



LITTLE MOUNTAIN ACRES SHORT PLAT SHORT PLAT PL15-099

DEDICATION

Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets and avenues shown hereon and the use thereof for all public purposes together with 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 hereunto set our hand and seals this 28th day of January, 2016.

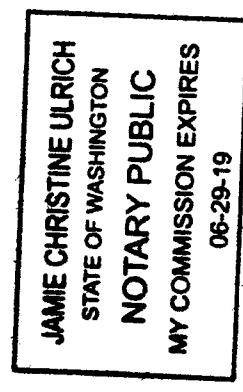
Wells Fargo Bank, N.A.
Property Owner
as Mortgagee for The Bank of the Pacific,
its successors and assigns
Morton
BECU
Branch Manager
Title

Ralph L. Hall, Vice President
MEN: 100164301000120493
201-533-6791
PO Box 2026, Flat WI 46501-2026
ACKNOWLEDGMENT

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that on this 28th day of January, 2016 before me, the undersigned, a Notary Public, personally appeared Bearrach McMonagle and Jennifer Glyzinski, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes mentioned in the instrument.

Jamie C. Ulrich
Notary Public in and for the State of Washington
residing at: Burlington, BECU
My commission expires: 06/29/19

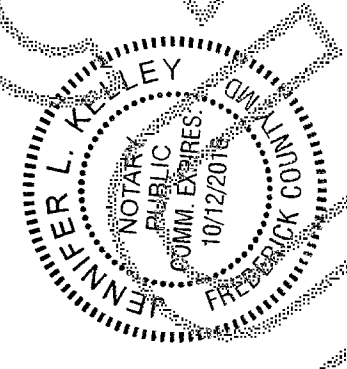


ACKNOWLEDGMENT

State of Maryland
County of Frederick

I certify that I know or have satisfactory evidence that on this 5th day of February, 2016 before me, the undersigned, a Notary Public, personally appeared Ralph L. Hall, Vice President to me known to be the individual who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes mentioned in the instrument.

Jennifer J. Kelly
Notary Public in and for the State of
Maryland
residing at: Frederick
My commission expires: 10/12/2016

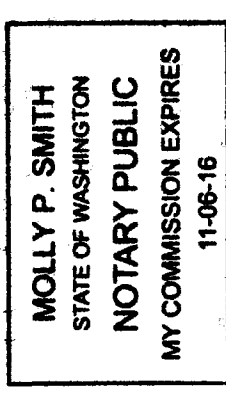


ACKNOWLEDGMENT

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that on this 28th day of January, 2016 before me, the undersigned, a Notary Public, personally appeared Debbie Matson to me known to be the individual who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes mentioned in the instrument.

Molly P. Smith
Notary Public in and for the State of
Washington
residing at: Burlington
My commission expires: 11/06/16



IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

NATIVE GROWTH PROTECTION AREA EASEMENT (NGPA)

A Native Growth Protection Area Easement is hereby created for the purpose of preserving critical areas, buffering and protecting plants and animal habitat, and preventing harm to property and the environment including, but not limited to, controlling surface water runoff and erosion and maintaining slope stability. This NGPA easement establishes and creates an obligation to maintain and protect the NGPA tract and leave undisturbed all trees and other vegetation within this area, except for the removal of diseased or dying vegetation that presents a hazard, or the implementation of an enhancement plan required and/or approved by the City. Any work in the NGPA, including removal of dead, diseased or dying vegetation, shall not occur unless the express written authorization of the city has been received. The cost associated with the evaluation, removal and replanting of any vegetation shall not be the responsibility of the City, but rather shall be borne by the property owner; which also includes Homeowner's Associations if they are the owner of said NGPA property.

The city of Mount Vernon is hereby granted an irrevocable easement over, along and across the area designated as a NGPA, together with the right of ingress and egress to and from the NGPA for the purpose of monitoring and enforcing proper operation and maintenance of the NGPA described herein. The City of Mount Vernon shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this restriction by any method available under law. The obligation to ensure all terms of the NGPA are met is the responsibility of the property owner.

The rights and obligations set forth herein for this NGPA easement shall inure to and be binding upon all the parties, their heirs, successors and assigns, and shall constitute an easement running with the land.

