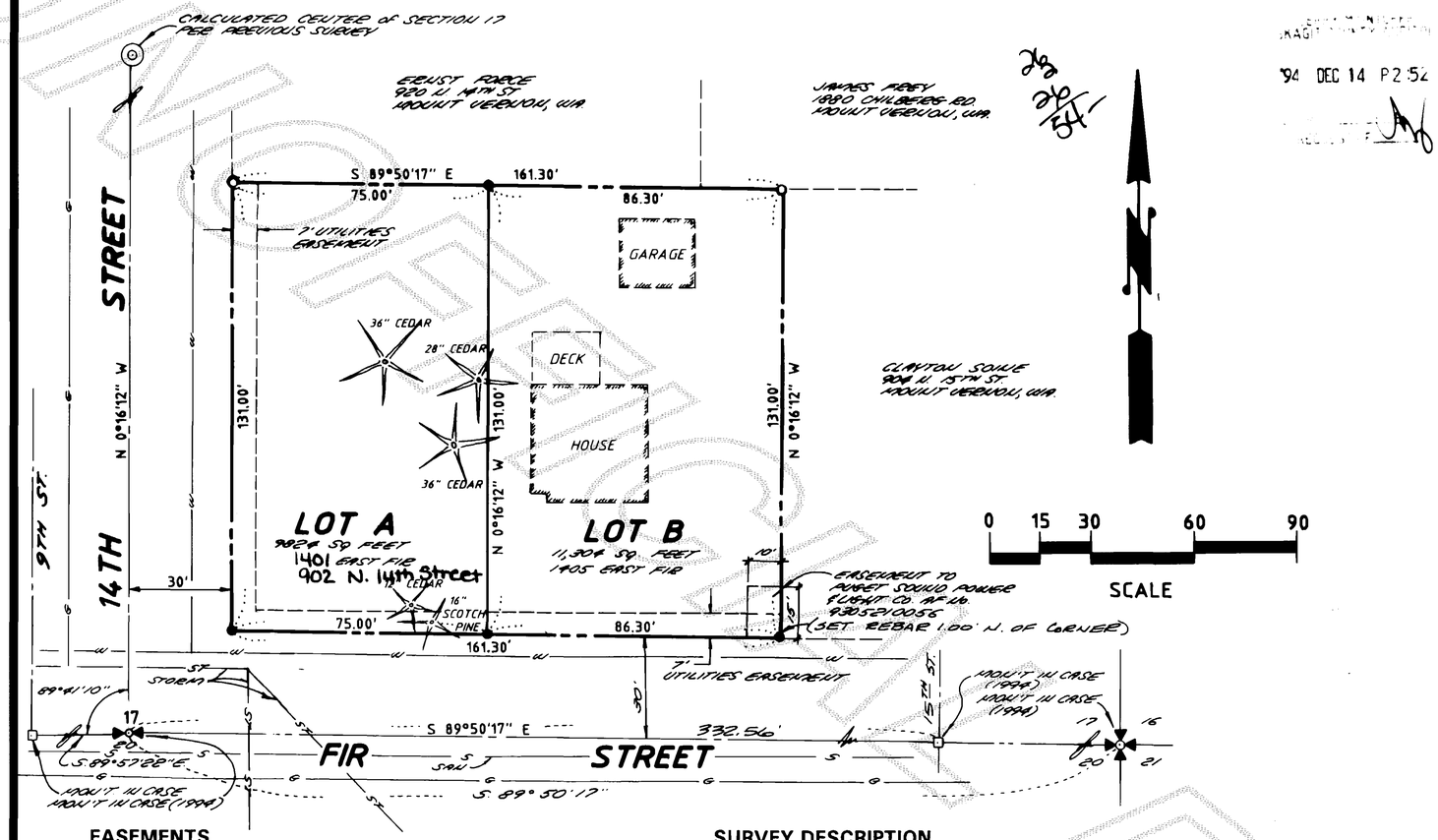
9412140084



EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., Continental Telephone of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted.

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 for other public use, are paid in full.
This 12TH day of DECEMBER, ~~1994~~ 1994

City Treasurer

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 1994.
This 9th day of December, 1994

Skagit County Treasurer

Treasurer Skagit County OFFICIAL SEAL State of Washington

AUDITOR'S CERTIFICATE

Filed for record this 14th day of December, 1994 at 2:52 P.M. in Book 11 of SHORT PLATS, on page 159 at the request of SEMRAU & LISSER. Auditor's File No. 9412140084.

County Auditor Deputy

SURVEY DESCRIPTION

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

Beginning at a point 30 feet North and 30 feet East of the South 1/4 corner of said Section; thence East 161.3 feet; thence North 131 feet parallel to the North and South centerline of the aforesaid Section; thence West 161.3 feet; thence South 131 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

NOTES

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. Zoning - R-1, 7.6
3. Sewage Disposal - City of Mount Vernon
4. Water - P.U.D. No. 1
5. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.
   O - Indicates existing rebar or iron rod found.
6. Meridian - Assumed.
7. Basis of Bearing - Monuments in Fir Street between 14th Street and 15th Street = South 89°50'17" East.
8. Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-65129, dated OCTOBER 26, 1994
9. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
10. Survey Procedure - Field traverse.
11. Subdivider

Lynn and Barbara Strauss
1405 East Fir Street
Mount Vernon, WA 98273 PH 428-7947

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.

Date: 12-2-94

Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273

BRUCE G. LISSER STATE OF WASHINGTON 22960 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-18-96

'94 DEC 14 P2:52

OWNER'S CERTIFICATE AND DEDICATION

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 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 6TH day of DECEMBER, 1994.

KEY BANK OF WASHINGTON, A WASHINGTON BANKING CORP.

James M. Vanderhey V.P.

Barbara A. Strauss

LYNN B. STRAUSS BARBARA A. STRAUSS

ACKNOWLEDGEMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence that
JAMES M. VANDERHEY signed this instrument, on oath stated that (he/she/they/) (was/were) authorized to execute the instrument and acknowledged it as the V.P. of KEY BANK OF WASHINGTON, A WASHINGTON BANK CORP. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 12-6-94
Signature
Title NOTARY
My appointment expires 7-14-96

BRUCE G. LISSER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-14-96

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence that LYNN B. STRAUSS and BARBARA A. STRAUSS, husband and wife, signed this instrument, and acknowledges it to be their free and voluntary act for the uses and purposes mentioned above.

Dated 12-1-94
Signature
Title NOTARY
My appointment expires 7-14-96

BRUCE G. LISSER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-14-96

APPROVALS

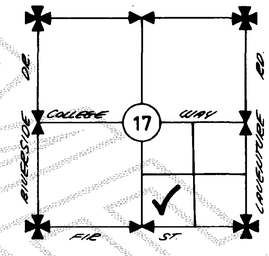
Examined and approved this 12 day of DECEMBER, 1994.

CITY ENGINEER: Ronald Backlund FOR JOHN WIESMAN

Examined and approved this _____ day of _____, 19____.

MAYOR: Raymond T. Rupp

CLERK:



VICINITY MAP

SHORT PLAT NO. MV-15-94		DATE 12-2-94
SURVEY OF A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M. FOR: LYNN and BARBARA STRAUSS		
FB 57 PG 8 MERIDIAN - ASSUMED	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 30' JOB NO. 91-001

001 11 SP PG159