

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this Short Plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Emil D. Bowers, P.L.S. *[Signature]* Date: 4-6-98
Certificate No. 22952

Bowers West
Land Surveying and Consulting
237 East Hazel Avenue
Burlington, Washington 98233
Phone No. (360) 755-9079



NOTES

1. Impact Fee Notice: All lots within this subdivision are subject to impact fees, payable upon issuance of a building permit.
2. Utilities shown have been located from Utility Company markings. Verify location prior to excavation. Call: 1 (800) 424-5555, for Utility Location Service.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. Zoning: Residential R1-7.6
5. Sewer: City of Mount Vernon
6. Water: Lot 1: PUD No. 1 of Skagit County. Lot 2: Existing private well
7. Survey Description is from Land Title Company of Skagit County, Subdivision Guarantee, Order No. S-83673, dated December 29, 1997
8. Subdivider: Kirk Campbell
320 South Burlington Blvd.
Burlington, Washington 98233
Phone No. (360) 755-9494
9. Instrumentation: Leitz Set 3, Electronic Distance Meter.
Survey Procedure: Standard Field Traverse.
10. SURVEY IS BASED ON SUBDIVISION OF "THE MEADOWS - PHASE I" RECORDED IN VOLUME 15 OF PLATS, PAGE 170, RECORDS OF SKAGIT COUNTY.

NOTE:

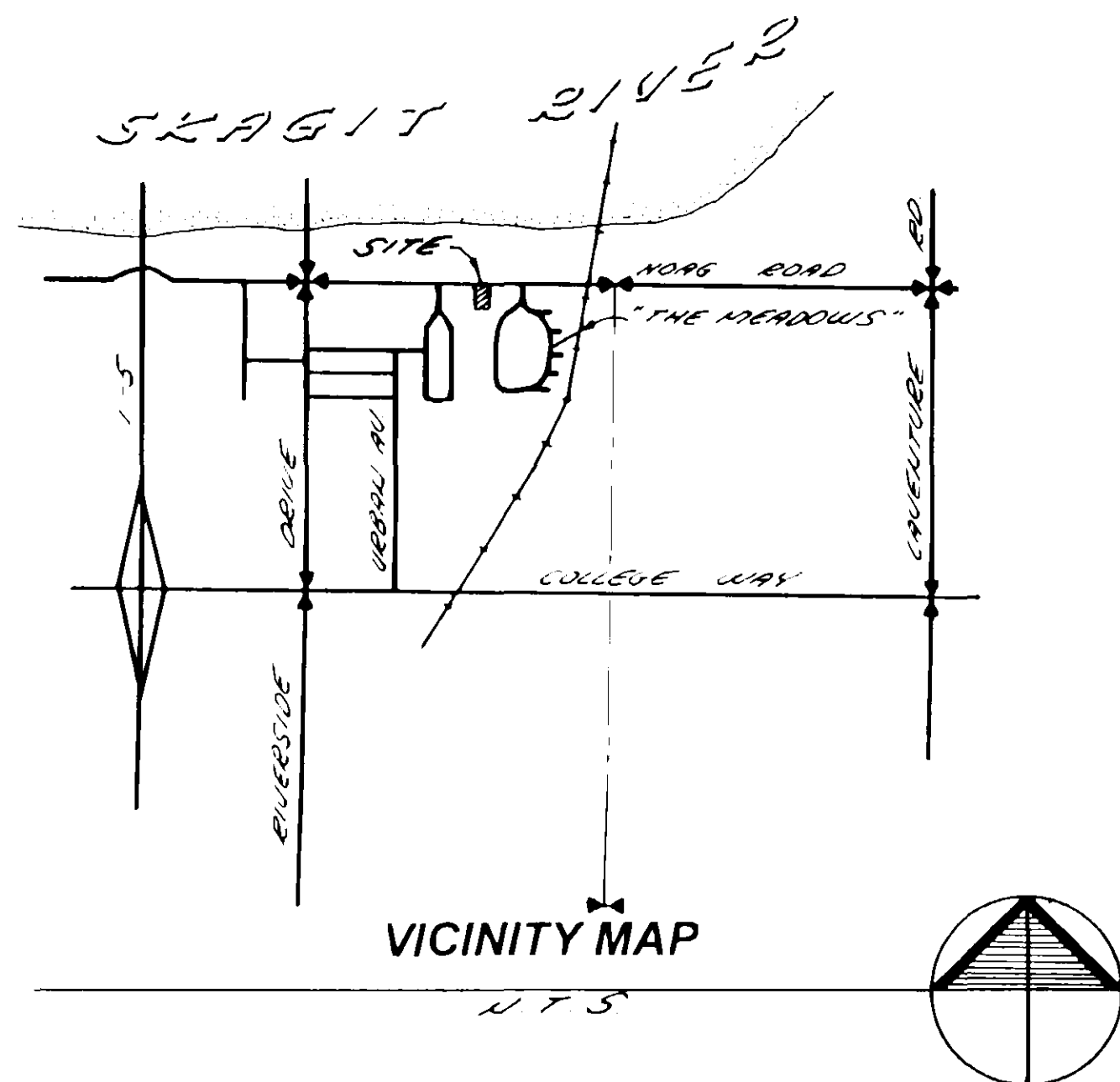
This Survey depicts existing fences and other occupational indicators in accordance with WAC 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title Claims have not been resolved by this survey.