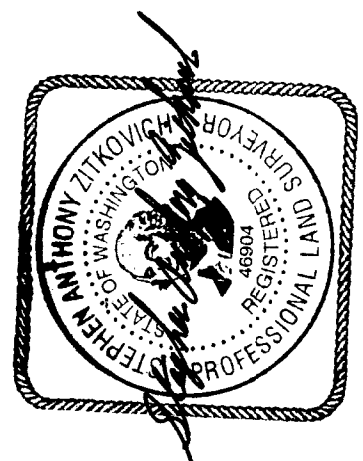
EASEMENT PROVISIONS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County; Puget Sound Energy; Cascade Natural Gas Corporation; Frontier Communications, Inc; and Comcast Cablevision, 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

Stephen Anthony Zirkovich
STEPHEN ANTHONY ZITKOVICH
CERTIFICATE NUMBER 46904
DATE 1-18-2016



AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF
ZITKOVICH LAND SURVEYING, PLLC

Jamie Glyzinski
SKAGIT COUNTY AUDITOR
DEPUTY

APPROVALS

Examined and approved this 28th day of FEBRUARY, 2016.

City Engineer [Signature]

Examined and approved this 28th day of Feb., 2016

Mayor [Signature]

Attest: City Clerk [Signature]

Examined and found to be in conformity with applicable zoning and other land use controls and approved this 22nd day of February, 2016.

Community and Economic Development Director [Signature]

CITY TREASURER'S CERTIFICATE

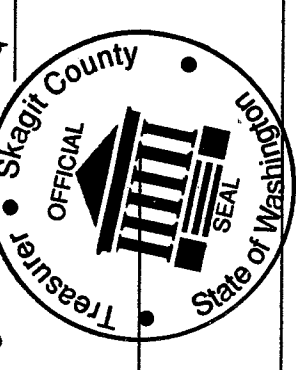
I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.
This 22nd day of Feb., 2016.

[Signature]
City Finance 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 2016.
This 16th day of February, 2016.

[Signature]
Skagit County Treasurer



ZITKOVICH LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYING
CONCRETE, WA 98237
(360) 391-3494

DRAWN BY: SAZ JANUARY 27, 2015 PAGE 1 OF 3

LITTLE MOUNTAIN ACRES SHORT PLAT

SHORT PLAT PL15-099

LOCATED IN THE PLAT OF FOREST ESTATES, PLAT NO. 2, LOT 63, AT 3703 S. WOODLAND DRIVE, IN THE CITY OF MOUNT VERNON, WASHINGTON;
IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TWP. 34 N. RGE. 4 E., W.M.

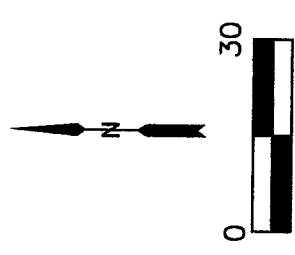
for BEARRACH MCMONAGLE
and JENNIFER GLYZINSKI

N 01°23'00" E 2598.85'

