

**LEGAL DESCRIPTION**

LOTS 19 AND 20, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE WEST 52 FEET THEREOF.

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

**NOTES**

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- COMPREHENSIVE PLAN SF-11
- SANITARY SEWER: CITY OF MOUNT VERNON
- STORM SEWER: CITY OF MOUNT VERNON
- GARBAGE COLLECTION: CITY OF MOUNT VERNON
- POTABLE WATER: PUBLIC UTILITY DISTRICT #1
- POWER: PUGET SOUND POWER AND LIGHT
- NATURAL GAS: CASCADE NATURAL GAS
- CABLE TV: COMCAST
- BASIS OF BEARING: ASSUMED, SUBDIVISION LINE AS SHOWN ON SHORT PLAT MV-16-81 RECORDED UNDER AUDITOR'S FILE NUMBER 8108140033; BEARING 75°54'48" WEST 153.66 FEET TO CORNER OF SECTION 29, T. 34 N., R. 4 E., W.M. 19273; BEARING 10°00'00" WEST 153.66 FEET TO CORNER OF SECTION 29, T. 34 N., R. 4 E., W.M. 19273; BEARING 75°54'48" WEST 153.66 FEET TO CORNER OF SECTION 29, T. 34 N., R. 4 E., W.M. 19273.
- ESGROW COMPANY, GUARANTEE NO. 50032535-00031704, PREPARED BY LAND TITLE AND SURVEYING, P.L.L.C., DATED JUNE 6, 2024.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS AND RESERVATIONS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITOR'S FILE NUMBER 3863868.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE, JUNE 2020 & FEBRUARY 2021.
- INSTRUMENTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- DISTANCES SHOWN HEREON ARE IN FEET.
- THIS PLAT IS LOCATED IN THE CITY OF SKAGIT, WASHINGTON, AND IS SUBJECT TO THE CITY'S FLOODPLAIN REGULATIONS CODIFIED WITHIN CHAPTER 15.36 MMC AND ANY FEDERAL AND/OR STATE FLOODPLAIN REGULATIONS, AS APPLICABLE. CONTACT THE CITY'S DEVELOPMENT SERVICES DEPARTMENT FOR MINIMUM BUILDING ELEVATION AND OTHER DEVELOPMENT REQUIREMENTS THAT WILL BE APPLICABLE TO NEW CONSTRUCTION WITHIN THIS PLAT.
- THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS THE PROPERTY AND ADJACENT LANDS OF THE GRANTOR AND SUCCESSORS, HEIRS, EXECUTORS AND ESTATE TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER LOTS 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 HERIN GRANTED.

**NOTES CONTINUED**

- BUILDING SETBACKS ARE REQUIRED TO BE OBSERVED WHEN STRUCTURES ARE BUILT WITHIN THIS PLAT. SETBACKS ARE THE HORIZONTAL DISTANCE FROM THE PROPERTY LINE, EASEMENT IDENTIFIED ON THE PLAT, OR STREET OR VEHICULAR ACCESS EASEMENT TO THE FRONT, REAR OR SIDE YARD SETBACK APPLIES TO DIFFERENT PORTIONS OF A LOT THE FOLLOWING SHALL BE OBSERVED:
  - A REAR YARD SETBACK IS REQUIRED ALONG PROPERTY LINES THAT ARE FARTHER FROM THE PROPERTY LINE THAN THE FRONT YARD SETBACK.
  - A REAR YARD SETBACK IS REQUIRED ALONG ALL OTHER PROPERTY LINES NOT REQUIRED TO HAVE A FRONT OR REAR YARD SETBACK.
  - THE SIDE YARD SETBACKS ARE REQUIRED TO BE MAINTAINED, REPAIRED OR REPLACED BY THE CITY.
  - LOT B IS REQUIRED TO CONSTRUCT AND CONNECT TO ROOF DOWNSPOUT INFILTRATION SYSTEMS PRIOR TO FINAL BUILDING INSPECTION. ROOF DOWNSPOUT SYSTEMS ARE PRIVATE SYSTEMS AND ARE NOT TO BE CONSTRUCTED OR MAINTAINED BY THE CITY.
  - LOT B IS REQUIRED TO HAVE THE DRIVEWAY CONSTRUCTED OF PERMEABLE PAVEMENT.
  - A 9.5-FOOT SANITARY SEWER EASEMENT OVER LOT A IN FAVOR OF LOT B IS ESTABLISHED HEREON. EASEMENT IS CENTERED BETWEEN THE GARAGE AND THE HOUSE OVER CONCRETE DRIVEWAY.
  - FOR THE EXPENSE OF REPAIRING AND SURFACE RESTORATION OF THE SHARED SEWER LINE BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AVENUES SHOWN HEREON.
- IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HERETO SUBSCRIBED AND ITS CORPORATION SEAL TO BE HERETO AFFIXED THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2024.

