

LEGAL DESCRIPTION

THE NORTH 345 FEET OF THAT PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, LYING WEST OF THE COUNTY ROAD KNOWN AS LITTLE MOUNTAIN ROAD, AS SAID ROAD EXISTED ON APRIL 7, 1966;

EXCEPT THE WEST 420 FEET THEREOF;
AND EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD, KNOWN AS THE BLACKBURN ROAD;

AND EXCEPT THOSE PORTIONS ALONG THE NORTH AND EAST LINES, THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 10, 1968 UNDER AUDITOR'S FILE NO. 717928 IN VOLUME 21 OF DEEDS, PAGE 14;

AND ALSO EXCEPT THOSE PORTIONS ALONG THE NORTH AND EAST LINES THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED JULY 5, 1988 UNDER AUDITOR'S FILE NO. 8807080014 IN VOLUME 766 OF DEEDS, PAGE 481-482.

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

SITUATE IN SKAGIT COUNTY, WASHINGTON.

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 HEREINTO SET OUR HAND AND SEALS THIS 28th DAY OF March, 2002.

Jeffrey M. Domhanik
JEFFREY M. DOMHANIK, HUSBAND
A WASHINGTON MUTUAL BANK,
A WASHINGTON CORPORATION

BY: Mary Reyes
TITLE: Assistant Vice President
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY M. DOMHANIK AND JULIE A. DOMHANIK, 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: March 28, 2002

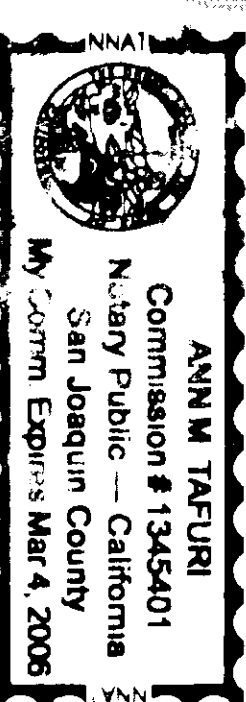
Mary Reyes
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mary Reyes IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Assistant Vice President OF WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 28, 2002

Mary Reyes
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT San Juan County



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 14th DAY OF June, 2002.

Linda Kaden
SHORT PLAT ADMINISTRATOR
Steve Wille
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS ___ DAY OF ___, 2002.

Walter Lue
SKAGIT/COUNTY HEALTH OFFICER
Walter Lue
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 THE OFFICE UP TO AND INCLUDING THE YEAR OF 2002.
THIS 14th DAY OF June, 2002.

David Patterson
SKAGIT COUNTY TREASURER
CITY ENGINEER REVIEW
THIS SHORT PLAT HAS BEEN REVIEWED BY THE CITY OF MOUNT VERNON PUBLIC WORKS DEPARTMENT.
David Patterson
ENGINEERING SERVICES MANAGER
DATE 5-31-02



