

PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 29, T. 34 N., R. 4 E. WM

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

SKAGIT COUNTY AUDITOR
Anna Brunetti
DEPUTY
Daryl Adams

2004032500066
Skagit County Auditor
1 of 1
2/10/2004

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, WHICH POINT BEARS SOUTH 1° 57' 30" EAST, A DISTANCE OF 380.07 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89° 07' 20" EAST, ALONG A LINE WHICH IS A PARALLEL TO AND 380.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; A DISTANCE OF 142.02 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89° 07' 20" EAST, ALONG SAID LINE WHICH IS PARALLEL TO AND 380.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; A DISTANCE OF 170.00 FEET; THENCE SOUTH 4° 42' 40" EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89° 07' 20" WEST, A DISTANCE OF 170 FEET; THENCE NORTH 4° 42' 40" WEST, A DISTANCE OF 125.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH THOSE APURTENANT NON-EXCLUSIVE EASEMENTS FOR STORM SEWERS, UTILITIES, EGRESS AND EMERGENCY VEHICLE TURNAROUND ESTABLISHED ON THE RECORD BY DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITORS FILE NUMBERS 200310290099, 200312050149, 200401280088, 200402020104, 200402100111 AND 200402100112.

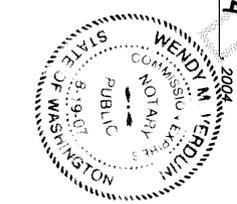
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
(LEGAL PROVIDED BY FIRST AMERICAN TITLE, ORDER NO. 00074736, DATED MAY 16, 2003 AND AMENDED JULY 1, 2003 AND AMENDED SEPTEMBER 19, 2003 AND ORDER NO. H-792776 DATED FEBRUARY 9, 2004)

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST CASCADE NATURAL GAS CORPORATION AND A&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE UPON THE EXTENSION TO FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC AND PRIVATE ROADS AND RIGHTS OF WAY TOGETHER WITH THE 10' UTILITY EASEMENT ABUTTING THE PRIVATE ACCESS ROAD ON THE WEST SIDE AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THEREON, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, 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 CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN THE DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. DATE OF SURVEY: JANUARY, 2004
3. EXISTING ZONING CLASSIFICATION: R-1 9.6.
4. OWNER OF RECORD:
HANSELL MITZEL LLC
1369 PACIFIC DRIVE
BURLINGTON WA, 98233
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6. UTILITIES:
SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM SEWER: CITY OF MOUNT VERNON
WATER PURVEYOR: PUGET SOUND ENERGY
POWER SOURCE: GTE NORTHWEST/CABLE TV, A&T BROAD BAND
COMMUNICATION: CASCADE NATURAL GAS CORPORATION
7. PROPOSED DEVELOPMENT IS ABOVE THE FLOOD PLAIN HAZARD ZONE.
8. IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.



Wendy M. Verdine
NOTARY PUBLIC
RESIDING AT *Spokane Co.*
MY APPOINTMENT EXPIRES *8-19-07*

ACKNOWLEDGMENT

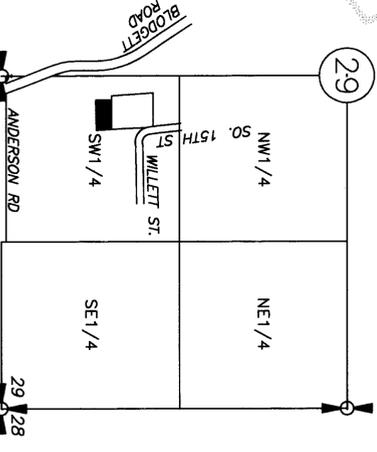
COUNTY OF SKAGIT)
STATE OF WASHINGTON)
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN VOTH IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CO-MANAGING MEMBER OF HANSELL / MITZEL LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: MARCH 4, 2004.

John Voth
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Josh McCudden
(NOTARY NAME TO BE PRINTED)
RESIDING AT: *Bellingham*
MY APPOINTMENT EXPIRES *8-1-07*



SKAGIT 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 2004.
THIS 5th DAY OF MARCH 2004.
Katie Thompson
SKAGIT COUNTY TREASURER
DEPUTY



VICINITY MAP

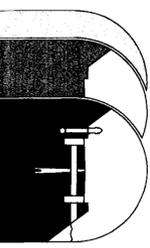
SE 1/4 SECTION 29, T. 34 N., R. 4 E. WM

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT MV-3-03 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

Dennis Albright
DENNIS ALBRIGHT PLS
PLS 17652

DATE 3-3-04



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

SKAGIT VIEW ESTATES SHORT PLAT

IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 29, TOWNSHIP 34 N., RANGE 4 E., W.M., SKAGIT COUNTY, STATE OF WASHINGTON MOUNT VERNON