**DEDICATION**

NEW EARTH RECOVERY, A WASHINGTON NONPROFIT CORPORATION, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MOTORIST OF THE LANDS HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF MOUNT VERNON, WASHINGTON, FOR THE PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AVENUES SHOWN HEREON.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
 COUNTY OF SKAGIT  
 I, Alan Mula, known to me to be the owner of the above described premises, do hereby certify that I have executed the foregoing instrument, and the said officer acknowledged the said instrument to be mine for the uses and purpose therein mentioned and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2024.

**CITY FINANCE DIRECTOR**

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 17<sup>TH</sup> DAY OF SEPTEMBER, 2024.

**APPLICANT**

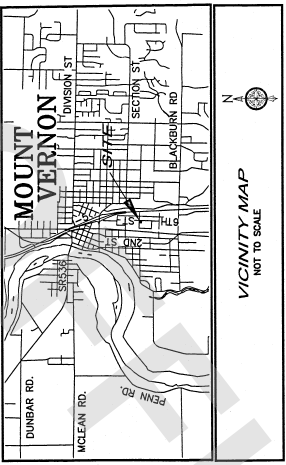
ALAN MULA FOR  
 NEW EARTH RECOVERY  
 PO BOX 1473  
 MT. VERNON, WA 98273

**NOTARY PUBLIC**

I, Robert P. Moseley, Notary Public for the State of Washington, do hereby certify that the foregoing instrument was acknowledged before me and the seal affixed is the corporate seal of the said corporation.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 10<sup>TH</sup> DAY OF October, 2024 AT 10:52 AM UNDER AUDITOR'S FILE # 202410100016 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.



**APPROVALS**

EXAMINED AND APPROVED THIS 3<sup>RD</sup> DAY OF October, 2024.  
 PUBLIC WORKS DIRECTOR  
 ADMINISTRATIVELY APPROVED UNDER CITY FILE NO. PLAN24-0308.  
 MAYOR

**TREASURER'S CERTIFICATE**

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SHEET 1 OF 2

NEW EARTH RECOVERY SHORT PLAT NO. PLAN24-0308

SURVEY OF A PORTION OF LOTS 19 AND 20  
 WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON,  
 IN THE NW 1/4, OF THE NW 1/4 OF  
 SECTION 29, T. 34 N., R. 4 E., W.M.  
 MOUNT VERNON, WASHINGTON  
 FOR: NEW EARTH RECOVERY

FR. 338 PG. 40-43 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'  
 MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 6005



**NOTES CONTINUED**  
20. THIS SURVEY MAY SHOW OCCUPANCY INDICATORS AS PER WAC CHAPTER 322.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

