

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE COUNTY ROAD (ADVENTURE ROAD) 100 FEET NORTH OF THE INTERSECTION OF THE WEST LINE OF SAID COUNTY ROAD WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY ROAD 100 FEET; THENCE WEST 160 FEET; THENCE SOUTH 100 FEET; THENCE EAST 160 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.

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 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 25th DAY OF August, 2004.

PAUL J. WOODMANSEE, HUSBAND

LEANN M. WOODMANSEE, WIFE

TIMOTHY M. WOODMANSEE, HUSBAND

ALEXANDRIA L. WOODMANSEE, WIFE

BUSINESS BANK

BY: Todd A. Anderson  
PRINT NAME: Todd A. Anderson  
TITLE: Senior Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL J. WOODMANSEE AND LEANN M. WOODMANSEE, HUSBAND AND WIFE, AND TIMOTHY M. WOODMANSEE AND ALEXANDRIA L. WOODMANSEE, 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: August 25, 2004

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
My Commission Expires 7-14-2012

SIGNATURE: [Signature]  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-12  
RESIDING AT Mount Vernon

STATE OF WASHINGTON  
COUNTY OF SKAGIT

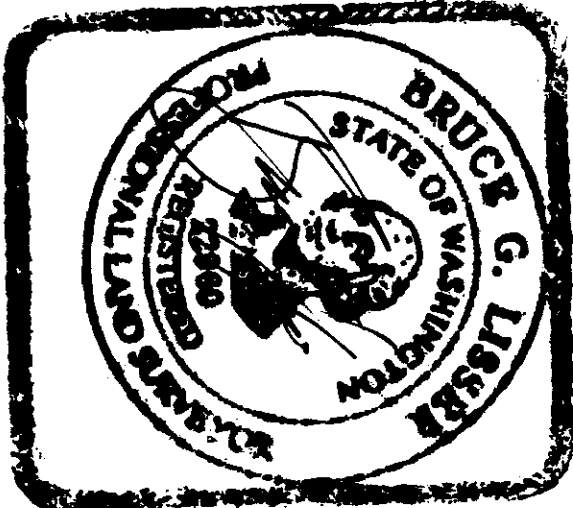
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Todd A. Anderson SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Senior Vice President OF BUSINESS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 25, 2004

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY - PUBLIC  
My Commission Expires 7-14-2012

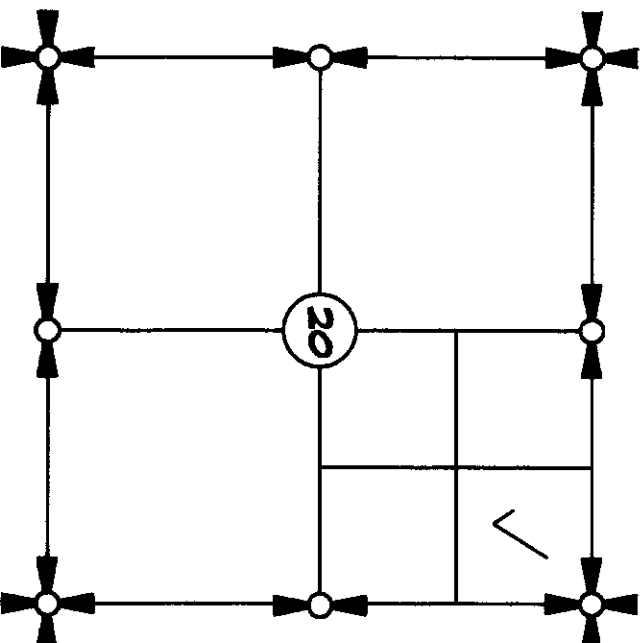
SIGNATURE: [Signature]  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-12  
RESIDING AT Mount Vernon

DATE: Aug 25, 2004  
BRUCE G. LISSER, PLLC, CERTIFICATE NO. 22960  
LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET  
P.O. BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSER.COM



SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

VICINITY MAP



AUDITOR'S CERTIFICATE

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

11/6/2009 Page 1 of 3 1:23PM

J. Yungquist  
SKAGIT COUNTY AUDITOR

DEPUTY [Signature]

APPROVALS

EXAMINED AND APPROVED THIS 31st OF August, 2004.

CITY ENGINEER

EXAMINED AND APPROVED THIS 3rd OF Sep., 2004.

