

**LEGAL DESCRIPTION**

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 84°56'26" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 10.00 FEET; THENCE NORTH 0°25'57" WEST ALONG A LINE WHICH IS PARALLEL TO AND 10.00 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THAT COUNTY ROAD KNOWN AS THE SAM HENSLEY ROAD NO. 193 AND WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0°25'57" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 84°56'26" WEST, A DISTANCE OF 158.65 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 0°24'12" EAST ALONG SAID WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD; THENCE NORTH 84°56'26" EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD, A DISTANCE OF 158.72 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.  
ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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 THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 15th DAY OF April, 2005.

ASH VENTURES, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Danielle J. Mullen  
MANAGING MEMBER

Danielle J. Mullen  
PEOPLES BANK

**ACKNOWLEDGMENTS**

BY: DANIELLE L MULLEN  
TITLE: VICE PRESIDENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Danielle L. Mullen 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 VICE PRESIDENT OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

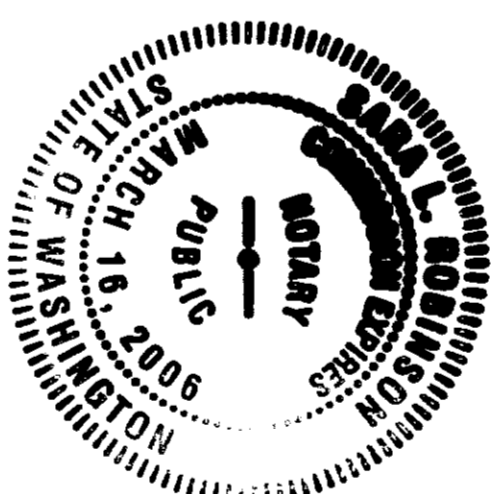
DATED: April 15, 2005

David Robinson  
SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES March 14, 2009

RESIDING AT Santa Wally, WA



**AUDITOR'S CERTIFICATE**

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

5/14/2005 Page 1 of 3 4:00PM  
Skagit County Auditor

N. Burrows  
SKAGIT COUNTY AUDITOR

Chad  
DEPUTY

APPROVED AND APPROVED THIS 28th OF APRIL, 2005.

EXAMINED AND APPROVED THIS 28 OF May, 2005.

MAYOR

Quinn H. Knutson  
CLERK

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND BEING PAID UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

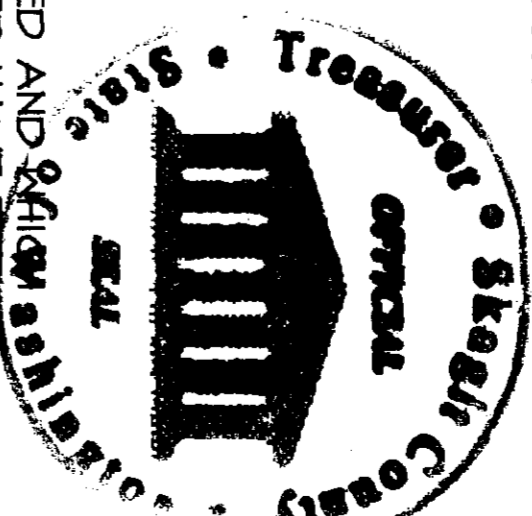
David Robinson  
SKAGIT COUNTY TREASURER

DEPUTY

**CITY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSIGNMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 28th DAY OF APRIL, 2005.

Quinn H. Knutson  
CITY TREASURER



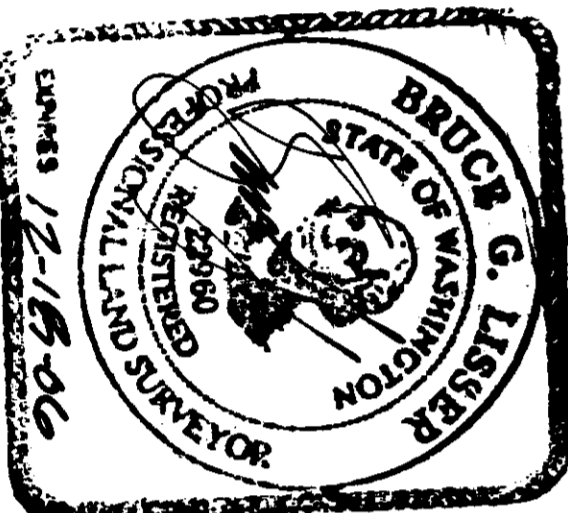
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF MOUNT VERNON SHORT PLAT ORDINANCE.

