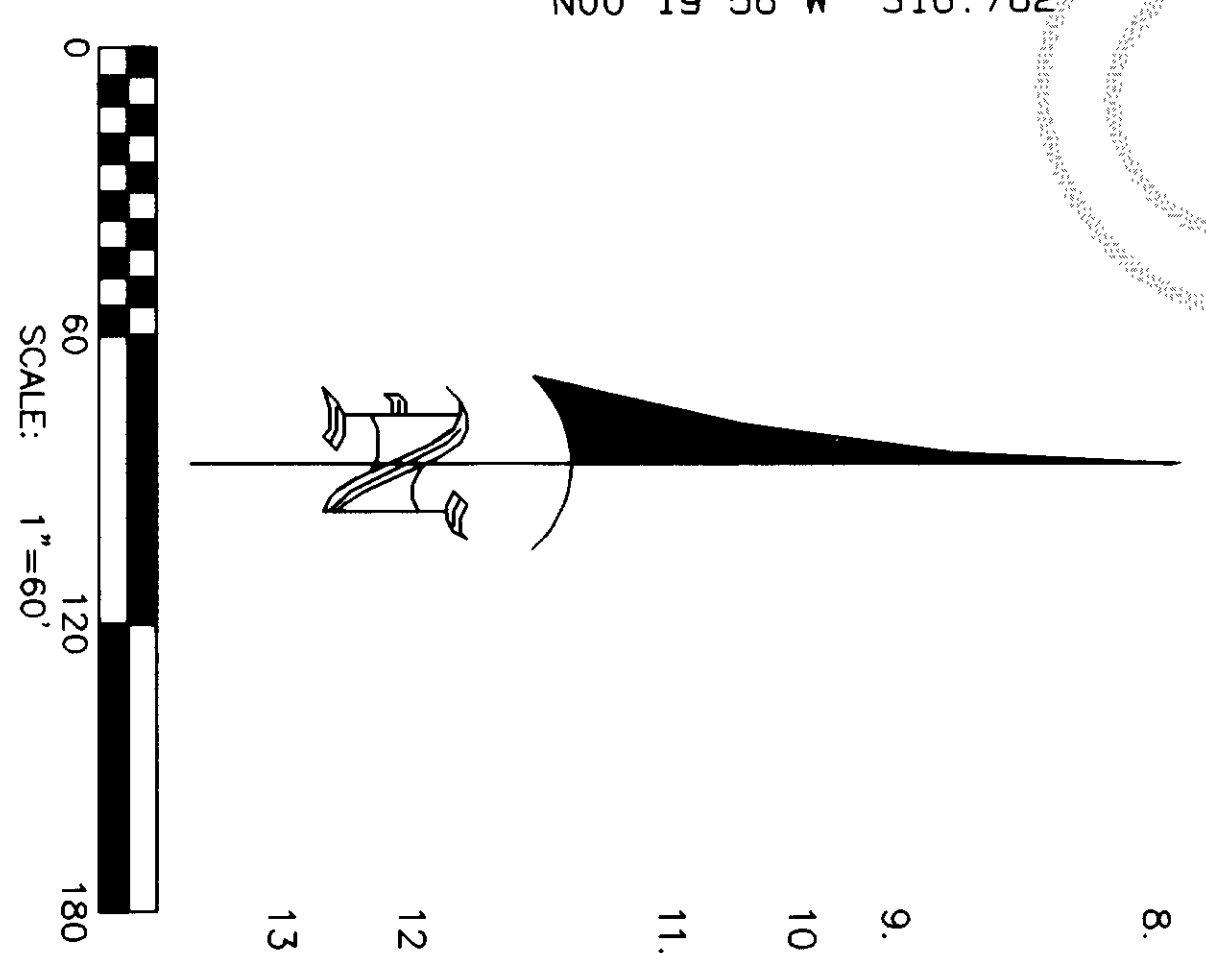
