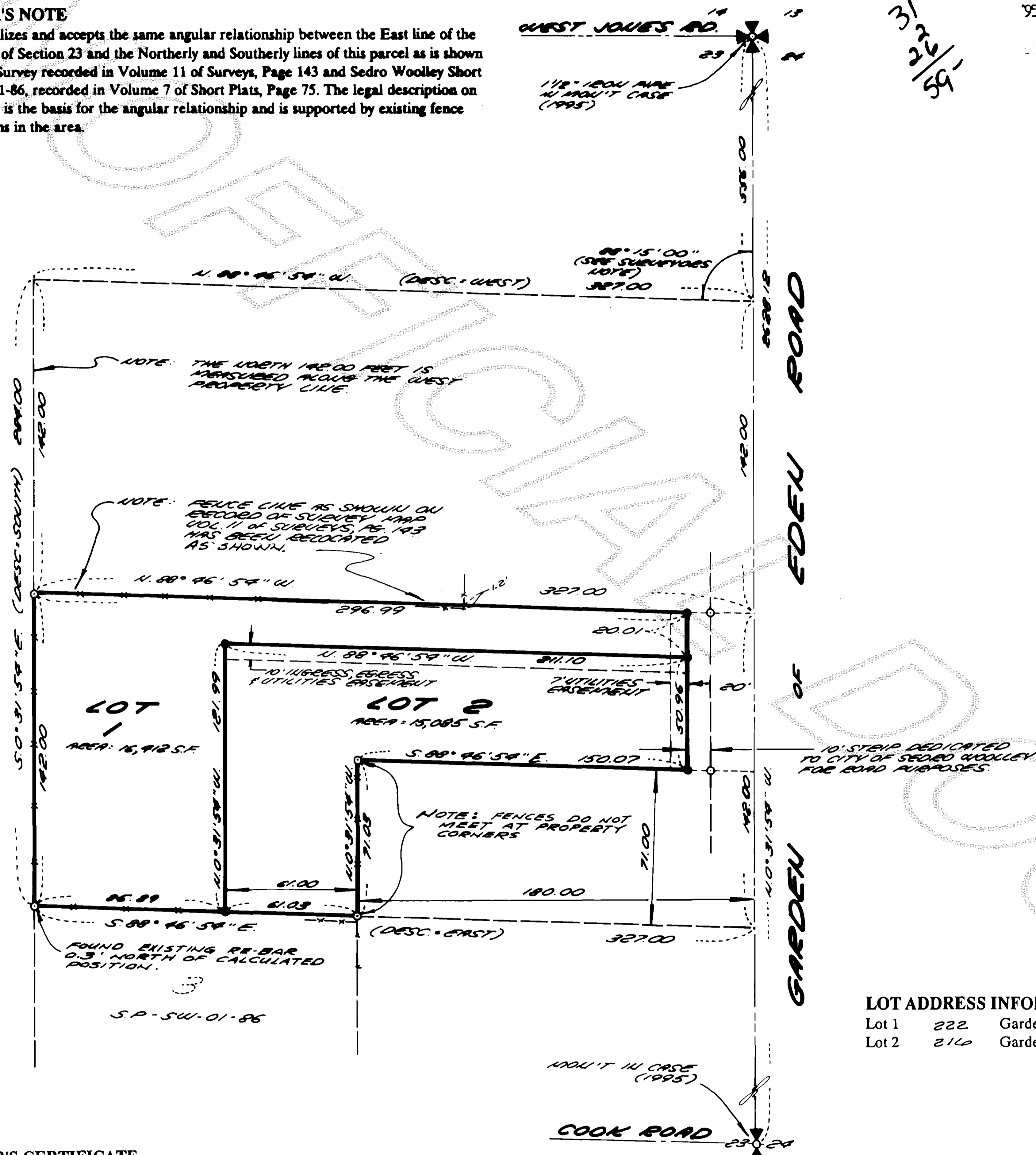
