

DEDICATION

KNOW ALL PEOPLE THAT BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR EVER, ALL STREETS AND ALLEYS SHOWN HEREON AND THE USE THEREOF FOR ALL USUAL PURPOSES AND TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES, FILLINGS 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 HANDS AND SEALS.

GARY R. SCOTT
DARRELL W. SCOTT
CHARLES L. WRIGHT
PATRICK LEITH

STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Charles L. Wright
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1st October 2010
SIGNATURE OF Bonnie M Babcock
NOTARY PUBLIC
PRINTED NAME OF Bonnie M Babcock
NOTARY PUBLIC
TITLE Notary
My Commission Expires September 22, 2013

STATE OF Washington
COUNTY OF King
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Patrick Leith
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1 October 2010
SIGNATURE OF Bonnie M Babcock
NOTARY PUBLIC
PRINTED NAME OF Bonnie M Babcock
NOTARY PUBLIC
TITLE Notary
My Commission Expires September 22, 2013

STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Darrell W. Scott
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 10/5/10
SIGNATURE OF BRANDI J. ALSKOG
NOTARY PUBLIC
PRINTED NAME OF Brandi J. Alskog
NOTARY PUBLIC
TITLE Notary
My Commission Expires 7/14/13

SCOTT SHORT PLAT

NW 1/4 OF THE SE 1/4 OF SEC. 16
TWP. 34 N., RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY,
WASHINGTON

UTILITY EASEMENT PROVISION

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, WASHINGTON, DISTRICT NO. 1 OF SKAGIT COUNTY, FOR THE PURPOSES 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 GRANTOR 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

IMPACT FEES

ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT

STATE OF WA
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
GARY R. SCOTT

SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 10/11/10
SIGNATURE OF Brenda M. Moore
NOTARY PUBLIC
PRINTED NAME OF Brenda M. Moore
NOTARY PUBLIC
TITLE Notary
My Appointment Expires 01/31/12

STATE OF WA
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Brenda M. Moore
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 10/11/10
SIGNATURE OF Brenda M. Moore
NOTARY PUBLIC
PRINTED NAME OF Brenda M. Moore
NOTARY PUBLIC
TITLE Notary
My Appointment Expires 01/31/12

STATE OF WA
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Darrell W. Scott
SIGNED THIS DEDICATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 10/5/10
SIGNATURE OF BRANDI J. ALSKOG
NOTARY PUBLIC
PRINTED NAME OF Brandi J. Alskog
NOTARY PUBLIC
TITLE Notary
My Appointment Expires 7/14/13

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF PROVIDING LOCAL STORMWATER 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 EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION. SEE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 2010102009125

PRIVATE SEWER EASEMENT

AN EASEMENT FOR THE PURPOSE OF PROVIDING LOCAL SEWER SERVICE IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE SEWER EASEMENTS. THE MAINTENANCE OF PRIVATE SEWER 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 EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

PRIVATE INGRESS AND EGRESS EASEMENT

AN EASEMENT FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS IS HEREBY GRANTED ON LOT 2 IN FAVOR OF LOT 1 OWNERS IN THE AREAS DESIGNATED AS A PRIVATE INGRESS AND UTILITY EASEMENT. THE MAINTENANCE OF PRIVATE INGRESS AND EGRESS 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 LOTS 1 AND 2 AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ENCOMPASS ENGINEERING & SURVEYING

201010200022
Skagit County Auditor
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William Shupe
County Auditor
Deputy

P.U.D. EASEMENT PROVISION

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE 15'x30' EASEMENT 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 GRANTOR 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. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF OCTOBER, 2010
CITY ENGINEER
APPROVED BY THE CITY OF MOUNT VERNON, WASHINGTON
THIS 11th DAY OF OCTOBER, 2010
MAYOR
ATTEST: FINANCE DIRECTOR

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND LAND USE CODES AND APPROVED THIS 11th DAY OF OCTOBER, 2010
COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

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 UP TO AND INCLUDING THE YEAR OF 2010.
THIS 11th DAY OF OCTOBER, 2010.