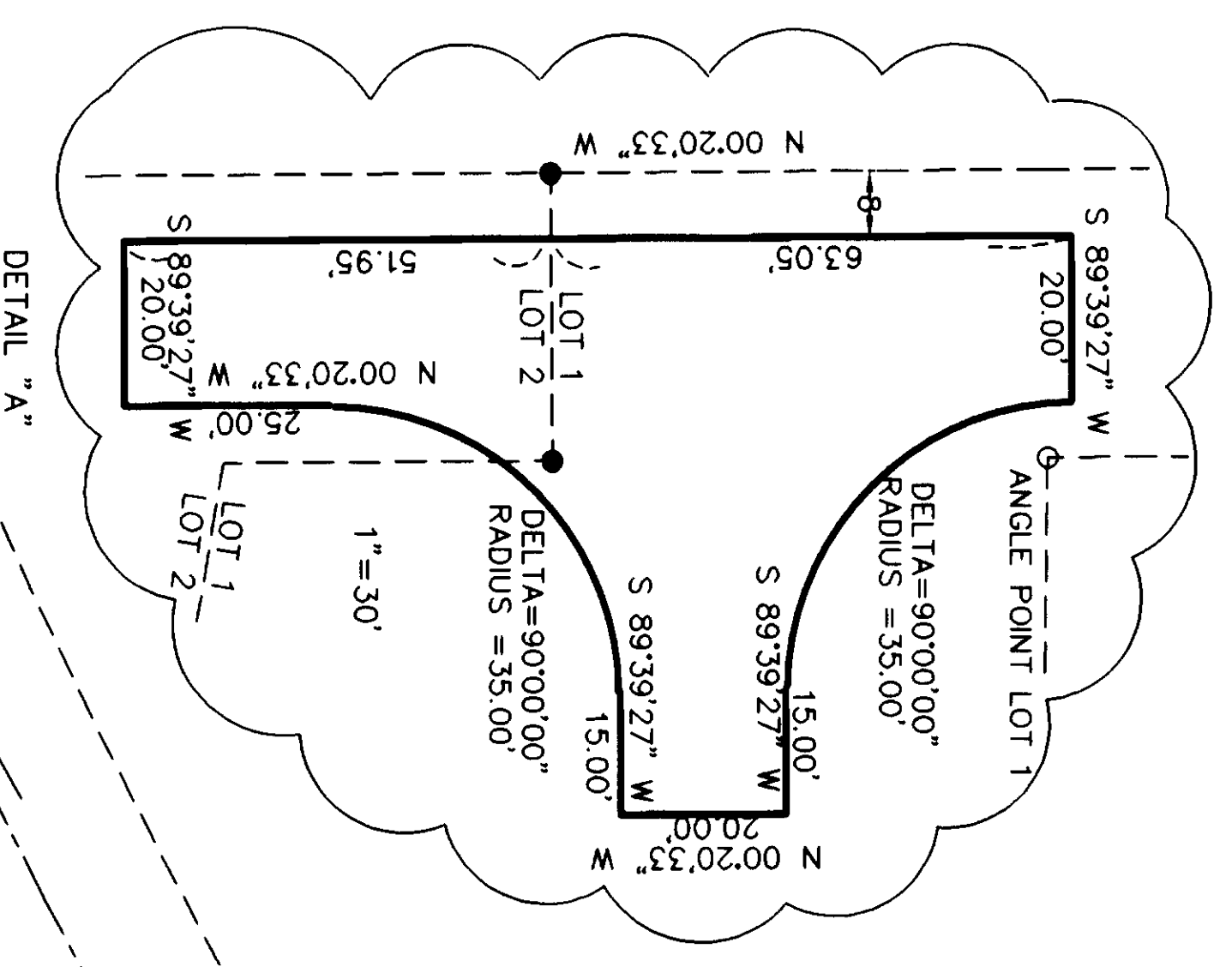
