9009240068

Survey in the SE1/4 of the SW1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M.

'90 SEP 24 P1:55

Short Plat No. SW-05-90
Date 9-17-90

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning – Residential (R 8.4)
4. Water – Skagit County Public Utility District No. 1.
5. Sewer – Sedro–Woolley Public Sewer System.
6. Basis–of–bearings – Assumed S 88°27'17"E on the south line of the southwest quarter.
7. This survey is based on a description contained in First American Title Co. of Skagit County, Certificate for Short Plat, Order No. 28145, dated March 21, 1990.
8. This survey was accomplished by field traverse using:
   2 second digital electronic Total Station, and/or
   6 second optical micrometer Total Station, and/or
   6 second scale reading Theodolite with top–mount EDM
9. The nearest fire hydrant is at the intersection of Railroad Avenue and Jameson Street approximately 900 feet south–west of the proposed short plat.

Developer

Richard & Reta Stephenson
2104 Ida Lane
Sedro–Woolley, Wa. 98284
Phone (206)856–0200

Legal Description

Tract 26 and 27, State Street Addition to Sedro–Woolley, Skagit County, Washington, according to the recorded plat thereof in the office of the Auditor of said Skagit County in Volume 3 of Plats, page 61.

TOGETHER WITH that portion of the Southerly 16 feet of vacated railroad street abutting and lying between the Easterly and westerly line of said above described main tract produced which reverted to said property by operation of law.
EXCEPT that portion described in A.F.#'s 9009130056 and 9009120048 (Re-recorded under A.F.# 9009240067).

Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made of our free and voluntary act and deed.

Richard S. Stephenson
Richard S. Stephenson

Reta M. Stephenson
Reta M. Stephenson

Acknowledgements

State of Washington County of SKAGIT
I certify that I know or have satisfactory evidence that Richard S. & Reta M. Stephenson signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature
Title NOTARY Date 9/19/90
My appointment expires July 1, 1994

STATE OF WASHINGTON
My Commission Expires
July 1 1994

AUDITOR'S CERTIFICATE

Filed for record this 24 day of Sep 1990 at 55 minutes past 1:10 o'clock P.M., and recorded in Volume 9 of Short Plats at page 261 records of Skagit County, Wa.
County Auditor for Deputy Auditor
A.F.# 9009240068

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1990 at the request of Richard Stephenson.
John L. Abenroth
CERT.# 17651
9/17/90
Date

JOHN ABENROTH
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

Legend

● Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

LINE TABLE

#	BEARING	DISTANCE
L1	S15°10'05"E	16.14'
L2	N53°06'22"E	20.00'

Treasurer's Certificate

This is to 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 the year 1990.

Skagit County Treasurer by Deputy — 9-21-90 Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro–Woolley Short Plat Ordinance this 17 day of SEPT. 1990.

Planning Commission Chairman — 9/17/90 Date

City Engineer — 9/20/90 Date

Vicinity Sketch
(NO SCALE)

Covenant

The owners of Lots A,B,C & D are hereby obligated to participate in any future limited improvement district, if proposed, designed to bring Railroad Avenue up to city standards.

Short Plat for Richard S. & Reta M. Stephenson

DATE	REVISION	BY	JOB# 989–90	DRAWN DCB	CHECKED JLA	DATE 31MAY90	SCALE 1" = 100'	SHEET 1 OF 1

Skagit Surveyors INC. 330 Metcalf St., Sedro–Woolley, WA 98284, (206) 855–2121

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