LEGEND

- Indicates 1/2" iron rod set with yellow cap, marked "Bowers 22952", with White 2" X 2" Witness Stake. ALL PIPES AND MONUMENTS SHOULD BE SET ON JAN. 15, 1998

BASIS OF BEARING

Monuments on North Line of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W. M., as shown on the Plat of "The Meadow - Phase 1", recorded in Volume 15 of Plats, Page 170, Records of Skagit County.



PRIVATE DRAINAGE EASEMENT

An Easement for the purpose of conveying local stormwater runoff is hereby granted in favor of the owners of Lot 2 in the areas designated as private drainage easement. The maintenance of private drainage easement established and granted herein shall be the responsibility of, the costs thereof shall be by, the present and future owners of Lot 2 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.

UTILITY EASEMENT PROVISION

An easement is hereby reserved for and granted to The City of Mount Vernon; PUD No. 1 of Skagit County; Puget Sound Energy; Cascade Natural Gas Corp.; GTE; and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) feet of all lots and tracts abutting public 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 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 to all unnecessary damage it causes to any real property owner in the subdivision by exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

59

CONSENT

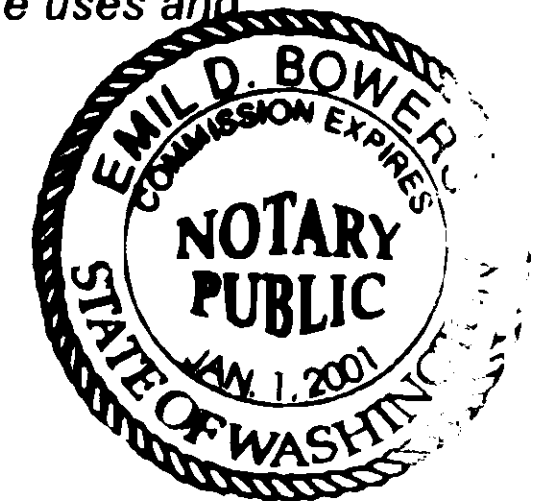
Know all men by these presents that we, the undersigned subdividers hereby certify that this Short Plat is made as our free and voluntary act and deed, in witness whereof we have hereunto set our hands and seals, this 5th day of MARCH, 1999.
[Signatures]
Kirk M. Campbell Susan D. Musselman

ACKNOWLEDGEMENT

State of Washington
County of Skagit

I certify that I know, or have satisfactory evidence that Kirk M. Campbell and Susan D. Musselman, husband and wife, signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Notary signature: *[Signature]*
Date: JAN 01 2001 My appointment expires:



APPROVALS

Examined and approved this 9th day of MARCH, 1999
City Engineer: *[Signature]*

Examined and approved this 9th day of MARCH, 1999
Mayor: *[Signature]*

Attest by Finance Director: *[Signature]*

SKAGIT COUNTY TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year of 1999

Skagit County Treasurer: *[Signature]*

CITY OF MOUNT VERNON FINANCE DIRECTOR'S CERTIFICATE

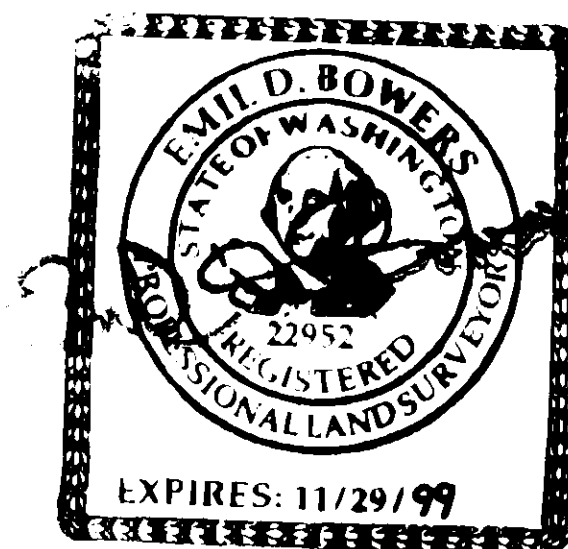
This is to certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