MAYOR

CLERK [Signature]

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 2nd DAY OF September, 2004.

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 2004.



11-6-09  
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 Sep., 2004.

CITY TREASURER [Signature]

SHEET 1 OF 3 DATE: 8/25/04

CITY OF MOUNT VERNON SHORT PLAT NO. LV-04-021

SURVEY IN A PORTION OF THE  
NE 1/4 OF THE NE 1/4 OF  
SECTION 20, T. 34 NORTH, R. 4 EAST, N.M.  
CITY OF MOUNT VERNON, WASHINGTON  
FOR: BYK, INC.

FB. 303 PG. 43 LISSER & ASSOCIATES, PLLC SCALE: N/A  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442 DRAWING: 04-0015P  
MERIDIAN: ASSUMED



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ZONING: R-1, T.O, COMP PLAN: HIGH DENSITY SINGLE FAMILY RESIDENTIAL
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON  
STORM DRAINAGE: CITY OF MOUNT VERNON  
GARBAGE COLLECTION: CITY OF MOUNT VERNON
4. WATER: P.U.D. NO. 1.
5. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22960  
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, 11M, CENTERLINE OF LAVENTURE ROAD  
BEARING = NORTH 1°20'30" WEST (HELD PER PREVIOUS PLATS)
8. DATUM: NAD83
9. PROJECT BENCHMARK: TOP SOUTHEAST CORNER CONCRETE RETAINING WALL AS SHOWN ON NOTE 9 ON FACE OF COURTYARD GARDENS CONDOMINIUM, ELEVATION = 160.4 NAD83
10. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BEL AIR ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 53, AUDITORS FILE NO. 528842; CORRECTED PLAT OF MOUNT BAKER VIEW ADDITION RECORDED IN VOLUME 7 OF PLATS, PAGE 73, AUDITORS FILE NO. 547021; COURT YARD CONDOMINIUM RECORDED UNDER AUDITORS FILE NO. 981260174 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 9106260058 AND 9801220076, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 132518-5, DATED FEBRUARY 9, 2004, AND UPDATED AUGUST 11, 2004.
12. 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 200901140092.
13. INSTRUMENTATION: LEICA TC1705A THEODOLITE DISTANCE METER
14. SURVEY PROCEDURE: FIELD TRAVERSE
15. OWNER/SUBDIVIDER: PAUL J AND LEANN M. WOODMANGEE  
TIMOTHY M. AND ALEXANDRIA L. WOODMANGEE  
120 LILLY LANE  
MOUNT VERNON WA 98274  
PHONE: (360) 661-5325
16. IMPACT FEES ARE REQUIRED IN THE CITY OF MOUNT VERNON AT THE TIME BUILDING PERMITS ARE ISSUED.
17. THE LOTS IN THIS SHORT PLAT HAVE AN AVERAGE LOT SIZE BELOW 7600 SQUARE FEET. ANY NEW BUILDING ON LOT 2 IS SUBJECT TO THE DESIGN REVIEW REQUIREMENTS CHAPTER 17.10 MVMC. DESIGN REVIEW STANDARDS HAVE SPECIFIC REQUIREMENTS WITH RESPECT TO ARCHITECTURAL FEATURES, LANDSCAPING AND SITE IMPROVEMENTS. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH BUILDING PERMIT APPLICATION REQUIREMENTS.
18. A 15-FOOT WIDE PRIVATE ROADWAY SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF THE PANHANDLE FOR LOT 2. THIS ROADWAY SHALL HAVE A MINIMUM OF 6-INCH GRAVEL BASE, 3-INCH CRUSHED ROCK, 2-INCH ASPHALT PAVEMENT AND APPROPRIATE DRAINAGE FACILITIES. A FILL & GRADE PERMIT FOR THIS CONSTRUCTION SHALL BE OBTAINED FROM THE COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT. THE BUILDING PERMIT FOR THE NEW HOME ON LOT 2 WILL BE CONDITIONED SUCH THAT IT CAN NOT BE FINALED UNTIL THIS ROADWAY IS CONSTRUCTED AND APPROVED BY THE CITY.
19. THE BUILDING PERMIT FOR LOT 2 WILL BE CONDITIONED SUCH THAT 3, 2-INCH CALIPER TREES, 80, 2-GALLON SHRUBS, AND 20, 1-GALLON GROUND COVER PLANTS SHALL BE INSTALLED FOR EACH LOT. THIS MEANS THAT A TOTAL OF 6 TREES, 160 SHRUBS, AND 40 GROUND COVER PLANTS WILL BE INSTALLED BETWEEN BOTH OF THE LOTS.

