

MOUNT VERNON SCHOOLS SHORT PLAT
NW 1/4 OF NE 1/4 OF SEC. 16, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200809250100
Skagit County Auditor
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STURGY JIST
COUNTY AUDITOR

DEPUTY
JANIS GARDNER

NOTE

1. ORIGINAL PARCEL TOTAL AREA: 823,828 sq. ft. (18.91 ACRES)
2. LOT 1 IS ZONED PUBLIC AND NOT FOR RESIDENTIAL DEVELOPMENT.
3. NO FURTHER DEVELOPMENT OF LOT 2 WILL BE PERMITTED WITHOUT CRITICAL AREA SITE ASSESSMENT AND COMPLIANCE WITH APPLICABLE PROVISIONS OF THE MOUNT VERNON CRITICAL AREAS ORDINANCE.
4. SURVEY DESCRIPTION IS FROM GUARDIAN NORTHWEST TITLE COMPANY, TITLE REPORT (SUBDIVISION GUARANTEE), ORDER NO. 94552, DATED APRIL 7, 2008.
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6. THE 20 FOOT WIDE DRAINAGE EASEMENT SHOWN OVER LOT 2 CAN BE EXTINGUISHED AND THE DRAINAGE FACILITIES ABANDONED AT THE TIME CONSTRUCTION OF AN ALTERNATIVE DETENTION POND HAS BEEN COMPLETED TO THE SATISFACTION OF THE CITY OF MOUNT VERNON.

LEGAL DESCRIPTION

TRACT "A" OF SHORT PLAT NO. WV-7-91 APPROVED APRIL 10, 1991, RECORDED MAY 7, 1991 UNDER AUDITOR'S FILE NO. 9105070082, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED IN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND AND SEALS THIS 29 DAY OF August, 2008.

MOUNT VERNON SCHOOL DISTRICT NO. 320

BY: Dave Brown TITLE: Superintendent

ACKNOWLEDGEMENT (REPRESENTATIVE)

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS.

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carl Bruner IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THE DECLARATION HEREIN, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE DECLARATION HEREIN AND ACKNOWLEDGED IT AS THE SUPERINTENDENT OF MOUNT VERNON SCHOOL DISTRICT NO. 320 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED.

DATED: August 29, 2008

Notary Public for the State of Washington,
My Commission Expires September 2, 2010

CITY FINANCE DIRECTOR'S CERTIFICATE

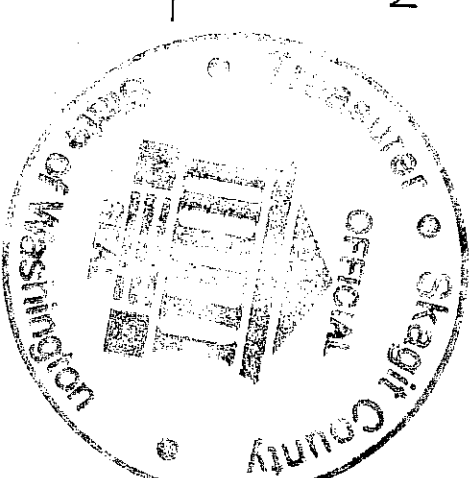
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 24th DAY OF September, 2008.

Alvaca Alvaca
CITY FINANCE DIRECTOR

TREASURER'S CERTIFICATE

THIS IS CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

Police
SKAGIT COUNTY TREASURER DATE 9-2-08



SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "MOUNT VERNON SCHOOLS SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THAT THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING PER RCW 64.34.232.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON APRIL 16, 2008.

BASIS OF BEARING

EXISTING MONUMENTS FOUND IN THE CENTERLINE OF MARTIN ROAD = N 88°50'09" W (NORTH LINE OF NW1/4 OF SEC. 16, T. 34N, R. 4E, W.M.

