

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

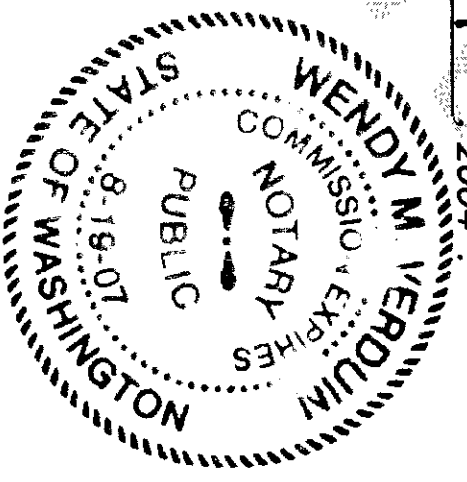
AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP,
LLC

SKAGIT COUNTY AUDITOR
Debra Burdett
DEPUTY
Angela Davis

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
I, JESS, 3/25/2004 Page 1 of 2 10:33AM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY HANSELL
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.



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

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN VORTH
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED
THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT
AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF HANSELL / MITZEL LLC, A WASHINGTON
CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.

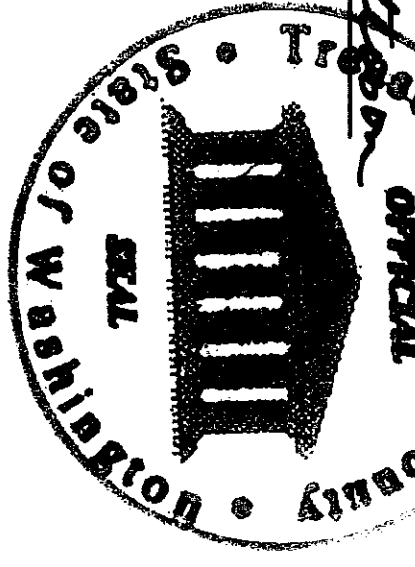


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Josh McCubbers
(NOTARY NAME TO BE PRINTED)
RESIDING AT: BELLEVUE
MY APPOINTMENT EXPIRES 4-1-07

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 9th DAY OF March 2004,
Katie Quigley, Treasurer
SKAGIT COUNTY TREASURER
Debra Quigley, Deputy



CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL
ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR
OTHER PUBLIC USE ARE PAID IN FULL.

THIS 22 DAY OF March 2004

CITY TREASURER
Debra Quigley

SHORT PLAT NO. MV-2-03

SHEET 1 OF 2

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: DUA SCALE: PROJECT NO. 146-SDG-03 146PLAT.DWG F.B. 30/5

LEGAL DESCRIPTIONS

PARCEL "A"
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 PARALLEL
TO AND 380.00 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF
122.02 FEET; THENCE NORTH 4° 42' 40" WEST 111.69 FEET TO THE TRUE POINT OF
BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 07' 20" EAST 195 FEET; THENCE
NORTH 4° 42' 40" WEST 111.69 FEET; THENCE SOUTH 89° 07' 20" WEST 195 FEET; THENCE
SOUTH 4° 42' 40" EAST 111.69 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THOSE APPURTENANT NON-EXCLUSIVE EASEMENTS FOR STORM SEWERS,
UTILITIES, EGRESS, EGRESS AND EMERGENCY VEHICLE TURNAROUND ESTABLISHED ON THE
RECORD BY DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITORS FILE NUMBERS
200310290098, 200312050149, 200401280088, 200402020104, 200402100111 AND
200402100112.

PARCEL "B"
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 PARALLEL
TO AND 380 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 122.02
FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH
89° 07' 20" EAST 195 FEET; THENCE NORTH 4° 42' 40" WEST 111.69 FEET; THENCE SOUTH
89° 07' 20" WEST 195 FEET; THENCE SOUTH 4° 42' 40" EAST 111.69 FEET TO THE TRUE
POINT OF BEGINNING.