AUDITOR'S CERTIFICATE

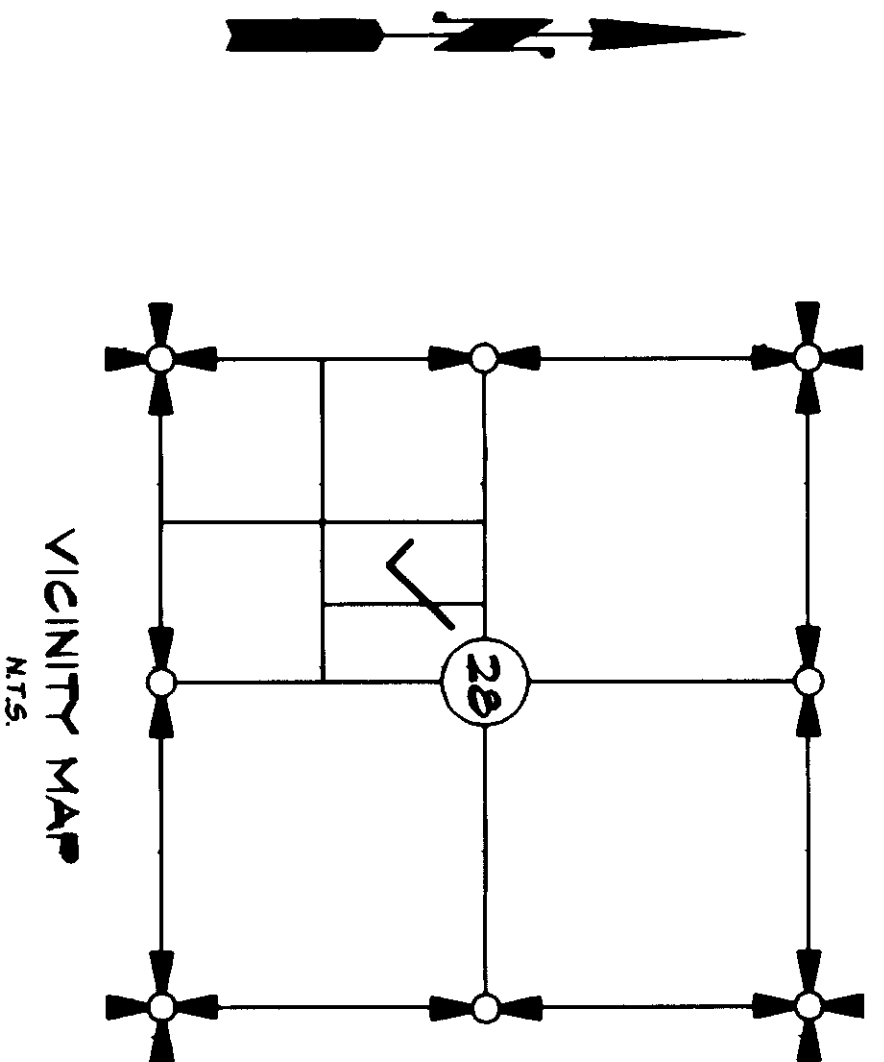
FILED FOR RECORD AT THE REQUEST OF LISSEGER & ASSOCIATES, PLLC.

200206170056
Skagit County Auditor
6/17/2002 Page 1 of 3 9:58AM

Norma Brunnett
SKAGIT COUNTY AUDITOR
DEPUTY

Norma Brunnett
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 WA.

Bruce G. Lissger
BRUCE G. LISSEGER, PLLC, CERTIFICATE NO. 22960
LISSEGER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442
FAX: (360) 419-0581
E-MAIL: bruce@lissger.com
DATE: March 27, 2002



SHEET 1 OF 3

DATE: 10/4/02

SHORT PLAT NO. PL-02-0037			
SURVEY IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1M, SKAGIT COUNTY, WASHINGTON FOR JEFF AND JULIE DOMHANIK			
FB 28	Pg 34	LISSEGER & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSIGNED		DRAWING: 01-0712.dwg	