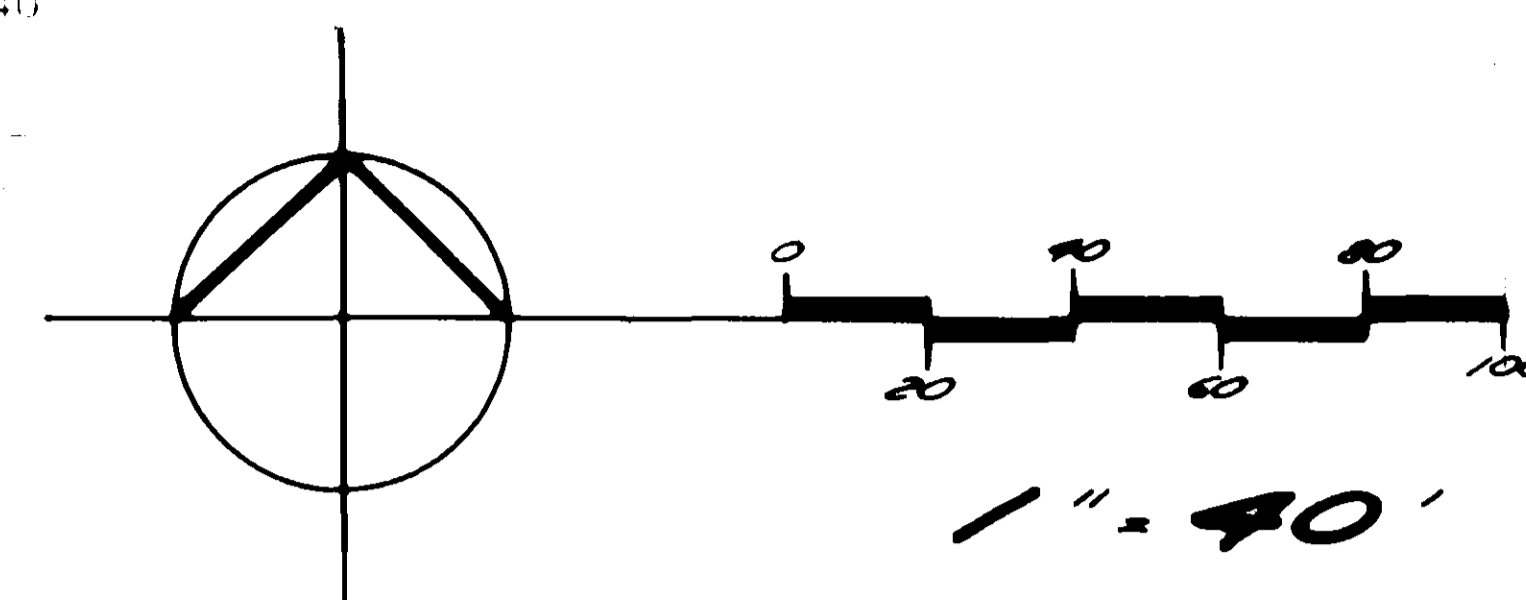