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 2010.
THIS 20th DAY OF OCTOBER, 2010

SURVEYOR'S CERTIFICATE

I, WILLIAM SHUPE HOLMBERG, DO HEREBY CERTIFY THAT THIS SHORT PLAT, TITLED "SCOTT SHORT PLAT" IS BASED UPON ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES SHOWN ARE SHOWN CORRECTLY THEREON; THAT THE LOT CORNERS ARE STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

SCOTT SHORT PLAT
NW 1/4 OF THE SE 1/4 OF SEC. 16, TWP. 34 N., RNG. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
LU09-019

Encompass
ENGINEERING & SURVEYING
165 N.E. JUNIPER ST., SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0250
FAX: (425) 391-3055
JOB NO. 09522
SHEET 1 OF 2

LEGAL DESCRIPTION

(LEGAL DESCRIPTION OBTAINED FROM PACIFIC NORTHWEST TITLE INSURANCE COMPANY ORDER NO. 132752-P)

THE EAST 89.32 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 165 FEET WEST AND 25 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO SCHOOL DISTRICT NO. 25 OF SKAGIT COUNTY, WASHINGTON, BY DEED RECORDED IN VOLUME 86 OF DEEDS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ON A LINE PARALLEL WITH AND 25 FEET SOUTH OF THE CENTERLINE OF SAID SECTION 16, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO JOHN LEWIS DRUM, ET UX, BY DEED RECORDED AUGUST 5, 1953, UNDER AUDITOR'S FILE NUMBER 491310, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 0°32' WEST ALONG THE EAST LINE OF SAID DRUM TRACT A DISTANCE OF 143 FEET;

THENCE SOUTH 89°28' EAST A DISTANCE OF 94.8 FEET;

THENCE SOUTH 00°32' WEST A DISTANCE OF 91 FEET;

THENCE SOUTH 89°28' EAST A DISTANCE OF 255.2 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SCHOOL DISTRICT TRACT;

THENCE NORTH 00°32' EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

EXCEPT THE RIGHT-OF-WAY FOR COLLEGE WAY (SR538) AS ESTABLISHED BY UNRECORDED WAIVER DATED MARCH 1909, AS 30 FEET;

AND EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MOUNT VERNON FOR ROAD PURPOSES BY DEEDS RECORDED JUNE 7, 2001 AND JANUARY 23, 2003, UNDER AUDITOR'S FILE NUMBERS 200106070087 AND 200301220015, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SCOTT SHORT PLAT

NW 1/4 OF THE SE 1/4 OF SEC. 16

TWP. 34 N., RNG. 4 E., W.M.

CITY OF MOUNT VERNON,

SKAGIT COUNTY,

WASHINGTON

ADDRESSES

LOT 1 - 3312 EAST COLLEGE WAY

LOT 2 - 3310 EAST COLLEGE WAY

UTILITY LEGEND

— WATER LINE
— STORM LINE
— SEWER LINE

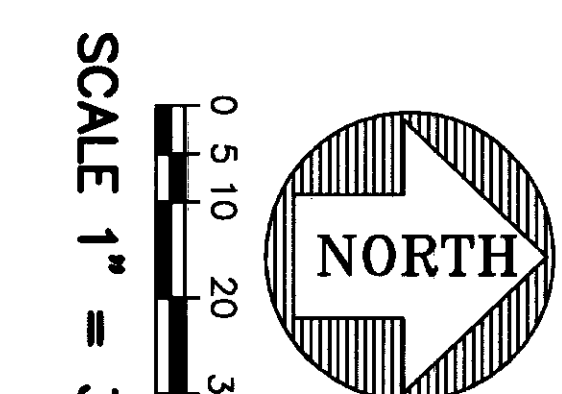
NORTH 33RD PLACE

BASIS OF BEARING
S89°27'23"E
1305.75' (CALC. & MEAS.)

FOUND
MONUMENT
IN CASE
(VISITED 1/2009)

