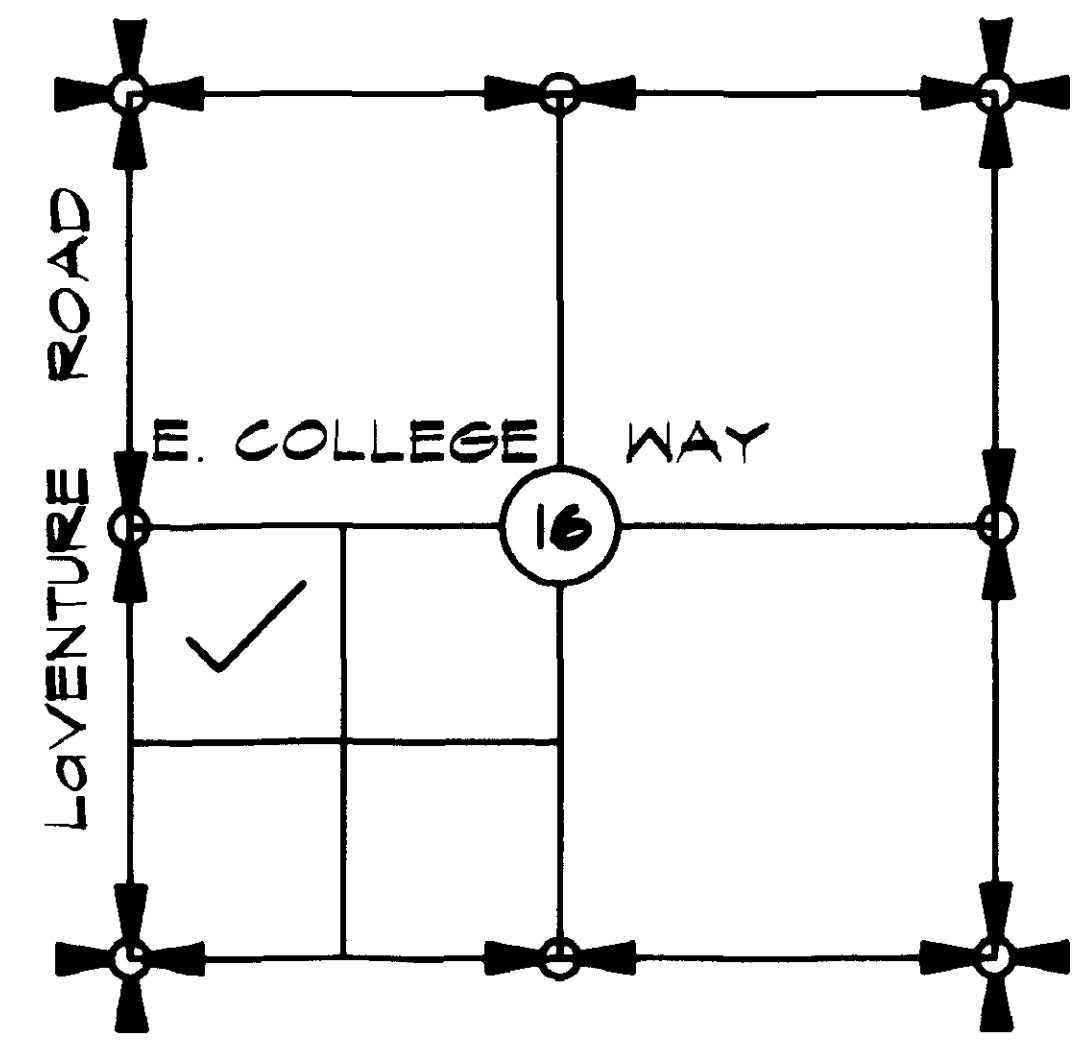
Janet
 CITY TREASURER

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.

Bruce G. Lisser
 SURVEYOR

DATE: Aug. 17, 1999



VICINITY MAP
 N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF Sept, 1999 AT 11:36 A.M. IN VOLUME _____ OF SHORT PLATS, ON PAGES _____ AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.
 AUDITOR'S FILE NO. 199909220011
Kathy Hill SKAGIT COUNTY AUDITOR
J. Brangan 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