- CONTINUED -

CONTINUED NOTES

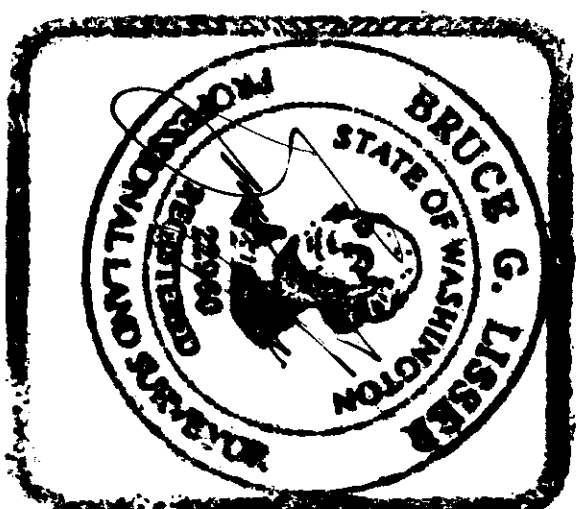
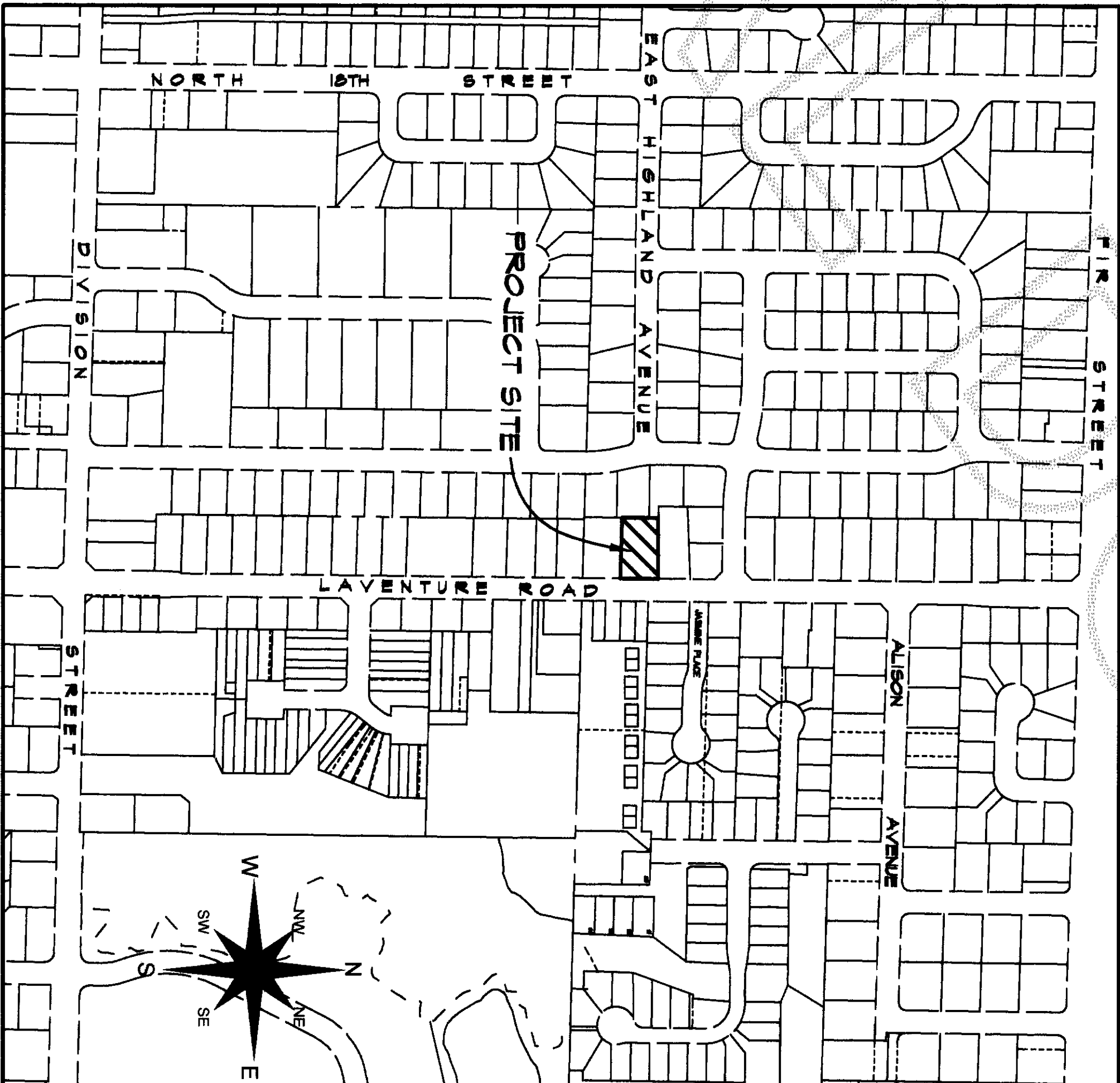
20. BEFORE THE FINAL INSPECTION OF THE NEW HOME ON LOT 2, THE EXISTING GRAVEL AREA ON THE WEST SIDE OF LOT 1 SHALL BE PAVED TO PROVIDE A PARKING PAD.
21. NO PARKING SIGNS SHALL BE INSTALLED AT THE DIRECTION OF THE FIRE DEPARTMENT ALONG AND IN THE VICINITY OF THE PRIVATE ROADWAY EASEMENT.
22. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE DRIVEWAY IS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.  
NO VEHICLE PARKING SHALL BE ALLOWED AT ANY TIME WITHIN THE EASEMENT AREA.
23. AN ADMINISTRATIVE VARIANCE TO ALLOW A 0.5 FOOT REDUCTION IN SETBACK ON THE NORTH SIDE OF LOT 1 (TO BE CONSIDERED A SIDE YARD FOR BUILDING PURPOSES) WAS APPROVED BY THE CITY OF MOUNT VERNON ON JUNE 8, 2004 AS A PART OF SHORT PLAT APPLICATION LU-04-021. WITH THE APPROVED VARIANCE, THE EXISTING HOUSE ON LOT 1 MEETS CITY SETBACK REQUIREMENTS.

