

LEGAL DESCRIPTION

LOT 23, AEMMER ADDITION TO MOUNT VERNON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON,

TOGETHER WITH THE FOLLOWING DESCRIBED "TRACT X,"

TRACT X

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 800 FEET SOUTH OF THE INTERSECTION OF THE SAID WEST LINE WITH THE SOUTH LINE OF THE LITTLE MOUNTAIN ROAD, THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID ROAD, A DISTANCE OF 240 FEET;

THENCE SOUTH AT RIGHT ANGLES, 200 FEET;

THENCE WEST AT RIGHT ANGLES, 240 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH ALONG SAID WEST LINE 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED PARCEL, BEING A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF SOUTH 19TH STREET, AS SHOWN ON THE PLAT OF "AEMMER ADDITION TO MOUNT VERNON" RECORDED IN VOLUME 7 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON,

THENCE NORTH 84°41'00" WEST, PARALLEL WITH THE CENTERLINE OF BLACKBURN ROAD (CALLED LITTLE MOUNTAIN ROAD IN PREVIOUS DESCRIPTION) ALONG THE NORTH LINE OF THE ABOVE-DESCRIBED PARCEL FOR A DISTANCE OF 121.00 FEET;

THENCE SOUTH 0°26'20" WEST PARALLEL WITH SAID SOUTH 19TH STREET (CALLED SOUTH IN THE PREVIOUS DESCRIPTION) FOR A DISTANCE OF 115.00 FEET;

THENCE SOUTH 84°41'00" EAST FOR A DISTANCE OF 102.96 FEET;

THENCE NORTH 45°26'20" EAST FOR A DISTANCE OF 25.51 FEET, MORE OR LESS, TO A POINT ON SAID WEST RIGHT-OF-WAY MARGIN OF SOUTH 19TH STREET AT A POINT BEARING SOUTH 0°26'20" WEST FROM THE POINT OF BEGINNING;

THENCE NORTH 0°26'20" EAST ALONG SAID WEST RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 471.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A PORTION OF THE UNOPENED EIGHTEENTH STREET RIGHT-OF-WAY CONTIGUOUS TO AND WESTERLY OF LOT 23, PLAT OF AEMMER ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 42 THAT WAS VACATED BY CITY OF MOUNT VERNON PER ORDINANCE NO. 3528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M., DESCRIBED AS FOLLOWS:

BEGINNING 1030 FEET SOUTH 0°24'15" WEST FROM THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 84°41' EAST 30.0 FEET;

THENCE SOUTH 0°24'15" WEST 100 FEET;

THENCE NORTH 84°41' WEST 30 FEET;

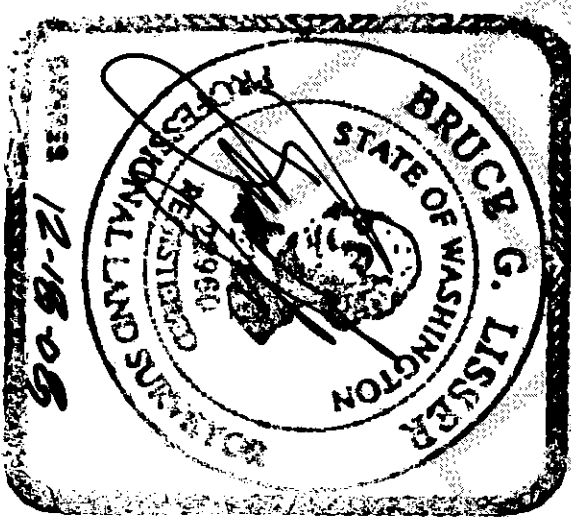
THENCE NORTH 0°24'15" EAST 100 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.; 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. LISSNER, P.L.S., CERTIFICATE NO. 22460

DATE Oct. 31, 2008

LISSNER & ASSOCIATES, PLLC
300 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-1442
FAX (360) 414-0581
E-MAIL BRUCE@LISSNER.COM

