

9402070114

# PLAT OF Garden Terrace

Survey in the SW1/4 of the SW1/4 of  
Section 13, Twp. 35 N., Rng. 4 E., W.M.

25  
26  
53  
FEB -7 P2.50  
Skagit Planning

AUDITOR'S CERTIFICATE  
Filed for record this 7 day of Feb  
1994 at 5:00 minutes past 2 o'clock  
P.M., and recorded in Volume 15  
Plats at page 153-154 records of  
Skagit County, Wa.

County Auditor  
AF # 9402070114

## Legal Description

That portion of the Southwest Quarter of the Southwest Quarter of Section 13, Township 35 North, Range 4 East, W.M., described as Lot 4 and the North 255.00' of Lot 1 of Short Plat #4-88 recorded in Volume 8 of Short Plats at page 18, as AF#8802120010, records of Skagit County, Washington.

## Dedication

Know all men by these presents that James R. Mumford II, Debora R. Mumford, H/W and C. Ray Wickert, Connie L. Wickert, H/W, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

The cost of construction and maintaining all roads not herein dedicated as County Roads and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the board of County Commissioners to include these roads, streets and/or alleys in the road systems, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the county.

## Utility Easement

An easement is hereby reserved for and granted to all public and private utilities and drainage districts including but not limited to The Puget Sound Power and Light Company, Public Utility District No. 1, General Telephone Companies Of The Northwest, TCI Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior fifteen (15) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, 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 privileges herein granted.

James R. Mumford II  
James R. Mumford II

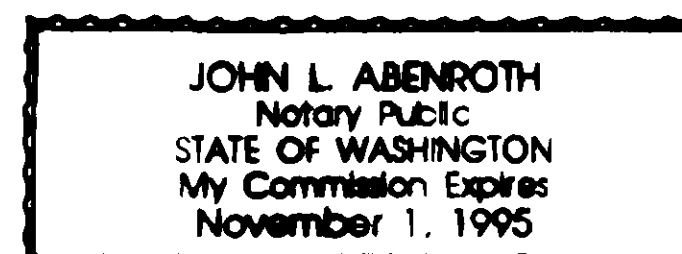
Debora R. Mumford  
Debora R. Mumford

C. Ray Wickert  
C. Ray Wickert

Connie L. Wickert  
Connie L. Wickert

## Acknowledgements

State of Washington County of Skagit I certify that I know or have satisfactory evidence that James R. Mumford II & Debora R. Mumford H/W 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 [Signature] Title Notary  
Date 9/3/93 My appointment expires 11/1/95



State of Washington County of Skagit I certify that I know or have satisfactory evidence that C. Ray Wickert & Connie L. Wickert H/W 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 [Signature] Title Notary  
Date 9/3/93 My appointment expires 11/1/95

## Owner, Developer:

James R. Mumford II and  
C. Ray Wickert  
974 Birch Lane  
Sedro-Woolley, Wa. 98284  
Phone (206)-856-5448

## Notes

1. Zoning - Residential District
2. Water - Public Utility District No. 1.
3. Sewer - Individual on-site systems for Lots 1, 2 and 3. Tract B is reserved as a community drainfield for Lots 4 thru 8. Also see AF#9308090073.
4. Basis-of-bearings - Assumed N00°29'49"E on the West line of the Southwest Quarter of Section 13.
5. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
6. The subject property may be affected by easements or restrictions in instruments filed in: AF#8711040006; AF#8804190011; AF#8911300083; AF#9308090073.

## Surveyor's Certificate

I, John L. Abenroth, Registered Land Surveyor do hereby certify that the Plat of Garden Terrace is based on actual survey, which is retracable and based on a true subdivision of the Section, and that the distances, courses and angles are shown hereon correctly and that monuments will be set and lot corners will be staked on the ground as shown on the plat.

John L. Abenroth 9/1/93  
John L. Abenroth, PLS; CERT. # 17651  
c/o Skagit Surveyors Inc.  
806 Metcalf Street  
Sedro-Woolley, Wash. 98284  
Phone: (206) 855-2121

## 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 1993.

I, Judyann Menish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1994.

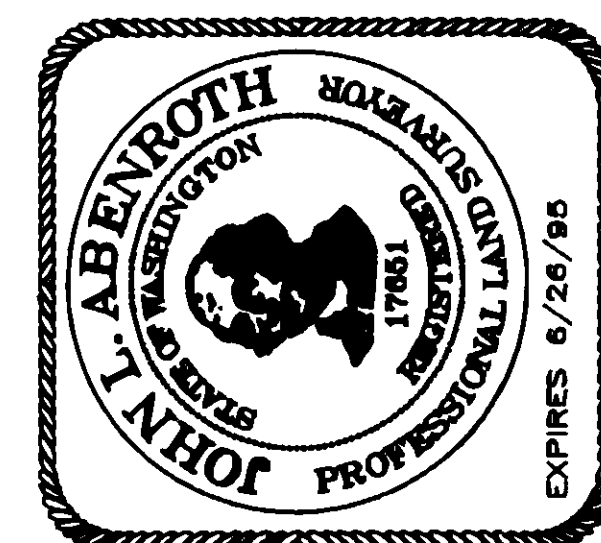
This 13 day of January, 1994.

