

SURVEY DESCRIPTION

THE EAST 4 ACRES OF THE FOLLOWING DESCRIBED PROPERTY:  
THE WEST 640 FEET OF THE EAST 915 FEET OF THE SOUTH 1/2 OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 32, TOWNSHIP 34  
NORTH RANGE 4 EAST, N.M., EXCEPT ANY PORTION LYING WITH THE  
COUNTY ROAD KNOWN AS HICKOX ROAD.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,  
RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT  
CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE  
RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF  
MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN  
ALL DEEDS AND CONTRACTS.
3. ZONING: CITY OF MOUNT VERNON URBAN GROWTH AREA  
C-1 (COMMERCIAL-LIMITED INDUSTRIAL)  
FUTURE USE OF THE PROPERTY SHALL CONFORM TO THE CITY OF MOUNT  
VERNON ZONING ORDINANCE (C-1, COMMERCIAL-LIMITED INDUSTRIAL) AND  
ALSO BE IN CONFORMANCE WITH THE CITY OF MOUNT VERNON DEVELOPMENT  
STANDARDS.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM.
5. WATER: PUD NO. 1 OF SKAGIT COUNTY
6. - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY  
NUMBER LISSER 22460.  
O - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST  
1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
BEARING = NORTH 87°50'16" EAST
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY,  
SUBDIVISION GUARANTEE ORDER NO. 00061978, DATED APRIL 12, 2000.  
FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT  
PLAT NO. 97-025 RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 67,  
SHORT PLAT NO. 10-178 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES  
158-159, AND RECORDED IN VOLUME 8 OF SURVEY MAPS RECORDED IN VOLUME 8 OF  
SURVEYS, PAGE 120, VOLUME 11 OF SURVEYS, PAGE 68, VOLUME 10 OF  
SURVEYS, PAGE 24, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.  
THIS SURVEY DOES NOT ACCEPT THE EXISTING CENTER OF SECTION  
MONUMENT SHOWN ON SOME PREVIOUS SURVEYS. THE EXISTING MONUMENT  
IS SUBSTANTIALLY EAST OF THE CALCULATED CENTER AND WOULD CAUSE  
GAPS AND OVER LAPS BETWEEN PREVIOUS RECORDED SURVEYS MENTIONED  
ABOVE. IN AN ATTEMPT TO MAINTAIN CONSISTENCY WITH THE RECORDED  
SECTION SUBDIVISIONS FOR THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4  
OF SECTION 32 THE EXISTING CENTER OF SECTION MONUMENT WAS NOT  
FIELD
11. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL  
AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF  
APPLICATION DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED  
BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF  
ADDRESS, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
15. THIS PROPERTY IS LOCATED IN FLOOD ZONE A-O 2 NO BENCH MARK  
REQUIRED.
16. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED  
IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION  
MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL  
CONSTRUCTION. ADDITIONALLY, IT IS ANTICIPATED THAT THIS SITE  
WILL BE AFFECTED BY THE 100-YEAR FLOOD PLAIN OF MADDOX CREEK. AT  
THIS TIME THE CITY OF MOUNT VERNON IS REQUIRING THAT ALL STORM  
WATER DETENTION FACILITIES BE DESIGNED WITH A POND BOTTOM  
ELEVATION NO LOWER THAN 14.0 FEET (NGVD29) OR AS REQUIRED BY THE  
CITY OF MOUNT VERNON WITH DISCHARGE ABOVE THE 14.0 FOOT LEVEL.  
THIS REQUIREMENT MAY BE MODIFIED AS ADDITIONAL FLOOD PLAIN  
ANALYSIS IS COMPLETED BY THE CITY OF MOUNT VERNON.
17. ALL LOTS WITHIN THIS SHORT PLAT MAY BE SUBJECT TO CITY OF  
MOUNT VERNON IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING  
PERMIT.
18. FUTURE DEVELOPMENT OF LOT 2 MUST BE IN CONFORMANCE WITH THE  
CITY OF MOUNT VERNON CONCURRENCY ORDINANCE.
19. FUTURE DEVELOPMENT OF LOT 2 MAY REQUIRE CONTRIBUTION TO A  
REGIONAL STORM WATER FACILITY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN  
ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE  
SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND  
ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN  
SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT  
PLAT IN ACCORDANCE WITH THE PROVISION CONTAINED IN CHAPTER 332-  
130 MAC

DATE: Aug. 18, 2000

BRUCE G. LISSER, P.L.S. CERTIFICATE NO. 22460  
LISSER & ASSOCIATES, PLLC  
2124 RIVERSIDE DRIVE, SUITE 107  
MOUNT VERNON, WA 98273  
PHONE: (360) 424-5517  
FAX: (360) 424-6674  
e-mail: bruce@lissers.com

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE  
WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON  
THIS 18th DAY OF September, 2000.