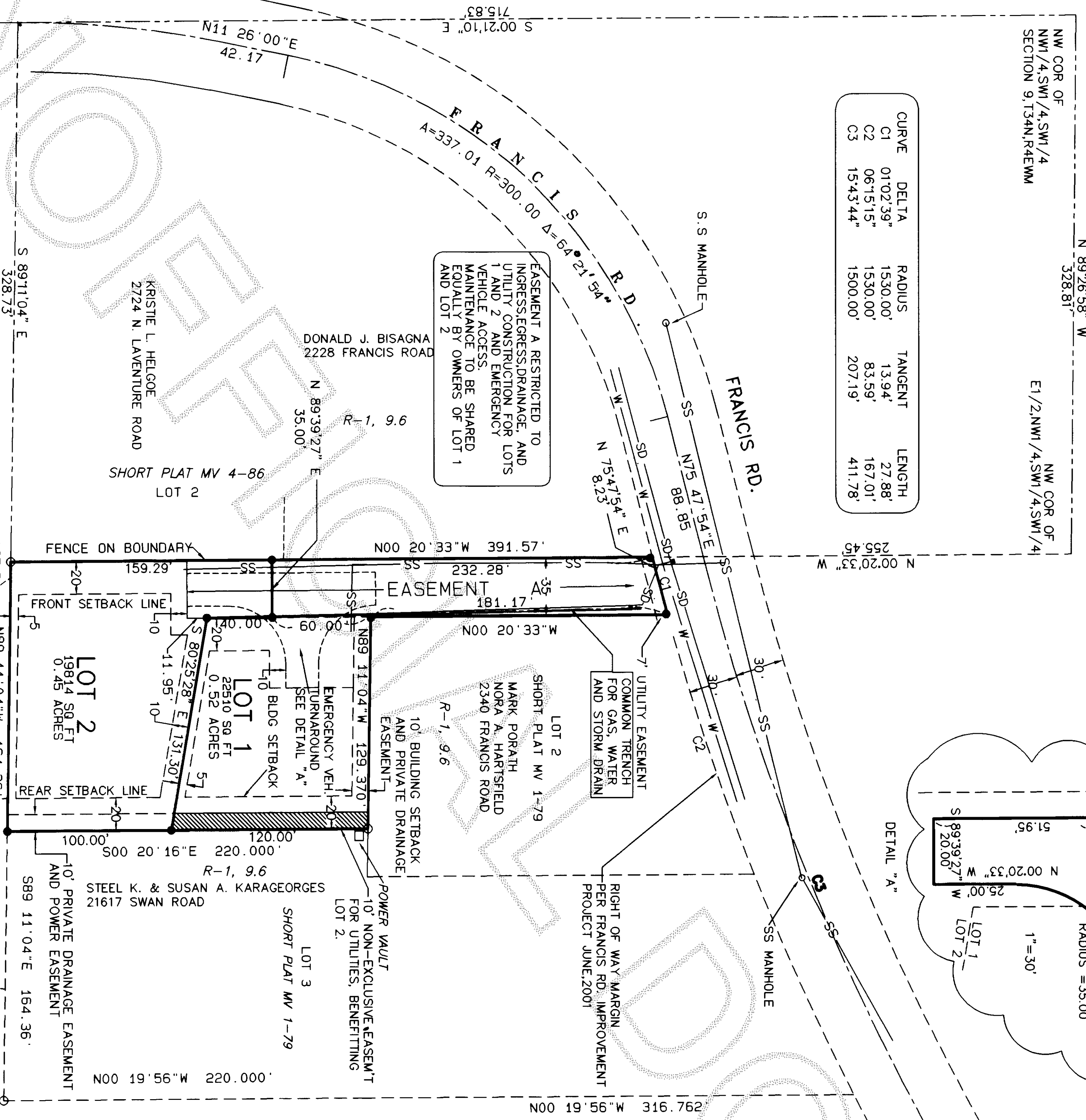


CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	01°02'39"	1530.00'	13.94'	27.88'
C2	06°15'15"	1530.00'	83.59'	167.07'
C3	15°43'44"	1500.00'	207.19'	411.78'



**LEGAL DESCRIPTION**

TRACT 1 OF CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79, APPROVED JANUARY 15, 1979, AND RECORDED JANUARY 23, 1979, UNDER AUDITOR'S FILE NO. 895203 IN VOLUME 3 OF SHORT PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**NOTES:**

- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NORTHWEST 21591", SET THIS SURVEY.  
○ DENOTES EXISTING REBAR OR IRON PIPE FOUND.  
(SEE MT. VERNON SHORT PLAT #1-79)
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - R-1, 9.6 RESIDENTIAL.
- SEWAGE DISPOSAL - CITY OF MOUNT VERNON SANITARY SEWER SYSTEM.
- WATER - P.U.D. NO. 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.
- BASIS OF BEARING - SEE SHORT PLAT NO. MV-1-79 RECORDED ON JANUARY 23, 1979 IN VOLUME 3 OF SHORT PLATS, AT PAGE 65 UNDER AUDITOR'S FILE NO. 895203.
- PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD, REFERENCED IN INSTRUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 451807, 9006150141, 941205137 AND 9608220058.
- DATE OF SURVEY: JUNE 15, 1999
- SURVEY PERFORMED BY FIELD TRAVERSE USING A THREE-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- OWNER/SUBDIVIDER: **HANSELL HOMES**  
C/O JEFF HANSELL  
4601 WILLOW WAY  
MOUNT VERNON, WA 98233  
360-757-7930
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- SURVEY DESCRIPTION TAKEN FROM LAND TITLE COMPANY OF SKAGIT COUNTY, TITLE REPORT ORDER NO. T-80027-E, DATED NOVEMBER 4, 1996.

**AUDITOR'S CERTIFICATE**

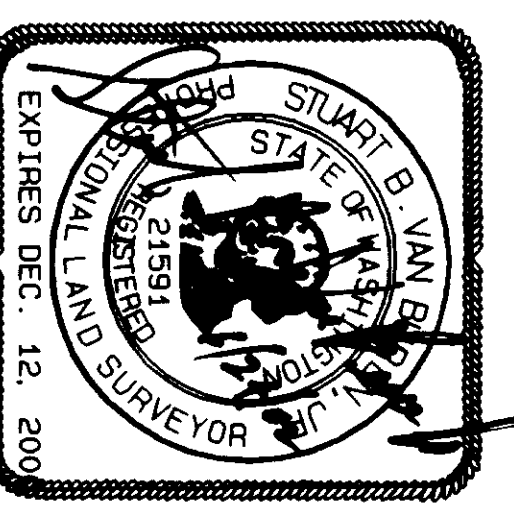
FILED FOR RECORD THIS 21 DAY OF September 2002, IN THE REQUEST VOLUME OF SHORT PLATS, ON PAGE 65 OF THE RECORDS OF AZIMUTH NORTHWEST, INC. UNDER AUDITOR'S FILE NO. 895203  
*Norma Burnett*  
COUNTY AUDITOR

**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.

ENGINEER:  
RAVNICK & ASSOCIATES  
P. O. BOX 361  
BURLINGTON, WA 98233  
PHONE # - 360.707.2048

STUART B. VAN BUREN, JR., P.L.S.  
AZIMUTH NORTHWEST, INC.  
17963 WOOD ROAD  
BOW, WA 98232  
PHONE # - 360.724.7326



SHORT PLAT NO. MV 2-99		SHEET 1 OF 2	
SURVEY IN S.W. 1/4 of S.W. 1/4 SECTION 9, TWN 34N., RNG 4E., W.M.		JOB NO. 99.0488	
FOR HANSELL HOMES			
FLD BK 52	AZIMUTH NORTHWEST INC.		
CHKD SVB	17963 WOOD RD.		
	BOW, WASHINGTON 98232		

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 THE NORTHERLY 7 FEET OF LOT 1, BEING PARALLEL TO THE SOUTH MARGIN OF FRANCOIS ROAD 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENT WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

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 TO STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