TOGETHER WITH THOSE APPURTENANT NON-EXCLUSIVE EASEMENTS FOR STORM SEWERS,
UTILITIES, EGRESS, EGRESS AND EMERGENCY VEHICLE TURNAROUND ESTABLISHED ON THE
RECORD BY DOCUMENTS RECORDED AS SKAGIT COUNTY AUDITORS FILE NUMBERS
200310290098, 200312050149, 200401280088, 200402020104, 200402100111 AND
200402100112.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL PROVIDED BY FIRST AMERICAN TITLE, ORDER NO. 00074236, DATED MAY 16, 2003
AND AMENDED JULY 1, 2003 AND AMENDED SEPTEMBER 19, 2003 AND ORDER NO.
H-792776 DATED FEBRUARY 9, 2004)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HANSELL MITZEL, LLC, A WASHINGTON LIMITED
LIABILITY COMPANY AND HORIZON BANK, A WASHINGTON CORPORATION OWNERS IN FEE
SIMPLE OR CONTRACT PURCHASER AND MORTGAGE OR LIEN HOLDERS OF THE LAND
HEREBY SHORT PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT
PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF
THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, 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 SLOPES FOR
CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL
REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO
SUBSCRIBED AND AFFIXED THIS 15th DAY OF March, 2004.

Spencer
HANSELL MITZEL, LLC

Josh McCubbers
HORIZON BANK

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF March 2004

ENGINEERING SERVICES MANAGER

EXAMINED AND APPROVED THIS 22nd DAY OF March 2004

CITY MAYOR

ATTEST: CLERK

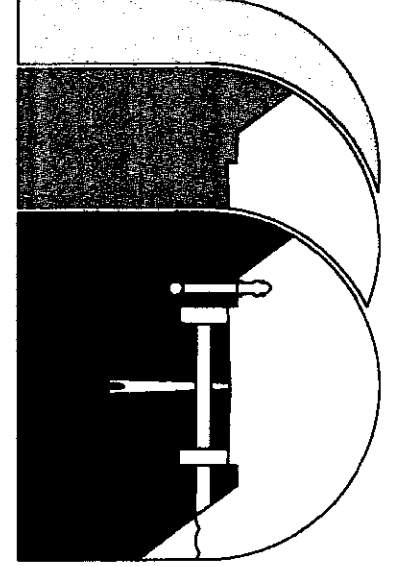
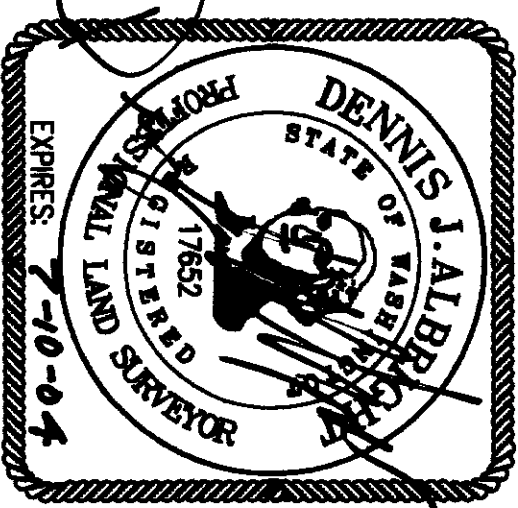
Debra Quigley
Debra Quigley

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT MV-2-03 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.