This 9th day of MARCH, 1999
Finance Director: *[Signature]*

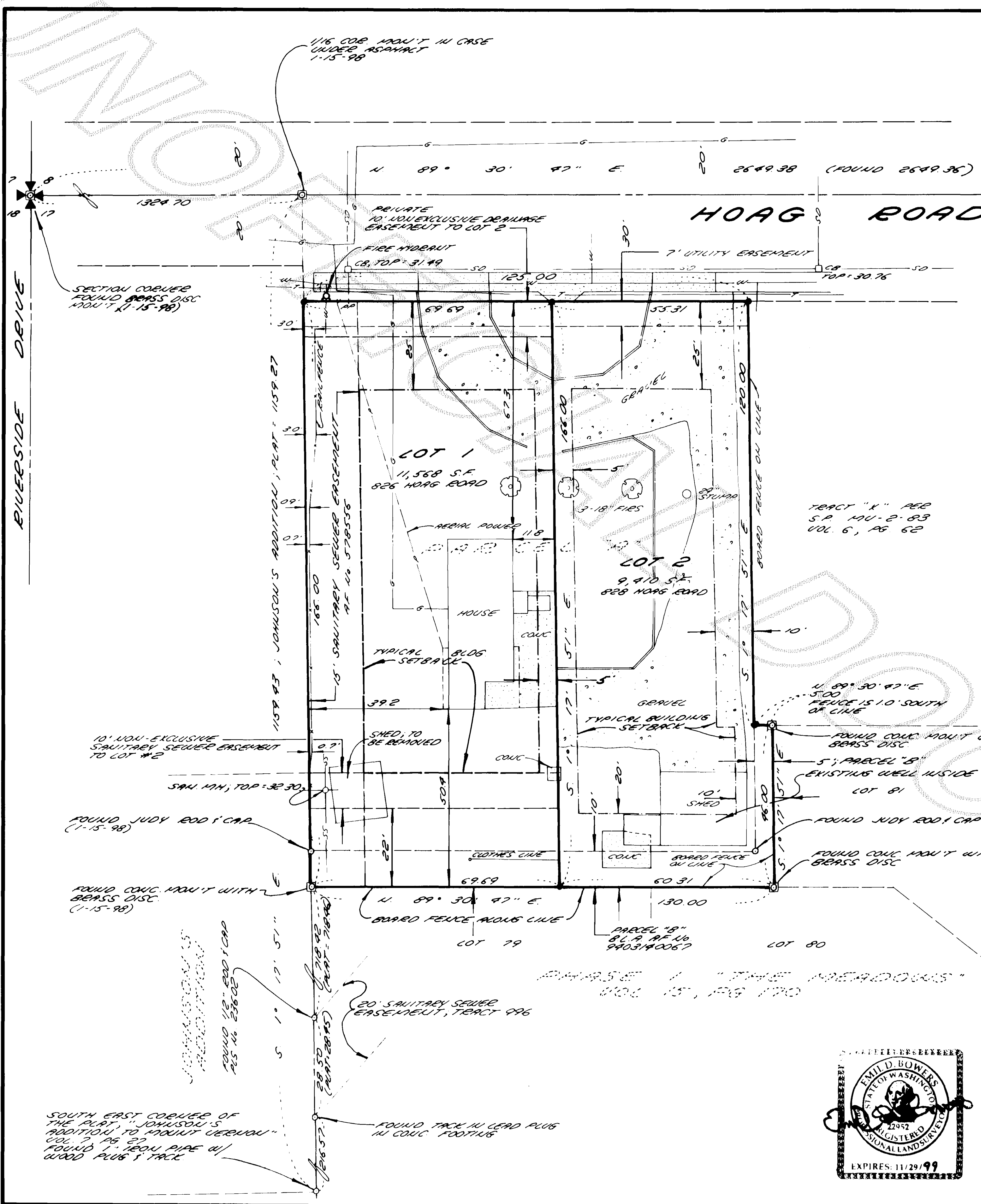
AUDITOR'S CERTIFICATE

Filed for record this 11 day of March, 1999
At 22 minutes past 11 o'clock A. M., and recorded in
Volume 14 of Short Plats, at page 67
Records of Skagit County, Washington.

