

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 10, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1W, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH IS APPROXIMATELY 50 FEET EAST OF THE CENTERLINE OF THE OLD PUGET SOUND AND CASCADE RAILWAY TRACK LINE, BEING FURTHER DESCRIBED AS A POINT, 788.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 10; THENCE EAST ON THE SOUTH LINE OF THE SECTION TO A POINT, 1138.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH TO THE SKAGIT RIVER; THENCE WESTERLY ALONG THE BANK OF SAID RIVER TO A POINT 50 FEET EASTERLY OF THE CENTERLINE OF THE OLD RAILWAY TRACK LINE; THENCE SOUTHERLY, PARALLEL WITH SAID RAILROAD TRACK LINE AND THE POINT OF BEGINNING; EXCEPT DIKE AND COUNTY ROAD RIGHTS-OF-WAY, AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 1138.5 FEET EAST OF THE SOUTHWEST CORNER; THENCE NORTH 225 FEET; THENCE WEST 20 FEET; THENCE SOUTH 225 FEET; THENCE EAST 20 FEET TO THE POINT OF BEGINNING. AND EXCEPT THE SOUTH 11 FEET; AND EXCEPT THE NORTH 13 FEET OF THE SOUTH 24 FEET OF THE WEST 10.50 FEET.

OWNER'S CERTIFICATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE 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 HERE UNTO SET OUR HAND AND SEALS THIS 27th DAY OF Jan. 20 04

John N. Hocking

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 27th DAY OF Jan. 20 04 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JOHN N. HOCKING, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Rashel D. O'Neil
NOTARY PUBLIC
STATE OF WASHINGTON
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

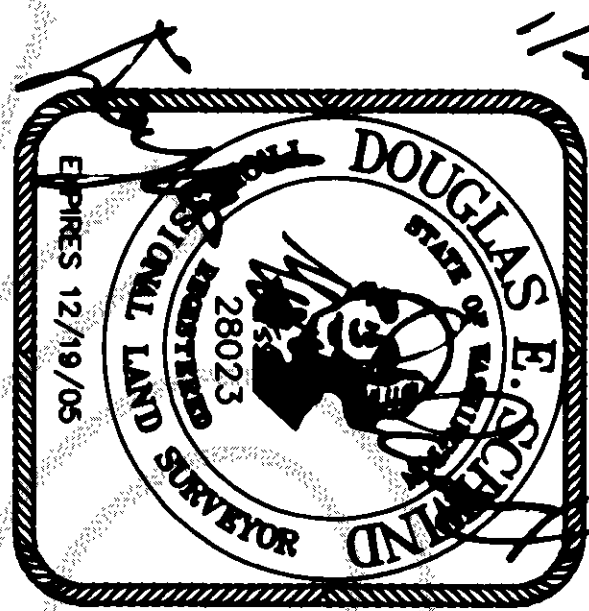
My Commission Expires June 1, 2007

STREET FRONTAGE IMPROVEMENTS

THE CITY OF MT VERNON DEFERRED THE REQUIREMENT OF STREET IMPROVEMENTS AT THE TIME OF SHORT PLAT APPROVAL, HOWEVER, ALL OF THE IMPROVEMENTS FOR THIS ENTIRE SHORT PLAT MUST BE CONSTRUCTED PRIOR TO ANY ONE LOT RECEIVING A PERMIT OR APPROVAL OF FURTHER DEVELOPMENT BEYOND A SINGLE FAMILY RESIDENCE

SHORELINE DESIGNATION

RURAL RESIDENTIAL (PER SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM (SMMP)) RESIDENTIAL DEVELOPMENT IS PERMITTED SUBJECT TO THE GENERAL AND TABULAR REGULATIONS FOUND IN THE SMMP. SPECIFICALLY, RESIDENTIAL STRUCTURES SHALL BE SETBACK COMMON TO THE AVERAGE OF SETBACKS FOR EXISTING DWELLING UNITS WITHIN 300- FEET OF THE SIDE PROPERTY LINES OR 50- FEET, WHICHEVER IS GREATER, IF THERE IS ONLY ONE OR NO DWELLING UNITS WITHIN 300- FEET OF SIDE PROPERTY LINES. THEN THE SHORELINE SETBACK SHALL BE 50- FEET. HEIGHT LIMITS: 0- 100 FEET FROM THE ORDINARY HIGH WATER MARK (OHWM) SHALL BE 30- FEET AND 101- 200 FEET FROM THE OHWM SHALL BE 40- FEET. HEIGHT LIMITS FOR ACCESSORY DEVELOPMENT SHALL BE 15- FEET. SITE COVERAGE IN THE SHORELINE AREA SHALL BE LIMITED TO 30%



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____
THIS _____ DAY OF _____ 20 ____ AT _____ AM/PM AND RECORDED
UNDER AUDITOR'S FILE NO. _____ RECORDS OF
SKAGIT COUNTY, WASHINGTON.

DEPUTY

COUNTY AUDITOR

COUNTY 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 2003.

TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 20 ____ DAY OF _____ 20 ____ 1/29/2004

Debra J. Winkler
DEPUTY
SKAGIT COUNTY TREASURER

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 OF OTHER PUBLIC USE, ARE PAID IN FULL, THIS 4 DAY OF FEB. 2004

Debra J. Winkler
CITY TREASURER

CITY ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS 2 DAY OF Feb. 2004

Debra J. Winkler
CITY ENGINEER

CITY MAYOR APPROVAL

EXAMINED AND APPROVED THIS 6 DAY OF Feb. 2004

Debra J. Winkler
MAYOR

Attest Finance Director

NOTES

ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. NO FURTHER SUBDIVISION SHALL OCCUR WITHOUT COMPLIANCE WITH CHAPTER 16.04 THROUGH 16.28 MVMC.

SETBACKS
FRONT YARD - 35 FEET ON ARTERIAL STREETS,
30 FEET ON ALL OTHER STREETS.
SIDE YARD - 10 FEET ON EACH SIDE
REAR YARD - 20 FEET

ZONING R-4
WATER: SKAGIT COUNTY PUD #1
SEWER: CITY OF MOUNT VERNON
POWER: PUGET SOUND POWER & LIGHT COMPANY
GAS: CASCADE NATURAL GAS CORPORATION
CABLE TV: AT&T BROADBAND
TELEPHONE: VERIZON NORTHWEST

ADDRESSES

LOT 1 - 609 AND 611 HOAG ROAD (EXISTING HOUSES)
LOT 2 - 613 AND 615 HOAG ROAD (EXISTING HOUSES)
LOT 3 - 701 HOAG ROAD

SHORT PLAT NO MV-04-03

HOCKING SHORT PLAT

SURVEY in a portion of Government Lot 10,
SW 1/4 of the SW 1/4 of
Section 8, T. 34 N., R. 4 E. 1W

JOHN N. HOCKING

17714 GREEN ACRES RD, MT VERNON, WA (360) 428-0306

PROJECT 03098

DRAWING 03098.DWG

DRAWN BY pm

CHECKED BY des

DATE Jan, 2004

SHEET 2 OF 2

