

# CANDLE RIDGE

A PORTION OF THE SE 1/4, OF THE SE 1/4,  
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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 1993.  
I, Juduan Denial TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1994.  
THIS 19 DAY OF October, 1993  
Juduan Denial SKAGIT COUNTY TREASURER by: Liane Munk DEPUTY

### LEGAL DESCRIPTION:

PARCEL "A":  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; EXCEPT THE WEST 60 FEET THEREOF AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JULY 6, 1955, UNDER AUDITOR'S FILE NO. 520500; AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:  
1. THE SOUTH 790.00 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.  
2. THE NORTH 10.00 ACRES OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EAST OF THE COUNTY ROAD, AS IS EXISTED ON MARCH 5, 1953.  
3. THE WEST 250.00 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EAST OF THE COUNTY ROAD; EXCEPT THAT PORTION LYING WITHIN THE NORTH 10.00 ACRES OF THAT PORTION OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EAST OF THE COUNTY ROAD, AS IT EXISTED ON MARCH 5, 1953.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 60.00 FEET OF THE WEST 250.00 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE COUNTY ROAD; EXCEPT THE SOUTH 790.00 FEET THEREOF; AND EXCEPT THAT PORTION LYING WITHIN THE NORTH 10 ACRES OF THAT PORTION OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EASTERLY OF THE COUNTY ROAD, AS IT EXISTED ON MARCH 5, 1953.

### EASEMENTS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON; PUGET SOUND POWER AND LIGHT COMPANY; CASCADE NATURAL GAS; G.T.E. NORTHWEST; SKAGIT COUNTY PUD NO. 1 AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN FEET ALONG THE PERIMETER OF ALL ROADS OF ALL LOTS AND TRACTS, AND TWENTY FOOT EASEMENTS WHERE UTILITY LINES ARE NOT LOCATED IN THE STREET RIGHT-OF-WAY, 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 HEREBY GRANTED.

DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

### TRACT NOTES:

TRACTS "A & B" CONTAIN STORM WATER RETENTION/DETENTION FACILITIES COMMON TO THE PLAT OF CANDLE RIDGE & PARK RIDGE DIVISIONS 1 & 2 THAT ARE HEREBY DEDICATED TO THE CITY OF MT. VERNON. MAINTENANCE & OPERATION OF THE STORMWATER CONTROL AND WATER QUALITY FUNCTIONS OF THESE FACILITIES IS THE RESPONSIBILITY OF THE CITY OF MT. VERNON. MAINTENANCE OF FENCES, LANDSCAPING, AND PLANT MATERIALS WITHIN THESE TRACTS IS THE RESPONSIBILITY OF THE PARK RIDGE AND CANDLE RIDGE HOMEOWNERS ASSOCIATIONS EXCEPT IN THE EVENT THAT SUCH FENCES, LANDSCAPING AND PLANT MATERIALS ARE DAMAGED BY THE EXERCISE OF THE CITY OF MT. VERNON MAINTENANCE ACTIVITIES.

TRACT "C" IS RESERVED FOR THE CANDLE RIDGE/PARK RIDGE HOMEOWNERS ASSOCIATION FOR LANDSCAPING AND UTILITY EASEMENT PURPOSES.

PARCEL "B":  
THAT PORTION OF THE NORTH 165.00 FEET OF THE SOUTH 790.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE DIGBY ROAD.  
ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

### CITY COUNCIL APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, THIS 19 DAY OF October, 1993.

ATTEST: John Knudsen Mayor Raymond T. Bray Jr.

### CITY ENGINEER APPROVAL:

EXAMINED AND APPROVED THIS 19 DAY OF OCTOBER 1993.

Alan C. Wiseman  
CITY ENGINEER

### CITY FINANCE DIRECTOR APPROVAL:

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 1993.  
THIS 19 DAY OF October, 1993.

John Knudsen  
CITY FINANCE DIRECTOR

### COUNTY AUDITOR:

FILED FOR RECORD AT THE REQUEST OF City of Mt. Vernon THIS 19 DAY OF Oct, 1993 AND RECORDED IN VOLUME 15 OF PLATS, PAGE(S) 110-111 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Joseph M. Matney by Cheryl Jorgensen  
SKAGIT COUNTY AUDITOR

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT T.H.S., INC., A WASHINGTON CORPORATION, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND WASHINGTON FEDERAL SAVINGS, THE MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR ALL 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 AND AVENUES SHOWN HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 19th DAY OF September, 1993.

