

BROMAN SHORT PLAT  
SW 1/4 OF SE 1/4 OF SEC. 20, TWP. 34 N. RNG. 4 E., W.M.  
CITY OF MOUNT VERNON  
SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



201001070088

Skagit County Auditor

1/7/2010 Page 1 of 2 1:31PM

COPY AUDITOR Steve Broman DEPUTY Carl S. Ska

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS 19 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 SIGNATURED, SEALED  
THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES  
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, RESIDING AT 1800 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 19th DAY OF MAY 2009.

Steve Broman  
STEVE BROMAN

CITY FINANCE DIRECTORS 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 18th  
DAY OF MAY 2009.

CITY FINANCE DIRECTOR  
Quinn Skusek

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 Patricia

ATTEST: FINANCE DIRECTOR Quinn Skusek

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

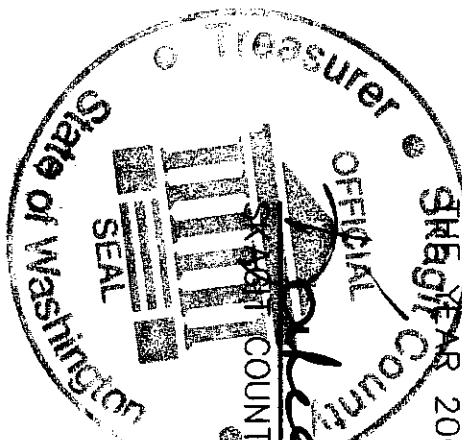
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
Quinn Skusek

TREASURERS 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  
DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING  
DATE 1-7-2010 2009.

Skagit County

DATE 1-7-2010



SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-6999 FAX: (360) 416-1949  
E-MAIL: [TSK@SUMMITES.COM](mailto:TSK@SUMMITES.COM)

L1005-058 05050

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 P26959 (1115 SO. 18TH  
STREET). THIS TRACT SHALL BE COMBED WITH PARCEL P26959 THROUGH  
A BOUNDARY LINE ADJUSTMENT APPLICATION AFTER RECORDING OF THIS  
SHORT PLAT. AN EASEMENT FOR ACCESS AND PARKING IS HEREBY GRANTED  
TO PARCEL P26959 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,  
5, AND TRACT A, AND THE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT ON  
PARCEL P26959, SHALL BE FOR THE BENEFIT OF ALL LOTS AND TRACTS  
WITHIN THIS SHORT PLAT AND PARCEL P26959 (1115 SO. 18TH STREET).  
THE MAINTENANCE OF THE PRIVATE STREET AND STORM DRAIN SYSTEM  
WITHIN THIS ACCESS AND UTILITY EASEMENT SHALL BE THE RESPONSIBILITY  
OF THE BENEFITING LOTS. SEE SHORT PLAT CODES, COVENANTS AND  
RESTRICTIONS (CC&R) RECORDED UNDER AUDITOR'S FILE NUMBER  
~~201001070088~~ 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:

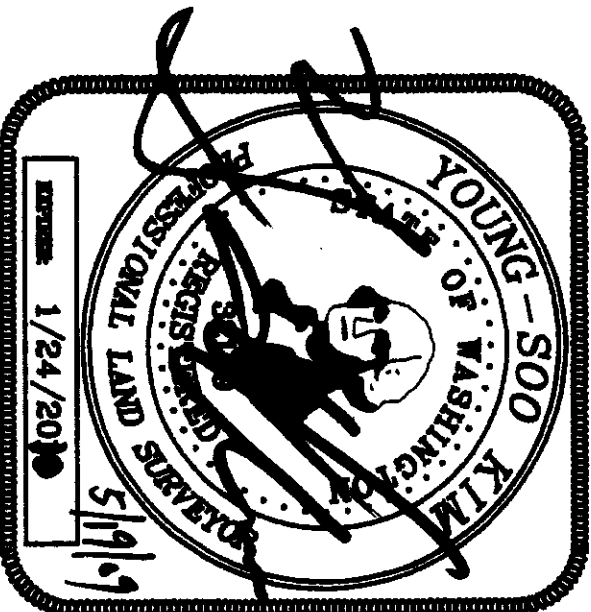
FRONT YARD: NOT LESS THAN 10 FEET, EXCEPT COVERED FRONT PORCHES  
MAY HAVE A SET BACK OF NOT LESS THAN 5 FEET. THE FRONT GARAGES  
SHALL MAINTAIN AT LEAST 20 FEET MEASURED FROM THE EDGE OF THE  
PROPERTY LINE OR ACCESS EASEMENT AS REQUIRED ABOVE. GARAGES  
SHALL ALSO BE SET BACK AT LEAST 4 FEET FROM 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).

