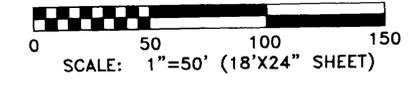


# PLAT of AUTUMN RIDGE

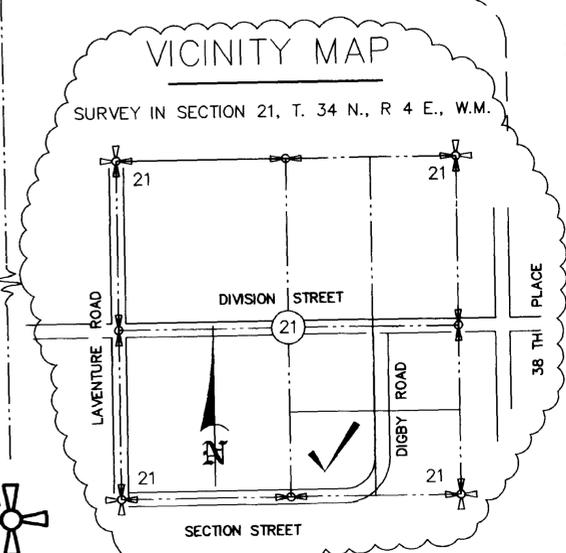
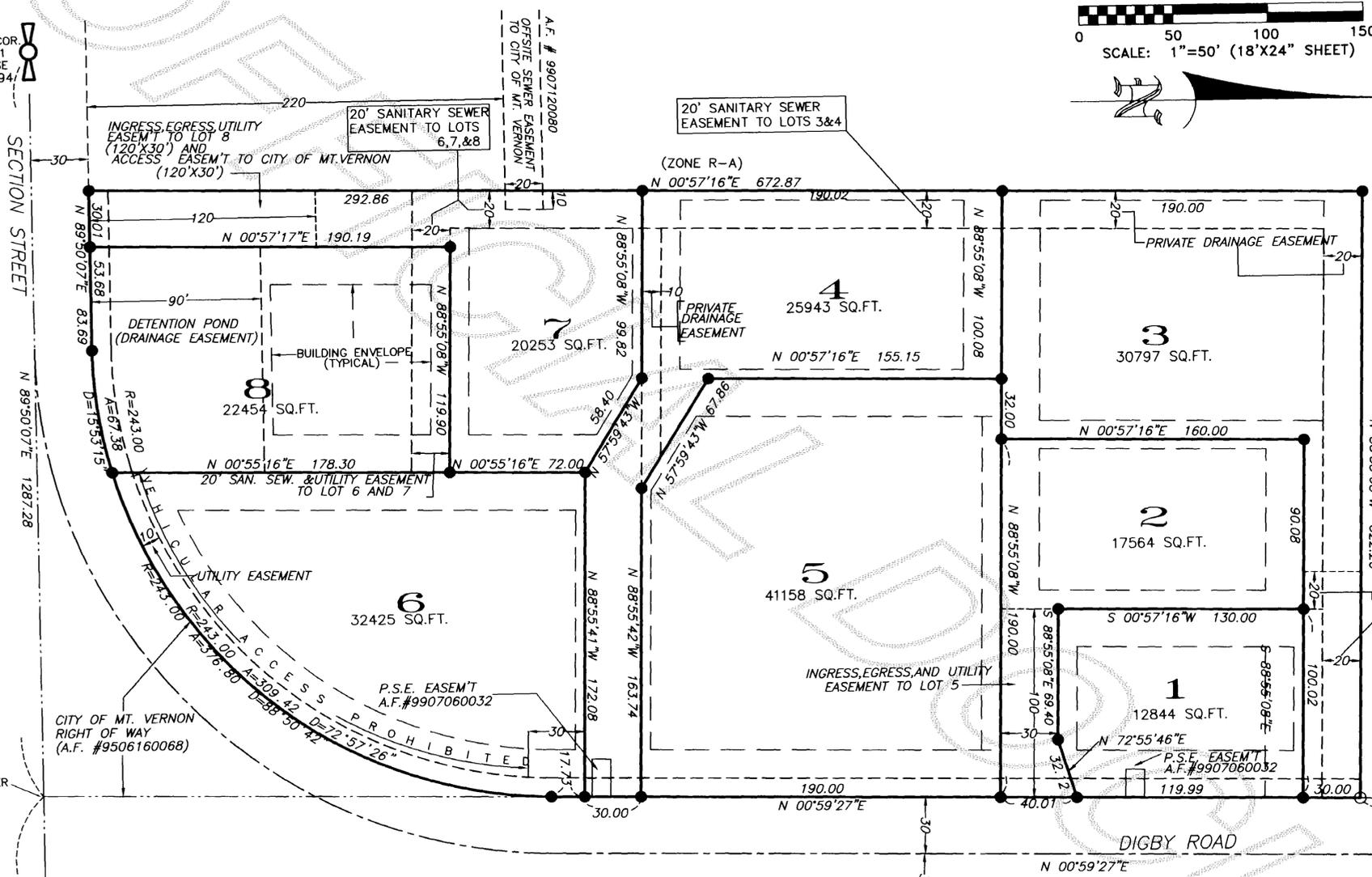
SW 1/4 of SE 1/4 SECTION 21, TOWNSHIP 34 N., RANGE 4 E., W.M.  
 CITY OF MT. VERNON, WASHINGTON



