

SURVEY DESCRIPTION

LOTS 24 AND 25, VIEW CREST ADDITION, MOUNT VERNON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 22460.
2. INDICATES CONCRETE MONUMENT IN CASE SET WITH CAP INSCRIBED LISSER 22460.

3. INDICATES EXISTING MONUMENT FOUND
4. DESCRIPTION AND EXCEPTION INFORMATION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY, TITLE REPORT, ORDER NO. P-43071, DATED MARCH 31, 2000.

5. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF VIEW CREST ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 80, PLAT OF VIEW CREST NO. 2 RECORDED IN VOLUME 14 OF PLATS, PAGES 143-144, PLAT OF VIEW CREST NO. 3 RECORDED IN VOLUME 15 OF PLATS, PAGE 107, AND SHORT PLAT NO. 1V-2-41 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGES 333-334, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

6. MERIDIAN: ASSUMED.
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF EAST HIGHLAND AVENUE BETWEEN NORTH 16TH AND NORTH 18TH STREET
8. BEARING = SOUTH 84°57'33" WEST

9. INSTRUMENTATION: LEITZ SET 4A THEODOLITE DISTANCE METER
10. SURVEY PROCEDURE: FIELD TRAVERSE. ALL DISTANCES SHOWN ARE MEASURED IN FEET.

11. THIS PLAT IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9406040185, 9407020121, 2000310112, AND VOLUME 41 OF DEEDS, PAGE 285.

12. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
13. OWNER/DEVELOPER: NATHANIEL SCOTT AND JAMES N. SCOTT
C/O WINDERMERE REALTY
1030 EAST COLLEGE WAY
MOUNT VERNON WA 98273
PHONE: (360) 424-4401

14. ZONING: R-1, 6.0
15. UTILITY SOURCES:
TELEPHONE: G.T.E.
POWER: PUGET SOUND ENERGY
TELEVISION: TCI CABLEVISION
STORM: CITY OF MOUNT VERNON
SEWER: CITY OF MOUNT VERNON
GAS: CASCADE NATURAL GAS CORP.
WATER: PUBLIC UTILITY DISTRICT NO. 1

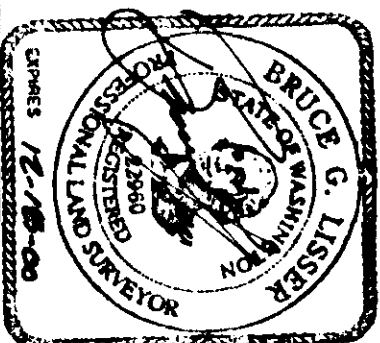
16. BUILDING SET BACKS:
FRONT: 20' EAST HIGHLAND AVENUE
20' NORTH 17TH STREET
15' NORTH 16TH STREET
(PER APPROVED VARIANCE)
REAR: 20'
SIDE: 5' MINIMUM WITH COMBINED NO LESS THAN 15'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF VIEW CREST IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE May 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
email: bruce@lissers.com



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NATHANIEL SCOTT, AS HIS SEPARATE PROPERTY, AND JAMES N. SCOTT, AS HIS SEPARATE PROPERTY, WINDERMERE ISLAND BANK, A WASHINGTON CORPORATION, ISLAND CONSTRUCTION & UTILITIES, INC., OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND/OR MORTGAGE HOLDERS OR LIEN HOLDERS, OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS, CIRCLES 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.

Nathaniel Scott
NATHANIEL SCOTT, AS HIS SEPARATE PROPERTY

James N. Scott
JAMES N. SCOTT, AS HIS SEPARATE PROPERTY

Island Construction & Utilities, Inc.
WINDERMERE ISLAND BANK, A WASHINGTON CORPORATION

Gary Johnson
ISLAND CONSTRUCTION & UTILITIES, INC., A WASHINGTON CORPORATION

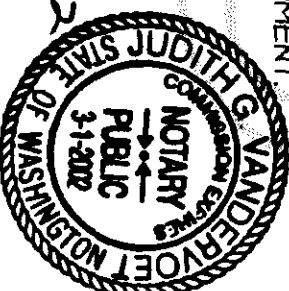
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NATHANIEL SCOTT, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-19-00

