

LEGAL DESCRIPTION

LOT 16, "PLAT OF AEMMER ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOTS 13 AND 15, "PLAT OF AEMMER ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, "PLAT OF AEMMER ADDITION TO MOUNT VERNON";

THENCE SOUTH 84°41'00" EAST ALONG THE NORTH LINE OF SAID LOT 13, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY MARGIN OF AEMMER STREET FOR A DISTANCE OF 110.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST 110.00 FEET OF SAID LOT 13 AS CREATED BY THAT CERTAIN QUIT CLAIM DEED ADJUSTING BOUNDARY LINES TO LLOYD R. MCLEODON AND JOAN MCLEODON, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9106030016 AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°41'00" EAST ALONG SAID NORTH LINE OF LOT 13 FOR A DISTANCE OF 20.00 FEET;

THENCE SOUTH 0°26'20" WEST PARALLEL WITH SAID EAST LINE OF THE WEST 110.00 FEET OF LOTS 13 AND 15, "PLAT OF AEMMER ADDITION TO MOUNT VERNON" FOR A DISTANCE OF 103.51 FEET;

THENCE SOUTH 67°57'53" EAST FOR A DISTANCE OF 160.01 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LOT 15, "PLAT OF AEMMER ADDITION TO MOUNT VERNON";

THENCE SOUTH 33°04'30" WEST ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 44.33 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE NORTH 84°41'00" WEST ALONG THE SOUTH LINE OF SAID LOT 15 FOR A DISTANCE OF 144.87 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 0°26'20" WEST FROM THE TRUE POINT OF BEGINNING, ALSO BEING THE SOUTHEAST CORNER OF THE WEST 110.00 FEET OF SAID LOT 15 AS DESCRIBED ON THAT CERTAIN STATUTORY WARRANTY DEED TO OLAF A. OLAVSEN AND ELEANOR J. OLAVSEN, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200307020079;

THENCE NORTH 0°26'20" EAST ALONG THE EAST LINE OF SAID WEST 110.00 FEET OF LOTS 13 AND 15 FOR A DISTANCE OF 200.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CO. AND COMCAST, AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNING UNDER AND UPON THOSE PORTIONS OF THE LOTS AS 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, 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 SAID 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 ASSIGNING 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 CONVEYING 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.

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS MY FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND AND SEAL THIS 30th DAY OF June, 2006.

CHARLES E. ASH, HUSBAND

LISA M. ASH, WIFE

SUNTRUST MORTGAGE, INC.

BY Bruce G. Lisser
PRINT NAME: Bruce G. Lisser
TITLE: State Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, CHARLES E. ASH AND LISA M. ASH, 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: June 30, 2006

SIGNATURE Bruce G. Lisser

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Mount Vernon

STATE OF Virginia
COUNTY OF Richmond
CITY

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/IT/HEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT/HEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF SUNTRUST MORTGAGE, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7-17-06

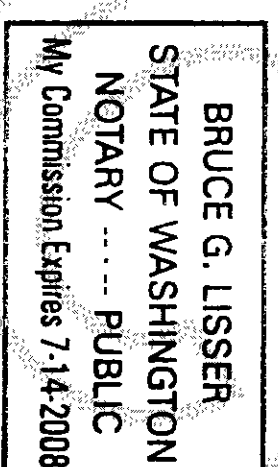
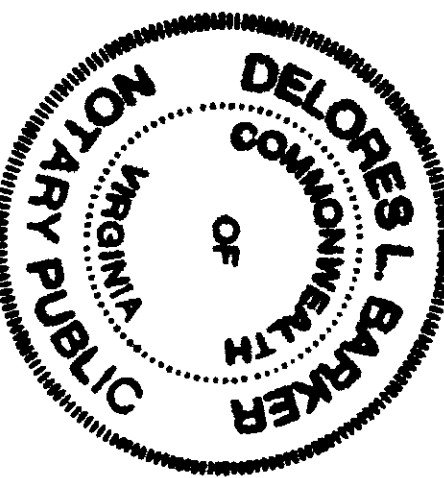
SIGNATURE Delores L. Barker

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-31-08

RESIDING AT Richmond VA

Commission Expires 7-31-08



AUDITORS CERTIFICATE

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



200607270148
Skagit County Auditor

7/27/2006 Page 1 of 2 2:14:52AM

Norma Burnett
SKAGIT COUNTY AUDITOR

Deborah Zurek
DEPUTY

APPROVALS

EXAMINED AND APPROVED THIS 24th OF JULY, 2006.