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 THE FRONT 10.00 (TEN) FEET OF THE LOTS TOGETHER WITH ANY OTHER EASEMENT AREAS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REVENUE, 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.

PRIVATE DRAINAGE EASEMENT

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



8-2509

SHEET 2 OF 3  
CITY OF MOUNT VERNON SHORT PLAT NO. LU-04-021  
DATE: 8/25/04

SURVEY IN A PORTION OF THE  
NE 1/4 OF THE NE 1/4 OF  
SECTION 20, T. 34 NORTH, R. 4 EAST, W.M.,  
CITY OF MOUNT VERNON, WASHINGTON  
FOR: BYK, INC.

FB. 303	PG. 43	L1SSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98278 360-448-1442	DRAWING: 04-005P

FIR ST. 1716  
20121

CASCADE AVE

MOUNT IN CASE  
(2009)

11/8/2009 Page 3 of 3 1:23PM

200911060072  
Skagit County Auditor

P-26848  
UNPLATTED

17

P53760

FND 3/4" IRON PIPE  
0.1' N  
0.1' E  
OF CALC.  
POSITION

18

P53761

CORRECTED PLAT OF A PORTION OF  
MOUNT BAKER VIEW ADDITION  
VOL. 1 PAGE 13  
AF. NO. 547021

FND 1" IRON PIPE  
0.2' N  
0.2' E  
OF CALC.  
POSITION

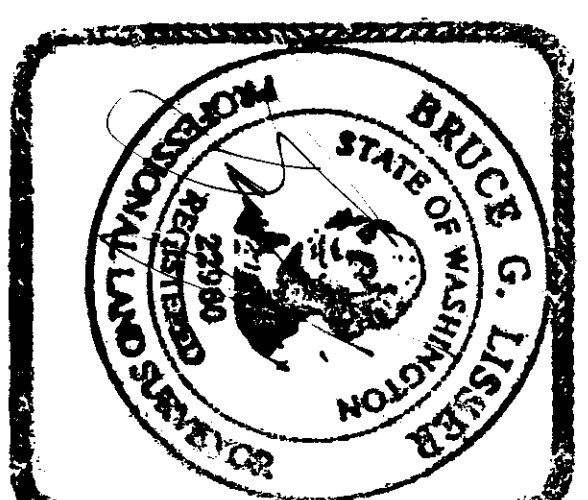
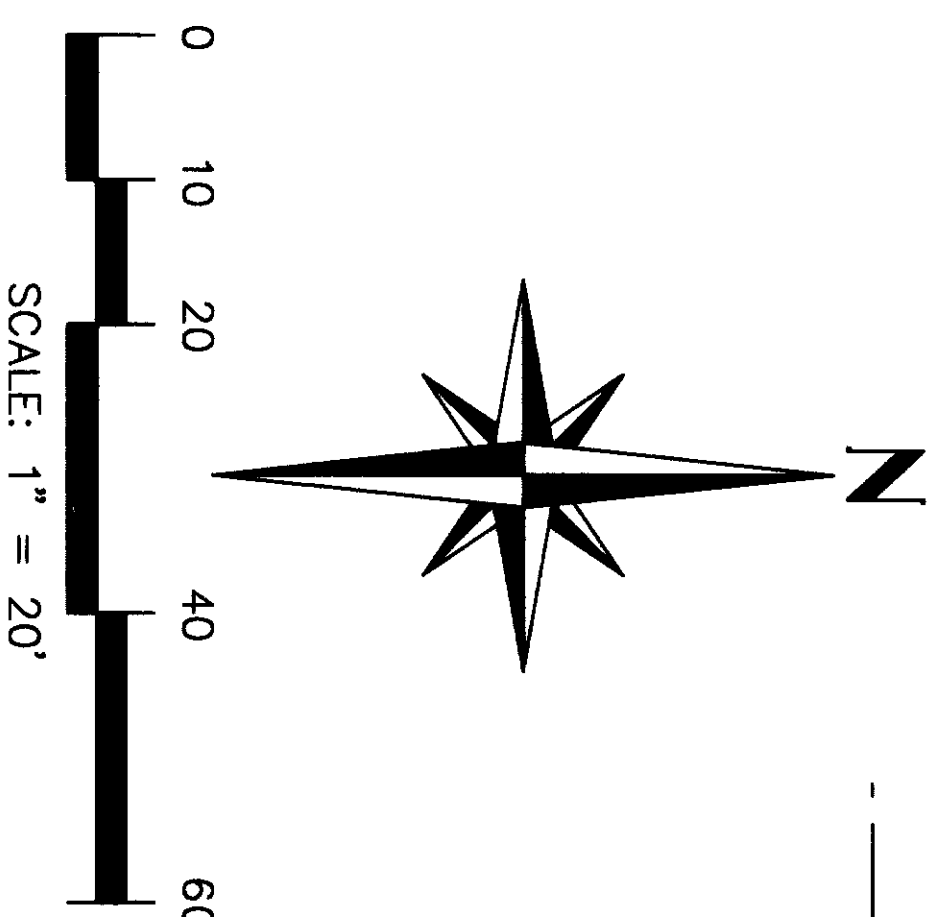
19

P-53762

P-26816  
UNPLATTED

LEGEND

- WATER METER
- GAS METER
- POWER POLE (PP)
- STORM DRAIN CATCH BASIN
- SAN. SEWER MANHOLE
- STORM DRAIN MANHOLE
- LANDSCAPING (LS)
- FIRE HYDRANT
- RAILROAD TIE BORDER
- ROCK WALL



LAVENTURE ROAD

LOT AREA AND ADDRESS INFORMATION

LOT 1 505 N LAVENTURE ROAD 6,761 SQ. FT.  
LOT 2 511 N LAVENTURE ROAD 6,761 SQ. FT.  
GROSS AREA = 8,234 SQ. FT.  
AREA OF PANHANDLE = 1,641 SQ. FT.  
NET AREA = 6,548 SQ. FT.

DIVISION ST.

SHEET 3 OF 3

DATE: 8/25/04

CITY OF MOUNT VERNON SHORT PLAT NO. LV-04-021

SURVEY IN A PORTION OF THE

NE 1/4 OF THE NE 1/4 OF

SECTION 20, T. 34 NORTH, R. 4 EAST, W.M.

CITY OF MOUNT VERNON, WASHINGTON

FOR: BYK, INC.

FB. 303 PG. 43 LISSNER & ASSOCIATES, PLLC SCALE: 1" = 20'  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 04-0018P