Judith G. Vandenberg
JUDITH G. VANDENBERG
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 3-1-2002

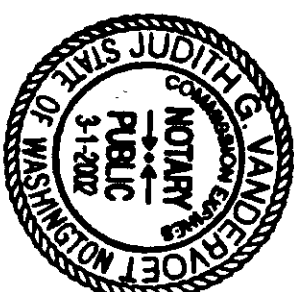


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES N. SCOTT, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-19-00

Judith G. Vandenberg
JUDITH G. VANDENBERG
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 3-1-2002

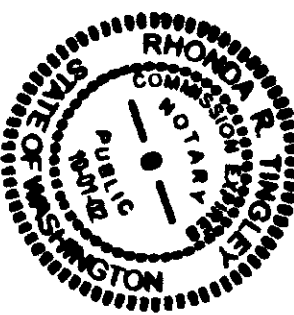


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RE BLANK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT/WE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE St. Vics President OF WINDERMERE ISLAND BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-19-00

Ronda K. Tigley
RONDA K. TIGLEY
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10-1-02

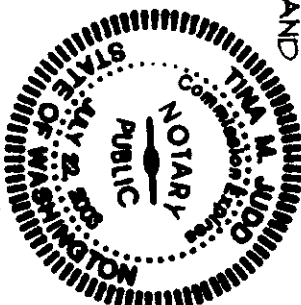


STATE OF WASHINGTON
COUNTY OF Island

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary Johnson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT/WE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF ISLAND CONSTRUCTION & UTILITIES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

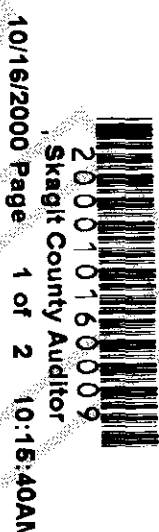
DATED: 5-25-00

J. W. Lissier
J. W. LISSIER
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-22-03



AUDITOR'S CERTIFICATE

FILED AT THE REQUEST OF LISSER & ASSOCIATES, PLLC



David Gustafson
DAVID GUSTAFSON
SKAGIT COUNTY AUDITOR

Deputy Auditor

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF OCT., 2000

City Engineer
CITY ENGINEER (SEAL)

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON
THIS 21st DAY OF Sept, 2000.

ATTEST: MAYOR John K. Lindahl
CITY TREASURER Jeffrey

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ARE NO OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
THIS 11th DAY OF October, 2000.

Jeffrey
CITY TREASURER

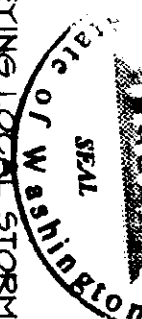
TREASURER'S CERTIFICATE

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 23rd DAY OF June, 2000

Deanna Menick
SKAGIT COUNTY TREASURER

Deputy



PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING PRIVATE 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 ADJOINING PRIVATE LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

UTILITIES EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, 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 TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT 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 PRIVILEGES HEREIN GRANTED.

