

201001070088  
 Skagit County Auditor  
 1/7/2010 Page 1 of 2 1:31PM

COUNTY AUDITOR: Carl S. Skag  
 DEPUTY: Steve Broman

**LEGAL DESCRIPTION**  
 THE SOUTH 220 FEET OF THE NORTH 660 FEET OF THE EAST 16 RODS, OF THE SOUTH 50 RODS OF THE SOUTHWEST 1/4, SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, EXCEPT THE EAST 120 FEET THEREOF.  
 TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND UTILITIES OVER, ACROSS AND UNDER THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 THE WEST 90 FEET OF THE EAST 120 FEET OF THE SOUTH 825 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 610 FEET THEREOF, AND ALSO EXCEPT THE SOUTH 120 FEET THEREOF.

**NOTE:**

1. THIS SURVEY ILLUSTRATES EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.

2. TRACT A IS NOT A BUILDABLE LOT. THIS TRACT WAS CREATED TO PROVIDE AN AREA FOR PARKING FOR PARCEL P28959 (1115 SO. 18TH STREET). THIS TRACT SHALL BE COMBINED WITH PARCEL P28959 THROUGH A BOUNDARY LINE ADJUSTMENT APPLICATION AFTER RECORDING OF THIS SHORT PLAT. AN EASEMENT FOR ACCESS AND PARKING IS HEREBY GRANTED TO PARCEL P28959 OVER TRACT A TO UTILIZE THIS TRACT UNTIL THE BOUNDARY LINE ADJUSTMENT IS COMPLETED.

3. THE 26 FOOT WIDE ACCESS AND UTILITY EASEMENT SHOWN ON LOTS 1, 2, 4 AND PARCEL P28959 SHALL BE FOR THE BENEFIT OF ALL LOTS AND TRACTS WITHIN THIS SHORT PLAT AND PARCEL P28959 (1115 SO. 18TH STREET). THE MAINTENANCE OF THE PRIVATE STREET STORAGE SYSTEM WITHIN THIS EASEMENT AND UTILITY EASEMENT SHALL BE THE RESPONSIBILITY OF THE BENEFITING LOTS. SEE SHORT PLAT CODES, COVENANTS AND RESTRICTIONS (CC&R) RECORDED UNDER AUDITORS' FILE NUMBER ~~201001070089~~ **201001070089**

4. NO PARKING SHALL BE ALLOWED WITHIN THE 26 FOOT WIDE ACCESS EASEMENT.  
 5. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE, POLICY NUMBER H-967929, DATED MARCH 19, 2009.

6. THE CITY OF MOUNT VERNON HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER AND FIRE CHIEF.

7. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

**TYPICAL BUILDING SETBACKS**

THE BUILDING SETBACKS FOR LOTS 1, 2 AND 5 WITHIN THIS SHORT PLAT SHALL BE MEASURED FROM THE EDGE OF THE 26 FOOT WIDE ACCESS AND UTILITY EASEMENT AND NOT THE PROPERTY LINE. SETBACKS FOR ALL LOTS WITHIN THIS PLAT ARE AS FOLLOWS:  
 FRONT YARD: NOT LESS THAN 10 FEET, EXCEPT COVERED FRONT PORCHES MAY HAVE A SET BACK OF NOT LESS THAN 5 FEET. THE FRONT GARAGES SHALL MAINTAIN AT LEAST 20 FEET MEASURED FROM THE EDGE OF THE PROPERTY LINE OR ACCESS EASEMENT AS REQUIRED ABOVE. GARAGES SHALL ALSO BE SET-BACK AT LEAST 4 FEET FROM THE PRIMARY STRUCTURES UNLESS ARCHITECTURALLY TREATED. ARCHITECTURAL TREATMENT SHALL INCLUDE A TRELLIS, ARBOR OR OTHER SIMILAR FEATURE ABOVE THE GARAGE FACE. DIFFERING BUILDING MATERIALS INSTALLED AROUND THE GARAGE, AND WINDOWS INCORPORATED INTO THE GARAGES.  
 REAR YARD: NOT LESS THAN 10 FEET.  
 SIDE YARD: NOT LESS THAN 5 FEET, ALLOWING, HOWEVER, THAT THE EAVES OF A DWELLING OR ACCESSORY STRUCTURE MAY PROJECT 18 INCHES FROM THE LINE OF THE SETBACK TOWARD A PROPERTY LINE. IN ORDER TO PROTECT PRIVACY, WINDOWS FACING THE SIDE YARD SHALL BE OFF-SET FROM THE ADJACENT RESIDENCE. THE INSTALLATION OF FENCES, WALLS OR HEDGES WILL BE REQUIRED. GARAGES MAY BE BUILT WITH ZERO LOT LINE FROM SIDE PROPERTY LINES SUBJECT TO THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