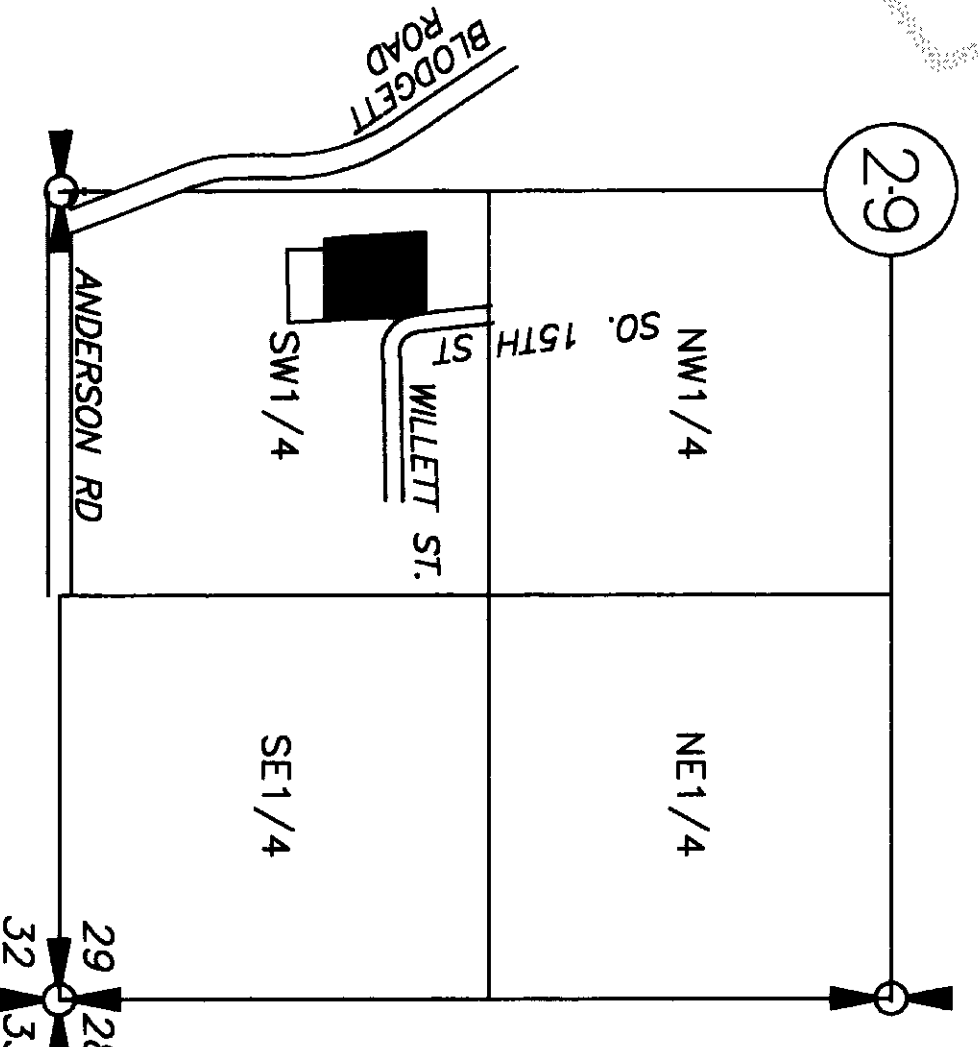
Dennis Albright
DENNIS ALBRIGHT PLS
PLS 17652