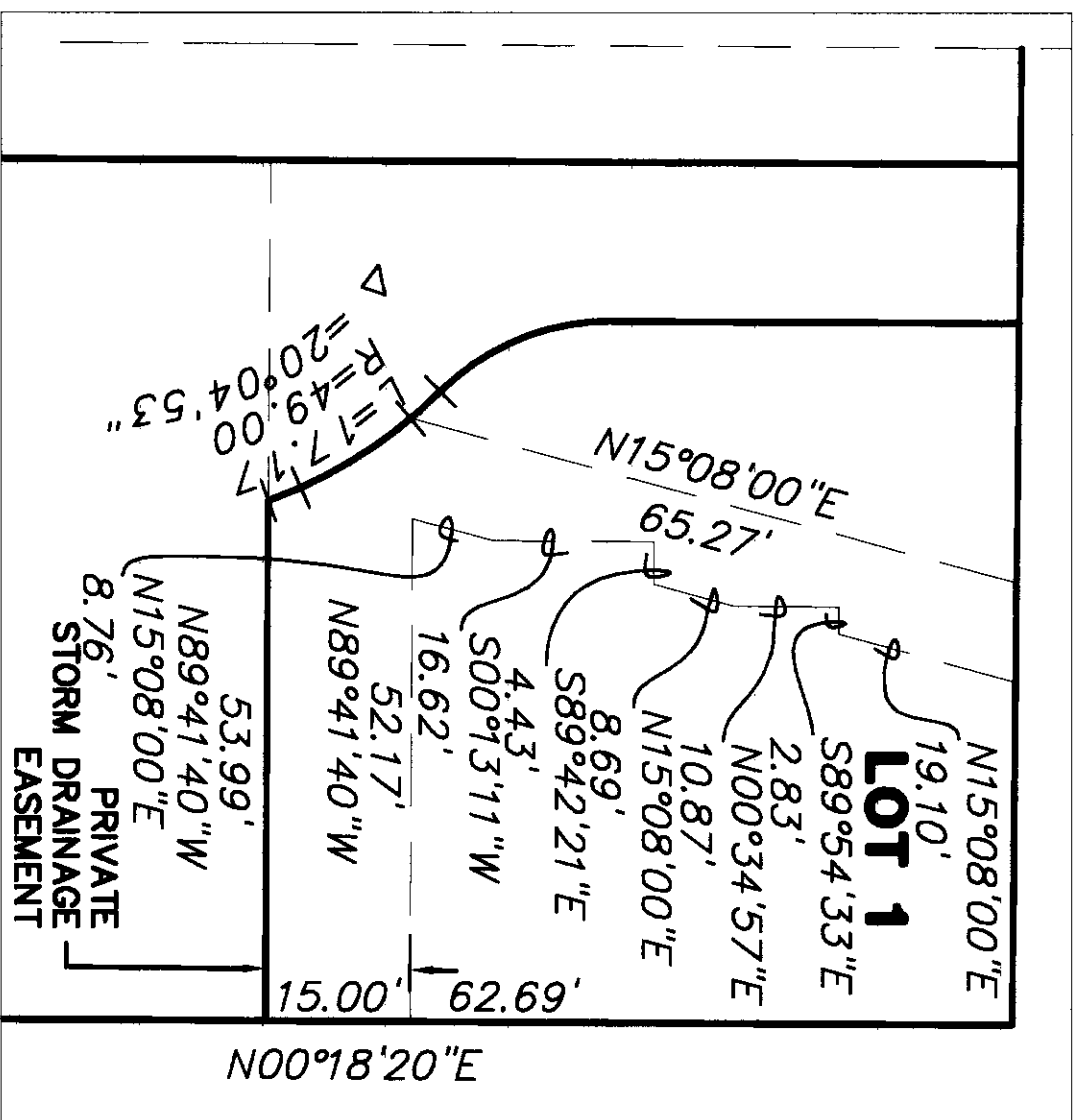
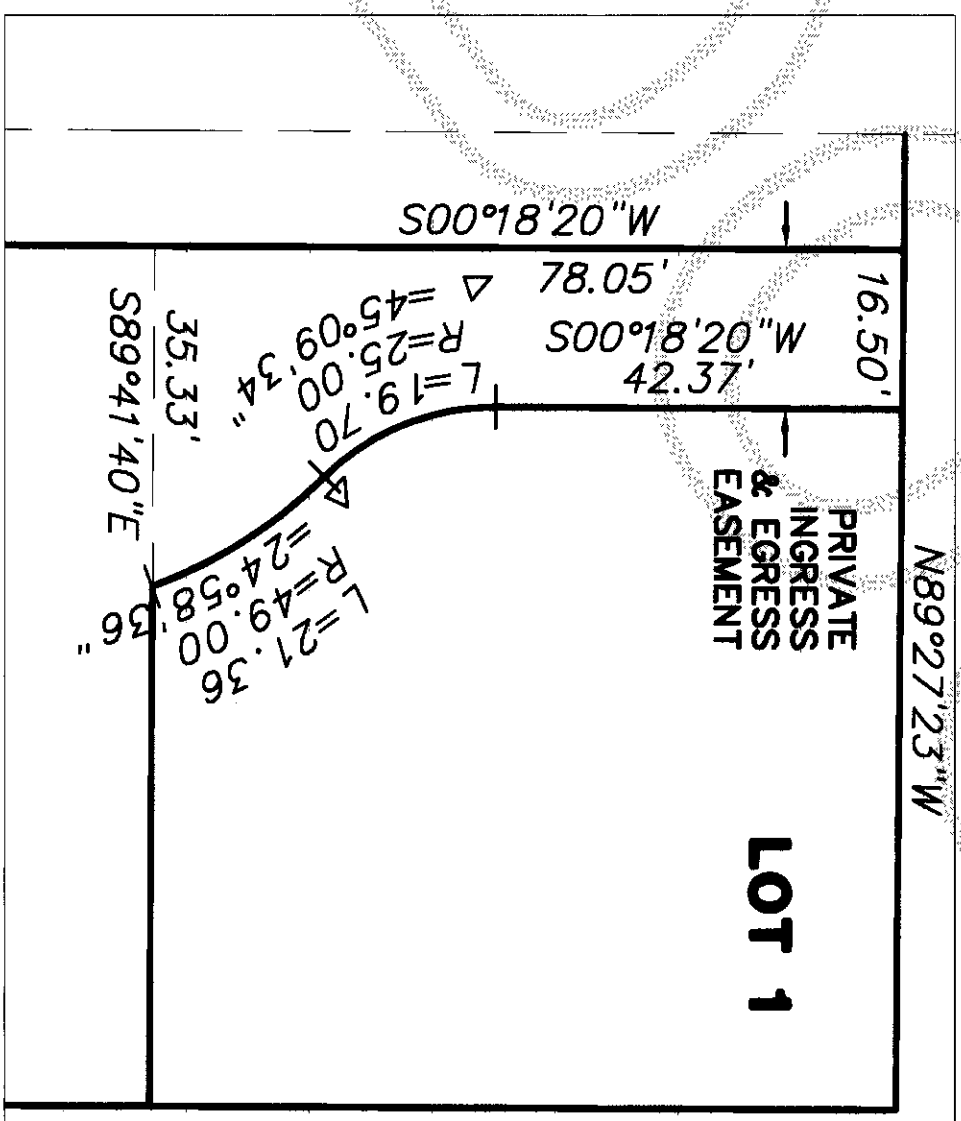