Jinda Kullen  
SHORT PLAT ADMINISTRATOR

W. J. Smith 8/18/00  
SKAGIT COUNTY ENGINEER

CITY ENGINEER REVIEW

THIS SHORT PLAT HAS BEEN REVIEWED BY THE CITY OF MOUNT VERNON  
PUBLIC WORKS DEPARTMENT. PRIOR TO THE DEVELOPMENT OF EITHER  
LOT 1 OR LOT 2, THE COMPLETION OF AN ANNEXATION AGREEMENT SHALL  
BE REQUIRED TO ENSURE ALL DEVELOPMENT STANDARDS OF THE CITY  
OF MOUNT VERNON ARE MET, INCLUDING ZONING, FIRE, UTILITY, DRAINAGE,  
AND STREET IMPROVEMENTS, ETC.

W. J. Smith  
ENGINEERING SERVICES MANAGER  
DATE: 8/22/00

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200009130060  
Skagit County Auditor  
9/13/2000 Page 1 of 2 11:29:55AM

David Cunningham  
SKAGIT COUNTY AUDITOR

DEPUTY

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 2000.

THIS 22nd DAY OF Sept., 2000.

David Cunningham  
SKAGIT COUNTY TREASURER

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER  
CERTIFIES THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY  
ACT AND DEED. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND  
AND SEALS THIS 22nd DAY OF August, 2000.

Paul A. Shroyer  
KIRK D. SHROYER, HUSBAND

Mary E. Shroyer  
MARY E. HIDDLE-SHROYER, WIFE

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, KIRK D.  
SHROYER AND MARY E. HIDDLE-SHROYER, HUSBAND AND WIFE, ARE THE  
PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED  
THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR  
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE  
INSTRUMENT.

DATED: Aug. 21, 2000

Bruce G. Lissers  
BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
My Commission Expires 7-1-2004

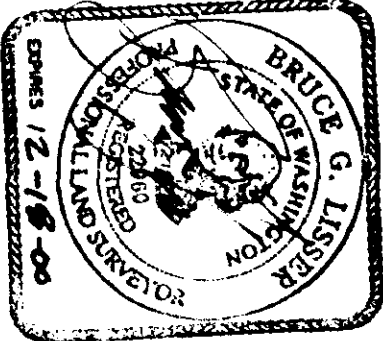
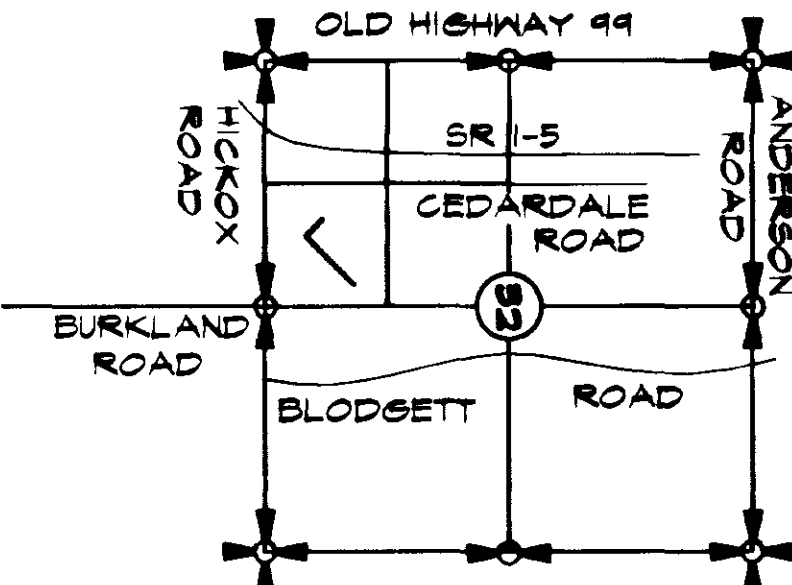
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 24th OF