BRUCE G. LISSEY, P.L.S., CERTIFICATE NO. 22960

DATE: April 15, 2005

LISSEY & ASSOCIATES, PLLC  
520 MILLWAUKEE STREET, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
EMAIL BRUCE@LISSEY.COM



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Charles E. Ash 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 MANAGING MEMBER OF ASH VENTURES, L.L.C., 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: 4-15-05

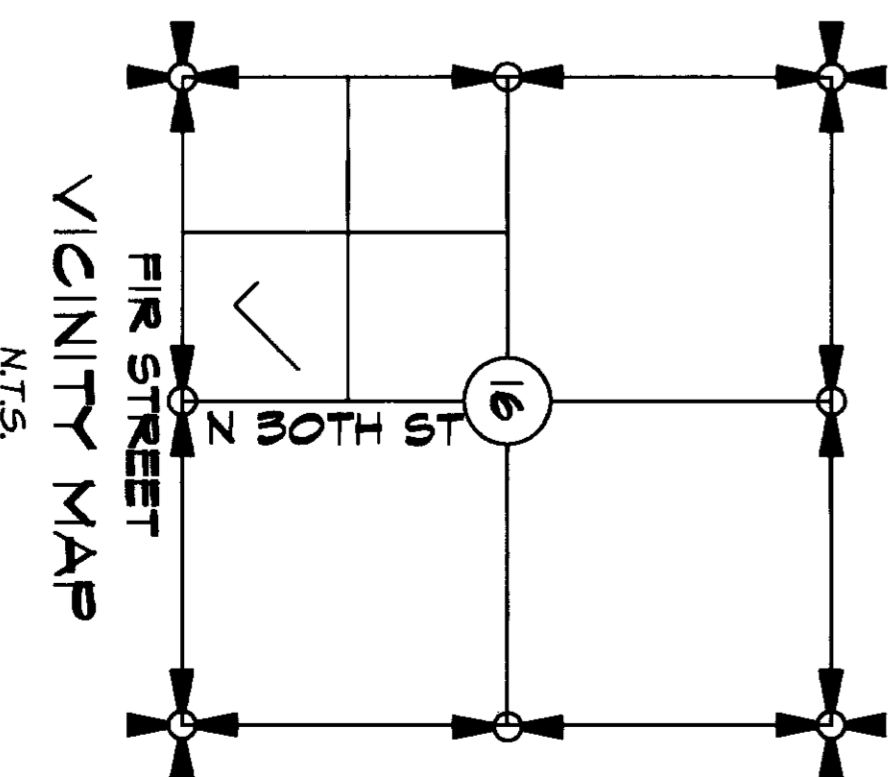
Charles E. Ash  
SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 3-14-09