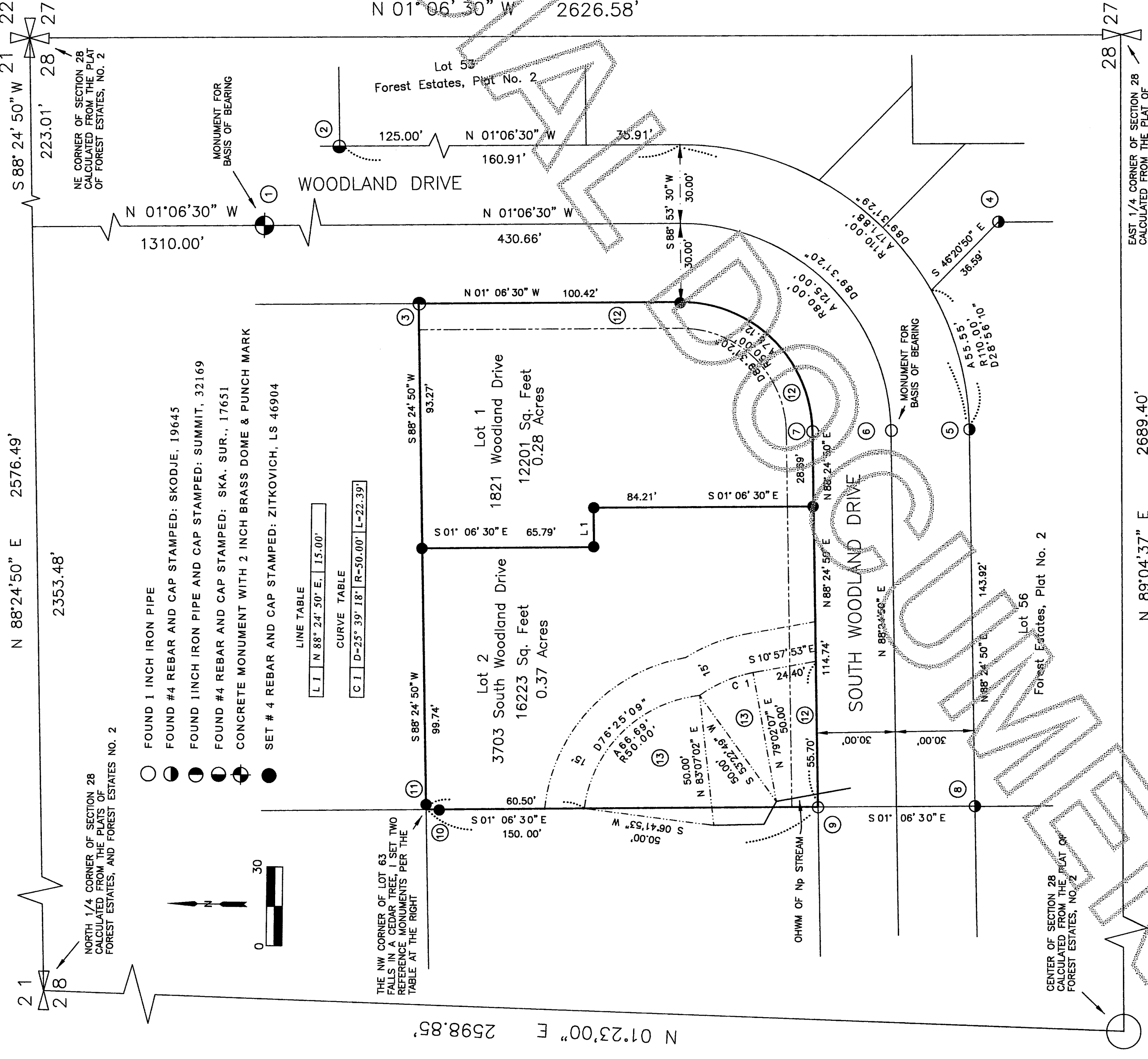
THE NW CORNER OF LOT 63 FALLS IN A CEDAR TREE. I SET TWO REFERENCE MONUMENTS PER THE TABLE AT THE RIGHT

LINE TABLE			
L 1	N 88° 24' 50" E	15.00'	
CURVE TABLE			
C 1	D=25° 39' 18"	R=50.00'	L=22.39'

- FOUND 1 INCH IRON PIPE
- FOUND #4 REBAR AND CAP STAMPED: SKODJE, 19645
- FOUND 1 INCH IRON PIPE AND CAP STAMPED: SUMMIT, 32169
- FOUND #4 REBAR AND CAP STAMPED: SKA. SUR., 17651
- CONCRETE MONUMENT WITH 2 INCH BRASS DOME & PUNCH MARK
- SET # 4 REBAR AND CAP STAMPED: ZITKOVICH, LS 46904



NORTH 1/4 CORNER OF SECTION 28 CALCULATED FROM THE PLATS OF FOREST ESTATES, AND FOREST ESTATES NO. 2



LITTLE MOUNTAIN ACRES SHORT PLAT
SHORT PLAT PL15-099
IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.



