



Skagit County Auditor

THIS 29th DAY OF October, 2005.

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
)ss
COUNTY OF STANLEY)

1 CERTIFY THAT NONE OR HAVE SUFFICIENT EVIDENCE THAT EDWARD DAWSON IS THE PERSON WHO
2 AFFIRMED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/they) SIGNED THIS INSTRUMENT,
3 ON OATH STATED THAT (HE/SHE/they) WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND
4 ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES
5 MENTIONED IN THE INSTRUMENT.

DATE: October 24th 2025. *[Signature]*



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Barrie Seaver
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: Houderwood, WA
 MY APPOINTMENT EXPIRES 01/31/27

EXAMINED AND APPROVED THIS 31 DAY OF October 2005

 PUBLIC WORKS DIRECTOR

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO. PLAN 24-0522

ADMINISTRATIVELY APPROVED UNDER CITY FILE NO: PLAN 24-0522

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED
THIS 30 DAY OF October, 2025.

CITY FINANCE DIRECTOR 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 31 DAY OF October, 2025

SKAGIT COUNTY TREASURER'S CERTIFICATE

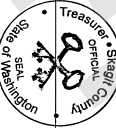
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2022.

20th of October 2023

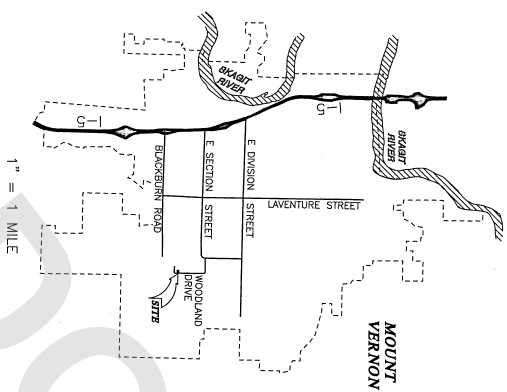
Treasurer, Skagit County

SURVEYORS CERTIFICATE

DATE 10-30-2025

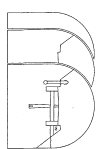


NE 1/4 SECTION 28, TOWNSHIP 34 N, RANGE 4 E, WM



1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.

2. THE FOLLOWING UTILITIES ARE MAINTAINED WITHIN THE RIGHT-OF-WAY:
STORM SEWER – CITY OF MOUNT VERNON
SEWER – CITY OF MOUNT VERNON
WATER – CITY OF MOUNT VERNON
POWER – WEST SLOPE UTILITIES DISTRICT NO. 1
TELEPHONE – COLUMBIA RIVER
TELEPHONE – COMCAST
CABLE TV – COMCAST
3. FOR ADDITIONAL SURVEY INFORMATION REFER TO PLAT A-91 672328 AND SURVEY 10-17-2016 AND 201606030000.
4. BRICK AND CONCRECTION FEET WILL BE REQUIRED TO BE PAID TO THE CITY BEFORE THE BEGINNING OF CONSTRUCTION.
5. THE REPAIRS TO THE STREETS TAKING AROUND THE PROPERTY APPROVED BY THE CITY ENGINEER SHALL BE PAID BY THE OWNER. THE CITY ENGINEER SHALL BE REQUIRED TO APPROVE THE STREETS REPAIRS. REPAIRS SHALL BE REQUIRED TO MEET ALL CITY ENGINEER STANDARDS. REPAIRS SHALL BE REQUIRED TO BE INSTALLED TO APPROVE CITY ENGINEER STANDARDS. MAINTENANCE OF EXISTING STREETS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
6. THE CITY ENGINEER SHALL BE REQUIRED TO APPROVE THE STREETS REPAIRS. REPAIRS SHALL BE REQUIRED TO MEET ALL CITY ENGINEER STANDARDS. REPAIRS SHALL BE REQUIRED TO BE INSTALLED TO APPROVE CITY ENGINEER STANDARDS. MAINTENANCE OF EXISTING STREETS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
7. MINIMUM DENSITY SINGLE FAMILY (R-1, R-2) – MAX 17.15
A. STREETS: 20 FEET
B. SIDEWALKS: 10 FEET
C. SIDEWALKS: 10 FEET
D. SIDEWALKS: 10 FEET
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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC
 FILED FOR RECORD THIS 4 DAY OF November 2025 AT 41 MINUTES PAST 2 O'CLOCK PM
 UNDER AUDITOR'S FILE NO. 2025110410061, RECORDS OF SNAKE COUNTY,
 WASHINGTON.

