

THUNDERBIRD TERRACE SHORT PLAT
SE 1/4 OF SE 1/4 OF SEC. 16, TWP. 34 N. RNG. 4 E., W.M.
CITY OF MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON

THUNDERBIRD EAST SECOND ADD ZONING: R-1, S.B.

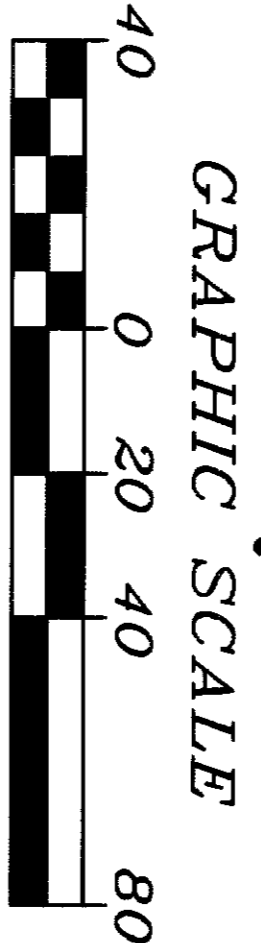
FOUND PUNCH MARK IN 2" BRASS DISK IN CONC MON IN CAST IRON CASE 0.35 FT DEEP. VISITED 01/20/05

SE COR SEC 16, FOUND PUNCH MARK IN BRASS DISK IN CONC MON IN CAST IRON CASE. VISITED 01/20/05

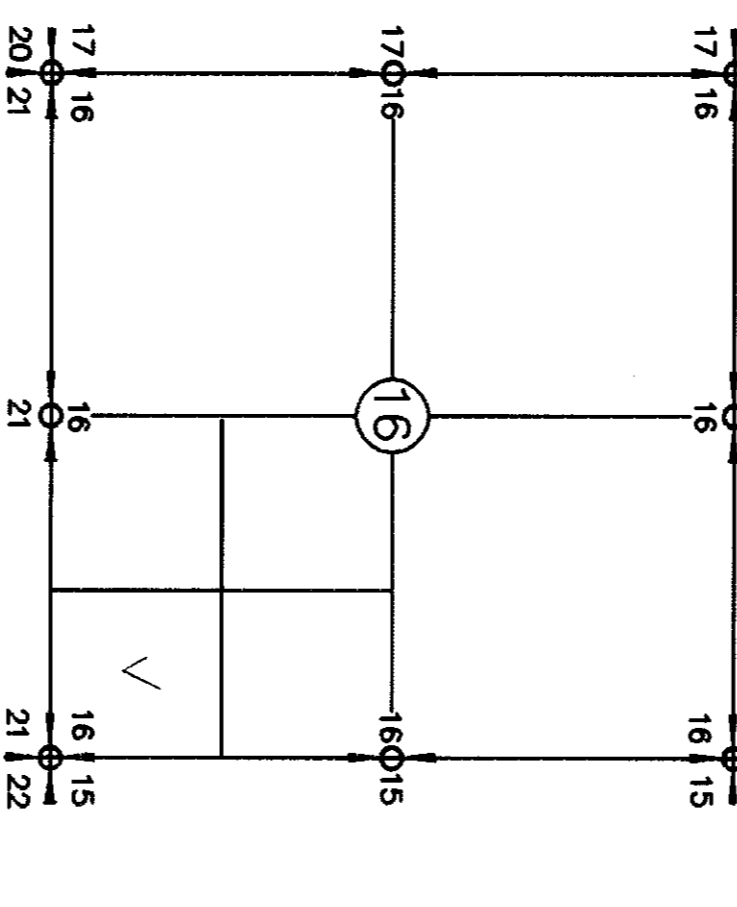
AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.
 200503070126
 Skagit County Auditor
 3/12/2005 Page 1 of 1 1:38PM
 County Auditor
 Skagit County, Washington
 by Deputy
 Janelle W. Pool