Linda Patterson for Judyann Menish  
Skagit County Treasurer

## Approvals

The within and foregoing Plat is approved in accordance with the provisions of the Skagit County Subdivision Ordinance.

<u>[Signature]</u> County Health Officer	1-6-94 Date
<u>[Signature]</u> County Planning Director	10/6/93 Date
<u>[Signature]</u> County Engineer	10/12/93 Date
<u>[Signature]</u> County Hearing Examiner	10/6/93 Date
<u>[Signature]</u> Chairperson, Board of County Commissioners	32 Dec 93 Date
<u>[Signature]</u> Attest: Ex-officio Clerk of Board	12/22/93 Date



INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (206) 855-2121 FAX: (206) 855-1658

V. 15 Plats Pg 153

DATE	REVISION	BY	JOB#	1443-93	DRAWN	FM	CHECKED	JLA	DATE	10AUG93	SCALE	SHEET	1 OF 2
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**AUDITOR'S CERTIFICATE**

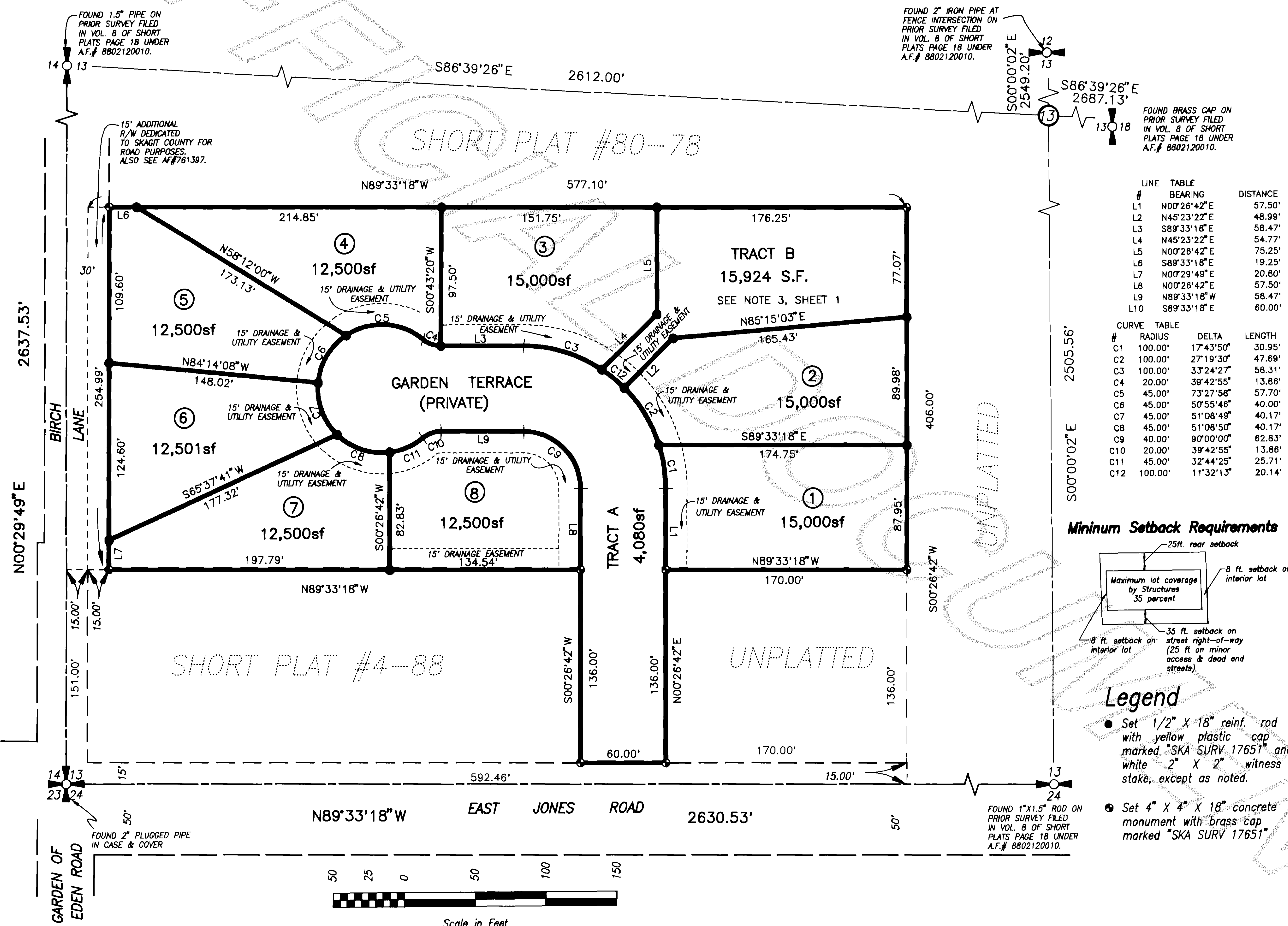
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
1993 at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock;  
\_\_\_\_\_ m., and recorded in Volume \_\_\_\_\_ of  
Plats at page \_\_\_\_\_, records of  
\_\_\_\_\_, \_\_\_\_\_ County, Wn.