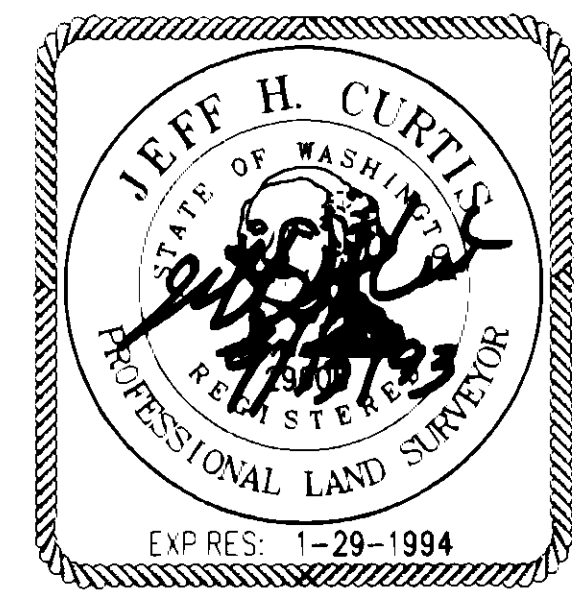
T.H.S., INC., a WASHINGTON CORPORATION  
By: George R. Threlkoff, Pres. (Title)

WASHINGTON FEDERAL SAVINGS  
By: Mahele P. Thomas Vice Pres. (Title)

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF CANDLE RIDGE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, 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.

Jeff H. Curtis  
CURTIS  
CERTIFICATION NO. 29608  
DATE 9/17/93



### ACKNOWLEDGMENTS:

STATE OF WASHINGTON }  
COUNTY OF King }SS

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF Sept 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED George R. Threlkoff KNOWN TO ME TO BE THE President OF T.H.S., INC., A WASHINGTON CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH NAMED OFFICER(S) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE/SHE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Kristine Dwyer  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Puyallup MY COMMISSION EXPIRES 5-15-97

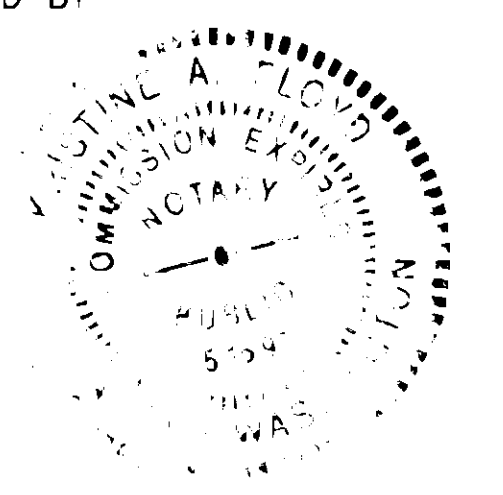


STATE OF WASHINGTON }  
COUNTY OF King }SS

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF Sept 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Victoria G. Evans KNOWN TO ME TO BE THE Vice President OF WASHINGTON FEDERAL SAVINGS, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH NAMED OFFICER(S) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE/SHE IS AN OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF THE SAID CORPORATION.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Kristine Dwyer  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Puyallup MY COMMISSION EXPIRES 5-15-97



### PRIVATE DRAINAGE EASEMENT:

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER 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 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 EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