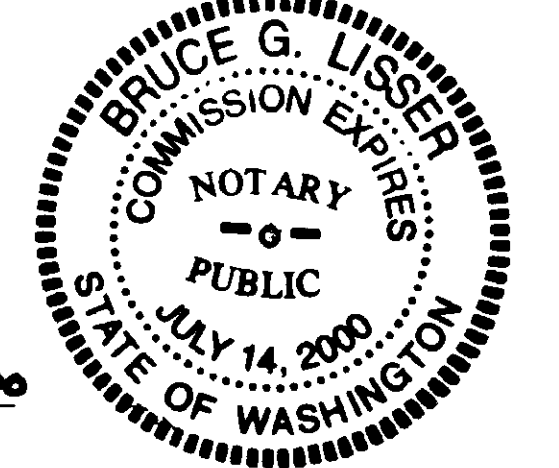
THE FRED CHRISTENSON FAMILY TRUST

BY: Fred Christenson FREDERICK C. CHRISTENSON, TRUSTEE
 BY: Lila M. Christenson LILA M. CHRISTENSON, TRUSTEE

ACKNOWLEDGMENTS

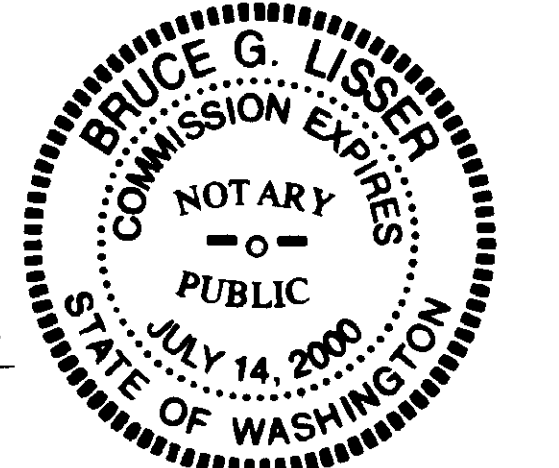
STATE OF WASHINGTON
 COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THE STEVEN M. RINDAL AND DOROTHY RINDAL, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 18, 1999
 SIGNATURE Bruce G. Lisser
 TITLE Notary
 MY APPOINTMENT EXPIRES 7-14-00

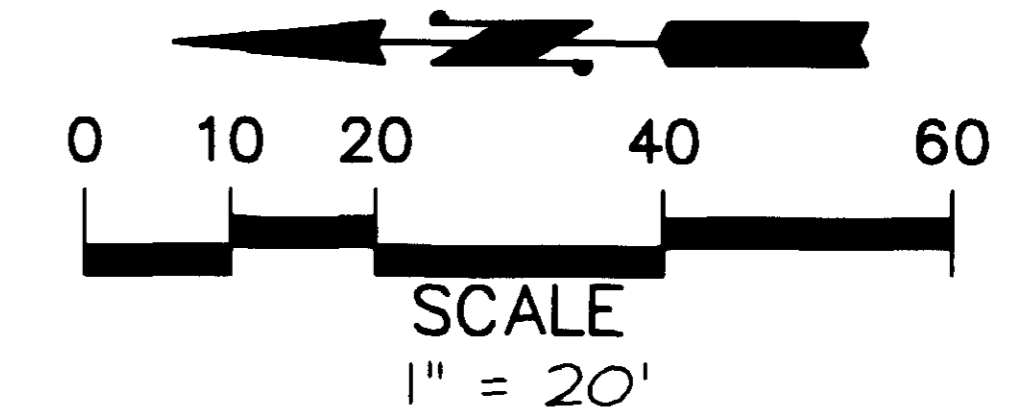


STATE OF WASHINGTON
 COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FREDERICK C. CHRISTENSON AND LILA M. CHRISTENSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE FRED CHRISTENSON FAMILY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