CENTER SECTION 21  
 MONUMENT IN CASE  
 VISITED SEP. 21, 1994

LOT ADDRESSES		
LOT 1	1011	DIGBY ROAD
LOT 2	1017	DIGBY ROAD
LOT 3	1005	DIGBY ROAD
LOT 4	1109	DIGBY ROAD
LOT 5	1087	DIGBY ROAD
LOT 6	1115	DIGBY ROAD
LOT 7	3307	E. SECTION
LOT 8	3319	E. SECTION

**BUILDING SETBACKS**  
 FRONT: 25' ALONG DIGBY AND SECTION  
 20' AT LOTS 2,3,4,7 AND 8  
 SIDE: 5' MINIMUM, WITH COMBINED  
 TOTAL NO LESS THAN 15'  
 REAR: 20'



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "AUTUMN RIDGE" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

*Stuart B. Van Buren, Jr.*  
 STUART B. VAN BUREN, JR., P.L.S. CERTIFICATE NO. 21591  
 DATE: 9/7/99  
 AZIMUTH NORTHWEST, INC.  
 17963 WOOD ROAD  
 BOW, WA 98232  
 PHONE: 360.724.7326



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 1 DAY OF Dec, 1999  
 IN VOLUME OF PLATS ON PAGES AT THE REQUEST  
 OF AZIMUTH NORTHWEST, INC.  
 AUDITOR'S FILE NO. 199912010085  
*Kathy Hill* SKAGIT COUNTY AUDITOR  
*Cheryl Davis* DEPUTY

FLD BK 14	AZIMUTH NORTHWEST, INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 2
CHKD SVB		JOB NO. 97.0426

# PLAT of AUTUMN RIDGE

SW 1/4 of SE 1/4 SECTION 21, TOWNSHIP 34 N., RANGE 4 E., W.M.  
 CITY OF MT. VERNON, WASHINGTON

## PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER 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, AND 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 EASEMENT 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 OF SKAGIT COUNTY, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP AND TCI CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THEREOF, 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.

## DRIVEWAYS

ALL DRIVEWAYS THAT SERVE TWO OR LESS LOTS MUST BE CONSTRUCTED 15 FEET WIDE, MUST REMAIN UNOBSTRUCTED, AND MUST HAVE AN APPROVED EMERGENCY TURNAROUND CONFORMING TO THE REQUIREMENTS OF THE MOUNT VERNON FIRE DEPARTMENT. THE LOT DEVELOPER MUST PROVIDE A RESIDENTIAL SITE PLAN TO THE MOUNT VERNON FIRE AND BUILDING DEPARTMENTS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