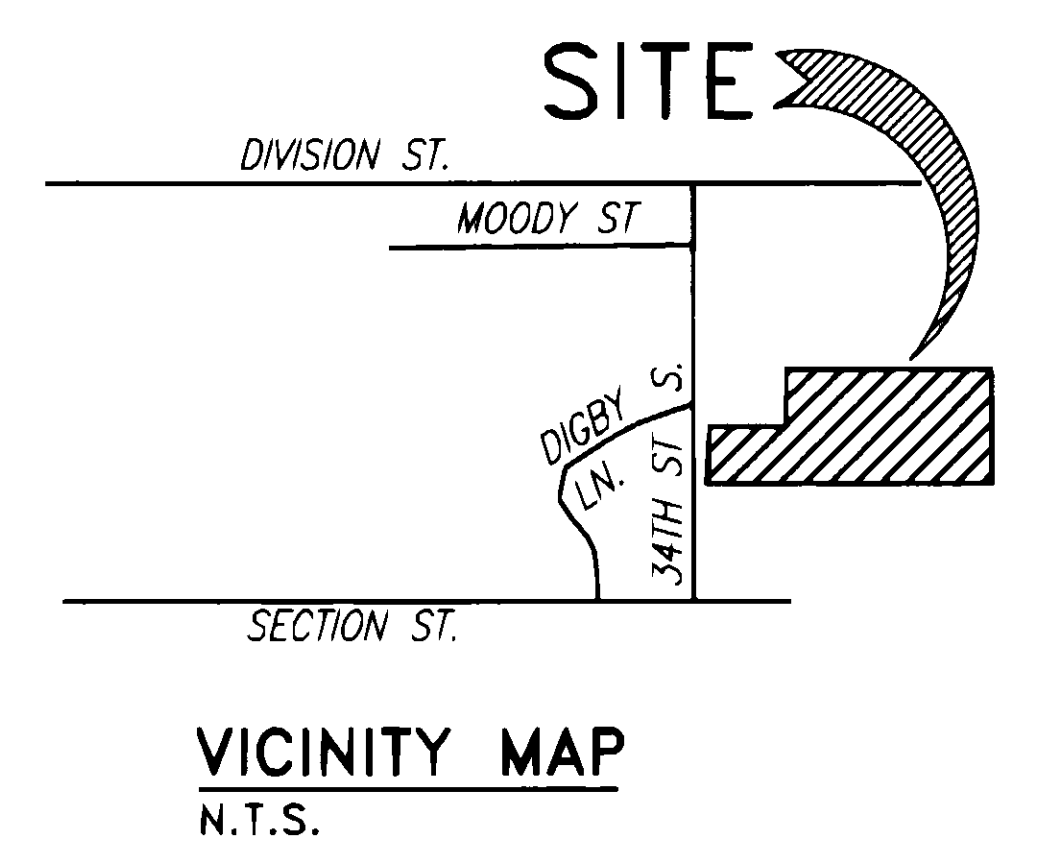
**TREPANIER ENGINEERING**  
PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS  
1420 HEWITT AVE.  
EVERETT, WA. 98201  
(206) 259-5556 FAX: (206) 259-5556

DRAWN BY: <u>B.B.</u>	DATE: <u>10 SEPT 93</u>	PROJECT NO.: <u>92042</u>
CHK'D BY: <u>J.H.C.</u>	SCALE: <u>1" = 100</u>	SHT. / OF: <u>1 of 2</u>

9310190064

# CANDLE RIDGE

A PORTION OF THE SE 1/4, OF THE SE 1/4,  
SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.



CALC'D 1/16TH  
CORNER  
PER R.O.S. VOL. 10,  
PAGE 172.

FOUND MON.  
1.0 SO.  
0.40 EAST

FND. CONC. MON. W/BRASS  
CAP IN CASE 5/21/92  
(FB 64 PG 3)

MINIMUM FINISH FLOOR ELEVATIONS

LOT #3	326.70'
LOT #5	341.10'
LOT #8	351.40'
LOT #13	351.20'
LOT #16	340.90'