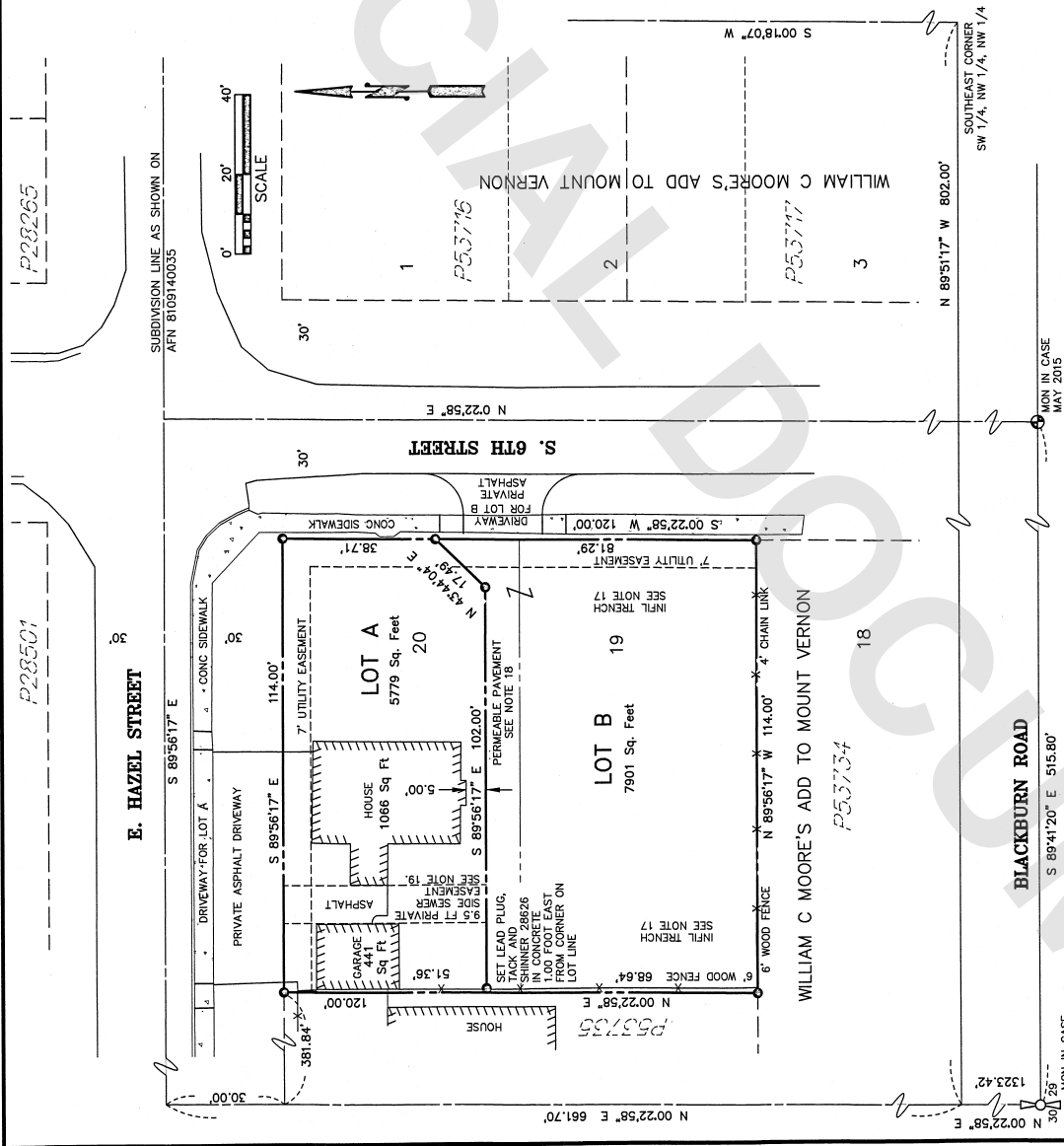
**ADDRESS AND AREA DATA:**

LOT A: 1403 S. 6th ST  
MOUNT VERNON, WA 98273  
LOT B: 1409 S. 6th ST  
MOUNT VERNON, WA 98273  
EXISTING TAX PARCEL: P53736

LOT AREA	EXISTING AREA	PROPOSED AREA	ACREAGE
P53736	13,680 SF	0.31 ACRES	
NEW LOT A	5779 SF	0.13 acres	
NEW LOT B	7901 SF	0.18 acres	
TOTAL:	13,680 SF	13,680 SF	(0.31 acres)

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**KEY**  
● - INDICATES IRON REBAR SET WITH YELLOW CAP, SEMRAU 28626, OR AS NOTED.  
○ - INDICATES EXISTING MONUMENT IN CASE FOUND.



DRAWING FILE: 6005.DWG 9/10/2024