Skagit County Auditor
2/29/2016 Page 2 of 2 3:37PM
\$168.00

SHORT PLAT LEGEND

SHORT PLAT: LITTLE MOUNTAIN ACRES.
PROPOSED NUMBER OF LOTS: 2
ZONING DESIGNATION: R 1, 3-O,
COMPREHENSIVE PLAN DESIGNATION: SF-MED
ZONING & DENSITY ARE THE SAME FOR CONTIGUOUS AND ADJACENT LAND
SQUARE FOOTAGE OF LOT 1: 12,201 0.37 ACRES
SQUARE FOOTAGE OF LOT 2: 16,223 0.37 ACRES
SQUARE FOOTAGE OF PROPOSED STREETS AND OPEN SPACE: 0.00

LICENSED SURVEYOR: STEPHEN ZITKOVICH, 44906 CONCRETE ROAD, CONCRETE, WA 98237 (360) 391-3494
GEOTECHNICAL ENGINEER: TED HAMMER, WESTERN GEOTECHNICAL CONSULTANTS, INC., 4183 SALT SPRINGS DRIVE, FERNDALE, WA 98248 (360) 380-2507
PROPERTY OWNERS: BEARRACH MCMONAGLE & JENNIFER GLYZINSKI, 786 WEST ROAD, SEAROW VALLEY, WA 98284 (360) 507-1687