CURVE TABLE

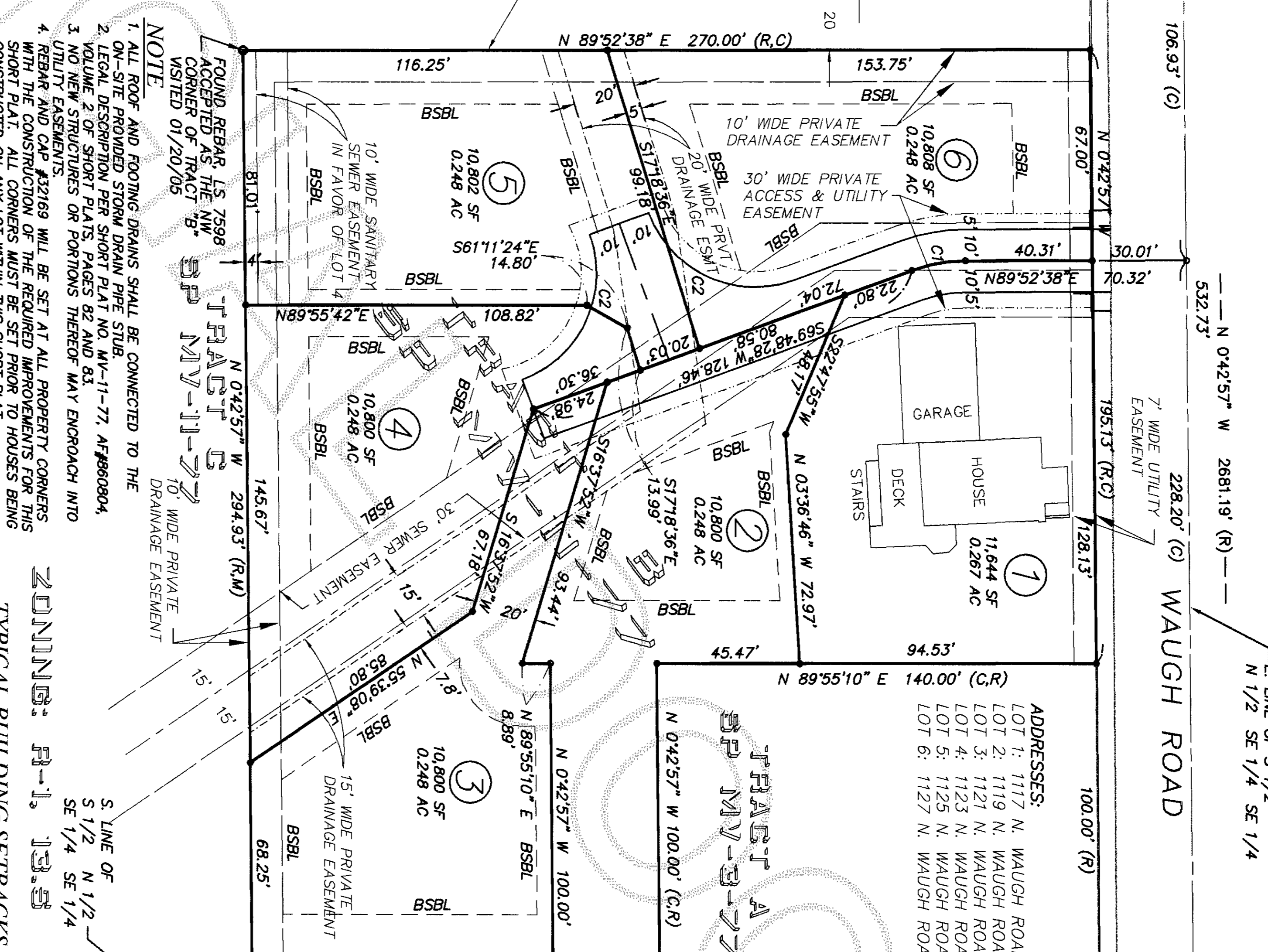
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	2094.10°	50.00	17.51	8.85
C2	90700.00°	36.00	56.55	56.55