RESIDING AT Mount Vernon

BRUCE G. LISSEY  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2008



SHEET 1 OF 3

DATE: 4/14/05

SHORT PLAT NO. LU-04-074

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, CITY OF MOUNT VERNON, WASHINGTON  
FOR: ASH VENTURES, LLC

FB 21 PG 34  
MERIDIAN: ASSUMED

LISSEY & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442

SCALE: N/A  
DRAWING: OO-1135P



**NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: R-1, 6.0
3. THIS DEVELOPMENT IS UTILIZING THE CITY OF MOUNT VERNON CLUSTER ORDINANCE. BASED UPON THE CITY OF MOUNT VERNON'S DESIRE TO CREATE DEVELOPMENTS UTILIZING A NET DENSITY OF FOUR UNITS PER ACRE, THE CITY PLANNING IS ALLOWING A 20% REDUCTION FACTOR TO MINIMUM ALLOWABLE LOT SIZE FOR THE R-1, 6000 ZONING. THIS WOULD ALLOW 4800 SQUARE FOOT MINIMUM SIZED LOTS.
4. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
5. STORM DRAINAGE: CITY OF MOUNT VERNON
6. • - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSEY 22460  
o - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BEARING = NORTH 0°27'03" EAST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BAKERVIEW WEST RECORDED IN VOLUME 17 OF PLATS, PAGES 13-16 AND THE SURVEY OF PARK VILLAGE RECORDED IN VOLUME 1 OF SURVEYS, PAGE 10, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO.131725-5, DATED SEPTEMBER 15, 2004.
11. 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 SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS FILE NUMBER 20010120124.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/SUBDIVIDER: ASH VENTURES, LLC  
2120 SOUTH 19TH STREET  
MOUNT VERNON WA 98274  
PHONE: (360) 848-0501
15. BUILDING SETBACK REQUIREMENTS SHALL BE PER MFC 17.15.070 (A)
16. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED. ONE HALF OF THE REQUIRED SCHOOL IMPACT FEES HAVE BEEN PAID AS A CONDITION OF APPROVAL OF THIS SHORT PLAT.
17. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY SHALL BE SHARED EQUALLY BY OWNERS BASED ON USAGE.
18. PERMANENT ADDRESS SIGNAGE SHALL BE REQUIRED AT THE INTERSECTION OF THE PRIVATE ACCESS ROAD AND EAST FIR STREET.
19. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET CONTAINED WITHIN AND PROVIDING ACCESS TO THE PROPERTY IN THIS PLAT. THE PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED BY THE CITY UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND/OR FIRE CHIEF.

**ADJOINING PROPERTY OWNERS**

- WEST**  
 ELLA M. PEARSON  
 2725 E. FIR NO. 4  
 MOUNT VERNON, WA
- NORTH**  
 BONNI JENSEN  
 2914 SCHILLER PLACE  
 MOUNT VERNON, WA  
 ARTHUR E. PHINNEY  
 2910 SCHILLER PLACE  
 MOUNT VERNON, WA
- EAST**  
 KATHLEEN WINTERS  
 2935 E. FIR ST.  
 MOUNT VERNON, WA

**EASEMENTS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, FUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CO., AND CONCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE FRONT BOUNDARY LINES OF LOTS AND TRACTS AS SHOWN HEREON, AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER 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 PRIVILEGE HEREIN GRANTED.

**WATER PIPELINE EASEMENT**

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A PUBLIC WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

**PRIVATE DRAINAGE EASEMENT**

AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING 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 PROPERTY AND THEIR HEIRS, 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.

SHORT PLAT NO. LU-04-074

SURVEY IN A PORTION OF THE  
 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
 SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
 CITY OF MOUNT VERNON, WASHINGTON  
 FOR: ASH VENTURES, LLC

|                   |       |   |                   |
|-------------------|-------|---|-------------------|
| FB 21             | PG 34 | LISSEY & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-7442 | SCALE: N/A        |
| MERIDIAN: ASSUMED |       |   | DRAWING: OO-1135P |