**SURVEYOR'S NOTE**

This survey utilizes and accepts the same angular relationship between the East line of the Northeast 1/4 of Section 23 and the Northerly and Southerly lines of this parcel as is shown on Record of Survey recorded in Volume 11 of Surveys, Page 143 and Sedro Woolley Short Plat No. SW-01-86, recorded in Volume 7 of Short Plats, Page 75. The legal description on said Short Plat is the basis for the angular relationship and is supported by existing fence line occupations in the area.



95 APR 21 1995

**DESCRIPTION**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

**BEGINNING** at a point on the East line of said section, 556.00 feet South of the Northeast corner of the section; thence West 327.00 feet; thence South 284.00 feet; thence East to the East line of the section; thence North to the **PLACE OF BEGINNING**, EXCEPT the North 142.00 feet thereof, and also EXCEPT the East 180.00 feet of the South 71.00 feet thereof, and also EXCEPT County Roads.

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

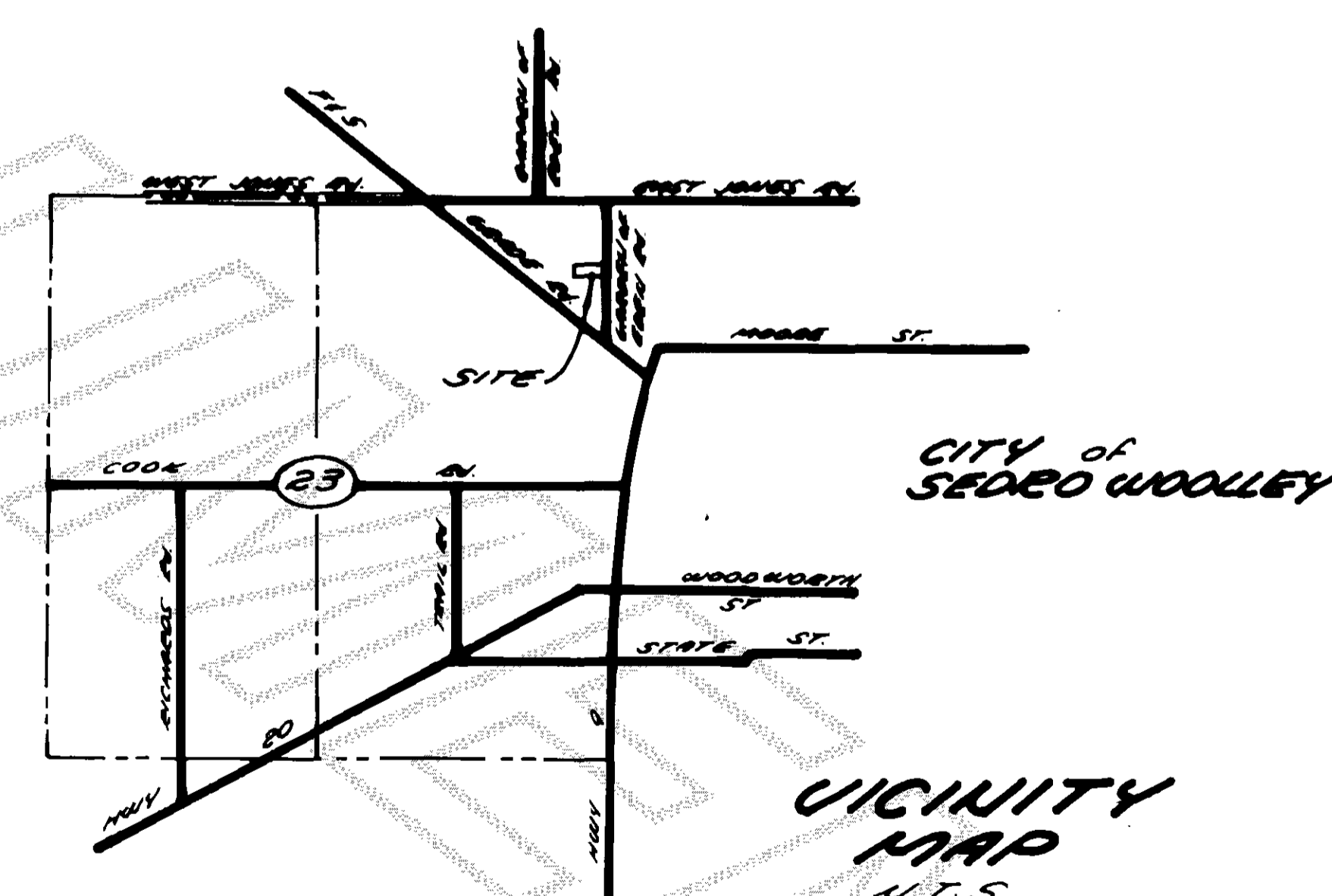
Situate in the County of Skagit, State of Washington.

**EASEMENTS**

An easement is hereby reserved for and granted to the City of Sedro Woolley, 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 the front 7 (seven) feet of all lots adjoining Garden of Eden Road 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.