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 31st DAY OF OCTOBER, 2008

ASH VENTURES, LLC

BY: Charles Ash
CHARLES ASH, MANAGER

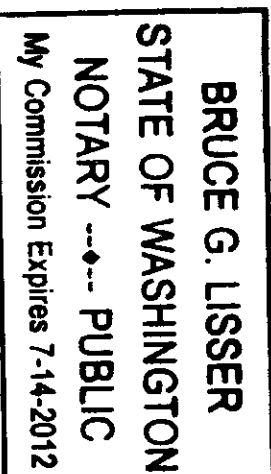
PEOPLES BANK, A WASHINGTON CORPORATION

BY: Bruce Lissner
PRINT NAME: Bruce Lissner
TITLE: SVP

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES ASH SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGER OF ASH VENTURES, 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: 10-31-08



SIGNATURE Bruce Lissner
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-12

RESIDING AT Mount Vernon

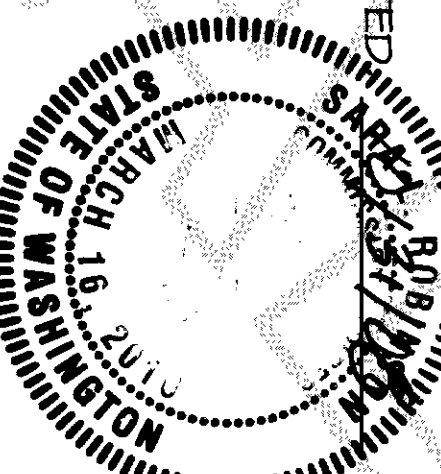
STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Bruce Lissner SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Manager OF PEOPLES BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-31-08

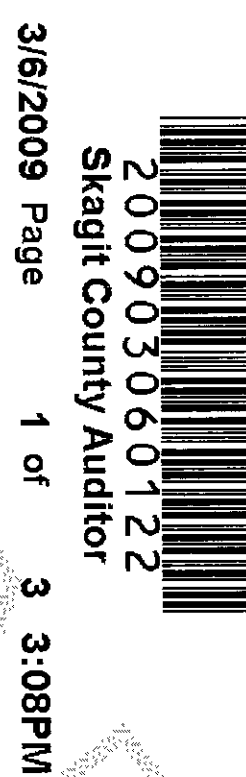
SIGNATURE Bruce Lissner
NOTARY PUBLIC

MY APPOINTMENT EXPIRES March 14, 2012
RESIDING AT Bellingham WA



AUDITOR'S CERTIFICATE

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



200903060122
Skagit County Auditor
3/6/2009 Page 1 of 3 3:08PM

J. Youngquist
SKAGIT COUNTY AUDITOR

DEPUTY

APPROVAL

EXAMINED AND APPROVED THIS 3rd OF MARCH, 2008.

CITY ENGINEER

EXAMINED AND APPROVED THIS 3rd OF March, 2008.

MAYOR

Michael H. Hall

CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 3 DAY OF March, 2008.

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

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 2009.

Robert Youngquist
3-6-09
SKAGIT COUNTY TREASURER

DEPUTY



CITY TREASURER'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 3rd DAY OF Mar, 2009.

Michael H. Hall
CITY TREASURER

AEMMER CROSSING

SHEET 1 OF 3

DATE: 10/30/08

SHORT PLAT NO. LU-07-049

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 24, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.,
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: ASH VENTURES, LLC

FB PG
LISNER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-1442
SCALE: N/A
DRAWING: 08-0295P_07
MERIDIAN: ASSUMED

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING 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 ADJUTING 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.

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.