Horizontal Scale: 1 Inch = 40 Feet



ZONING: R-1, S.B.
 PARK MEADOWS
 N 89°52'38" E

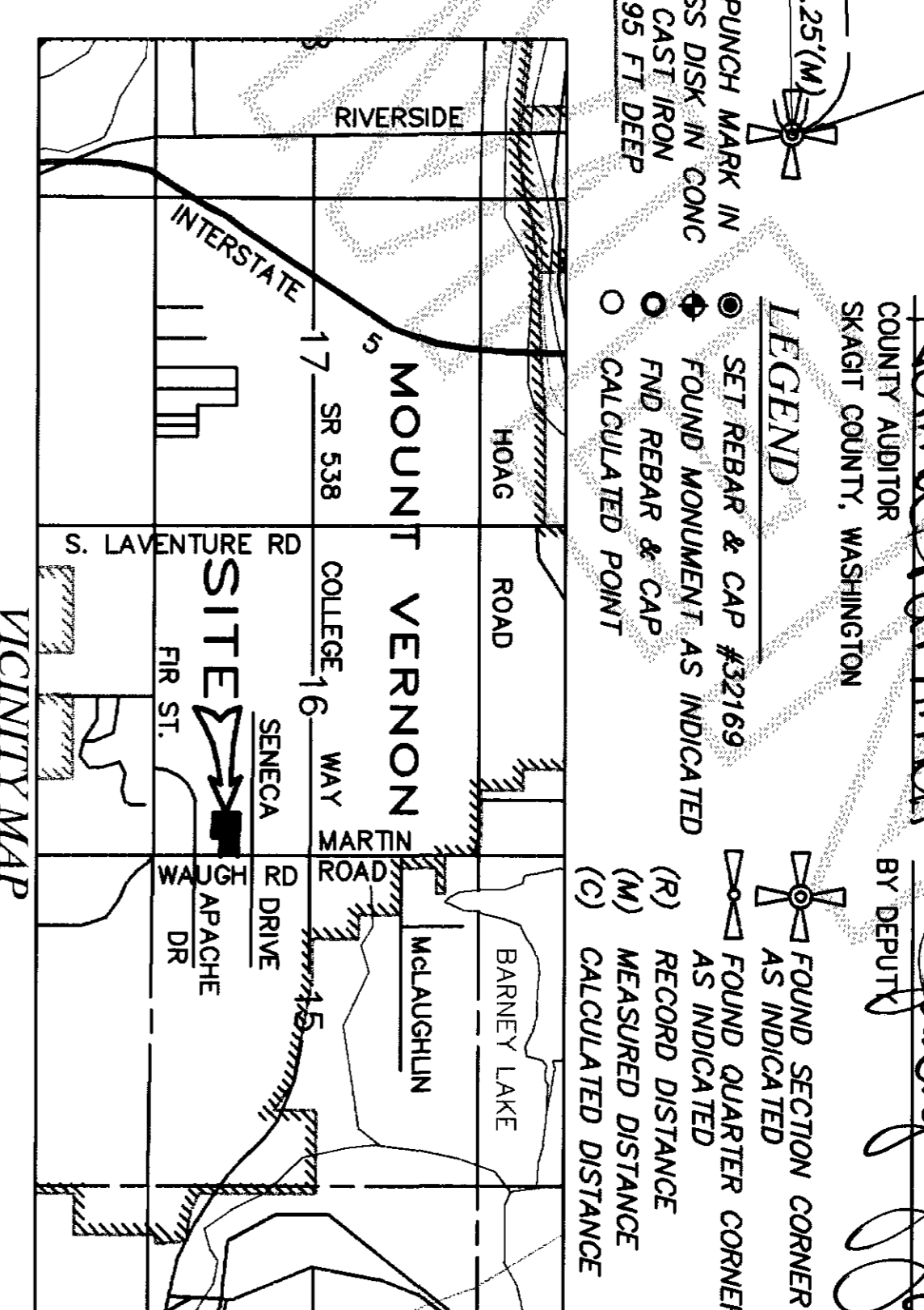


ADDRESSSES:
 LOT 1: 1117 N. WAUGH ROAD
 LOT 2: 1119 N. WAUGH ROAD
 LOT 3: 1123 N. WAUGH ROAD
 LOT 4: 1125 N. WAUGH ROAD

FOUND REBAR, LS 7598 ACCEPTED AS THE SOUTHWEST CORNER OF TRACT "A" VISITED 01/20/05

FOUND REBAR, LS 7598 ACCEPTED AS THE SW CORNER OF TRACT "A" VISITED 01/20/05

FOUND REBAR, LS 7598 ACCEPTED AS THE SW CORNER OF TRACT "A" VISITED 01/20/05



LEGAL DESCRIPTION
 TRACT "B" OF SHORT PLAT MV-11-77, APPROVED JULY 15, 1977, RECORDED UNDER AUDITOR'S FILE NO. 868004, IN VOLUME 2 OF SHORT PLATS, PAGES 82 AND 83, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, EXCEPT MINERAL RIGHTS AS RESERVED IN DEED FROM STATE OF WASHINGTON, RECORDED IN VOLUME 90 OF DEEDS, PAGE 38.