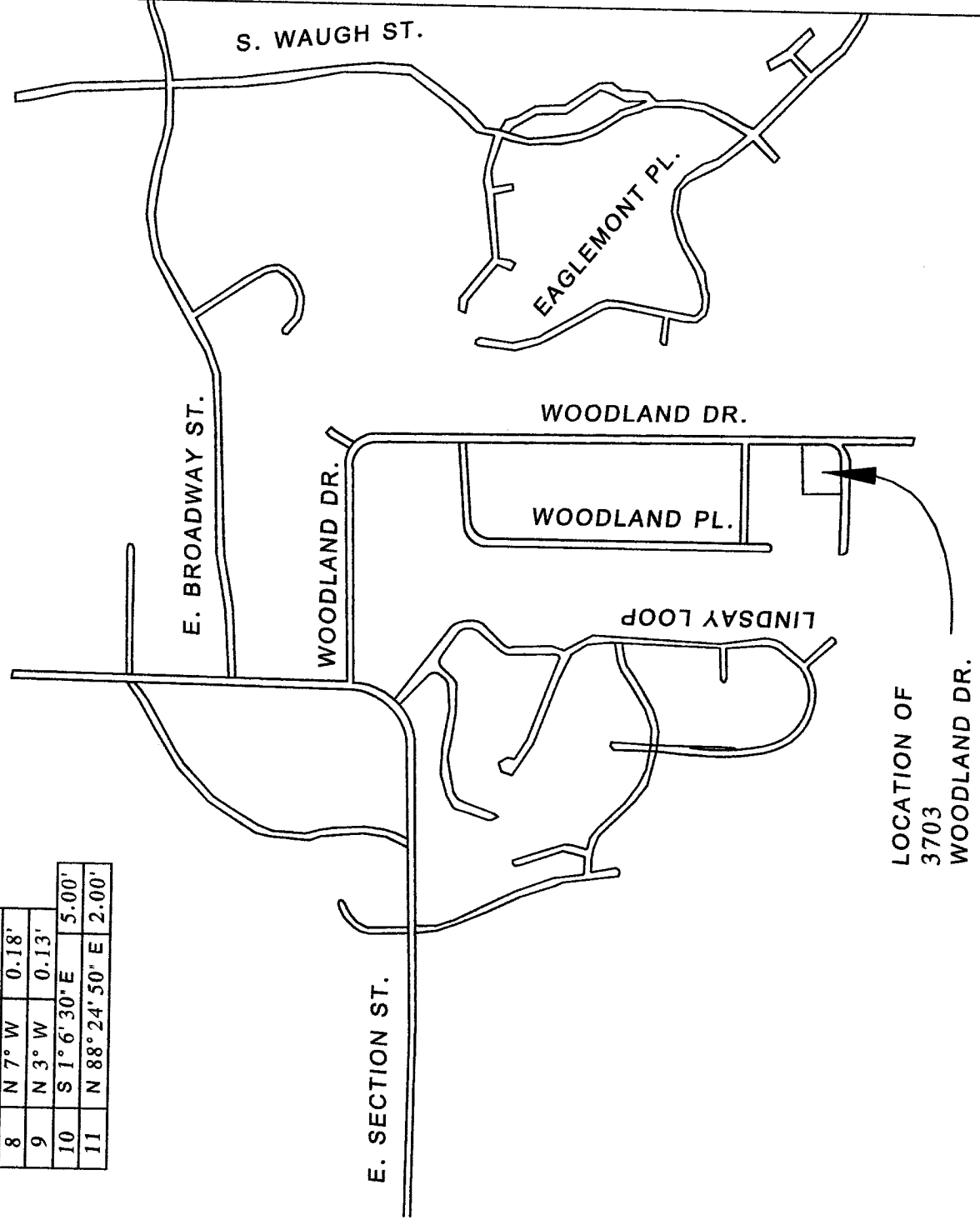
12 NEW 10' EASEMENT FOR UTILITIES, SEE NOTE PAGE 1

13 A NATIVE GROWTH PROTECTION AREA (NGPA) IS ESTABLISHED WITHIN THE 50' BUFFER TO THE NP STREAM. SEE NGPA EASEMENT NOTE ON PAGE 3. AN ADDITIONAL 15' BUILDING SETBACK IS REQUIRED BEYOND THE 50' STREAM BUFFER.

MONUMENT TABLE
BEARING & DISTANCE FROM CALCULATED LOCATION

1	S 8° W	0.08'
2	S 1° E	0.08'
3	S 55° W	0.19'
4	N 14° E	0.04'
5	N 41° W	0.05'
6	S 90° E	0.00'
7	N 76° W	0.13'
8	N 3° W	0.13'
9	S 1° 6' 30" E	5.00'
10	S 1° 6' 30" E	5.00'
11	N 88° 24' 50" E	2.00'

VICINITY MAP



IMPACT FEE NOTICE

All lots within this subdivision are subject to impact fees payable on issuance of a building permit.



ZITKOVICH LAND SURVEYING, PLLC
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SHORT PLAT PL15-099

LOCATED IN THE PLAT OF FOREST ESTATES, PLAT NO. 2, LOT NO. 63, AT 3703 S. WOODLAND DRIVE IN THE CITY OF MOUNT VERNON, WASHINGTON; IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