ADDRESSES

LOT 1 - 3100 E. MARTIN ROAD
(CENTENNIAL ELEMENTARY SCHOOL)
LOT 2 - 2300 NORTH 30TH STREET

NOTES

ZONING: LOT 1: P - PUBLIC
LOT 2: R-1.4.0 SINGLE FAMILY RESIDENTIAL
SEWAGE: CITY OF MOUNT VERNON
STORM: CITY OF MOUNT VERNON
WATER: SKAGIT P.U.D. #1
POWER: PUGET SOUND ENERGY
PHONE: VERIZON
GAS: CASCADE NATURAL GAS

UTILITY EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON. PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON NORTHWEST, INC., AND CAMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE OF ALL LOTS AND TRACTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE 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 TO ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

OWNER(S)

MOUNT VERNON SCHOOLS #320
124 E. LAWRENCE STREET
MOUNT VERNON, WA 98273
(360) 428-6181

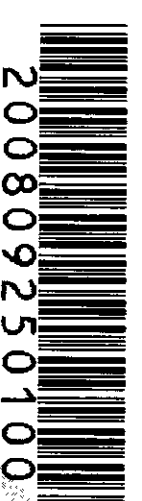
DEVELOPER(S)

NORTHERN REIGN DEVELOPMENT, LLC
1615 BUCK WAY #A
MOUNT VERNON, WA 98273
(425) 308-0753

IMPACT FEE NOTICE

ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

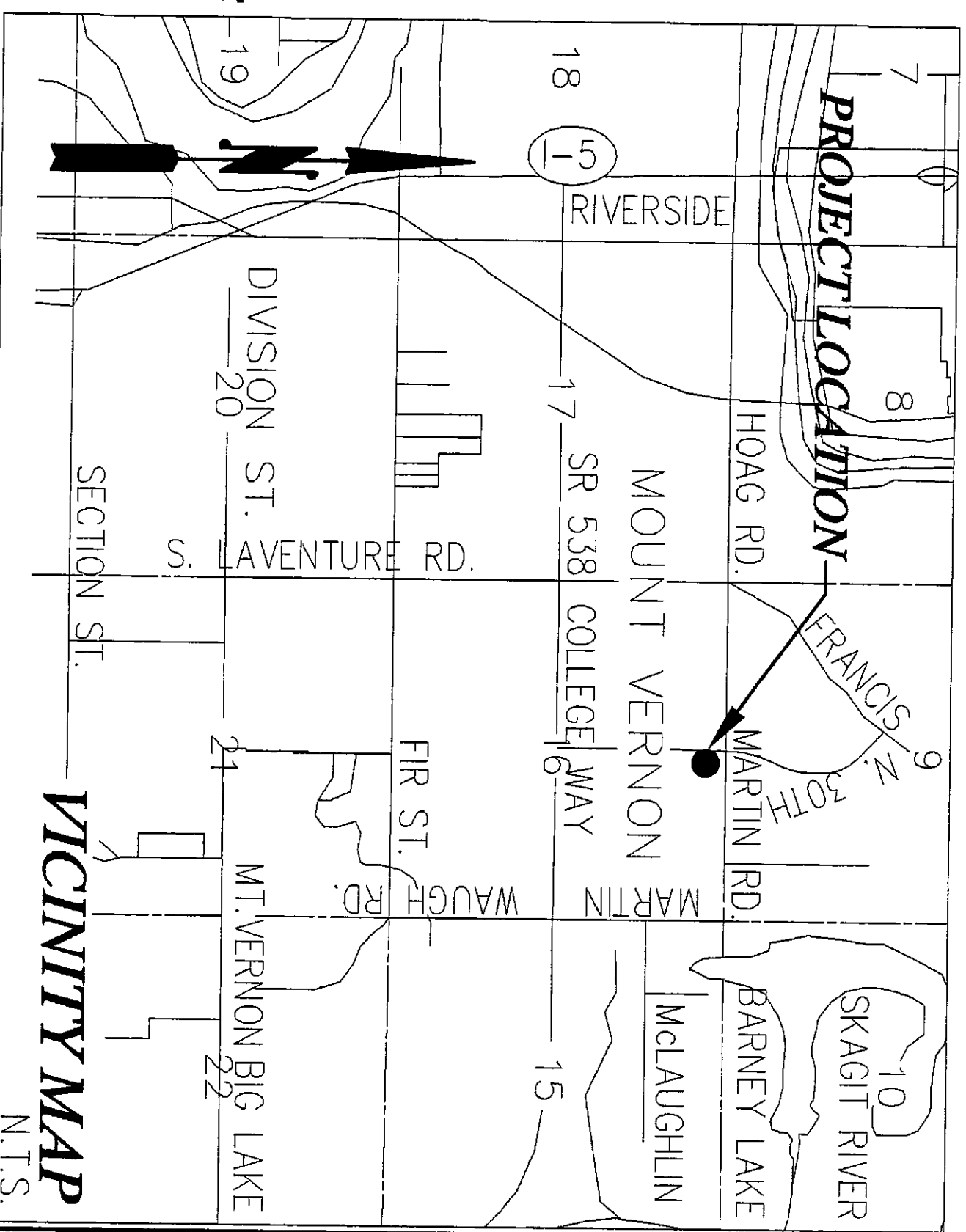
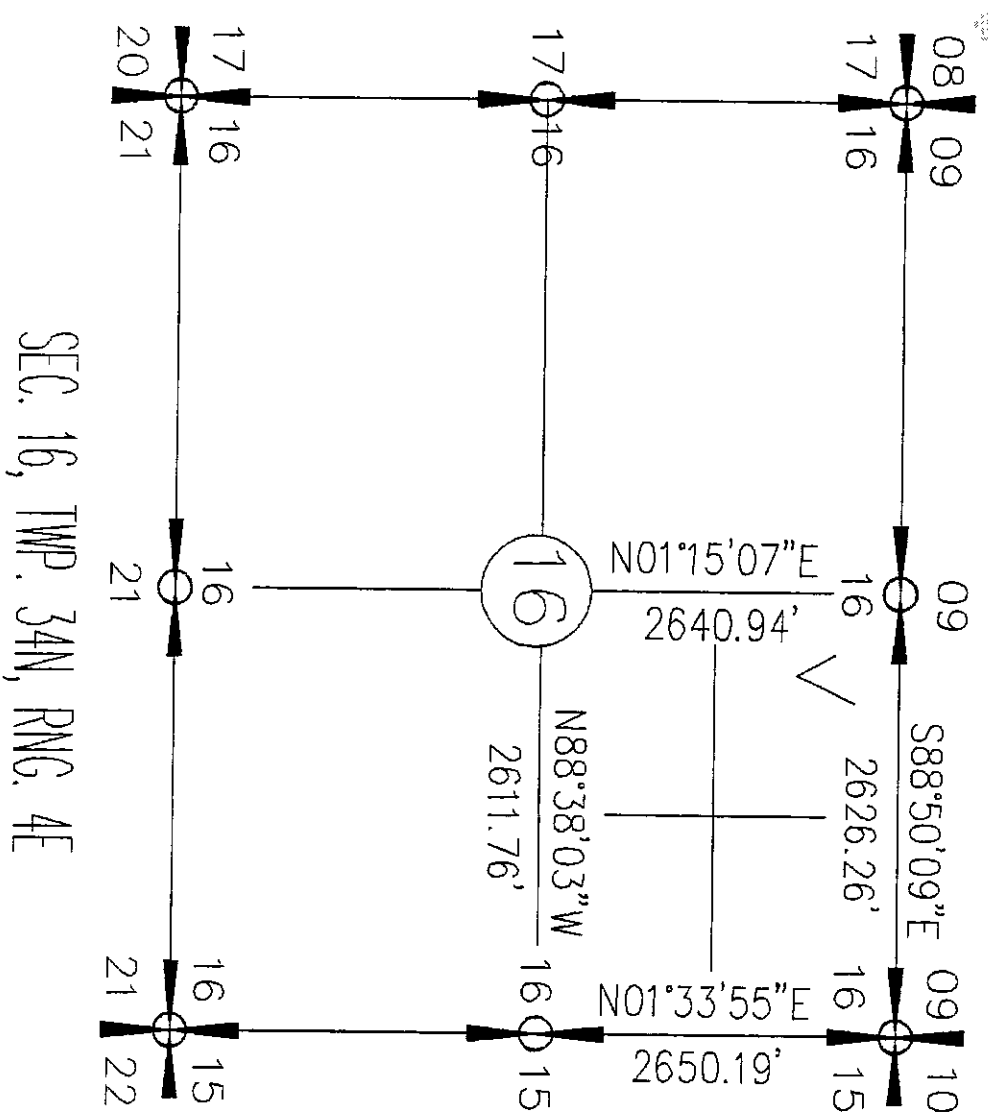




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COUNTY AUDITOR
DEPUTY

FND. CONC. MON.
ACCEPTED AS THE EAST
QUARTER CORNER OF
SEC. 16, PER S/P MV 7-91
(JULY 2008)



LEGEND
O COMPUTED POINT
● SET REBAR & CAP #32169
○ FND CONC. MON. ON 8/01/08
- FND R/C ON 8/01/08
- EXIST. CHAINLINK FENCE