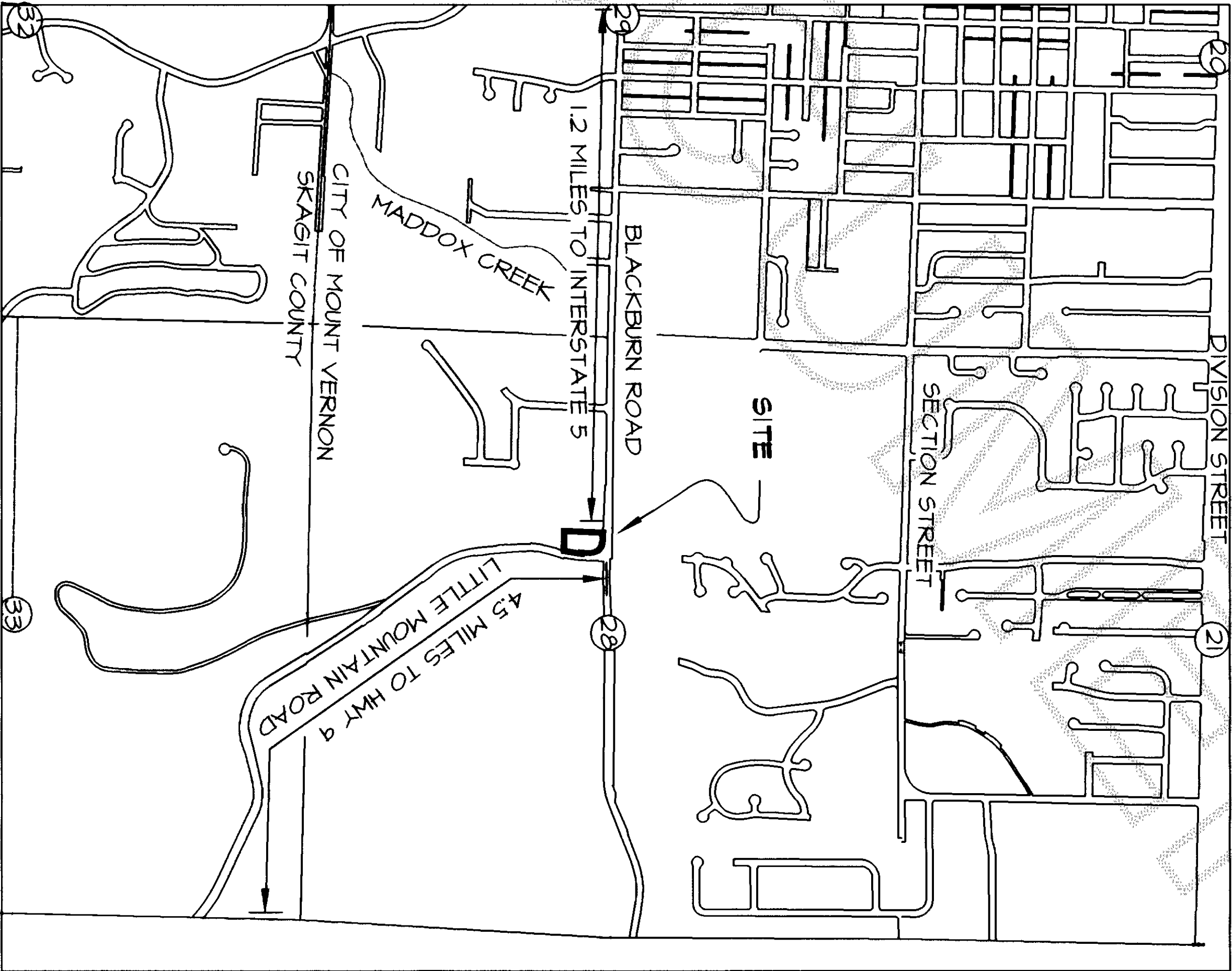
NOTES

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 (R-1 4.6 AND R-1, 13.5)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
LOT 1 SAND FILTER/MOUND
LOT 2 EXISTING

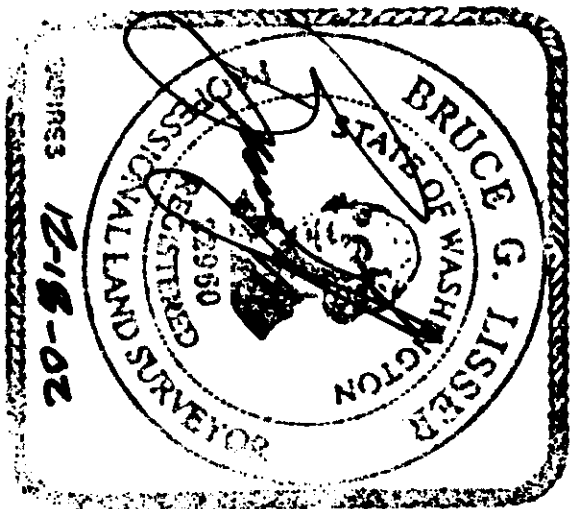
ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS, SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.