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 ASSIGNS UNDER AND UPON THOSE PORTIONS OF AEMMER PLACE, PRIVATE ROADWAY, AND OTHER 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.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: R-1, 5.0
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON
STORM DRAINAGE: CITY OF MOUNT VERNON
GARBAGE COLLECTION: CITY OF MOUNT VERNON
4. WATER: PUD, NO. 1.
5. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER
LISSEY 22960
O - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
BEARING = SOUTH 84°41'00" EAST (HELD PLAT OF AEMMER ADDITION TO MOUNT VERNON)
8. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF AEMMER ADDITION TO MOUNT VERNON, RECORDED IN VOLUME 7 OF PLATS, PAGE 92; PLAT OF BLACKBURN RIDGE PHASE II, RECORDED UNDER AUDITOR'S FILE NO. 200010310122; PLAT OF JEFFERSON PLACE, RECORDED UNDER AUDITOR'S FILE NO. 9104100041; SHORT PLAT NO. LU-06-SP-033 RECORDED UNDER AUDITOR'S FILE NO. 200601270148; SHORT PLAT NO. MV-10-B1, RECORDED UNDER AUDITOR'S FILE NO. 8108110050; SHORT PLAT NO. MV-11-B1, RECORDED UNDER AUDITOR'S FILE NO. 8108110049; AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 194908120016, 200005230025, 200108160004, 200210070121, AND 200511080184, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO.125843-5, DATED MAY 1, 2007.
10. 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 AUDITOR'S FILE NUMBERS 2002052200183, 200602130164, 8106120017, 200605090064 AND 200610110005.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/SUBDIVIDER: ASH VENTURES, LLC
2120 SOUTH 19TH STREET
MOUNT VERNON WA 98274
PHONE: (360) 848-0501
14. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
15. AEMMER PLACE IS A PRIVATE ROADWAY AND UTILITIES EASEMENT AREA OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. **2009103000123**
16. NO VEHICULAR ACCESS SHALL BE ALLOWED FROM SOUTH 19TH STREET TO LOT 5. ACCESS TO LOT 5 SHALL BE FROM AEMMER PLACE ONLY.