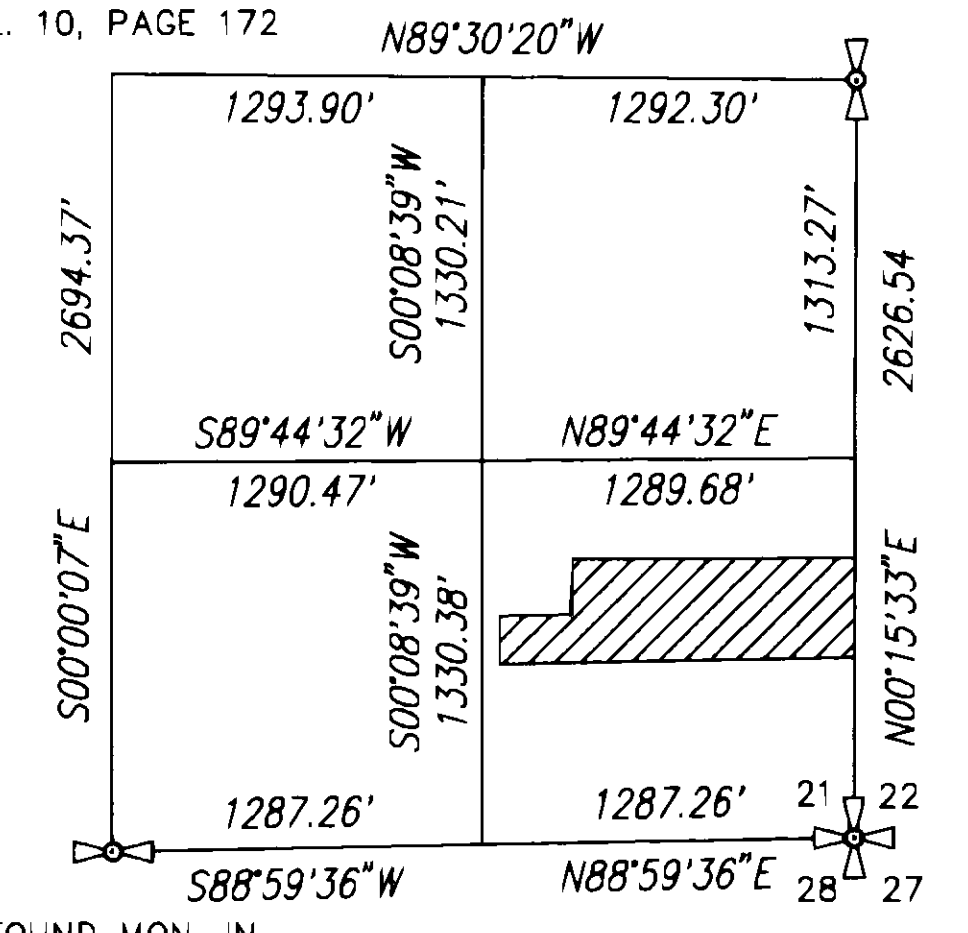


SCALE 1" = 100'