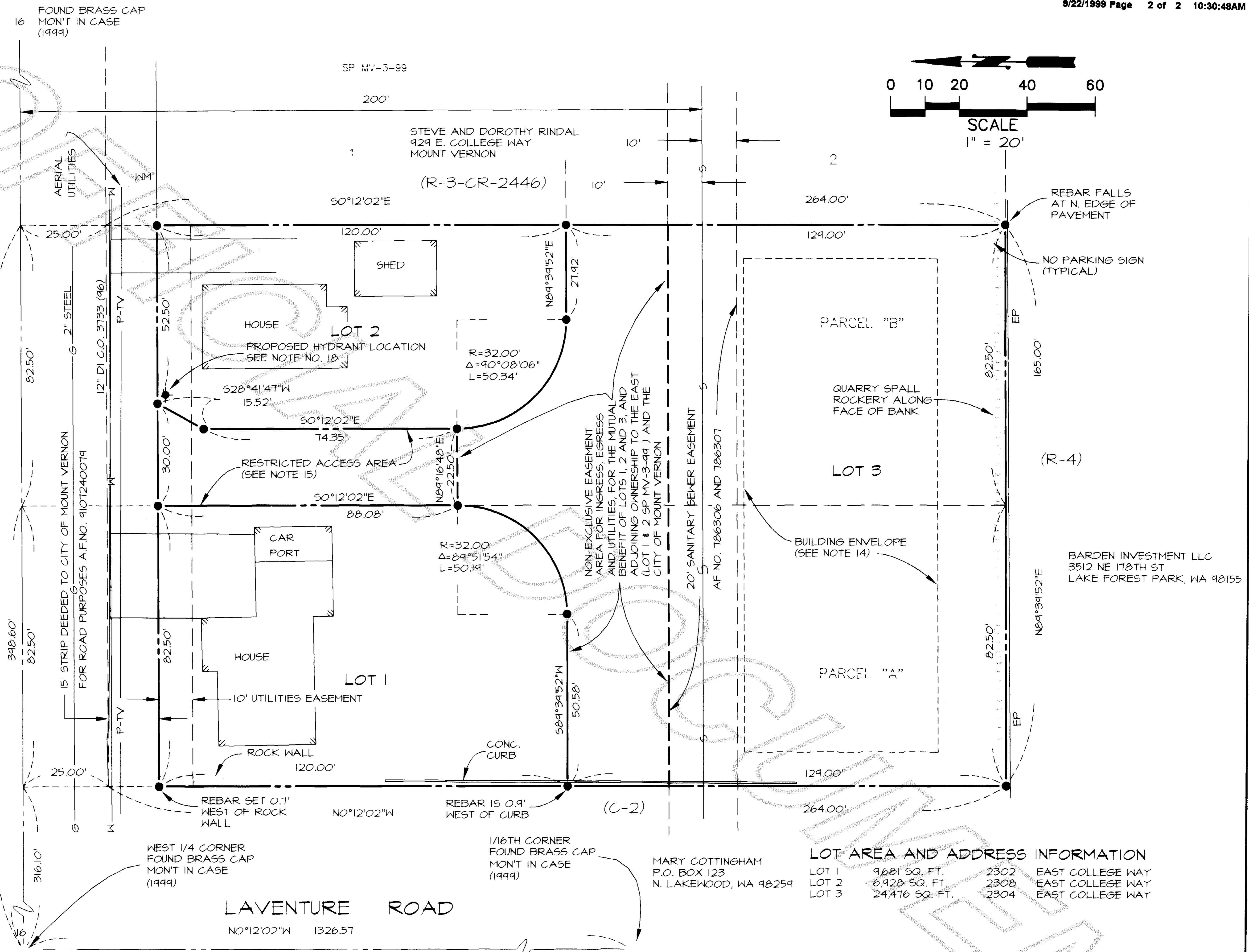
DATED Aug. 19, 1999
 SIGNATURE Bruce G. Lisser
 TITLE Notary
 MY APPOINTMENT EXPIRES 7-14-00



SHORT PLAT NO. MV-4-99		
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	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1"= 20' DRAWING: 99-045A
MERIDIAN: ASSIMED		



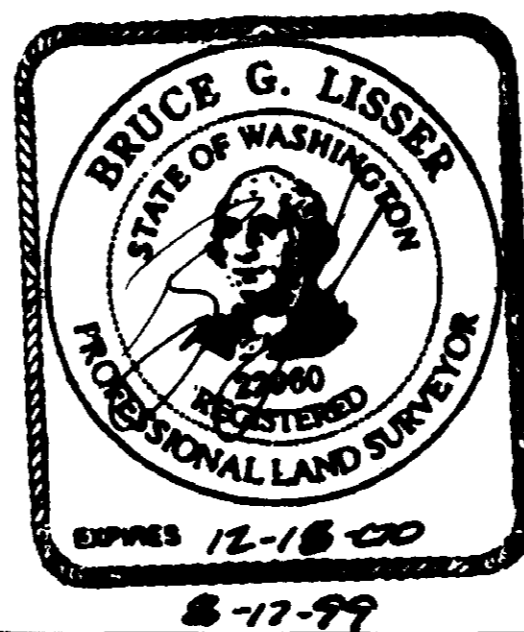
EAST COLLEGE WAY (SR 532)



LOT AREA AND ADDRESS INFORMATION

LOT	AREA (SQ. FT.)	ADDRESS
LOT 1	9,681 SQ. FT.	2302 EAST COLLEGE WAY
LOT 2	6,928 SQ. FT.	2308 EAST COLLEGE WAY
LOT 3	24,476 SQ. FT.	2304 EAST COLLEGE WAY

MARY COTTINGHAM
 P.O. BOX 123
 N. LAKEWOOD, WA 98259



SHORT PLAT NO. MV-4-99

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 T1 PG 33	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5511	SCALE: 1" = 20' DRAWING: 99-045A
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