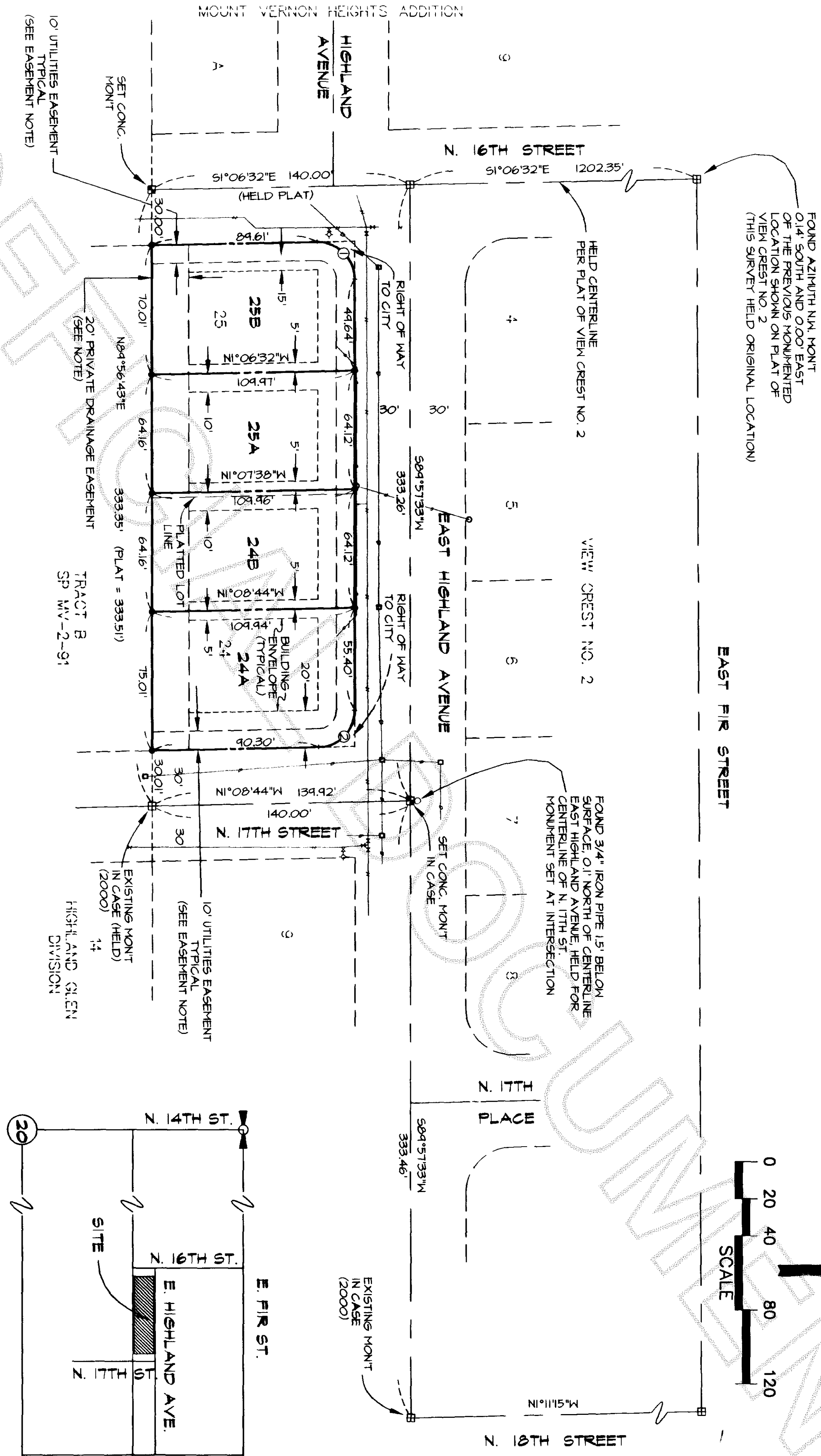
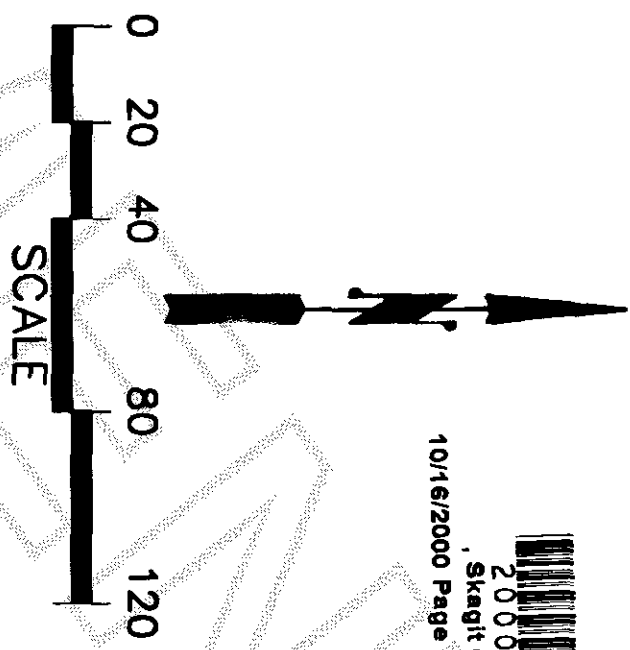
SHEET 1 OF 2