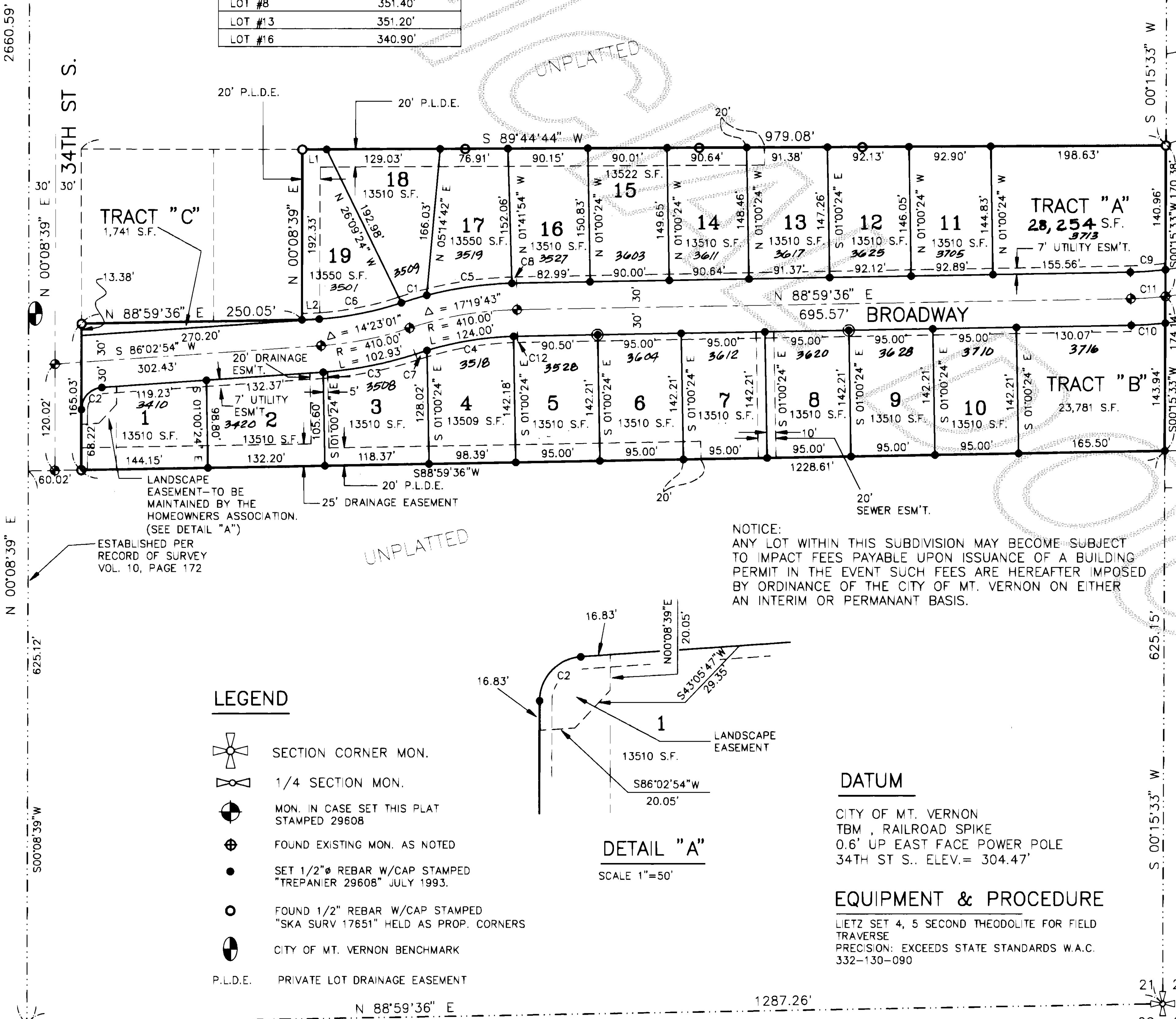
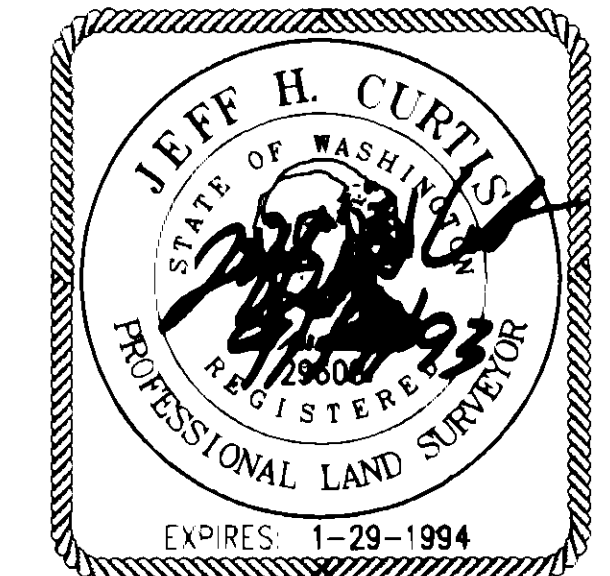
### BASIS OF BEARING

S.E. 1/4, SEC. 21, TWP. 34 N., RNG. 4 EAST W.M.  
SECTION DATA SHOWN HEREON, IS BASED ON  
RECORD OF SURVEY RECORDED IN VOL. 10,  
PAGE 172, RECORDS OF SKAGIT COUNTY WA.  
A.F. #9012280013  
NOTE: DATA ROTATED TO N 00°15'33" E  
ON EAST LINE S.E. 1/4 SEC. 21

CALC'D PER R.O.S.  
VOL. 10, PAGE 172



FOUND MON. IN  
CASE 5/26/93  
(FB 84 PG 11)



NOTICE:  
ANY LOT WITHIN THIS SUBDIVISION MAY BECOME SUBJECT  
TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING  
PERMIT IN THE EVENT SUCH FEES ARE HEREAFTER IMPOSED  
BY ORDINANCE OF THE CITY OF MT. VERNON ON EITHER  
AN INTERIM OR PERMANENT BASIS.

