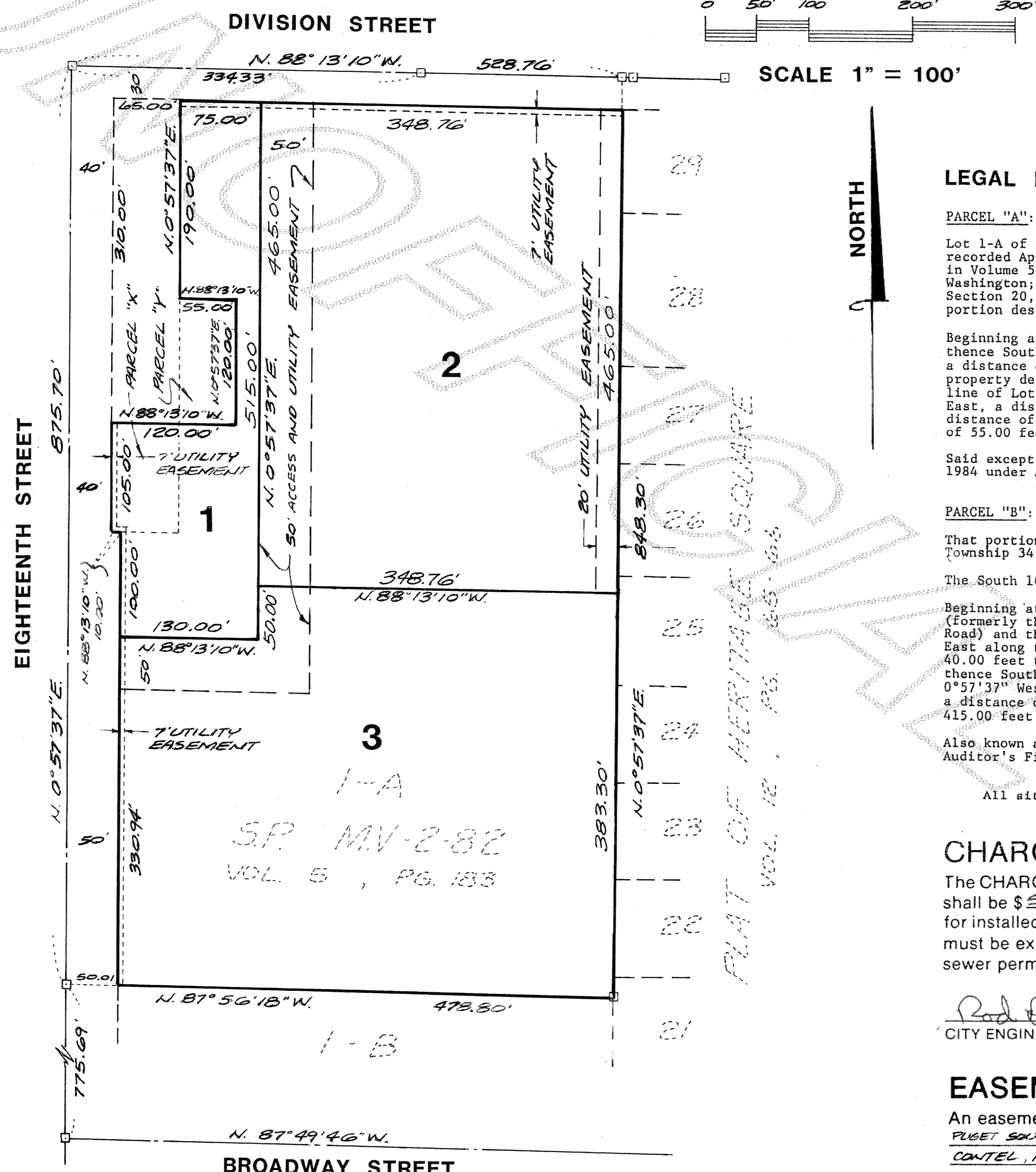


## MIRA VISTA, INC.

SECTION 20, TWP. 34 N., RGE. 4 E., W.M.  
CITY OF MOUNT VERNON - SKAGIT COUNTY, WA.



## LEGAL DESCRIPTION

## PARCEL "A":

Lot 1-A of Short Plat No. MV-2-82, approved April 20, 1982, recorded April 21, 1982 under Auditor's File No. 8204210024, in Volume 5 of Short Plats, page 183, records of Skagit County, Washington; being a portion of the East 1/2 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M., EXCEPT that portion described as follows:

Beginning at the most Northwesterly corner of said Lot 1-A; thence South 0°57'37" West along the West line of said Lot 1-A, a distance of 190.00 feet to the true point of beginning of this property description; thence South 0°57'37" West along said West line of Lot 1-A, a distance of 120.00 feet; thence South 88°13'10" East, a distance of 55.00 feet; thence North 0°57'37" East, a distance of 120.00 feet; thence North 88°13'10" West, a distance of 55.00 feet to the true point of beginning.