SURVEYORS CERTIFICATE

I, YOUNG-500 KM, 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 PLATTING REGULATIONS.

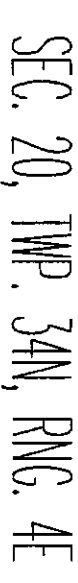
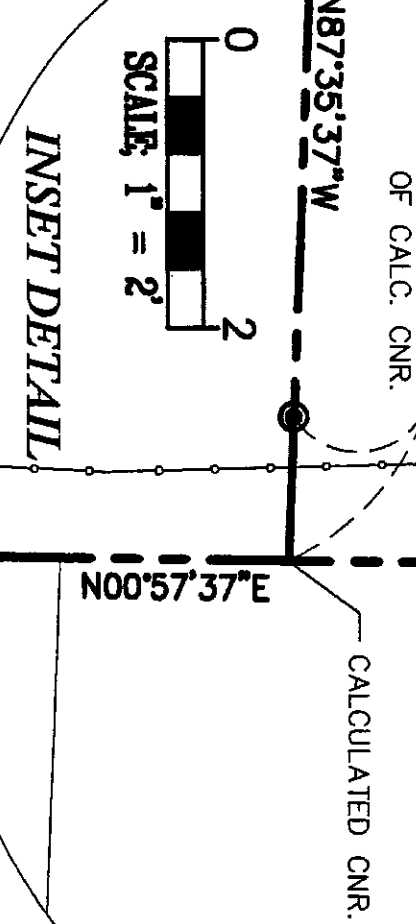
Steve Broman  
YOUNG-500 KM, P.L.S. #32169





2 of 2 1:31PM

DEPUTY



CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	24.91	33.00	43°15'27"	13.08
C2	44.54	59.00	43°15'28"	23.39
C3	51.13	33.00	88°46'15"	32.50
C4	52.54	33.00	91°13'45"	33.72

LINE TABLE		
LINE	LENGTH	BEARING
118	39.36	S00°57.37'W
119	19.90	S29°17.22'W
120	25.57	N67°46.37'W
121	22.75	S30°36.34'W
122	45.51	N67°46.37'W
123	25.35	S67°46.38'E
124	25.91	S87°48.58'E
125	8.00	S00°57.37'W
127	10.75	S00°57.37'W
128	13.00	N02°11.93'E
129	13.00	N02°11.93'E
130	16.00	N67°46.37'W
131	17.07	S87°35.97'E
132	6.25	S87°35.97'E
133	13.00	S00°57.37'W
134	13.00	S00°57.37'W

# EAST SECTION

MON. IN CASE  
1/4 CNR. FND.(7/14/05)

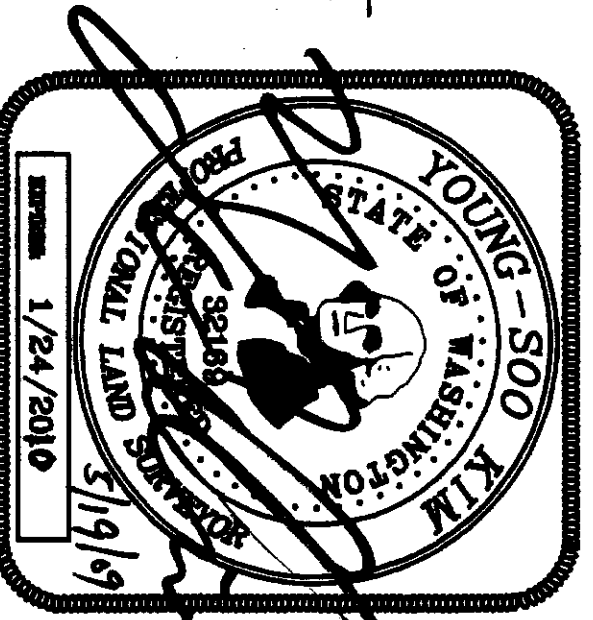
MON. IN CASE —  
1/16 CNR. FND.(7/14/05)

SHEET 2 OF 2

MON. IN CASE — 29  
1/4 CNR. FND.(7/14/05)

### LEGEND

- SET REBAR & CAP #32169
  - ◆ FND. MONUMENT
  - FND. IRON PIPE OR R/C
  - CALCULATED POINT
  - SET PK NAIL & WASHER
  - 220.00'(D) DISTANCE PER DEED
  - 219.90'(C) CALCULATED DISTANCE
- CHAIN LINK FENCE



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

**LU05-058 05050**

**SUMMIT ENGINEERS & SURVEYORS, INC.**  
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