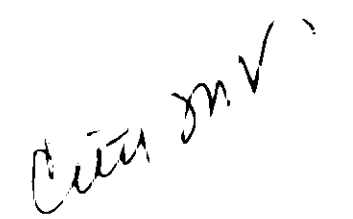
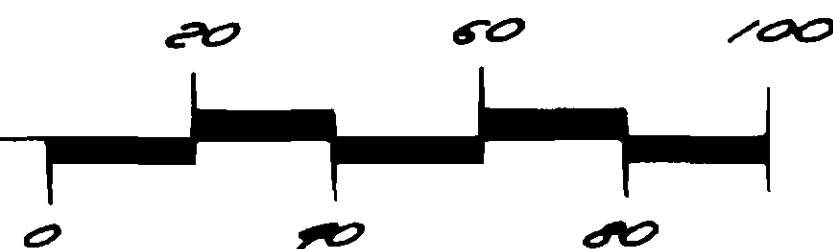


1/4 CORNER; BRASS CAPPED
DON'T IN CASE 7195



ZONING - CR

RON JACKSON
402 63RD ST.
SAN DIEGO, CA 92111

EXISTING FENCE TO BE RELOCATED
WEST TO PROPERTY LINE AT SUCH TIME
AS FENCE IS RECONSTRUCTED; FENCE
IS NOT RECOGNIZED AS A LINE OF
OWNERSHIP

LOT 4
AREA = 43,829 SF.

15' PRIVATE DRAINAGE EASEMENT
ZONING = R1-13.5

79
L. PRINIAUTEL
918 S 28TH

74
G. MARTIN
926 S. 28TH

25
J. ROGER
1004 S. 28TH

75
B. WILLIAMS
1010 S. 28TH

ZONING RI-9.6
T. HAVILAND
1016 S. 28TH

78

J. HARPER

AGRESTINGTON PLACE ON. NO. 3
VOL. 15 PG. 56 & 57

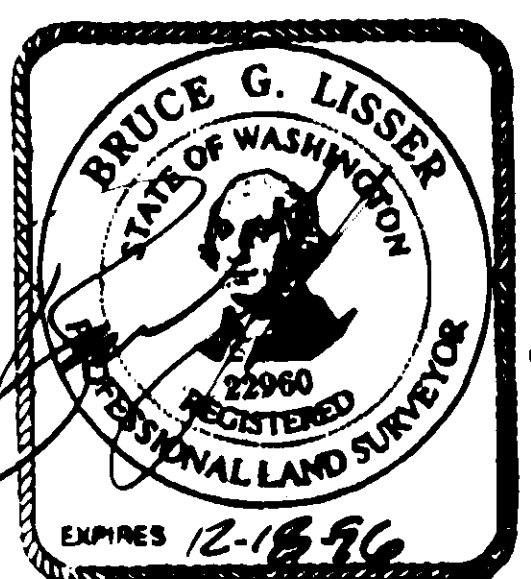
SOUTH 28TH STREET

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: 7-28-95

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
PHONE: (360) 424-9566



AUDITOR'S CERTIFICATE

Filed for record this 28 day of July, 1975 at
955 A.M. in Volume 12 of SHORT PLATS, on page 7-8 at the
 request of SEMRAU & LISSER. Auditor's File No. 9507280019

Frachy Weil
County Auditor

and
Deputy

VICINITY MAP

S.W. 1/4, SEC. 21, T.34N, R.4E
N.T.S.

N.T.S.

SECTION CORNER
BRASS CAPPED NOUN'T
IN CASE 7195

SHEET 1 OF 2

SHORT PLAT MU-4-95 DATE 7-28-95

*SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4
OF SECTION 21, T34N, R4E, W1P.
CITY OF MOUNT VERNON, WASHINGTON*

FOR: RICHARD A. BISHEL		
FB 109 PG 12	SEMPAU & LISSER	1" = 40'
INSTR. SP. INV. 7-91	SURVEYING AND ENGINEERING MOUNT DEBONO WA 98273	95-032A

was 12. SP P27

DESCRIPTION

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the North line of the County road along the South line of said subdivision that is 217.00 feet West of the East line of said subdivision; thence West along the North line of the County road 113.00 feet; thence North at right angles 769.60 feet; thence East 113.00 feet; thence South 769.60 feet, more or less to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