Said exception also known as Parcel Y on Survey recorded October 25, 1984 under Auditor's File No. 8410250008.

## PARCEL "B":

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 34 North, Range 4 East W.M., described as follows:

The South 105.00 feet of the following described tract of land:

Beginning at the intersection of the South line of Division Street (formerly that County Road commonly known as the Mount Vernon-Big Lake Road) and the West line of said subdivision; thence South 88°13'10" East along the South right of way line of said road, a distance of 40.00 feet to the true point of beginning of this property description; thence South 88°13'10" East, a distance of 65.00 feet; thence South 0°57'37" West, a distance of 415.00 feet; thence North 88°13'10" West, a distance of 65.00 feet; thence North 0°57'37" East, a distance of 415.00 feet to the true point of beginning.

Also known as Parcel X on Survey recorded October 25, 1985 under Auditor's File No. 8410250008.

All situate in the County of Skagit, State of Washington.

## CHARGE IN LIEU OF ASSESSMENT

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be \$ SEE BELOW. (This charge includes a credit of \$ 218.00 for installed sewer lines). A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

Red D. Jarrett  
CITY ENGINEER (ASSISTANT)

- 1.) #2660.74
- 2.) #9729.41
- 3.) #10,585.60

## EASEMENTS

An easement is hereby reserved for and granted to CITY OF MOUNT VERNON, PUGET SOUND POWER AND LIGHT, PUBLIC UTILITY DISTRICT NO. 1, CONTEL, NATIONWIDE TELEVISION INC., AND CASCADE NATURAL GAS CO. and their respective successors and assigns under and upon the exterior 7 (SEVEN) feet of front and        feet of side boundary lines of all lots and tracts, 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 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 privileges herein granted.

## SURVEYOR CERTIFICATE

I hereby certify that the plat of MIRA VISTA, INC. is based upon an actual survey and subdivision of Section 20, Township 34 North, Range 4 East, W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Donal B. Semrau  
Certificate No. 9622  
Renewal No. 232-01-0009622  
Date December 10, 1985

DON SEMRAU & ASSOCIATES  
SURVEYING • ENGINEERING • PLANNING  
1910 RIVERSIDE DRIVE, SUITE 109  
MOUNT VERNON, WA 98273 • 424-9566

## DEDICATION

Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and or 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 thereon and the use thereof for public purposes not inconsistent with the use thereof for public highway purposes; also 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 hands and seals this 12th day of September, 1985.

Lester O. Holte Alvina G. Holte  
LESTER O. HOLTE (HUSBAND) ALVINA G. HOLTE (WIFE)

## ACKNOWLEDGEMENTS

State of Washington }  
County of Skagit } ss

On this 12th day of September, 1985, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared:  
Lester O. Holte and Alvina G. Holte, husband and wife,

to me known to be the individuals described in and who acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the purposes therein mentioned. Witness my hand and official seal hereto affixed the day and year above written.

Donal B. Semrau  
NOTARY PUBLIC  
Residing at Mount Vernon, WA.

## 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 30 day of DEC., 1985.

Mark E. Hadden  
City Treasurer

## TREASURER'S CERTIFICATE

I, Ruth Wylie, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1985.

This 16th day of December, 1985.

Ruth Wylie  
Skagit County Treasurer  
Chris Depew  
City Deputy

## AUDITOR'S CERTIFICATE

Filed for record this 30 day of December, 1985 at 2:45 P.M. in Book 14 of Plats.  
On page 16 at the request of Don Semrau & Associates.  
Auditor's File No. 8512300041

Jerry M. Monture Sandra G. Granger  
Skagit County Auditor Deputy

## NOTES:

FOR SECTION SUBDIVISION AND VICINITY MAP SEE SHORT PLAT MV-2-82, RECORDED IN VOLUME 5 OF SHORT PLATS PAGE 80 SKAGIT COUNTY, WA.

□ INDICATES CONCRETE MONUMENT

## APPROVALS

Examined and approved this 30 day of DEC., 1985

City Engineer: Red D. Jarrett  
ASSISTANT CITY ENGINEER

I hereby certify that this plat of MIRA VISTA, INC. is duly approved by this City of Mount Vernon Planning Commission this 17th day of November, 1985.

Chairman: Patricia Haden

Approved by the Council of the City of Mount Vernon, Washington, this 30 day of DEC., 1985.

Attest: Raymond T. Repp Mayor  
Clerk