COLLEGE WAY

ANNE PLACE

10' PRIVATE DRAINAGE  
EASEMENT PER PLAT OF  
BAKERVIEW WEST

PLAT OF BAKERVIEW WEST  
VOL. 17, PGS. 13 - 16

45

46

47

48

49

3

9

LOT 1

LOT 2

LOT 3

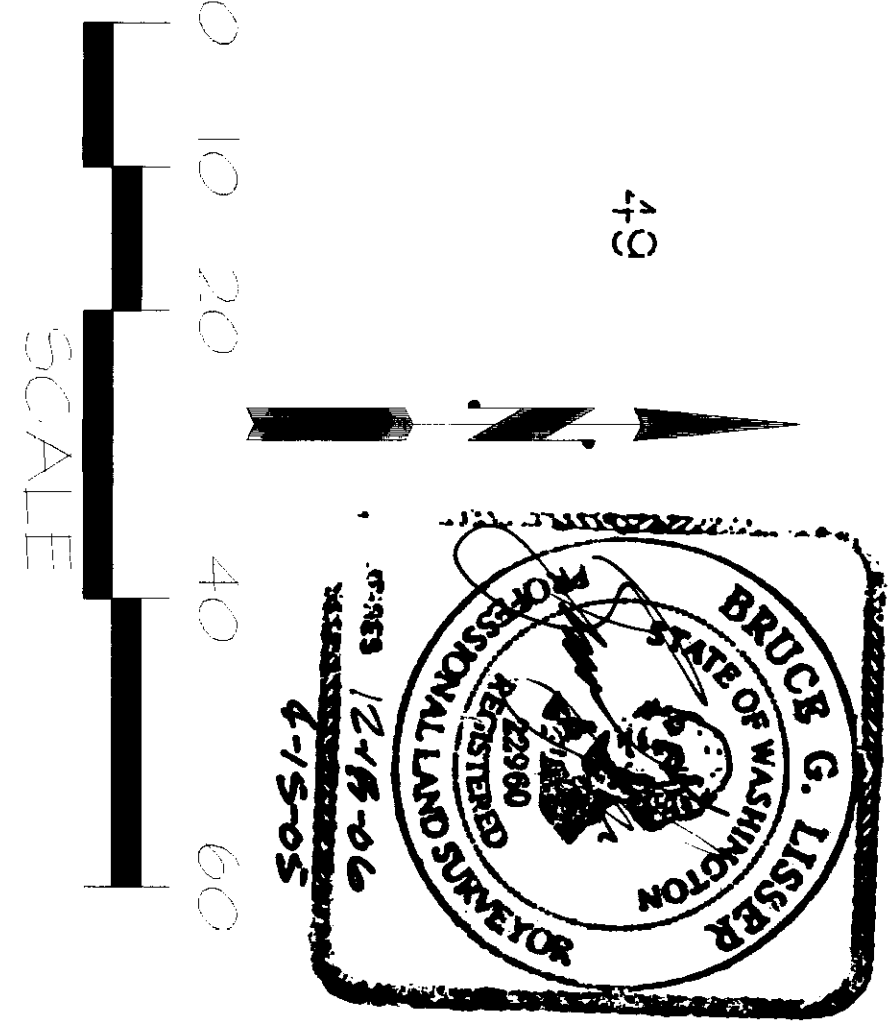
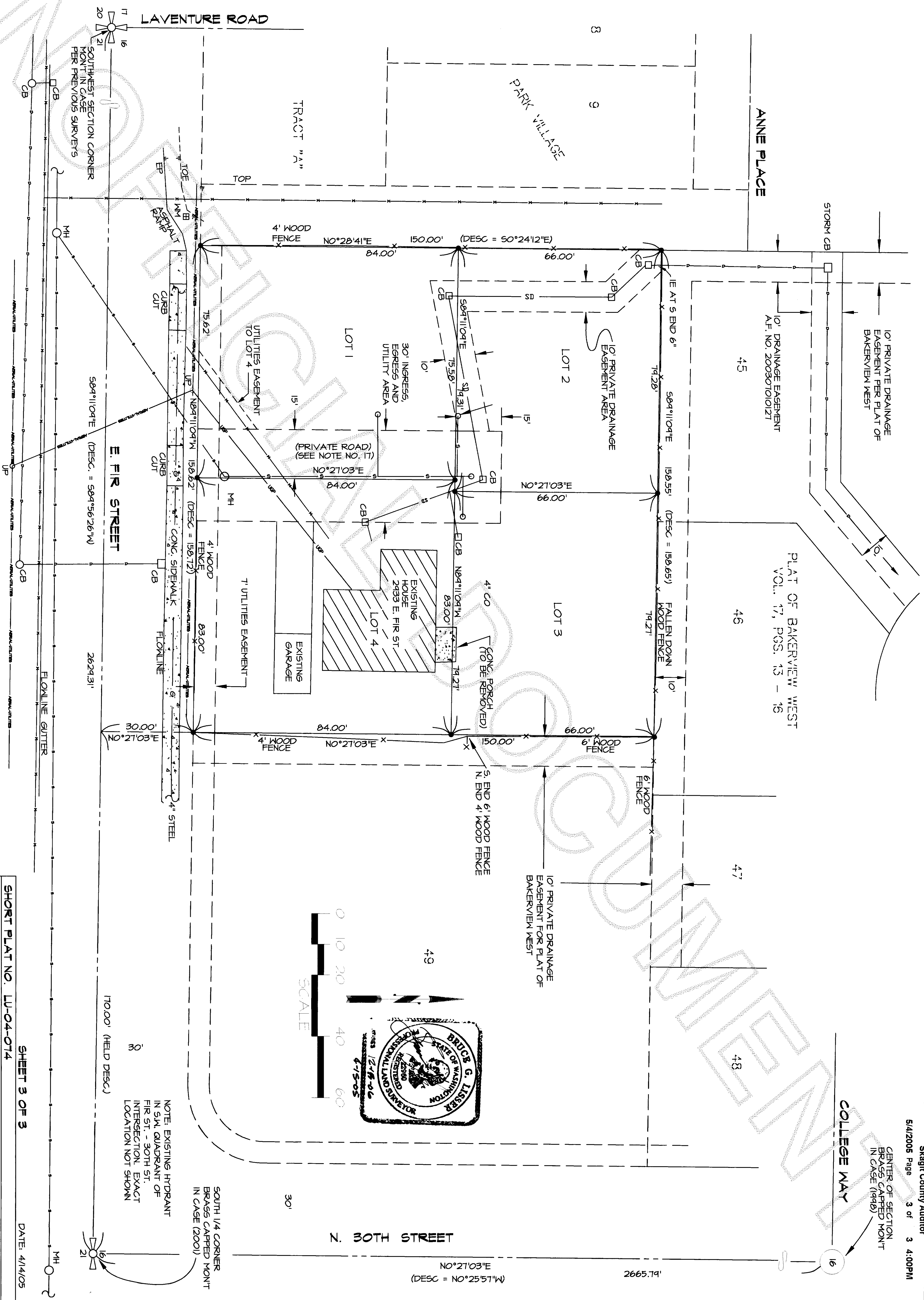
LOT 4