Auditor's File No. 9903110041 Date: 3-11-99
Skagit County Auditor: *[Signature]*

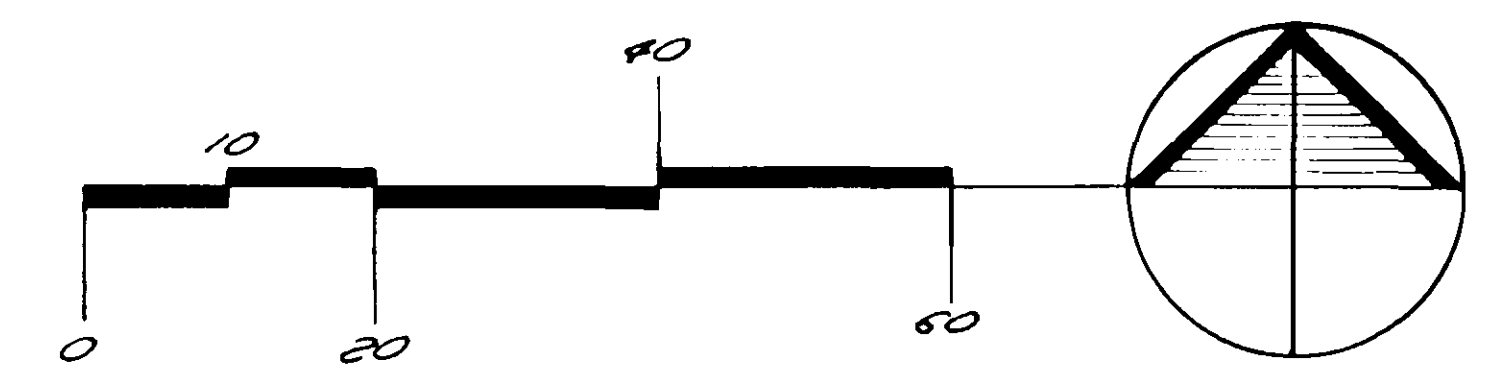


Survey in a Portion of the NE 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 4 East, W. M. in the City of Mount Vernon for: KIRK M. CAMPBELL & SUSAN D. MUSSELMAN		
BOWERS WEST Land Surveying & Consulting 237 East Hazel Avenue Burlington, Washington 98233	Short Plat Number: <u>MU-1-98</u>	DATE: <u>JAN 1998</u>
	SCALE: <u>1" = 20'</u>	JOB NO. <u>98001</u>
	<u>18-2</u>	<u>16-62-67</u>



LEGEND

- W— Indicates existing water line
- G— Indicates existing gas line
- T— Indicates existing buried telephone line
- P— Indicates existing power line
- SD— Indicates existing storm sewer
- SS— Indicates existing sanitary sewer



SCALE IN FEET: 1" = 20'

LEGAL DESCRIPTION

PARCEL "A"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W. M., described as follows:

Beginning at the Northwest corner of Said Northeast 1/4 of the Northwest 1/4; thence East along the North line thereof, a distance of 125 feet; thence South 186 feet; thence West 125 feet to the West line of said Northeast 1/4 of the Northwest 1/4; thence North along said West line, a distance of 186 feet to the point of beginning.

Except that portion lying within the boundaries of the Hoag County Road, running along the North line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W. M., described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of the Northwest 1/4; thence East along the North line thereof a distance of 125.00 feet; thence South 150.00 feet parallel with the West line of said Northeast 1/4 of the Northwest 1/4 to the point of beginning; thence East 5.00 feet parallel with said North line; thence South 46.00 feet parallel with said West line; thence West 130.00 feet parallel with said North line to the West line of said Northeast 1/4 of the Northwest 1/4; thence North 10.00 feet along said West line; thence East 125.00 feet parallel with said North line; thence North 36.00 feet parallel with said West line to the point of beginning.

Situate in the County of Skagit, state of Washington.

SHEET 2 OF 2

Survey in a Portion of the NE 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 4 East, W. M. in the City of Mount Vernon for: **KIRK M. CAMPBELL & SUSAN D. MUSSELMAN**



BOWERS WEST
Land Surveying & Consulting
237 East Hazel Avenue
Burlington, Washington 98233

Short Plat Number:	MU-1-98
SCALE:	1" = 20'
DATE:	JAN 1998
FB #	AS 62-67
	JOB NO. 98001

U-14 Sh Plat pg 7