

**SURVEY DESCRIPTION**

**PARCEL 'A'**

LOT 9 AND THE WEST 1/2 (AS MEASURED ALONG THE SOUTH LINE) OF LOT 10, "TIMBERLINE DIVISION I," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL 'B'**

LOT 11, "TIMBERLINE DIVISION I," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THE EAST 1/2 (AS MEASURED ALONG THE SOUTH LINE) OF LOT 10, "TIMBERLINE DIVISION I," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

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

**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 THE LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FITURES 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.

**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.



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.; 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. LISSER, PLS., CERTIFICATE NO. 22360  
LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET, PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0561  
EMAIL BRUCE@LISSER.COM

DATE: Aug. 3, 2009

**OWNER'S CERTIFICATE**

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.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEAL THIS 4th DAY OF August, 2009.

*Scott J. Wharton*  
SCOTT J. WHARTON, HUSBAND  
*Diana L. Wharton*  
DIANA L. WHARTON, WIFE

WELLS FARGO BANK N.A.

BY: *Wanda L. Wharton*  
PRINT NAME: Wanda L. Wharton  
TITLE: Notary Public

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT J. WHARTON AND DIANA L. WHARTON, 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: 8/4/09

*Wanda L. Wharton*  
SIGNATURE  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-14-12  
RESIDING AT MT. VERNON

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 1-14-2012

STATE OF Washington  
COUNTY OF Frederick

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lorain L. Stambitz SIGNED THIS INSTRUMENT ON DATE STATED THAT HE/SHE/THEY WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Notary Public OF WELLS FARGO BANK N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/4/09

*Lorain L. Stambitz*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 8/4/2011  
RESIDING AT Frederick, MD



**AUDITORS CERTIFICATE**

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



10/30/2009 Page 1 of 2 11:37AM

*J. Youngquist*  
SKAGIT COUNTY AUDITOR

*Mary Jones*  
DEPUTY

APPROVED AND APPROVED THIS 2nd OF OCTOBER 2009.

CITY ENGINEER

EXAMINED AND APPROVED THIS 2nd OF Oct 2009.

CITY ENGINEER

*Quickerly*  
CLERK

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 2 DAY OF October, 2009.

*Jim*  
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 OUR OFFICE, UP TO AND INCLUDING THE YEAR OF 2009.

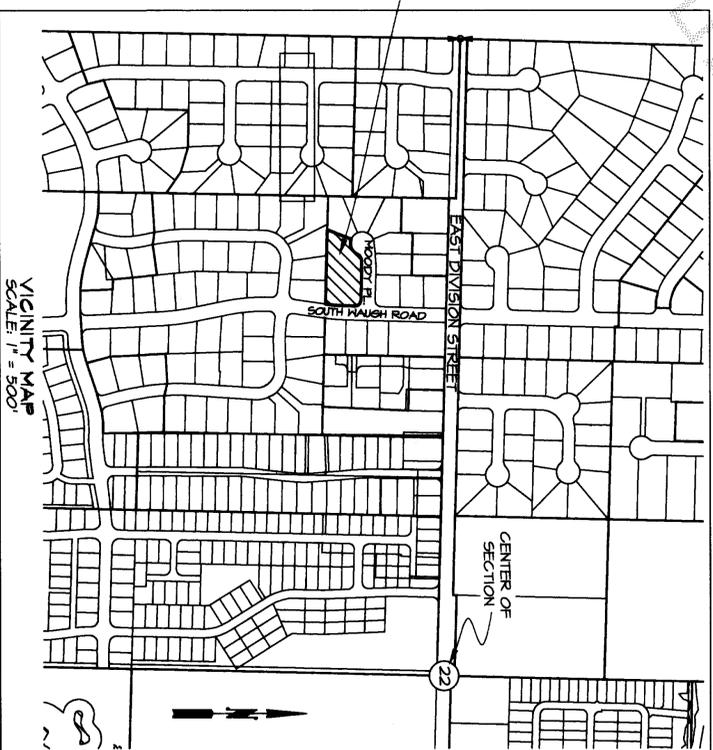
*Lorain L. Stambitz*  
10/3/09  
SKAGIT COUNTY TREASURER