PARK VILLAGE

N. 30TH STREET

NO°27'03"E  
(DESC = NO°25'57"W)

2665.79'



NOTE: EXISTING HYDRANT  
IN S.W. QUADRANT OF  
FIR ST. - 30TH ST.  
INTERSECTION. EXACT  
LOCATION NOT SHOWN

SOUTH 1/4 CORNER  
BRASS CAPPED MON'T  
IN CASE (2001)

1700.0' (HELD DESC.)

SHORT PLAT NO. LU-04-014

SHEET 3 OF 3

DATE: 4/14/05

LOT AREA AND ADDRESS INFORMATION  
LOT 1 2427 EAST FIR STREET 6350 SQ. FT.  
LOT 2 2424 EAST FIR STREET 5233 SQ. FT.  
LOT 3 2431 EAST FIR STREET 5232 SQ. FT.  
LOT 4 2433 EAST FIR STREET 6712 SQ. FT.

|                   |       |                                     |                   |
|-------------------|-------|-------------------------------------|-------------------|
| FB 21             | PG 34 | LISSE & ASSOCIATES, PLLC            | SCALE: 1" = 20'   |
| MERIDIAN: ASSUMED |       | SURVEYING & LAND-USE CONSULTATION   | DRAWING: 00-1135P |
|                   |       | FOR: ASH VENTURES, LLC              |                   |
|                   |       | MOUNT VERNON, WA 98273 360-419-7442 |                   |

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, M.M.  
CITY OF MOUNT VERNON, WASHINGTON