3-3-04
DATE



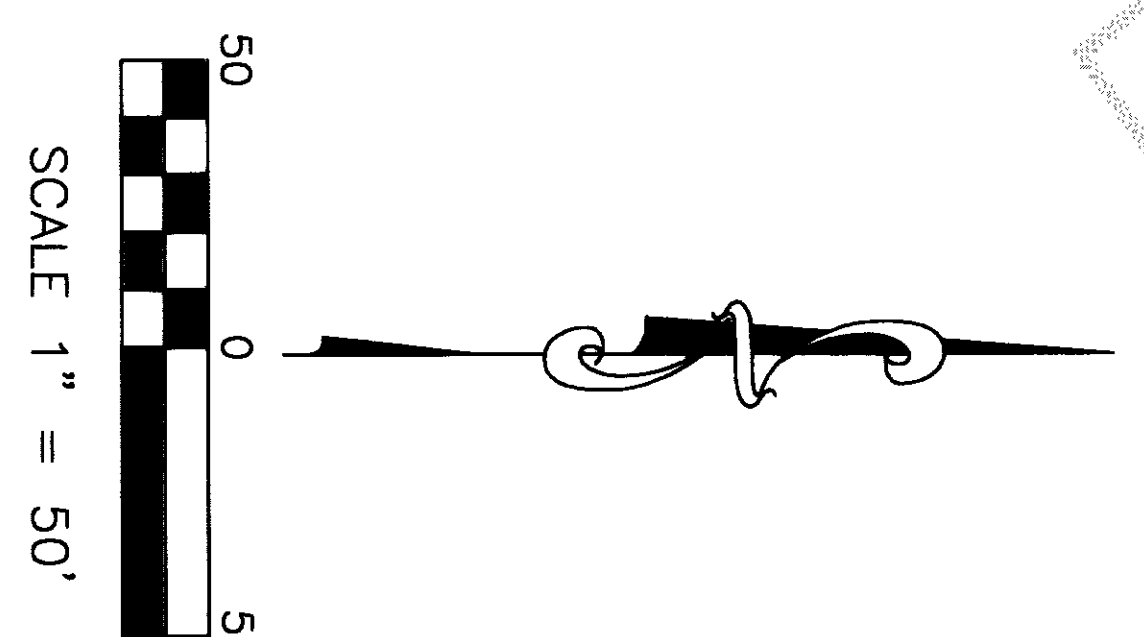
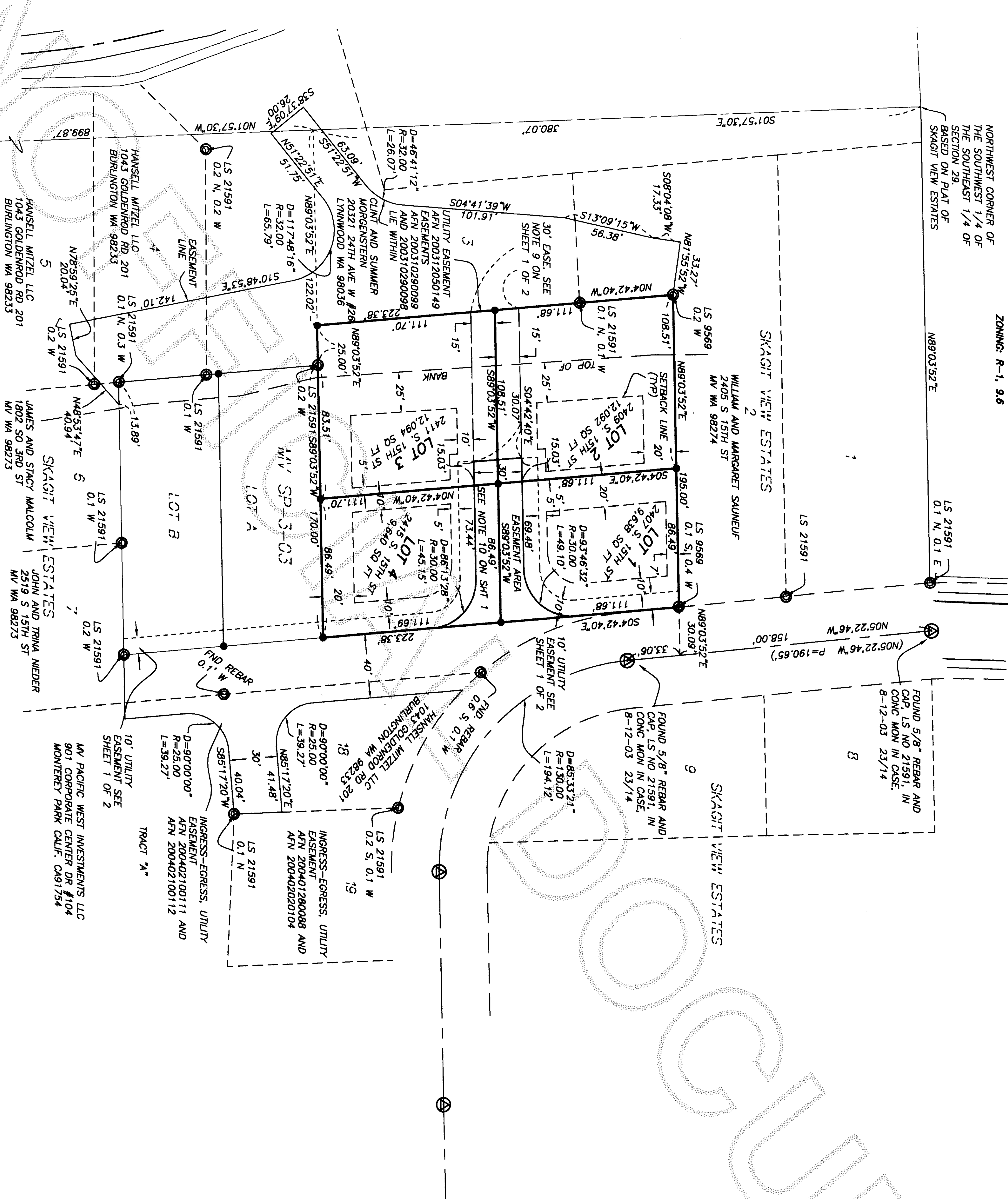
Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
160 Cascade Place, Suite 206
Burlington, WA 98233
Tel: 360-404-2010 Fax: 360-404-2008