**County Auditor or Deputy Auditor**  
**A.F.#**

**Survey in the SW1/4 of the SW1/4 of  
Section 13, Twp. 35 N., Rng. 4 E., W.M.**

**ADDRESSES:**

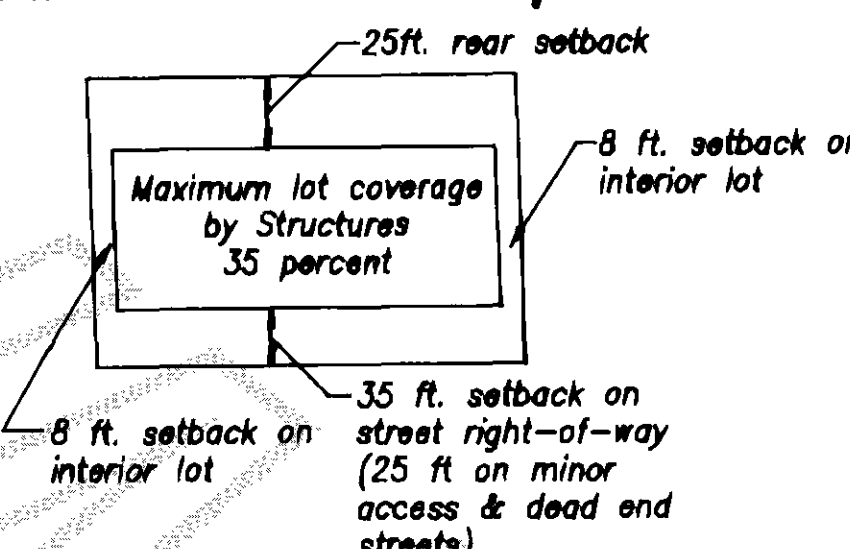
- LOT 1 = 897 GARDEN TERRACE  
 LOT 2 = 895 GARDEN TERRACE  
 LOT 3 = 891 GARDEN TERRACE  
 LOT 4 = 889 GARDEN TERRACE  
 LOT 5 = 887 GARDEN TERRACE  
 LOT 6 = 888 GARDEN TERRACE  
 LOT 7 = 890 GARDEN TERRACE  
 LOT 8 = 896 GARDEN TERRACE  
 TRACT B = 893 GARDEN TERRACE



LINE	TABLE	
#	BEARING	DISTANCE
L1	N00°26'42"E	57.50'
L2	N45°23'22"E	48.99'
L3	S89°33'18"E	58.47'
L4	N45°23'22"E	54.77'
L5	N00°26'42"E	75.25'
L6	S89°33'18"E	19.25'
L7	N00°29'49"E	20.80'
L8	N00°26'42"E	57.50'
L9	N89°33'18"W	58.47'
L10	S89°33'18"E	60.00'

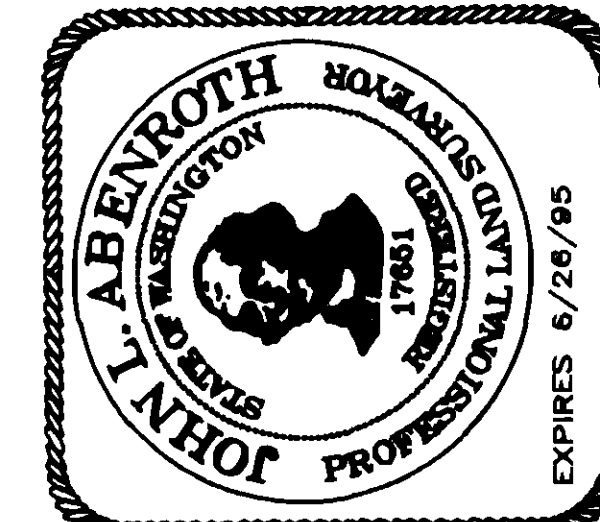
CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	100.00'	17°43'50"	30.95'
C2	100.00'	27°19'30"	47.69'
C3	100.00'	33°24'27"	58.31'
C4	20.00'	39°42'55"	13.86'
C5	45.00'	73°27'58"	57.70'
C6	45.00'	50°55'46"	40.00'
C7	45.00'	51°08'49"	40.17'
C8	45.00'	51°08'50"	40.17'
C9	40.00'	90°00'00"	62.83'
C10	20.00'	39°42'55"	13.86'
C11	100.00'	32°44'25"	25.71'
C12	100.00'	11°32'13"	20.14'

### **Minimum Setback Requirements**



### 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.
- Set 4" X 4" X 18" concrete monument with brass cap marked "SKA SURV 17651"



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