**LOT ADDRESS INFORMATION**

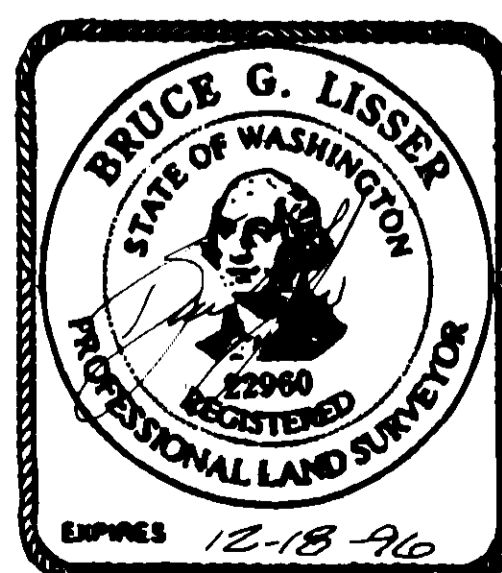
Lot 1 222 Garden of Eden Road  
Lot 2 216 Garden of Eden Road

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of this short plat represent a survey made by me or under my direct supervision and the corners have been set as shown and all distances and bearings are accurate.

Date: March 27, 1995

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 21 day of April, 1995 at 10:46 A.M. in Book 11 of SHORT PLATS, on page 196-197 at the request of SEMRAU & LISSER. Auditor's File No. 95-006

Kathy Hill  
County Auditor

Cheryl J. Jorgensen  
Deputy

SHORT PLAT SW-01-95		DATE
SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 SECTION 23, T.35N., R.4E., W.M. IN THE CITY OF SEDRO WOOLLEY WASHINGTON FOR: KENDALL GEUTY		
FB III PG 42	SEMRAU & LISSER	1" = 40'
MEASUREMENT ASSURED	SURVEYORS AND ENGINEERS MOUNT VERNON, WA 98273	95-006

**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 *and drainage facilities* shall be the responsibility of the lot owners.
3. Zoning - R-1-6.0
4. Sewage Disposal - Individual on-site septic systems, Permit No.
5. Water - P.U.D. No. 1
6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.  
○ - Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - East line of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., = North 0° 31' 54" West as shown on Record of Survey, Volume 11, Page 143.
9. For additional subdivision and meridian information see Short Plat SW-01-86 recorded in Volume 7 of Short Plats, page 75, and Record of Survey recorded in Volume 11 of Surveys, Page 143, records of Skagit County, Washington.
10. Survey description is from First American Title Company, Certificate for Short Plat, Order No.45018, dated January 9, 1995.
11. 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 9406280107.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
13. Survey Procedure - Field traverse.
14. Owner/Developer: Kendall Gentry  
c/o Landed Gentry Realty  
504 E. Fairhaven  
Burlington, WA 98223  
(360) 755-9021.
14. Each lot within this subdivision may be subject to impact fees payable prior to issuance of a building permit.
15. All future property owners shall be required to participate in any future ULID or LID created for the purpose of providing sewer to the area.

**APPROVALS**

The within and foregoing Short Plat is approved in accordance with the provisions of the City of Sedro-Woolley Short Plat ordinance this 31st day of March, 1995.

[Signature]  
Short Plat Administrator

[Signature]  
City Engineer

**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 20 day of April, 19 96.

[Signature]  
Skagit County Treasurer

**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 28th day of MARCH, 19 95.

[Signature]  
Kendall D. Gentry, Husband

[Signature]  
Nancy F. Gentry, Wife

[Signature]  
Robert H. Ruby

Skagit State Bank

**ACKNOWLEDGMENTS**

State of Washington

County of Skagit

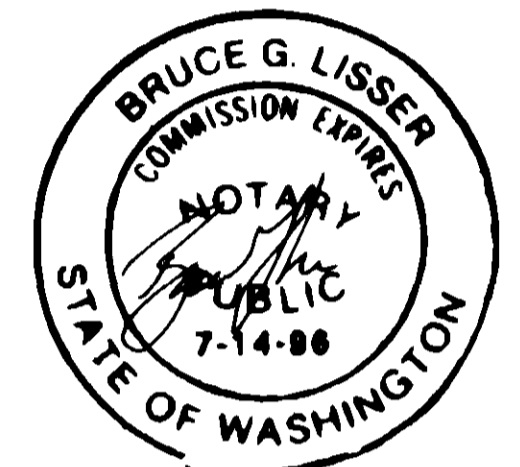
I certify that I know or have satisfactory evidence KENDALL D. GENTRY and NANCY F. GENTRY, Husband and Wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3-28-95