LEGAL DESCRIPTION

LOT 64, FOREST PLATES, PLAT NO. 2," S PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 101 AND 102, RECORDS OF SNAKE COUNTY, WASHINGTON.

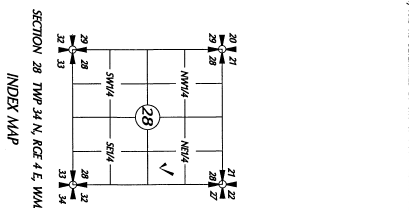
SITUATE IN THE COUNTY OF SNAKE, STATE OF WASHINGTON.

LEGAL DESCRIPTION PROVIDED BY LAND TITLE AND ESCROW COMPANY SUBMISSION GUARANTEE, ORDER NO. 213922-LT, DATED AUGUST 18, 2023.

PROPOSED LOTS:	2
MINIMUM LOT SIZE:	9000 SF
TOTAL SITE AREA:	28,650 SF - 0.6646 AC
LOT 1 AREA:	10,316 SF - 0.24 AC
LOT 2 AREA:	18,634 SF - 0.43 AC

1. APN 673236 - RIGHTS AS DESCRIBED/DOCUMENTED ON FOREST ESTATES, PLAT NO. 2 DOCUMENT.
2. APN 200606240239 - TITLE NOTIFICATION OF INCONVENIENCE OR DISCOMFORT ARISING FROM NEARBY FORESTRY PRACTICES.

ALL NEW AND/OR REPLACED INTERIORS/FLOOR SURFACE AREAS SHALL MEET ALL APPLICABLE STORMWATER REQUIREMENTS IN PLACE AT THE TIME OF DEVELOPMENT APPLICATION. STORMWATER MANAGEMENT AND EROSION CONTROL REQUIREMENTS ARE CURRENTLY 2019 WASHINGTON DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR PUEBLO (2012 EDITION) AND AS DETERMINED BY CITY OF MOUNT VERNON PLANNING AND ENGINEERING DEPARTMENTS.



SECTION 28 TWP 34 N, RGE 4 E, W4M
INDEX MAP

PLAN25-0423

WOODLAND DRIVE 2-LOT SHORT PLAY

NE 1/4 OF SECTION 28, TWP 34 N, RGE 4 E, WM

DATE: 11.04.2024

PROJECT NO. 24034SF

SH	
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1 OF 2

NE 1/4 SECTION 28, TOWNSHIP 34 N, RANGE 4 E, WM

FOUND 3/4" — — — — —

APPROX. LOCATION OF
2' RETAINING WALL

BESSETT STACEY S
1741 S WOODLAND DRIVE
MOUNT VERNON, WA 98274
TAX ID #3914-000-035-0006

LO1 1
1801 WOODLAND DRIVE
10,316 SQ.FT.
0.24 ACRES

LOT 2
1805 WOODLAND DRIVE
18,634 SQ.FT.
0.43 ACRES

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPANISHED BY

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE SS AND A TRIMBLE 10-2 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE $\pm$ 2CM (+1 PPV), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING **THE CENTERLINE OF WOODLAND**

RESEARCH

FLAT A/N 0/200
SHORT FLAT A/N 201602290183

FOUND REBAR AND CAP IS 49282
SET 5,' SOUTH OF
CALC AS SHOWN
ON RECORD
AFN 201602290185

FOUND REBAR AND CAP IS 49282
SET 2,' EAST OF CALC AS SHOWN
ON RECORD
AFN 201602290185

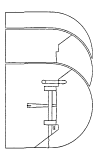
DATSKY MARK ANATOLYEVICH
DATSKY TETIANA
3703 SOUTH WOODLAND DRIVE
MOUNT VERNON, WA 98273
TAX ID #3915-000-063-0002

KENNEDY JAMES P
KENNEDY JULIA E
1821 WOODLAND DRIVE
MOUNT VERNON, WA 98274
TAX ID #3915-000-063-100

KENNEDY JAMES P
KENNEDY JULIA E
1821 WOODLAND DRIVE
MOUNT VERNON, WA 98274
TAX ID #3915-000-063-100

SCALE 1" = 20'

SOUTH WOODLAND DRIVE



Sound Development Group

CITY OF MOUNT VERNON SHORT PLAT

WOODLAND DRIVE 2-LOT SHORT PLAT

NE 1/4 OF SECTION 28, TWP 34 N, RGE 4 E, WM

DATE:	11.04.2024
PROJECT NO.	24034SF

D. L. M. JIMENEZ

SHEET 2 OF 2