NOTES

- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - R-1-13.5.
- Sewage Disposal - City of Mount Vernon Sanitary Sewer System.
- Water - P.U.D. No. 1
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing -- South line of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M.,
Bearing = South 88° 14' 12" East
- For additional subdivision and meridian information see Short Plat MV-5-91 recorded in Volume 9 of Short Plats, page 356, and Plat of Partington Place Div. No. 5, recorded in Volume 15 of Plats, Pages 56-57, records of Skagit County, Washington.
- Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-76353, dated April 13, 1995.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to these instruments recorded under Auditor's File Number 9403080061.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure - Field traverse.
- Subdivider: Richard A. Bishel
2933 E. Section Street
Mount Vernon, WA 98273
Phone: 360-424-6530
- All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
- All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by all owners based on usage.
- FURTHER DEVELOPMENT (ISSUANCE OF A BUILDING PERMIT) WILL NOT BE ALLOWED ON LOTS 2, 3 AND 4 UNTIL EXISTING AND CONSTRUCTION OF ACCESS, DRAINAGE, AND PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY OF MOUNT VERNON.

ADDRESS INFORMATION

Lot 1 2933 Section Street
Lot 2 2909 Section Street
Lot 3 2917 Section Street
Lot 4 2925 Section Street



7-28-95

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 1995.

This 27 day of July, 1995.

Linda Patterson for Judann Marie
Skagit County Treasurer

SURVEYOR'S NOTE

The East and West lines of this property were held parallel with the East line of the subdivision, not perpendicular to the South line as called for in the legal description. The intent based upon the adjoining descriptions appears to indicate that the full East-West dimension should be held as measured perpendicular to the East line of the subdivision. The solution shown hereon recognizes the full width of the affected parcels within the East 330.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 21.

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., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon that portion of the 30-foot private utility easement and the front 7 feet of Section Street 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.

PRIVATE STORM DRAINAGE EASEMENT

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

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 24 day of July, 1995.

Richard A. Bishel

Richard A. Bishel

Kali W. Mabe for Cascade Savings Bank F.S.B.

Cascade Savings Bank F.S.B.

ACKNOWLEDGMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Charles W. Guildner

signed this instrument, on oath stated that he/she/they (was/are) authorized to execute the instrument and acknowledged it as the Vice President of CASCAD SAVINGS BANK F.S.B. to be the free and voluntary act of for the uses and purposes mentioned in the instrument.

Dated 7/27/95

Signature *Kali W. Mabe*

Title Attorney Public

My appointment expires 10/19/96



State of Washington OREGON

County of Multnomah

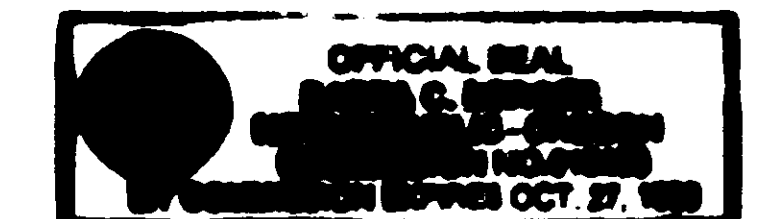
I certify that I know or have satisfactory evidence RICHARD A. BISHEL, as his separate property, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 7-24-95

Signature *Berta C. Berger*

Title Notary Public

My appointment expires 10-27-96

**APPROVALS**

Examined and approved this 28 day of July, 1995.

CITY ENGINEER: *Paul B. Bishel* For JOHN WISMAN

Examined and approved this 28 day of July, 1995.

MAYOR: *Raymond T. Rupp*

ATTEST:

CLERK: *Sarah A. Rathvon*
for:

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 28 day of July, 1995

Sarah A. Rathvon
for City Treasurer

SHEET 2 OF 2		
SHORT PLAT MV-4-95 DATE 7-28-95		
SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, T.34N., R.4E, W.12.		
CITY OF MOUNT VERNON, WASHINGTON		
FOR RICHARD A. BISHEL		
FB 109 PG 12	SEAL OF BRUCE G. LISSIER SURVEYING AND ENGINEERING MOUNT VERNON WA 98273	1" = 40'
APPROD: SP MV 7-91		95-035A