FOR
HANSELL - MITZEL HOMES

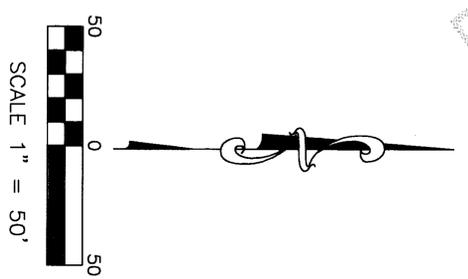
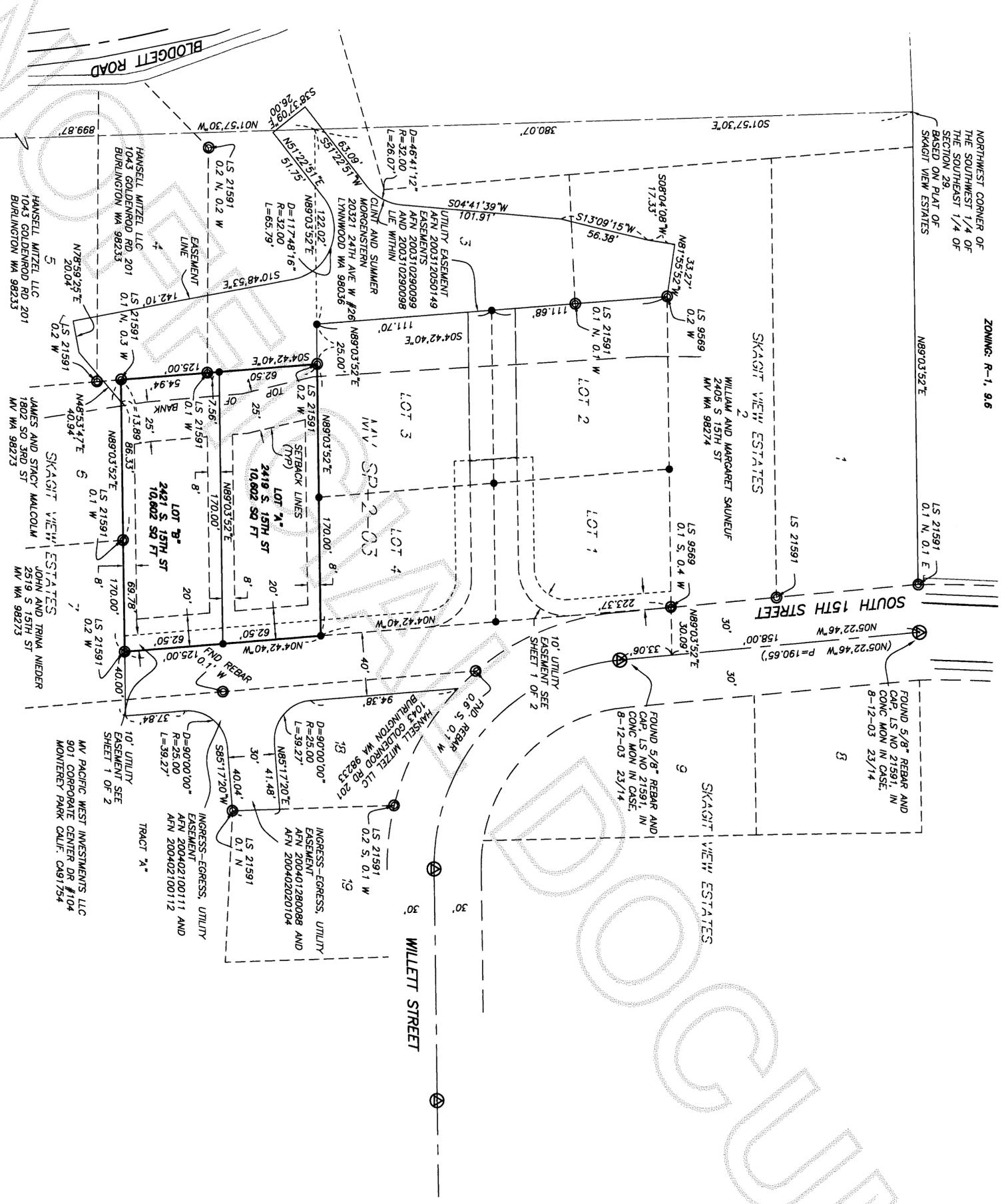
1043 GOLDENROD RD #201, BURLINGTON, WA, 98233, (360) 757-7930
DATE: 3-4-04 BY: DJM SCALE: F.B. 30/5
PROJECT NO.: 148-SDG-03 148PLA1.DWG

SHORT PLAT NO. MV-3-03 SHEET 1 OF 2

PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 29, T. 34 N., R. 4 E. WM

ZONING: R-1, 9.6

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, BASED ON PLAT OF SKAGIT VIEW ESTATES



- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
 - TYPICAL (0.1 S, 0.4 W), DENOTES DISTANCE FROM CALCULATED POSITION TO FOUND POSITION
 - SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
 - FOUND REBAR IN CONCRETE IN MONUMENT CASE, LS NO. 21591, 8-12-03, 23/14
 - x- FENCE LINE
 - P PLAT DISTANCE (SKAGIT VIEW ESTATES)

NOTE
ALL CORNERS SHOWN AS FOUND WERE VISITED ON 8-12-03.

BASIS OF BEARING
ASSUMED N 05° 22' 46" W BETWEEN THE FOUND STREET MONUMENTATION OF SOUTH 15TH STREET AS SHOWN ON THE PLAT OF SKAGIT VIEW ESTATES.

RESEARCH
SURVEY RECORDED UNDER AFN'S 200211150098 "PLAT OF SKAGIT VIEW ESTATES", 9809290163 AND SHORT PLAT #25-78.

FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TORA 1105" AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN W.A.C. 332-130-090.

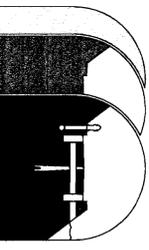
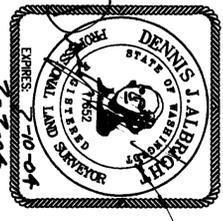
SHORT PLAT NO. MV-3-03

SKAGIT VIEW ESTATES SHORT PLAT

IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 29, TOWNSHIP 34 N., RANGE 4 E., W.M., SKAGIT COUNTY, STATE OF WASHINGTON MOUNT VERNON FOR

HANSELL - MITZEL HOMES

1043 GOLDENROD RD #201, BURLINGTON, WA, 98233, (360) 757-7930
 DATE: 3-4-04 BY: DJA SCALE: 1" = 50'
 PROJECT NO. 146-SOG-03 146PLAT.DWG F.B. 23/14



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