5. WATER: P.U.D. NO. 1 OF SKAGIT COUNTY
 6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP ? SURVEY NUMBER L1589 22460.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
 7. MERIDIAN: ASSUMED.
 8. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, BEARING = NORTH 89°07'10" EAST
 9. SURVEY DESCRIPTION IS FROM ISLAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. B-149325, DATED DECEMBER 17, 2001.
 10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200005230025, 8303240022, AND 9406240085, AND SKAGIT COUNTY PUBLIC WORKS MAP FOR LITTLE MOUNTAIN ROAD NO. 7200 RECONSTRUCTION DATED FEBRUARY 11, 1988.
 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. ALL LOTS WITHIN THIS SHORT PLAT MAY BE SUBJECT TO CITY OF MOUNT VERNON IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
 16. THIS SHORT PLAT IS LOCATED WITHIN THE URBAN GROWTH AREA OF THE CITY OF MOUNT VERNON. THIS AREA IS THE SUBJECT OF SKAGIT COUNTY RESOLUTION NO. 16749, AUTHORIZING EXECUTION OF INTERLOCAL AGREEMENT WITH THE CITY OF MOUNT VERNON AND MEMORANDUM OF UNDERSTANDING NO. 003755 DATED DECEMBER 16, 1997. SAID RESTRICTIONS BASED UPON AVAILABILITY OF URBAN SERVICES. THESE DOCUMENTS ARE AVAILABLE FROM THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT AND SHOULD BE USED AS A BASIS FOR FUTURE DEVELOPMENT FOR THIS SITE.
 17. THIS PROPERTY FALLS WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF MOUNT VERNON AND IS SUBJECT TO THE CITY OF MOUNT VERNON COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS. BOTH LOTS 1 AND 2 HAVE SUFFICIENT AREA TO ACCOMMODATE FUTURE RESIDENTIAL LOT DEVELOPMENT ONCE URBAN SERVICES BECOME AVAILABLE.
- ALTHOUGH LOT 2 IS DEVELOPED AT THIS TIME, ATTENTION SHALL BE GIVEN TO BUILDING PLACEMENT ON BOTH LOTS 1 AND 2 OF THIS SHORT PLAT TO ACCOMMODATE POTENTIAL FUTURE RESIDENTIAL DEVELOPMENT.
18. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 6371285 AND 200104050103.
 19. MINIMUM SETBACKS:
MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT YARD: 25 FEET ON ARTERIAL STREETS AND 20 FEET ON ALL OTHER STREETS, BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE THE MINIMUM SETBACK ON BOTH STREETS;
SIDE YARD: FIVE FEET. THE TOTAL OF THE TWO SIDE YARDS SHALL BE A MINIMUM OF 15 FEET;
REAR YARD: 20 FEET. WHERE A REAR YARD ADJUTS AN ALLEY, ACCESSORY BUILDINGS SUCH AS GARAGES AND CARPORTS MAY BE LOCATED WITHIN EIGHT FEET OF THE REAR PROPERTY LINE.
 20. OWNERS: JEFF AND JULIE DOWNHANIUK
2073 LITTLE MOUNTAIN ROAD
MOUNT VERNON WA 98274

21. AT SUCH TIME AS A BUILDING PERMIT IS APPROVED FOR LOT 1, A SINGLE SHARED DRIVEWAY SHALL BE CONSTRUCTED MEETING CURRENT CODE. THE SINGLE ACCESS IS REQUIRED FOR SAFETY REASONS.



VICINITY MAP
SCALE 1" = 1,320'