for BEARRACH MCMONAGLE
and JENNIFER GLYZINSKI

DRAWN BY: SAZ JANUARY 28, 2016 SCALE: 1"=30' PAGE 2 OF 3

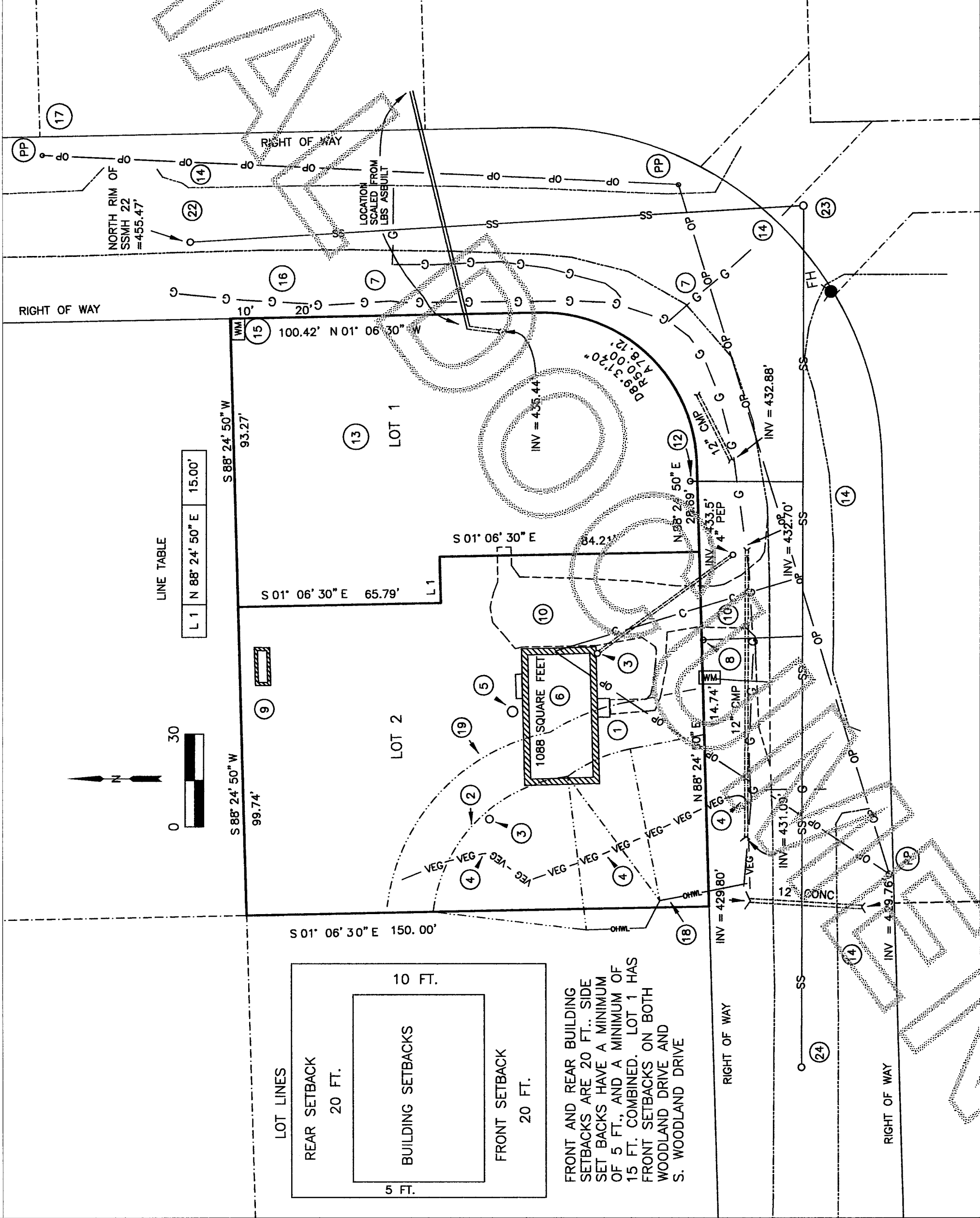
FIELD BOOK: 23 PAGES 1-7 DATES OF FIELD WORK: SEPT. 6-12 & DEC. 23, 2015

LITTLE MOUNTAIN ACRES SHORT PLAT
SHORT PLAT PL 15-099

MAP OF ROADS, UTILITIES AND BUILDINGS
WITH LEGAL DESCRIPTION, UTILITY LEGEND
AND SURVEY NOTES

SURVEY NOTES:

1. BASIS OF BEARING: N 7° 43' 19" E FROM THE CENTERLINE MONUMENT AT THE POINT OF TANGENCY AT THE END OF THE CURVE IN SOUTH WOODLAND DRIVE TO THE CENTERLINE MONUMENT AT THE INTERSECTION OF WOODLAND DRIVE AND WOODLAND PLACE. THIS YIELDS A CENTERLINE BEARING FOR WOODLAND DRIVE OF N 1° 06' 30" E PER THE PLAT OF FOREST ESTATES, NO. 2, RECORDED IN VOLUME 8 OF PLATS, PAGES 101-102, RECORDS OF SKAGIT COUNTY WASHINGTON.
2. THE CERTIFICATE FOR THIS SHORT PLAT WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 110138, GUARANTEE NUMBER 5003353-0001417e. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS, RESERVATIONS OR COVENANTS NOT DISCLOSED IN THE DOCUMENTS DISCLOSED THEREIN.
3. ELEVATIONS WERE TAKEN FROM THE ASBUILT SURVEY OF THE SANITARY SEWER FOR SEA-VAN INVESTMENTS, INC. JOB NO. 90293-1, PAGE 6 OF 7.
4. THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN W.A.C. 332-130-090.
5. THE ENTIRE LOT AND THE SURROUNDING SITE IS LOCATED IN FLOOD ZONE C.
6. THE LOT BOUNDARY SHOWN HEREON WAS LOCATED IN THE FIELD. TWO PLAT MONUMENTS WERE FOUND IN THE CENTERLINE OF THE WOODLAND DRIVE. THESE WERE USED TO DETERMINE THE BASIS OF BEARING AND CONTROL FOR THE SURVEY. IN ADDITION, THREE OTHER MONUMENTS WERE FOUND AT THE CORNERS OF LOT 63 AS SHOWN ON PAGE 1 OF THIS MAP.