DATE: 5/16/00

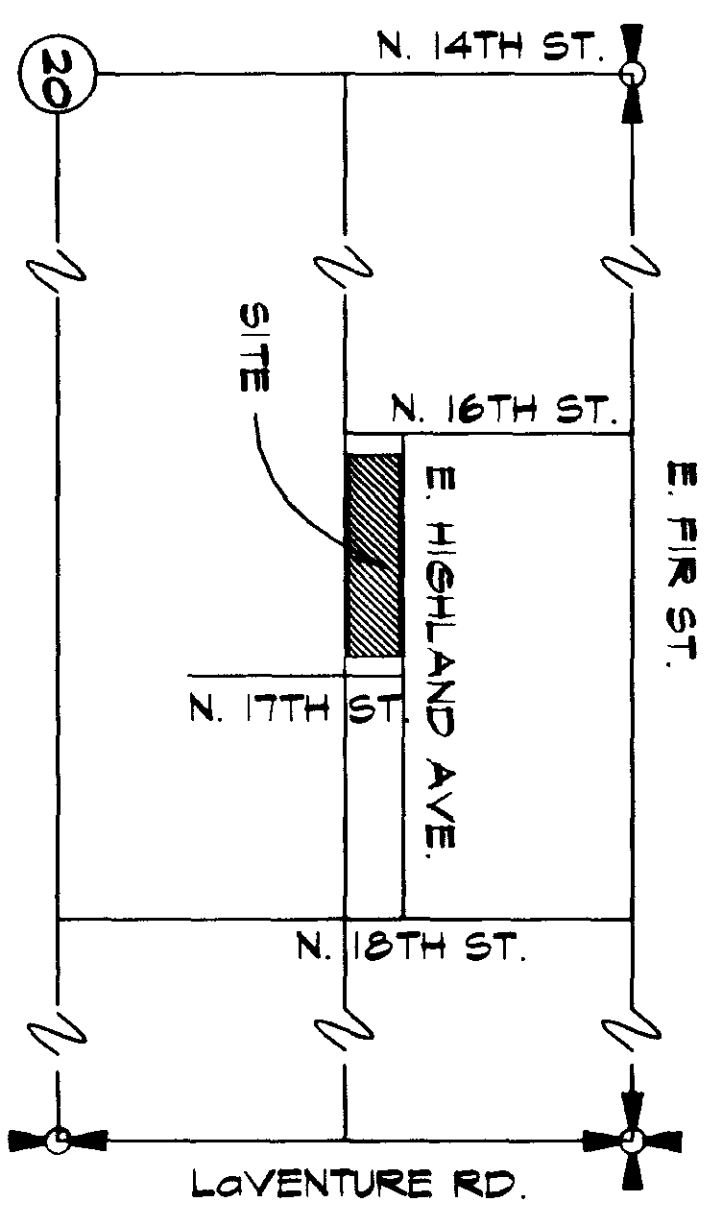
REPLAT OF LOTS 24 AND 25
VIEW CREST ADDITION

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. MOUNT VERNON, WASHINGTON
FOR: JAMES AND NATHANIEL SCOTT

FB 13	PB 5	LISSER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1" = 40' DRAWING: 00-01491.1
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VICINITY MAP
N.T.S.



LOT AREA AND ADDRESS INFORMATION			
LOT	AREA	ADDRESS	AREA
LOT 24A	424	NORTH 17TH STREET	8162 SQ. FT.
LOT 24B	1620	EAST HIGHLAND AVE	
LOT 25A	1616	EAST HIGHLAND AVE	7050 SQ. FT.
LOT 25B	1614	EAST HIGHLAND AVE	7051 SQ. FT.

CURVE TABLE			
NUMBER	RADIUS	DELTA	LENGTH
①	2000'	41°04'05"	31.74'
②	2000'	88°53'43"	31.03'



**REPLAT OF LOTS 24 AND 25
VIEW CREST ADDITION**

IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
MOUNT VERNON, WASHINGTON
FOR: JAMES AND NATHANIEL SCOTT

SHEET 2 OF 2
DATE: 5/16/00

FB 13 PG 15
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 509-424-3511
MERIDIAN: ASSIGNED SCALE: 1" = 40'
DRAWING: 00-0191.1