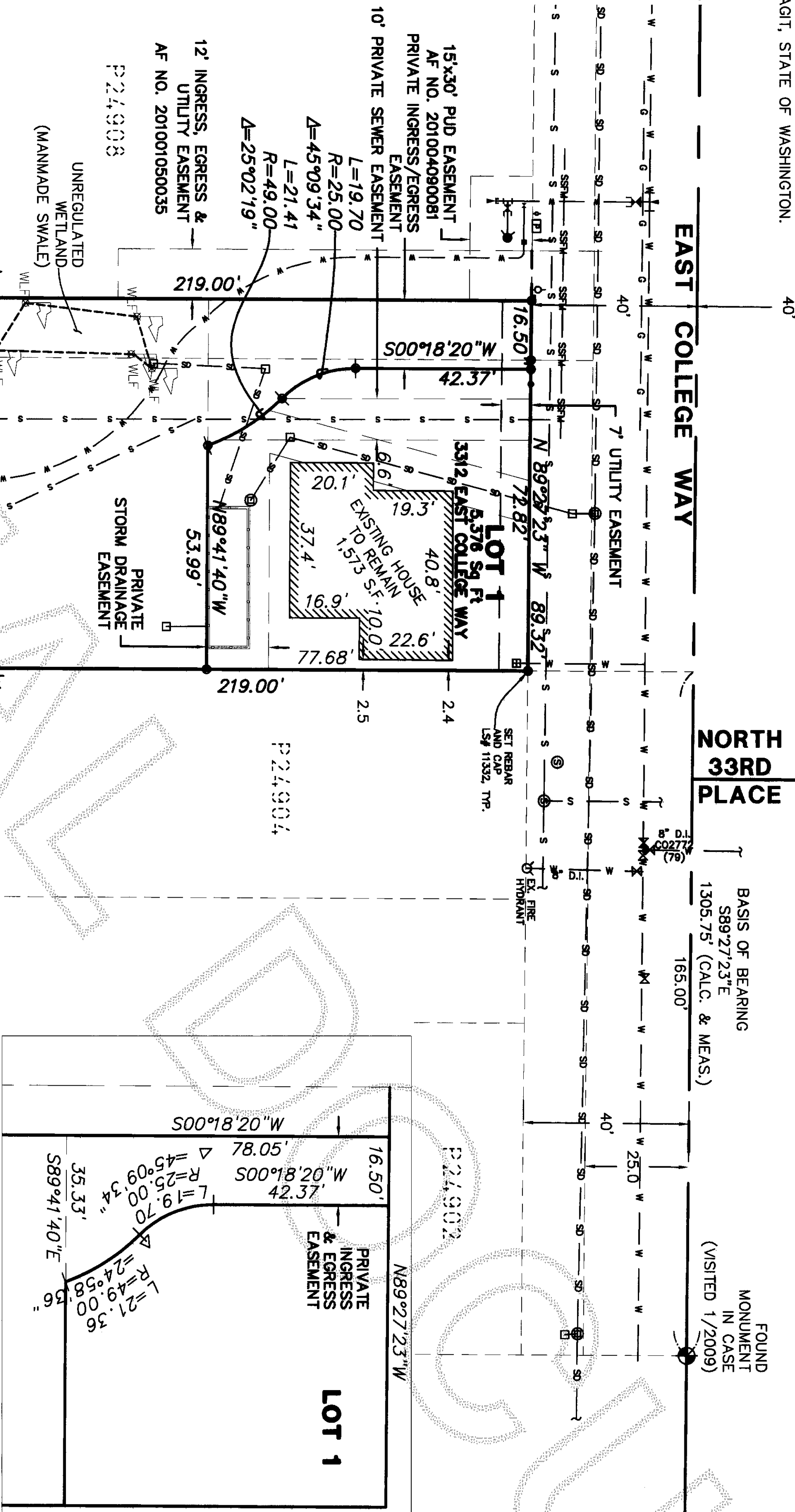
EAST COLLEGE WAY