UTILITY EASEMENT PROVISIONS
 A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PIJET SOUND OF WASHINGTON, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND AT&T CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS ABUTTING AND PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, DRENCH, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICE TO THE SUBDIVISION AND LOTS OF THE PROPERTY DESCRIBED HEREIN. THE UNDERSIGNED THAT HAVE GRANTED THIS EASEMENT SHALL BE RESPONSIBLE TO ALL ADJOINING LOT OWNERS AND NEARBY PROPERTY OWNERS IN THE SUBDIVISION FOR THE EXPENSE OF RIGHTS AND BENEFITS HEREIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVED BY THE CITY ENGINEER.

PRIVATE DRAINAGE EASEMENT
 AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT". THE MAINTENANCE OF SAID "PRIVATE DRAINAGE EASEMENT" IS ESTABLISHED AND GRANTED HEREIN. THE MAINTENANCE AND COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTIES. THEIR HERES PERSONAL REPRESENTATIVES, AND ASSIGNS. THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENT FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2004, 2005

APPROVALS
 EXAMINED AND APPROVED THIS 2 DAY OF March 2005.
 APPROVED - DEVELOPMENT SERVICES DIRECTOR:
 APPROVED - FINANCE DIRECTOR:

ACKNOWLEDGEMENT
 STATE OF Washington)
 COUNTY OF Skagit)
 ON THIS 25th day of February, 2005, before me, the undersigned a Notary Public, personally appeared the following persons, known to me to be the individual described in and who executed the declaration herein, and acknowledged that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and witnessed my hand and official seal the day and year first mentioned above.

Janelle W. Pool
 Notary Public
 My Commission Expires 02/18/10

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT 3420 1st Ave S.E.
 MY COMMISSION EXPIRES 02/18/10

APPROVALS
 APPROVED - MAYOR
 APPROVED - FINANCE DIRECTOR

LAND USE NO. LU04-022

NOTES
 ZONING: R-1, 13.5 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT
 CITY OF MOUNT VERNON
 CLUSTER MIN. AREA: 10,800 SF
 SERVICE: CITY OF MOUNT VERNON
 STORM: SKAGIT R.I.D. #1
 WATER: PIJET SOUND ENERGY
 POWER: VERIZON
 PHONE: CASCADE NATURAL GAS
 GAS: CASCADE NATURAL GAS

SURVEY EQUIPMENT & PROCEDURE
 THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION SEPT. 2004.

IMPACT FEE NOTICE
 ANY LOT WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT AS OUTLINED IN THE CITY OF MOUNT VERNON ORDINANCE NO. 2552 AND 2596.

30 PRIVATE ACCESS AND UTILITY EASEMENT
 ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ACCESS ROAD LOCATED WITHIN THE 30 FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT IS THE RESPONSIBILITY OF, AND COST SHARED EQUALLY BY, THE ADJOINING LOT OWNERS.

BASES OF BEARING
 THE EAST LINE OF SECTION 16, BEARING N 0°42'57" W AS SHOWN ON THE SHORT PLAT NO. MV-11-77, RECORDED JULY 15, 1977, IN VOLUME 2 OF SHORT PLATS, PAGE 82 AND 83, UNDER AUDITOR'S FILE NO. 868004, RECORDS OF SKAGIT COUNTY, WASHINGTON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SHORT PLAT.

DEVELOPER/OWNER
 ANN M. PATTEN
 1117 N. WAUGH ROAD
 MOUNT VERNON, WA 98273
 (360) 424-7305

DECLARATION
 KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE ATTACHED SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED.

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 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
 PHONE: (360) 416-4999 FAX: (360) 416-4949
 E-MAIL: YSK@SUMMITES.COM

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