### LINE TABLE

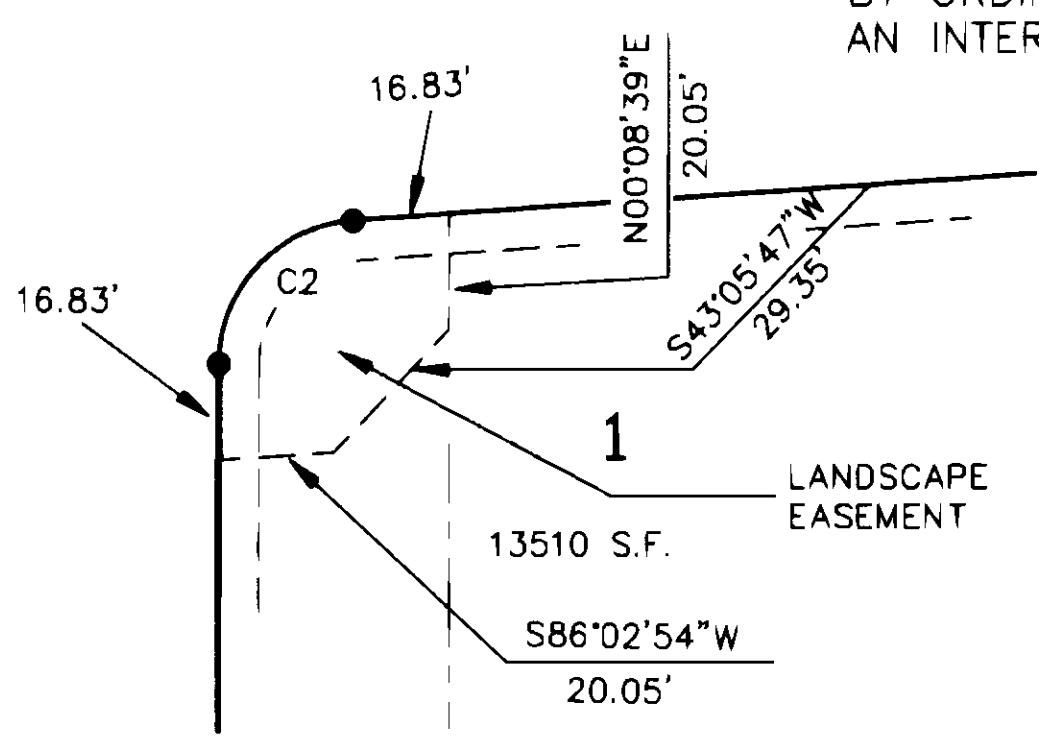
LINE	DIRECTION	DISTANCE
L1	N 89°44'44" E	27.31'
L2	N 87°31'23" E	19.54'

### CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	DELTA
C1	440.00'	30.01'	S 73°37'06" W	03°54'26"
C2	25.00'	37.48'	S 43°05'46" W	85°54'15"
C3	440.00'	110.08'	N 78°49'56" E	14°20'05"
C4	380.00'	99.69'	S 80°47'58" W	15°01'53"
C5	440.00'	97.76'	S 81°56'13" W	12°43'47"
C6	380.00'	95.40'	N 78°51'23" E	14°23'01"
C7	380.00'	10.74'	S 72°28'27" W	01°37'09"
C8	440.00'	5.31'	S 88°38'51" W	00°41'30"
C9	380.01'	36.46'	N 86°14'40" E	05°29'52"
C10	440.01'	38.66'	N 86°28'34" E	05°02'04"
C11	410.01'	39.34'	N 86°14'40" E	05°29'52"
C12	380.00'	4.50'	S 88°39'15" W	00°40'41"

### LEGEND

- SECTION CORNER MON.
- 1/4 SECTION MON.
- MON. IN CASE SET THIS PLAT STAMPED 29608
- FOUND EXISTING MON. AS NOTED
- SET 1/2" Ø REBAR W/CAP STAMPED "TREPANIER 29608" JULY 1993.
- FOUND 1/2" REBAR W/CAP STAMPED "SKA SURV 17651" HELD AS PROP. CORNERS
- CITY OF MT. VERNON BENCHMARK
- P.L.D.E. PRIVATE LOT DRAINAGE EASEMENT



DETAIL "A"  
SCALE 1"=50'

### DATUM

CITY OF MT. VERNON  
TBM, RAILROAD SPIKE  
0.6' UP EAST FACE POWER POLE  
34TH ST S. ELEV.= 304.47'

### EQUIPMENT & PROCEDURE

LIETZ SET 4, 5 SECOND THEODOLITE FOR FIELD TRAVERSE  
PRECISION: EXCEEDS STATE STANDARDS W.A.C. 332-130-090

FND. CONC. MON. W/BRASS  
CAP IN CASE W/PUNCH  
VISITED 9/3/92. (FB 64 PG 39)

CALC'D 1/16TH  
CORNER

SET BRASS SCREW IN LEAD WITH  
3/4" BRASS DISC "LS 29608"

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