CENTER OF SEC. 16
FOUND MONUMENT
IN CASE
(VISITED 1/2009)



LEGEND

● CORNER SET



PRIVATE STORM DRAINAGE EASEMENT DETAIL

1"=30'

ZONING DESIGNATION: MULTI-FAMILY RESIDENTIAL (R3)

COMPREHENSIVE PLAN DESIGNATION: MEDIUM HIGH DENSITY MULTI-FAMILY

SEWAGE DISPOSAL: CITY OF MOUNT VERNON

STORM DRAINAGE: CITY OF MOUNT VERNON

GARBAGE COLLECTION: CITY OF MOUNT VERNON

WATER SERVICE: SKAGIT PUD NO. 1

POWER: PUGET SOUND ENERGY

GAS: CASCADE NATURAL GAS

OWNER/DEVELOPER:

DARRELL SCOTT
202 N. 8TH STREET
MOUNT VERNON, WA 98273
(360) 941-2917

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ENCOMPASS ENGINEERING & SURVEYING

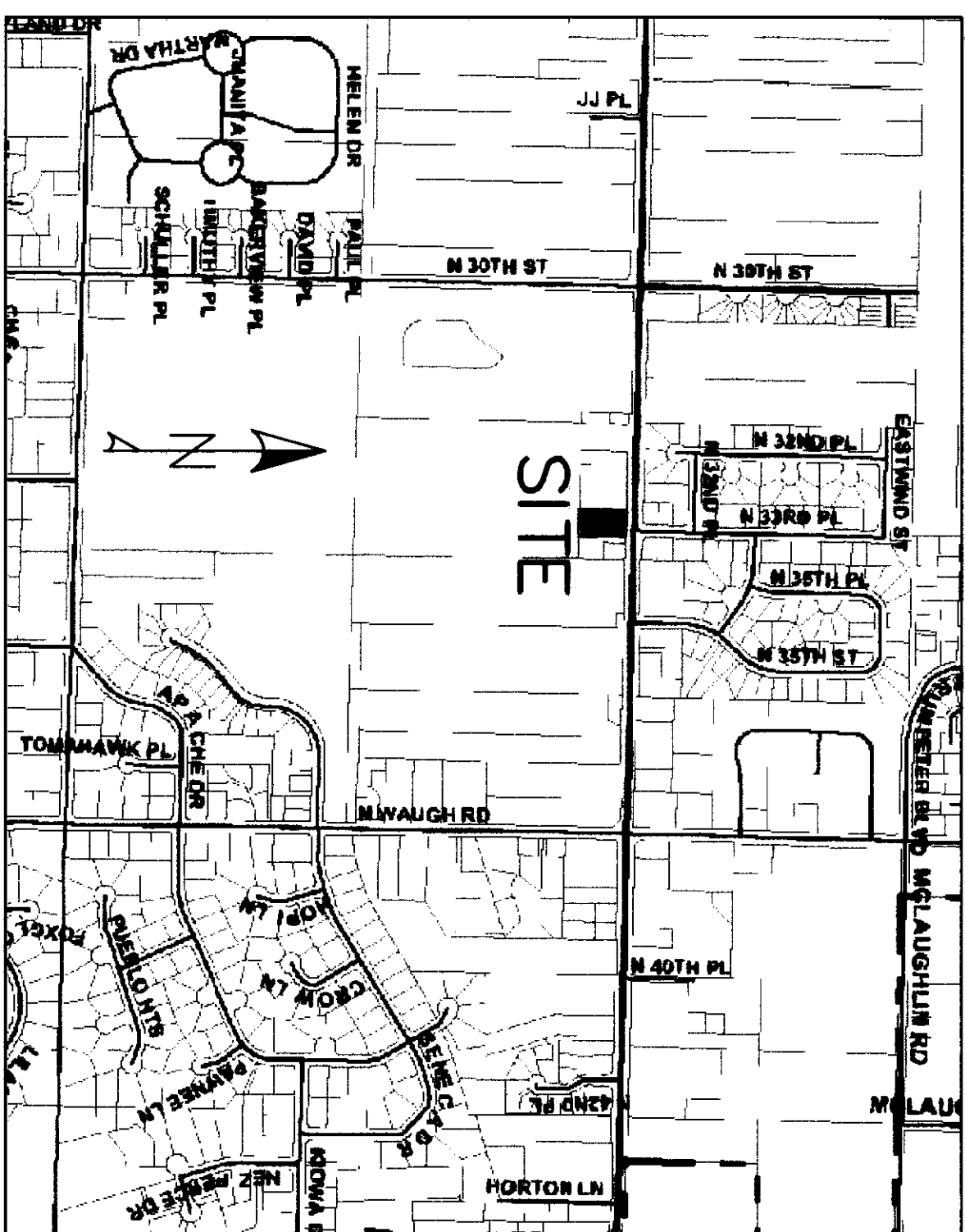


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Skagit County Auditor

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COUNTY AUDITOR: _____ DEPUTY: _____



VICINITY MAP

BASIS OF BEARING

MONUMENTED CENTERLINE OF EAST COLLEGE WAY