**BASIS OF BEARING**  
 EXISTING MONUMENTS FOUND IN THE CENTERLINE OF SO. 18TH STREET, BEING THE WEST LINE OF THE SE 1/4 OF THE SE 1/2 OF SECTION 20, BEARING N 00°57'37" E, AS PER SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 9008220012 RECORDS OF SKAGIT COUNTY, WASHINGTON.

**SURVEY EQUIPMENT & PROCEDURE**

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 7-05.

**NOTES**

ZONING: R-1, 7.0 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT  
 SEWAGE: CITY OF MOUNT VERNON  
 WATER: SKAGIT P.U.D. #1  
 POWER: PUGET SOUND ENERGY  
 PHONE: VERIZON  
 GAS: CASCADE NATURAL GAS

**ADDRESSES**

LOT 1 - 1113 HARMONY LANE	LOT 2 - 1107 HARMONY LANE
LOT 3 - 1101 HARMONY LANE	LOT 4 - 1100 HARMONY LANE
LOT 5 - 1110 HARMONY LANE	

**IMPACT FEE NOTICE**

ALL LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.

**UTILITY EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS CORPORATION, VERIZON, AND COMCAST CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE ACCESS AND UTILITY EASEMENTS SHOWN ON THIS PLAT, 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 REPAIR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HERIN GRANTED. PROPERTY OWNER IS PROHIBITED FROM BUILDING IMPROVEMENTS WITHIN THIS EASEMENT UNLESS APPROVAL HAS BEEN GRANTED BY THE CITY ENGINEER.

**SURVEYORS CERTIFICATE**

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS SHORT PLAT, TITLED "BROMAN SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 34N, RANGE 4E, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLAGING REGULATIONS.

Young-Soo Kim  
 YOUNG-SOO KIM, S.S. #32169

**OWNER(S)**

STEVE BROMAN  
 405 SO. 7TH STREET  
 MOUNT VERNON, WA 98274  
 (360) 336-3262

**ACKNOWLEDGEMENT**  
 STATE OF WASHINGTON  
 COUNTY OF SKAGIT  
 ON THIS 5 DAY OF MAY 2009, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED STEVE BROMAN  
 TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNER(S) HAD SIGNED AND PURPOSES THEREIN MENTIONED.  
 WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND DATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
Young-Soo Kim  
 NOTARY PUBLIC  
 My Comm. Expires 04/24/2012  
 RESIDING AT 1100 1/2 AVENUE

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED.  
 IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEAL THIS 5th DAY OF MAY 2009.

Steve Broman  
 STEVE BROMAN

**CITY FINANCE DIRECTOR'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, ALLEY, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 5th DAY OF MAY 2009.

Christine Skag  
 CITY FINANCE DIRECTOR

APPROVED AND APPROVED THIS 27th DAY OF MAY 2009.  
 CITY ENGINEER  
 Approved by the CITY OF MOUNT VERNON, WASHINGTON, THIS 28th DAY OF MAY 2009.

MAYOR: Bill  
 ATTEST: FINANCE DIRECTOR: Christine Skag

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 27 DAY OF MAY 2009.  
 COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

**TREASURER'S CERTIFICATE**  
 THIS IS CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISTINGUISHED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING DISBURSEMENT 2009.

Steve Broman  
 DATE: 1-7-2010