## NOTES:

- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.  
 ○ DENOTES REBAR FOUND SET BY DAVID DOWNING LS 17068.
- THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- BASIS OF BEARING: NORTH 89°50'07" EAST ALONG THE MONUMENTED SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
- THE LEGAL DESCRIPTION FOR THIS SURVEY WAS PROVIDED BY LAND TITLE COMPANY ORDER NO. S-90430.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
- OWNER/DEVELOPER - N.T. PRESNELL  
 27514 82ND DR. NW  
 STANWOOD, WA 98292
- ZONING: R-1,9.6
- UTILITY SOURCES:  
 POWER PUGET SOUND ENERGY  
 TELEVISION TCI CABLEVISION  
 STORM CITY OF MOUNT VERNON  
 SEWER CITY OF MOUNT VERNON  
 WATER PUBLIC UTILITY DISTRICT #1  
 GAS CASCADE NATURAL GAS
- THIS PLAT IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE NO. 4 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9906180016 AND 9907060032.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT ON LOT 8, LANDSCAPING ACCEPTABLE TO C.E.D.D. SHALL BE INSTALLED TO BUFFER THE DETENTION POND AREA.
- SEWER CREDIT. PURSUANT TO ORDINANCE NO. 2386, SECTION 98, EACH DWELLING UNIT IN THIS PLAT SHALL RECEIVE A ONE-TIME CREDIT OF \$900.00 TO BE APPLIED TOWARD A CAPACITY CHARGE OF THE SEWER CONNECTION FEES.

## LEGAL DESCRIPTION

THE EAST ONE HALF OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT ROADS AND EXCEPT THAT PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION, 418 FEET SOUTH OF ITS INTERSECTION WITH THE SOUTHERLY LINE OF A PUBLIC ROAD (DIGBY LANE) RUNNING IN A SOUTHWESTERLY DIRECTION THROUGH SAID SUBDIVISION; THENCE NORTH 88°29'30" WEST TO THE WEST LINE OF SAID SUBDIVISION.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED JUNE 16, 1995, UNDER AUDITOR'S FILE NO. 9506160068.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## 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 30th DAY OF November.

*Pam Stradford*  
 CITY TREASURER

## APPROVALS

EXAMINED AND APPROVED THIS 30 DAY OF NOVEMBER 1999

CITY ENGINEER (ASST) *Fred Baham*

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON THIS 30th DAY OF November

*Steve K. Richardson* Mayor  
*Jeff Stradford* Clerk

## COUNTY 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.

I *Juduan Menzel*, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2000.

THIS 8th DAY OF November 1999.

*Juduan Menzel* by *Dore DeVries*, Deputy  
 SKAGIT COUNTY TREASURER DEPUTY

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RAYMOND COLLIER, AND N.T. PRESNELL, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, PLACES AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

*Raymond Collier*  
 RAYMOND COLLIER

*N.T. Presnell*  
 N.T. PRESNELL

*Manika Troester*  
 G.E. CAPITAL MORTGAGE SERVICES, INC.  
 Manika Troester, Asst. Vice-President

*Timothy M. Lacy*  
 FIRSTPLUS FINANCIAL WEST, INC.  
 ASSIGNED TO HOUSEHOLD FINANCE CORPORATION  
 TIMOTHY M. LACY - VICE PRESIDENT

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
 COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAYMOND COLLIER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/27/99

SIGNATURE: *Timothy W. Williams*

TITLE: Notary

MY APPOINTMENT EXPIRES: Oct. 29, 2001



STATE OF WASHINGTON  
 COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT N.T. PRESNELL SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9/20/99

SIGNATURE: *Pam Stradford* Pam Stradford

TITLE: notary

MY APPOINTMENT EXPIRES: 8/29/02



STATE OF Illinois  
 COUNTY OF Cook



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Timothy M. Lacy* OF FIRST PLUS FINANCIAL WEST, INC., SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SAID FINANCIAL INSTITUTION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7 OCTOBER 1999

SIGNATURE: *Jennifer Menza*

TITLE: NOTARY

MY APPOINTMENT EXPIRES: 03/05/01

STATE OF California  
 COUNTY OF San Bernardino

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Manika Troester* OF GE CAPITAL MORTGAGE SERVICE, INC. SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SAID FINANCIAL INSTITUTION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: September 8, 1999

SIGNATURE: *Pamela S. Dunn*

TITLE: Notary - Comm# 1220332

MY APPOINTMENT EXPIRES: 5/2/2003