I.E. S 89°27'23" E

DATUM

NAVD 88

BENCHMARK

WSDOT BRASS DISK SET INTO A SQUARE CONCRETE MONUMENT
RECESSED 19 CM BELOW ASPHALT SURFACE LOCATED 9.8 METERS SOUTH
OF A SIDEWALK, 19.7 METERS SOUTH OF POWER POLE #91. MP 4 14 AND
33.6 METERS SOUTHEAST OF POWER POLE #313 NEAR THE
APPROXIMATE CENTERLINE OF SR 538, 1.4 MILES EAST ALONG SR 538
FROM THE JUNCTION WITH SR 005 AT MOUNT VERNON.
ELEVATION=98.7596 FEET

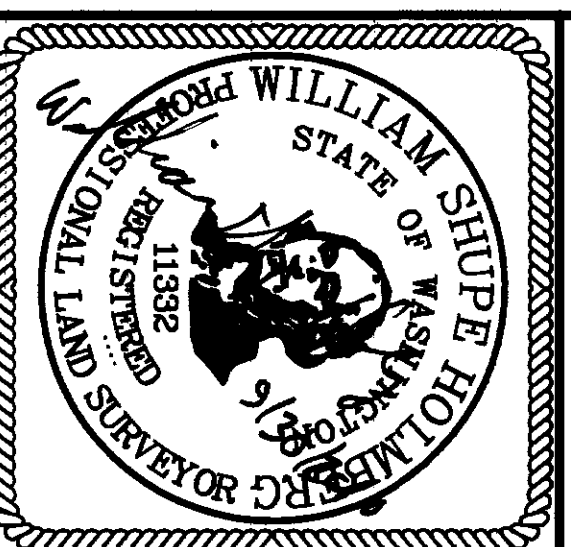
INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF
LOOPS WAS 1:22.00, IN ACCORDANCE WITH WAC 332-130-090.

SCOTT SHORT PLAT

NW 1/4 OF THE SE 1/4 OF SEC. 16, TWP. 34 N., RNG. 4 E., W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
LU09-019



Encompass
ENGINEERING & SURVEYING

DWN. BY	JEFF	DATE	8/26/10	JOB NO.	09522
CHKD. BY	WSH	SCALE	1"=30'	SHEET	2 OF 2

165 N.E. JUNIPER ST., SUITE 201
ISSAQUAH, WA 98027
PHONE: (425) 392-0280
FAX: (425) 391-3055