LOT AREA AND ADDRESS INFORMATION

LOT 1 1219 EAST HICKOX ROAD 26,458 SQ. FT. 0.61 ACRES  
LOT 2 1215 EAST HICKOX ROAD 139,875 SQ. FT. 3.21 ACRES

VICINITY MAP

NTS



SHORT PLAT NO. PL-00-0322

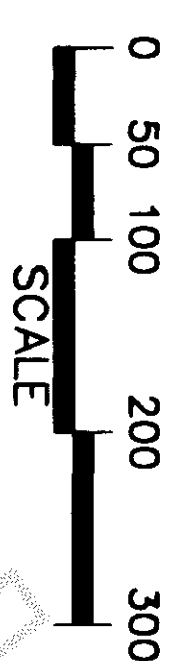
DATE: 8/18/00

SHEET 1 OF 2

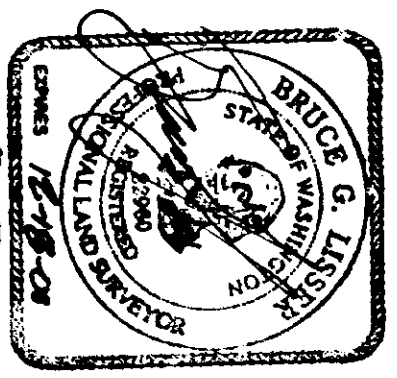
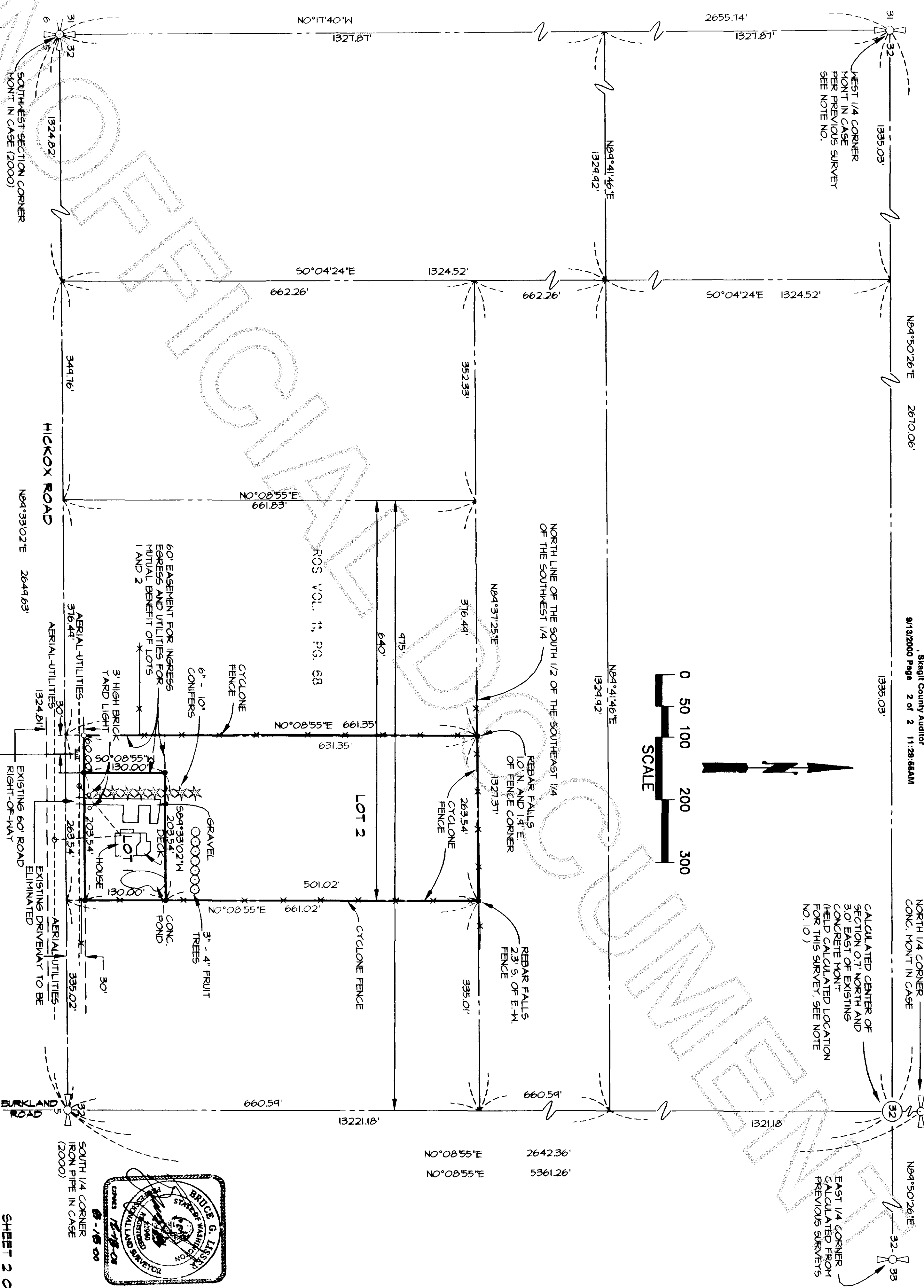
SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: KIRK AND MARY SHROYER

FB 14 PG 5 LISSER & ASSOCIATES, PLLC SCALE: 1"=100'  
SURVEYING & LAND-USE CONSULTATION DRAWING: 00-008072D  
MOUNT VERNON, WA 98273 360-424-5517

WEST 1/4 CORNER  
MOUNT IN CASE  
PER PREVIOUS SURVEY  
SEE NOTE NO.



OLD HIGHWAY 99



SHORT PLAT NO. PL-00-0322

SHEET 2 OF 2

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: KIRK AND MARY SHROYER

FB 14	PG 5	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN ASSIGNED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-424-5511	DRAWING: 00-0088072D

--- INDICATES PROPOSED ACCESS LOCATION  
SEE NOTE NO. 14