12-16-02
3-27-02

SHEET 2 OF 3

DATE: 2/22/01

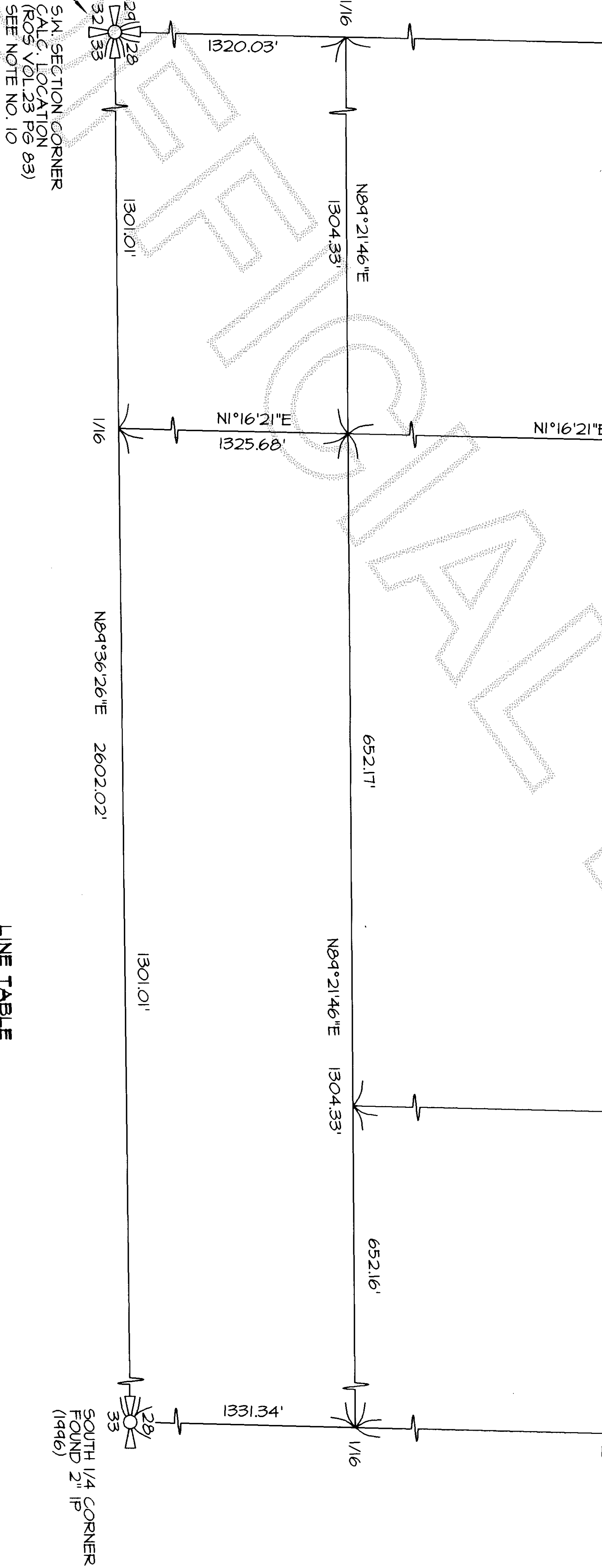
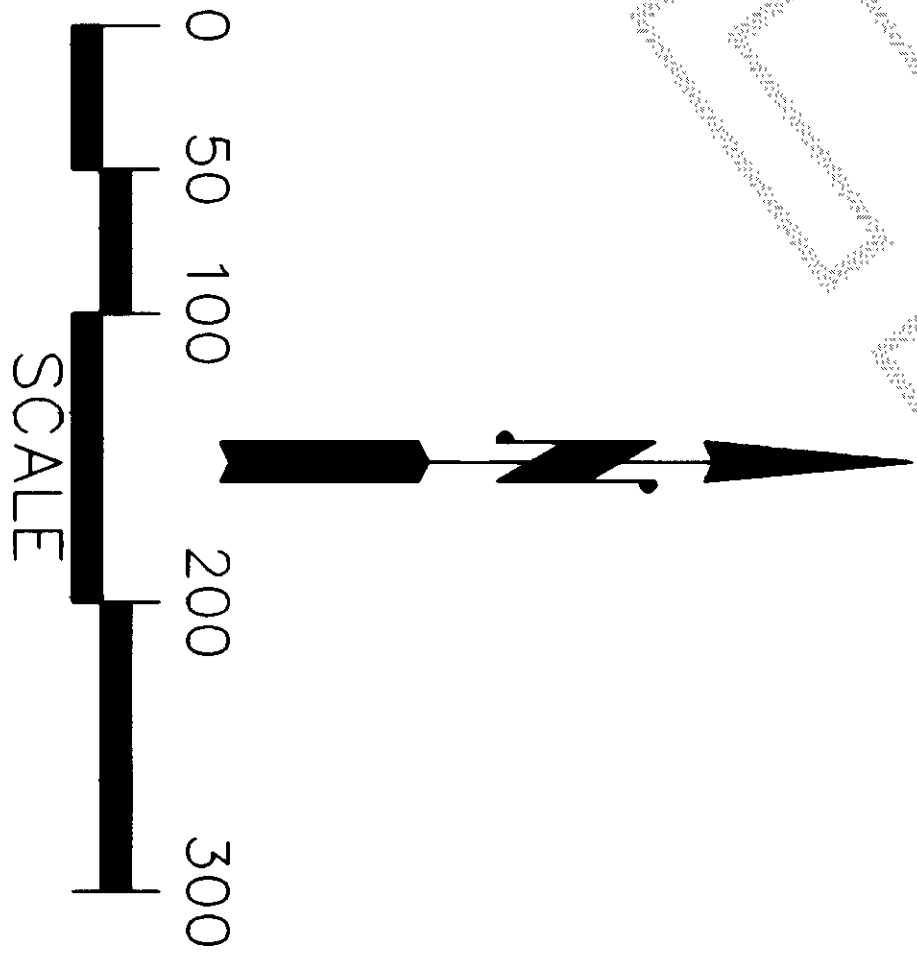
SHORT PLAT NO. PL-02-0037

SURVEY IN A PORTION OF THE
WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M,
SKAGIT COUNTY, WASHINGTON
FOR: JEFF AND JULIE DOWNHANIUK

FB 28 PG 34	LISSE & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-418-1442	SCALE: 1" = 100'
MERIDIAN: ASSUMED		DRAWING: 01-072.dwg

WEST 1/4 CORNER
FOUND SKAGIT CO
BRASS CAP MOUNT
IN CASE (2001)