CITY ENGINEER

EXAMINED AND APPROVED THIS 24th OF July, 2006.

MAYOR

Alvin Shull

CLERK

TREASURER'S CERTIFICATE

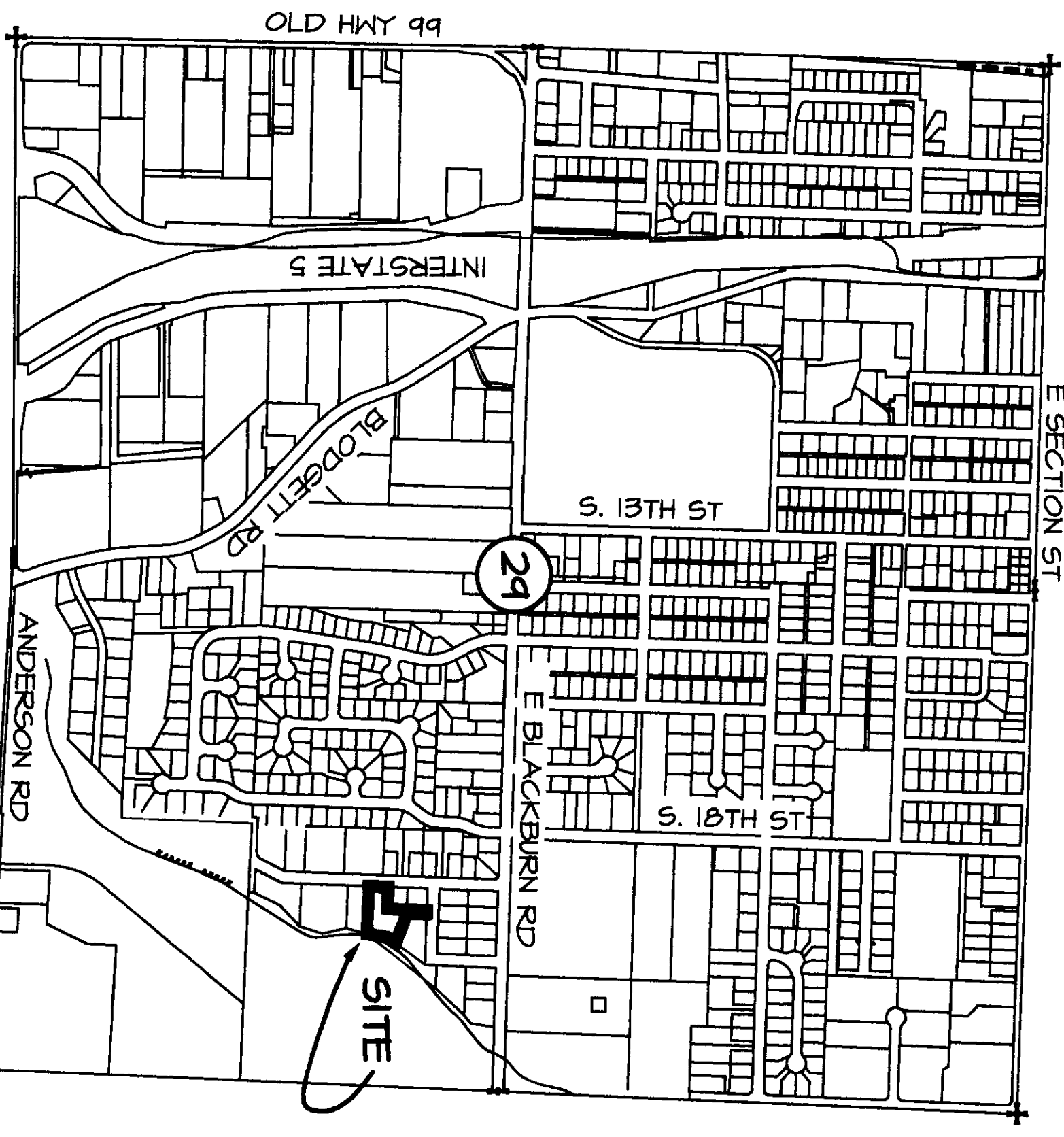
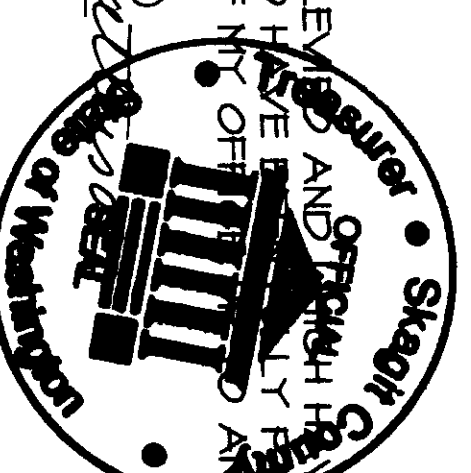
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND ASSESSED HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HEREIN, AND HAVE BEEN AND DISCHARGED ACCORDING TO THE RECORDS OF THE CITY OF MOUNT VERNON, INCLUDING THE YEAR OF 2006.