200903060122
Skagit County Auditor
3/6/2009 Page 2 of 3 3:08PM



16-3-08

SHEET 2 OF 3

SHORT PLAT NO. LU-07-049

DATE: 10/30/08

AEMMER CROSSING

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON
SKAGIT COUNTY, WASHINGTON
FOR: ASH VENTURES, LLC

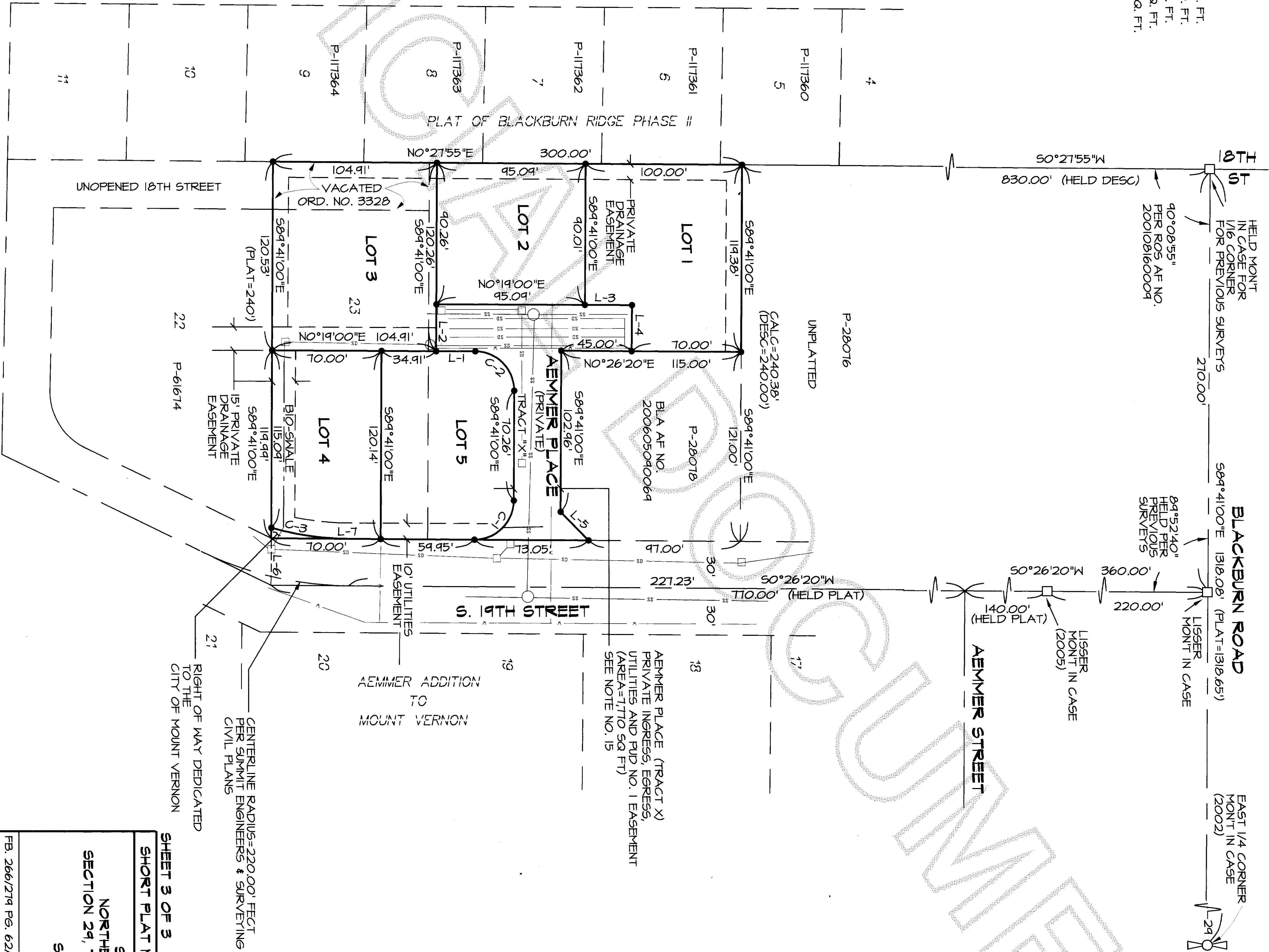
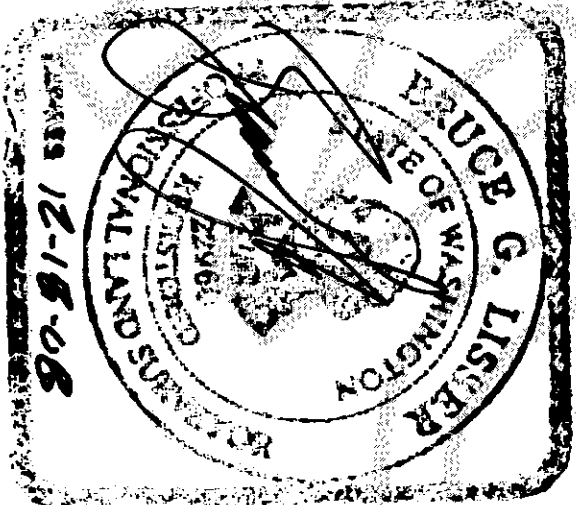
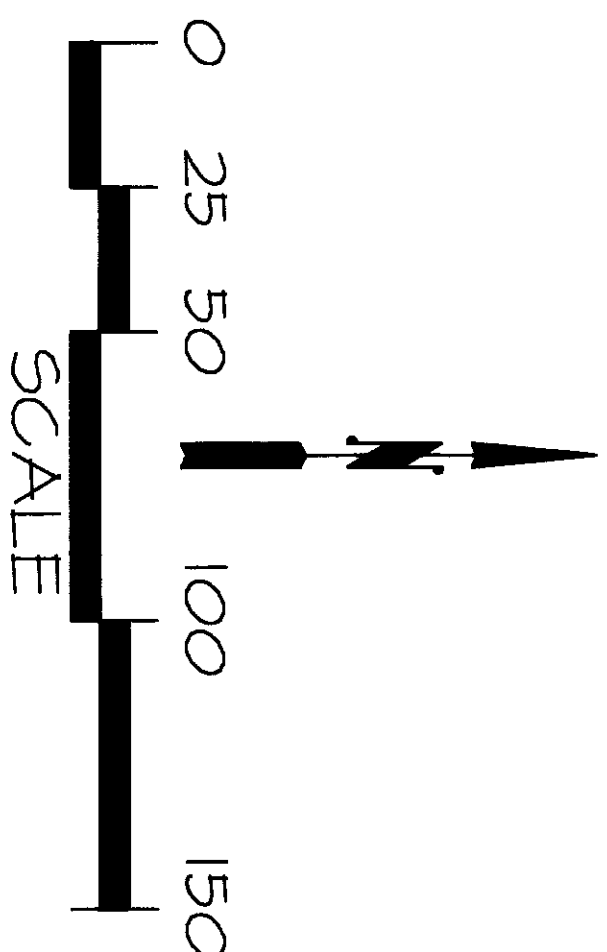
FB	PG	LISSEY & ASSOCIATES, PLLC SURVEYING & LANDUSE CONSULTATION MOUNT VERNON, WA 98278 360-419-7442	SCALE: N/A DRAWING: 08-0215F_07
MERIDIAN: ASSUMED			