CENTER
OF SECTION
FOUND CONC. MOUNT
IN CASE (2001)



LOT AREA AND ADDRESS INFORMATION

LOT 1	2071	LITTLE MOUNTAIN ROAD	29,120 SQ. FT.	0.67 ACRES
LOT 2	2073A	LITTLE MOUNTAIN ROAD	32,618 SQ. FT.	0.75 ACRES
	2073B	LITTLE MOUNTAIN ROAD		

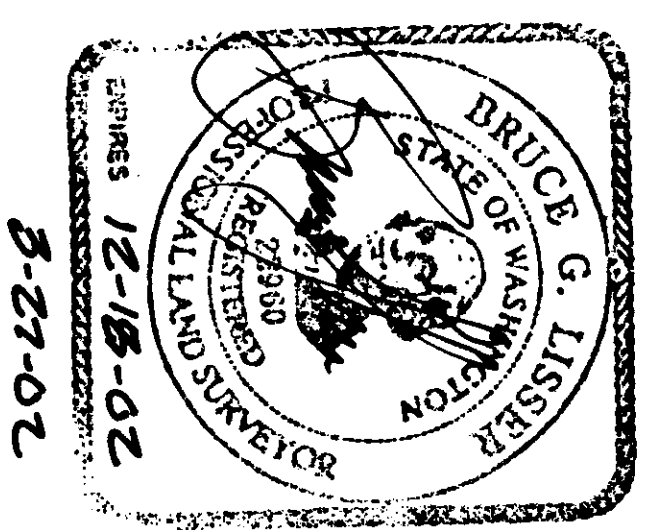
III. INDICATES APPROVED SHARED ACCESS LOCATION SEE NOTE NO. 14
AND NOTE NO. 21 (NO ADDITIONAL ACCESS POINTS ARE TO BE ALLOWED)

LINE TABLE

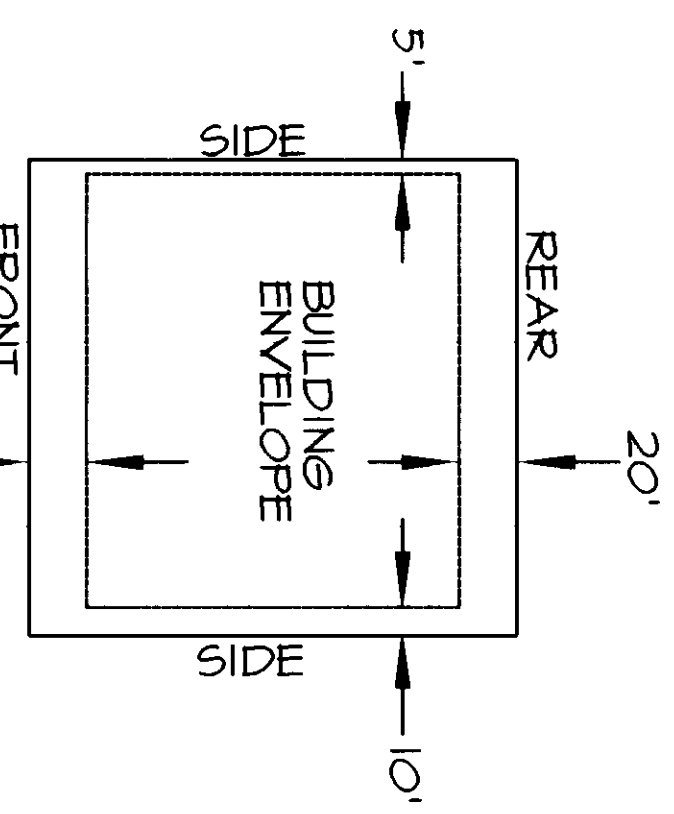
L1	80.80'	S84°14'10"E
L2	60.00'	S1°26'10"W
L3	18.22'	S1°26'10"W
L4	10.00'	S88°33'50"E

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	90°40'20"	166.17'	105.00'
C2	12°56'33"	155.00'	686.20'



BUILDING SETBACKS
(CITY OF MOUNT VERNON R-1.1(3.5)
SEE NOTE NO. 19



SHORT PLAT NO. PL-02-0037

SURVEY IN A PORTION OF THE
WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: JEFF AND JULIE DOWNHUIK

FB 28 PG 34	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7142	SCALE: 1" = 100' DRAWING: 01-072.dwg
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