LEGAL DESCRIPTION:

LOT 63, FOREST ESTATES, PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS THE SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER 110138, GUARANTEE NUMBER 5003353-0001417e, EFFECTIVE DATE: SEPTEMBER 11, 2015, UPDATED DECEMBER 24, 2015.



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DRAWN BY: SAZ JANUARY 28, 2016 SCALE: 1"=30' PAGE 3 OF 3
FIELD BOOK: 23 PAGES 1-7 DATES OF FIELD WORK: SEPTEMBER 6-12, 2015

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for BEARRACH MCMONAGLE
and JENNIFER GLYZINSKI

UTILITY PROVIDERS

7. SEWAGE: CITY OF MOUNT VERNON
STORM: CITY OF MOUNT VERNON
WATER: PUBLIC UTILITY DISTRICT NO. 1, OF SKAGIT COUNTY.
POWER: PUGET SOUND ENERGY.
PHONE: PROVIDED BY VERIZON/FRONTIER
GAS: CASCADE NATURAL GAS CORPORATION
GARBAGE COLLECTION: CITY OF MOUNT VERNON
8. EXCEPT AS OTHERWISE NOTED, ALL UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED IN THE LOCATION INDICATED BY THE PAINT MARKS MADE BY THE RESPECTIVE UTILITY COMPANIES.

RESTRICTIONS ON THE FACE OF THE PLAT OF FOREST ESTATES NO. 2

"RIGHT OF THE PUBLIC TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON. FOLLOWING REASONABLE ORIGINAL GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS OF ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR RE-ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER."

1. CONCRETE PORCH
2. NGPA BOUNDARY / 50' STREAM BUFFER
3. CLEANOUT FOR ROOF DRAIN
4. EDGE OF VEGETATION TO THE WEST, LAWN TO THE EAST
5. SANITARY SEWER CLEANOUT; SANITARY SEWER RUNS EAST THEN SOUTH THROUGH THE DRIVEWAY TO CLEANOUT ON THE MARGIN OF THE RIGHT OF WAY INDICATED BY THE SYMBOL (8)
6. EXISTING HOUSE, 1088 SQUARE FEET
7. GAS LINE, CASCADE NATURAL GAS
8. EXISTING SANITARY SEWER CLEANOUT FOR LOT 2
9. EXISTING SHED, 61 SQUARE FEET
10. EXISTING DRIVEWAY
11. EXISTING SANITARY SEWER CLEAN OUT FOR LOT 1
12. PROPOSED BUILDING SITE
13. A MAIN WATER LINE LIES WITHIN THE RIGHT OF WAY ON THIS SIDE OF THE ROAD. AN ASBUILT SURVEY BY LEONARD, BOUDINOT AND SKODJE SHOWS THE LOCATION JUST OFF OF THE PAVEMENT
14. LOCATION OF NEW WATER METER FOR NEW LOT 1 WILL BE NEXT TO THE EXISTING METER FOR THE LOT TO THE NORTH; WATER WILL COME FROM ACROSS THE STREET
15. CONCRETE DRIVEWAY AND PARKING ACCESS TO LOT 1 - TO BE CONSTRUCTED
16. EXISTING POWER POLE WITH POWER TO SUPPLY NEW LOT 1.
17. DELINEATED ORDINARY HIGH WATER LINE FOR Np STREAM
18. 15 FOOT BUILDING SETBACK FROM THE EDGE OF THE STREAM BUFFER AND NATIVE GROWTH PROTECTION AREA (NGPA).
19. SSMH #22: TOP OF RIM NORTH SIDE = 455.47
20. SSMH #23:
21. SSMH #24:
22. SS — SANITARY SEWER LINE — G — NATURAL GAS LINE
23. VEG — EDGE OF VEGETATION — OHWL — ORDINARY HIGH WATER LINE
24. OP — OVERHEAD POWER
25. C — CABLE COMMUNICATIONS
26. — EDGE OF PAVEMENT
27. — EDGE OF GRAVEL
28. — CULVERT
29. FH — FIRE HYDRANT
30. PP — POWER POLE CARRYING ELECTRICAL POWER AND CABLE COMMUNICATIONS

21. SSMH #23:
22. SSMH #24:
23. SS — SANITARY SEWER LINE — G — NATURAL GAS LINE
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