Nicole Quigley
SKAGIT COUNTY TREASURER

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 24th DAY OF July, 2006.

Alvin Shull
CITY TREASURER



SHEET 1 OF 2

SHORT PLAT NO. LU-06-SF-033

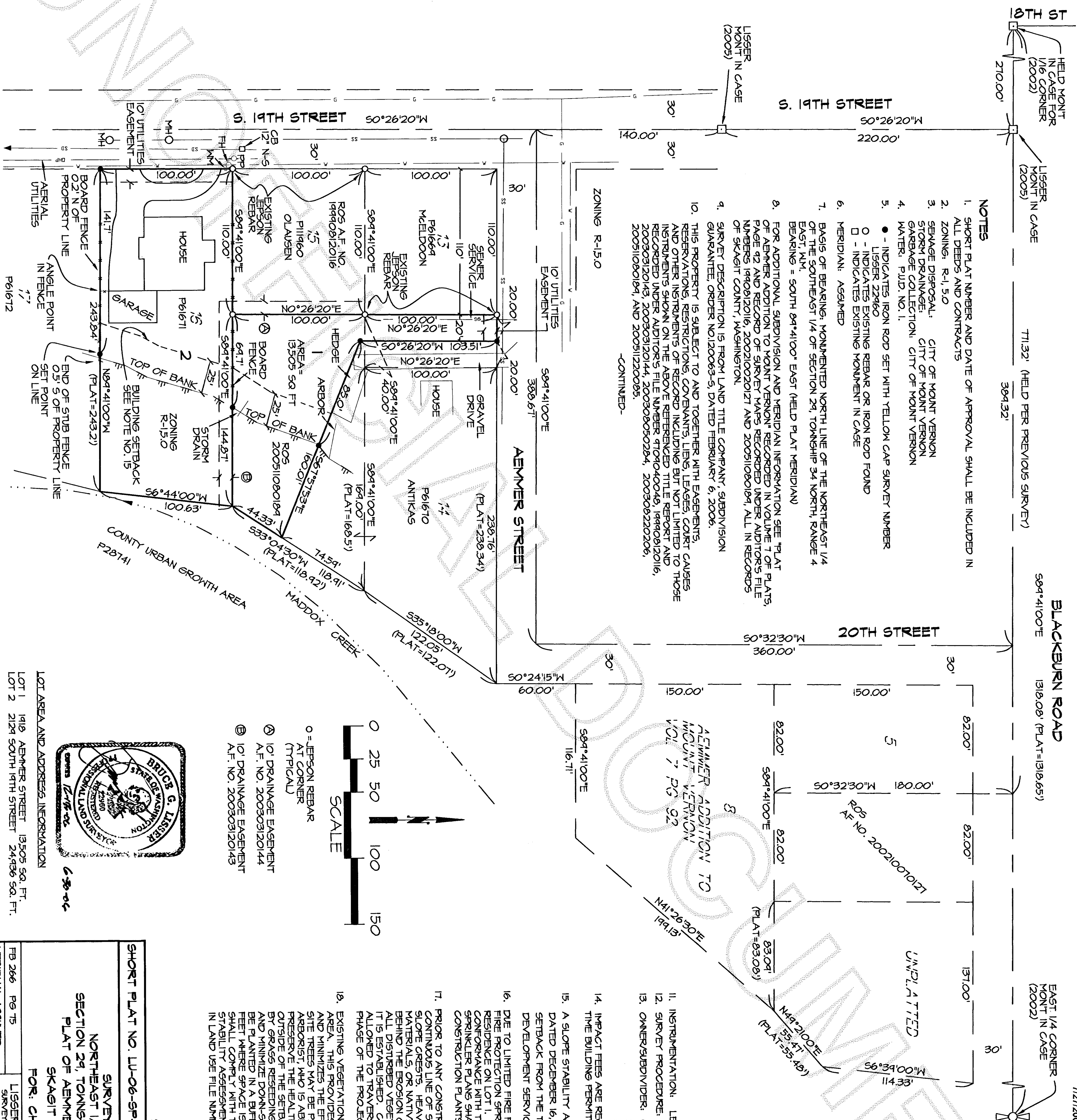
DATE: 6/30/06

SCALE: 1"=100'