CITY TREASURER *[Signature]*

APPROVALS

EXAMINED AND APPROVED THIS 15 DAY OF JULY 2002

CITY ENGINEER: *[Signature]*

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

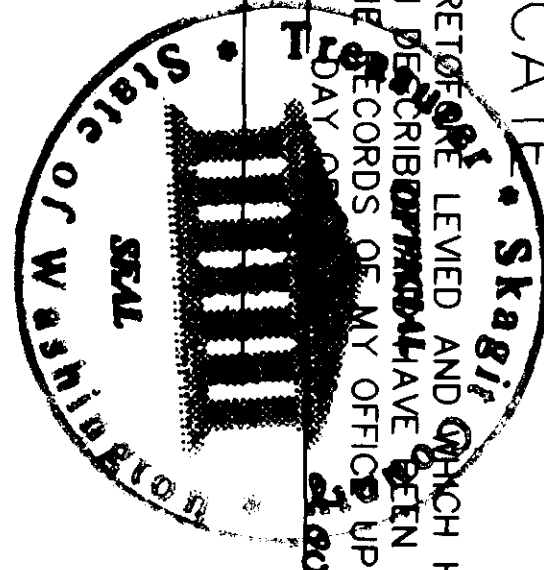
MAYOR: *[Signature]*

ATTEST CLERK: *[Signature]*

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 2002 THIS 8<sup>th</sup> DAY OF JULY 2002.

SKAGIT COUNTY TREASURER *[Signature]*



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 PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS DAY OF \_\_\_\_\_

BY: *[Signature]* HANSELL MITZEL, LLC  
 HANSELL MITZEL, LLC  
 HANSELL HOMES

BY: *[Signature]* HORIZON BANK  
 HORIZON BANK  
 HORIZON COMMERCIAL BANK

MT. VERNON ABSTRACT AND TITLE

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS:  
 COUNTY OF SKAGIT )

ON THIS 27 DAY OF JUNE 2002

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ WHO TO ME KNOWN TO BE THE \_\_\_\_\_ WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME FOR SAID COMPANY AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

ACKNOWLEDGMENT

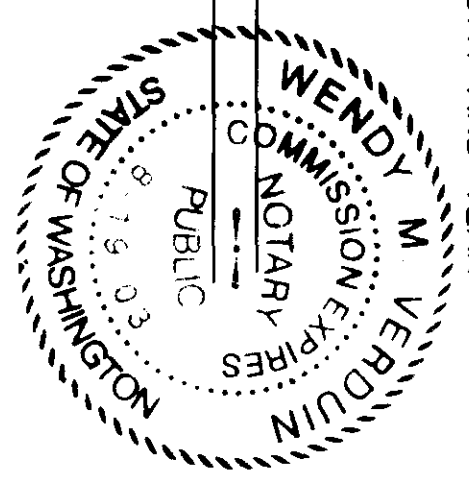
STATE OF WASHINGTON )  
 ) SS:  
 COUNTY OF SKAGIT )

ON THIS 26<sup>th</sup> DAY OF JUNE 2002

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JEFF HANSELL TO ME KNOWN TO BE THE \_\_\_\_\_ WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME FOR SAID COMPANY AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

*[Signature]* WENDY M. VERDUIN  
 WENDY M. VERDUIN  
 NOTARY PUBLIC  
 STATE OF WASHINGTON  
 MY COMMISSION EXPIRES 8.19.03



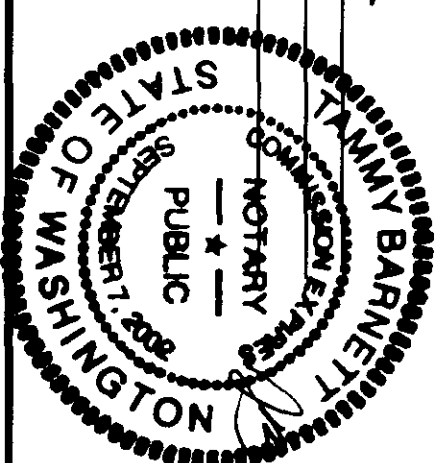
STATE OF WASHINGTON )  
 ) SS:  
 COUNTY OF \_\_\_\_\_ )

ON THIS 27 DAY OF JUNE 2002

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ WHO TO ME KNOWN TO BE THE \_\_\_\_\_ WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME FOR SAID COMPANY AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

*[Signature]* JENNIFER B. BULLITT  
 JENNIFER B. BULLITT  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 WASHINGTON, RESIDING AT Burlington  
 MY COMMISSION EXPIRES 9.7.2003



SHORT PLAT NO. MV 2-99

SURVEY IN S.W. 1/4 of S.W. 1/4 SECTION 9, T2N 34N., R4G 4E., W.M.

HANSELL HOMES

FLD BK 52	AZIMUTH NORTHWEST INC.	SHEET 2 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 99.0488