**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 4th DAY OF Oct, 2009.

*Mary Jones*  
CITY TREASURER



**SHEET 1 OF 2**

SHORT PLAT NO. LU-07-064

DATE: 7/31/09

SURVEY IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., SKAGIT COUNTY, WASHINGTON FOR: SCOTT AND DIANA WHARTON

FB 284 PG 31 LISSER & ASSOCIATES, PLLC SCALE: N/A  
SURVEYING & LAND USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 07-033  
MERIDIAN: ASSUMED

WEST 1/4 CORNER  
MOUNT IN CASE (2009)

N89°12'57"W

E. DIVISION ST.

30' 30'

TRACT A

NOTES

10/30/2009 Page 2 of 2 11:37AM



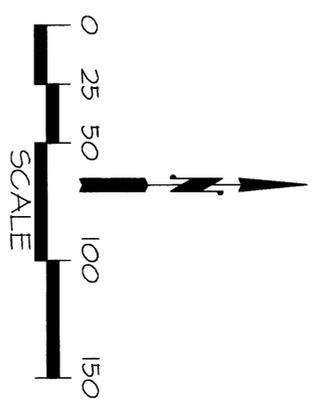
**CURVE TABLE**

NUM	DELTA	ARC	RADIUS
C1	84°25'48"	78.04'	50.00'
C2	64°38'18"	28.20'	25.00'
C3	0°52'03"	11.96'	140.00'
C4	3°42'20"	51.04'	140.00'
C5	90°00'00"	34.21'	25.00'
C6	6°51'27"	80.19'	610.00'
C7	4°25'58"	135.00'	820.00'
C8	6°33'44"	80.16'	100.00'

**LOT AREA AND ADDRESS INFORMATION**

LOT 1	4010	MOODY PLACE	13523 SQ. FT.
LOT 2	4020	MOODY PLACE	13623 SQ. FT.
LOT 3	4030	MOODY PLACE	13788 SQ. FT.

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
- ZONING: R-1, 3.0
- SEWAGE DISPOSAL: CITY OF MOUNT VERNON  
STORM DRAINAGE: CITY OF MOUNT VERNON  
GARBAGE COLLECTION: CITY OF MOUNT VERNON
- WATER: P.U.D. NO. 1
- INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSEER 22960  
O - INDICATES EXISTING REBAR OR IRON ROD FOUND  
D - INDICATES EXISTING MONUMENT IN CASE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF MOODY PLACE PER PLAT OF TIMBERLINE BEARING = SOUTH 89°12'57" EAST
- FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF TIMBERLINE RECORDED IN VOLUME 14 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 125433-5, DATED APRIL 11, 2007.
- 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 200307070220, 20030706065, 20070419010, 200704200128, 8512190026, 8804060016, 881140031, 880128011, 8812120020 AND 8812120021.
- INSTRUMENTATION: LEICA TORLOSA THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: FIELD TRAVERSE
- OWNER/SUBDIVIDER: SCOTT AND DIANA WHARTON  
4010 MOODY PLACE  
MOUNT VERNON WA 98274  
PHONE: (360) 428-8914
- IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
- AT SUCH TIME A BUILDING IS CONSTRUCTED ON LOT 2 THE EXISTING CURB CUT WILL BE REQUIRED TO BE RECONSTRUCTED IF NECESSARY TO MEET ADA REQUIREMENTS.
- AT SUCH TIME A BUILDING IS CONSTRUCTED ON LOT 2, IT SHALL BE REQUIRED TO CONNECT TO CITY STORM SYSTEM. CONNECTION MAY BE TO EXISTING 8" STORM LINE ALONG THE COMMON LINE BETWEEN LOTS 2 & 3 OR CATCH BASIN #125.



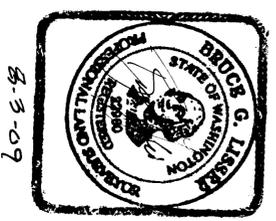
SHEET 2 OF 2

SHORT PLAT NO. LU-07-064

DATE: 7/31/04

**SURVEY IN A PORTION OF  
THE NW 1/4 OF THE SW 1/4 OF  
SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: SCOTT AND DIANA WHARTON**

FB 294	PG 31	LISSEER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 07-033
		MOUNT VERNON, WA 98275	360-414-1442



8-3-09