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
PLAT OF AEMMER ADDITION TO MOUNT VERNON
SKAGIT COUNTY, WASHINGTON

FOR: CHARLIE AND LISA ASH

FB 266 Pg 75 LISSER & ASSOCIATES, PLLC SCALE: 1"= N/A
SURVEYING & LAND-USE CONSULTATION DRAWING: 05-0245P
MOUNT VERNON, WA 98230-419-1442



-CONTINUED-

11. INSTRUMENTATION: LEICA TORI05A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/SUBDIVIDER: CHARLIE AND LISA ASH
2120 SOUTH 14TH STREET
MOUNT VERNON WA 98273
PHONE: (360) 848-0501
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.

16. DUE TO LIMITED FIRE FLOW AVAILABILITY TO THE ATTACHED PLAT, FIRE PROTECTION SPRINKLER SYSTEMS SHALL BE REQUIRED FOR THE RESIDENCE ON LOT 1. SPRINKLER SYSTEMS SHALL BE BUILT IN CONFORMANCE WITH THE LATEST EDITION OF NFPA 13D. FIRE SPRINKLER PLANS SHALL BE SUBMITTED CONCURRENTLY WITH BUILDING CONSTRUCTION PLANS TO THE MOUNT VERNON FIRE DEPARTMENT.

17. PRIOR TO ANY CONSTRUCTION ON THE SITE, SILT FENCES AND/OR A CONTINUOUS LINE OF STRAW BALES SHALL BE PLACED UPLAND OF THE SLOPE CRESTS. HEAVY CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, OR NATIVE AND IMPORTED SOILS SHALL NOT BE PLACED BEHIND THE EROSION CONTROL DEVICES. AT THE END OF THE PROJECT, ALL DISTURBED VEGETATION SHALL BE REPAIRED AND MAINTAINED UNTIL IT IS ESTABLISHED. CONCENTRATED SURFACE WATER SHALL NOT BE ALLOWED TO TRAVERSE THE SLOPE DURING OR AFTER THE CONSTRUCTION PHASE OF THE PROJECT.
18. EXISTING VEGETATION SHALL NOT BE REMOVED WITHIN THE BUFFER AREA. THIS PROVIDES ADDITIONAL STABILITY TO THE LOOSE TOP SOIL, AND MINIMIZES THE EFFECTS OF DOWN-SLOPE WATER MOVEMENT. THE ON-SITE TREES MAY BE PARTIALLY DE-LIMBED BUT ONLY BY A PROFESSIONAL ARBORIST, WHO IS ABLE TO JUDGE THE CORRECT AMOUNT OF CUTTING TO PRESERVE THE HEALTH OF THE TREES. GRADING OR EXCAVATION OF SOIL OUTSIDE OF THE SETBACK DURING CONSTRUCTION SHALL BE ACCOMPANIED BY GRASS RESEEDING AND REVEGETATION. TO MAXIMIZE WATER UPTAKE AND MINIMIZE DOWN-SLOPE MOVEMENT OF COLLUVIUM, VEGETATION SHALL BE PLANTED IN A BUFFER ZONE FROM THE CREST FOR A DISTANCE OF 10 FEET WHERE SPACE IS AVAILABLE. THE TYPE OF VEGETATION PLANTED SHALL COMPLY WITH THE VEGETATION OUTLINED ON PAGE 4 OF THE SLOPE STABILITY ASSESSMENT, DATED FEBRUARY 16, 2006, WHICH CAN BE FOUND IN LAND USE FILE NUMBER: LU-SP-06-0033.

SHEET 2 OF 2

DATE: 6/28/06

SHORT PLAT NO. LU-06-S^P-033

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
PLAT OF AEMMER ADDITION TO MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: CHARLIE AND LISA ASH

FOR: CHARLIE AND LISA ASST

FB 266 Pg 75	LIESER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 50'
MERIDIAN: ASSUMED		DRAWING: 05-029SP