VICINITY MAP



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

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



- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
 - TYPICAL (0.1 S, 0.4 W) DENOTES DISTANCE 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

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'S RECORDED UNDER AFN'S 200211150098 \"PLAT OF SKAGIT VIEW ESTATES\", 9809290163 AND SHORT PLAT #25-76.

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.

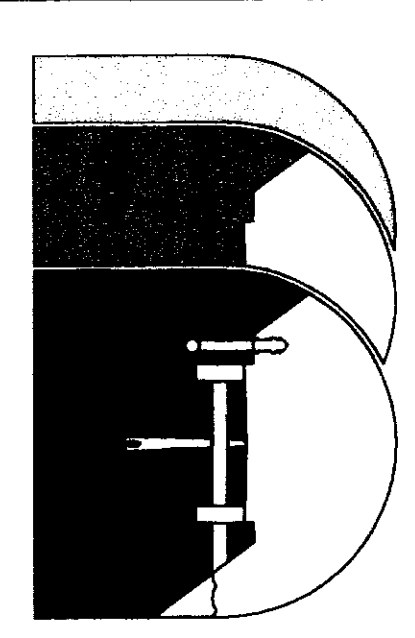
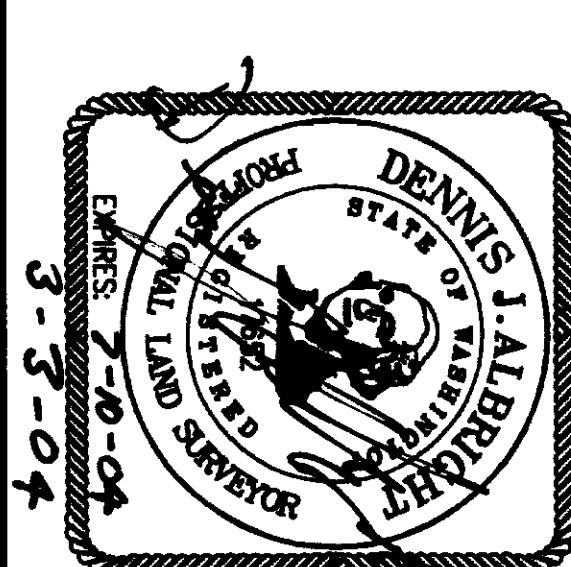
SHORT PLAT NO. MV-203 SHEET 2 OF 2

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

HANSELL - MITZEL HOMES
FOR

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



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