LOT AREA AND ADDRESS INFORMATION

LOT 1	1807 AEMMER PLACE (PRIVATE ROAD)	11,056 SQ. FT.
LOT 2	1810 AEMMER PLACE (PRIVATE ROAD)	8,571 SQ. FT.
LOT 3	1814 AEMMER PLACE (PRIVATE ROAD)	12,631 SQ. FT.
LOT 4	2301 SOUTH 19TH STREET	8,335 SQ. FT.
LOT 5	1820 AEMMER PLACE (PRIVATE ROAD)	9,950 SQ. FT.

CURVE AND LINE INFORMATION

C-1	R=25.00' Δ=90°01'20" L=34.32'
C-2	R=25.00' Δ=90°00'00" L=34.21'
C-3	R=190.00' Δ=13°01'56" L=43.22'
L-1	N0°19'00"E 25.04'
L-2	S89°41'00"E 30.00'
L-3	N0°19'00"E 30.06'
L-4	S89°33'40"E 24.48'
L-5	N45°26'20"E 25.51'
L-6	S89°41'00"E 30.00'
L-7	S0°26'20"W 27.47'



200903060122
Skagit County Auditor
3/6/2009 Page 3 of 3 3:08PM

ADJOINING PROPERTY OWNERS:

NORTH	P-28076 TRACIE SCHEWERT 2121 S 19TH STREET MOUNT VERNON WA 98274
P-28078	CHARLES AND LISA ASH 2205 S 19TH STREET MOUNT VERNON WA 98274
SOUTH	P-61674 HAROLD AEMMER 13704 PALATINE AVE SEATTLE WA 98133
EAST	P-61673 JOHN AND CINDY TOBIN 2280 S 19TH ST MOUNT VERNON WA 98274
P-10716	NINETEENTH STREET LLC 13142 PERSON ROAD BOM WA 98232
WEST	P-117360 RONALD AND DOROTHY DUDECK 2126 S 18TH ST MOUNT VERNON WA 98274
P-117361	KIMBERLEY ONEIL 2200 S 18TH ST MOUNT VERNON WA 98274
P-117362	JERRY AND JOAN SANDMANN 428 NE 19TH PL SEATTLE WA 98155
P-117363	JERRY AND JOAN SANDMANN 428 NE 19TH PL SEATTLE WA 98155

AEMMER CROSSING

DATE: 10/30/08

SHEET 3 OF 3
SHORT PLAT NO. LU-07-044

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.
SKAGIT COUNTY, WASHINGTON
FOR: ASH VENTURES, LLC

FB: 266/214 PG. 62/71 LISSNER & ASSOCIATES, PLLC SCALE: 1"= 50'
SURVEYING & LANDUSE CONSULTATION DRAWING:
MOUNT VERNON, WA 98273 360-419-7442 05-0295P_07