Signature [Signature]

Title Notary

My appointment expires 7-14-96



State of Washington

County of Skagit

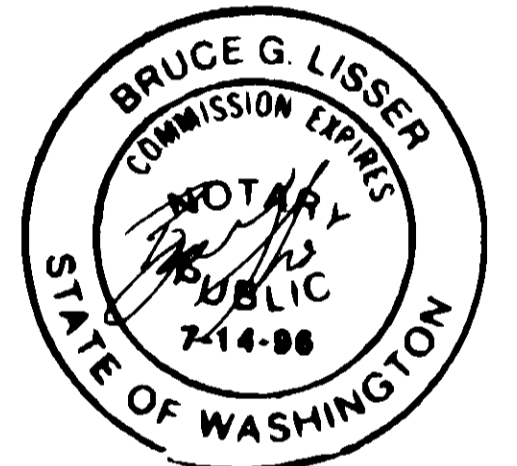
I certify that I know or have satisfactory evidence ROBERT H. RUBY, an unmarried individual, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3-28-95

Signature [Signature]

Title Notary

My appointment expires 7-14-96



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that D. P. Daigle

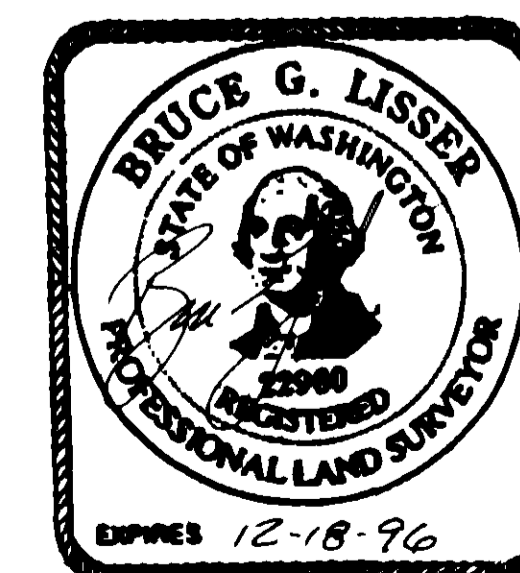
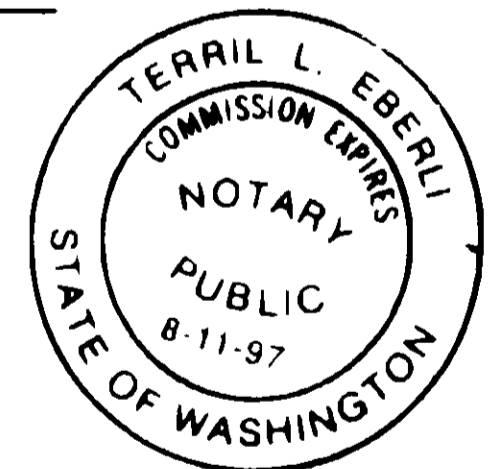
signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President of SKAGIT STATE BANK, a Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 3/29/95

Signature [Signature]

Title Notary Public Terrell L. Eberli

My appointment expires 8-11-99



3-27-95

SHORT PLAT SW-01-95		DATE
SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 SECTION 23, T.35N., R.4E., W.1N IN THE CITY OF SEDRO WOOLLEY WASHINGTON FOR: KENDALL GENTRY		
FB III	FB 42	SENEAU F. LISSER
SURVEYED AND SUBMITTED		1" = 40'
MERIDIAN ASSUMED		95-006