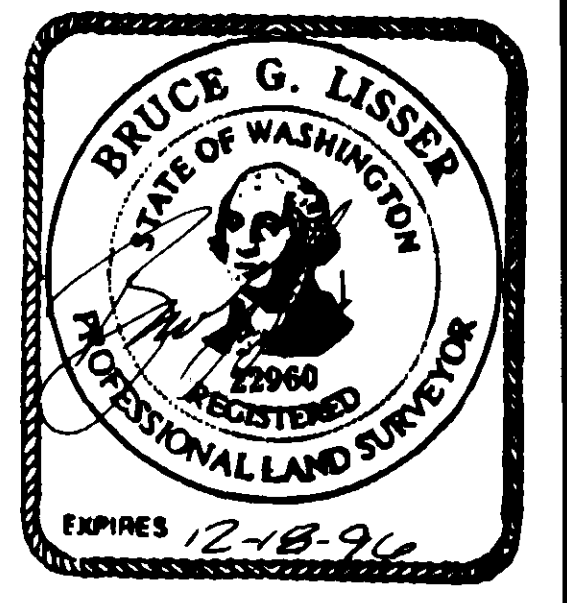


SURVEYOR'S CERTIFICATE

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: July 11, 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 July, 1995 at 11:05 A.M. in Book 12 of SHORT PLATS, on page 546 at the request of SEMRAU & LISSER. Auditor's File No. 9507210075

Kathy Hill County Auditor
Jarrod Dranger Deputy

DESCRIPTION

Lot 18, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, Page 52, records of Skagit County, Washington, EXCEPT that portion described as follows:

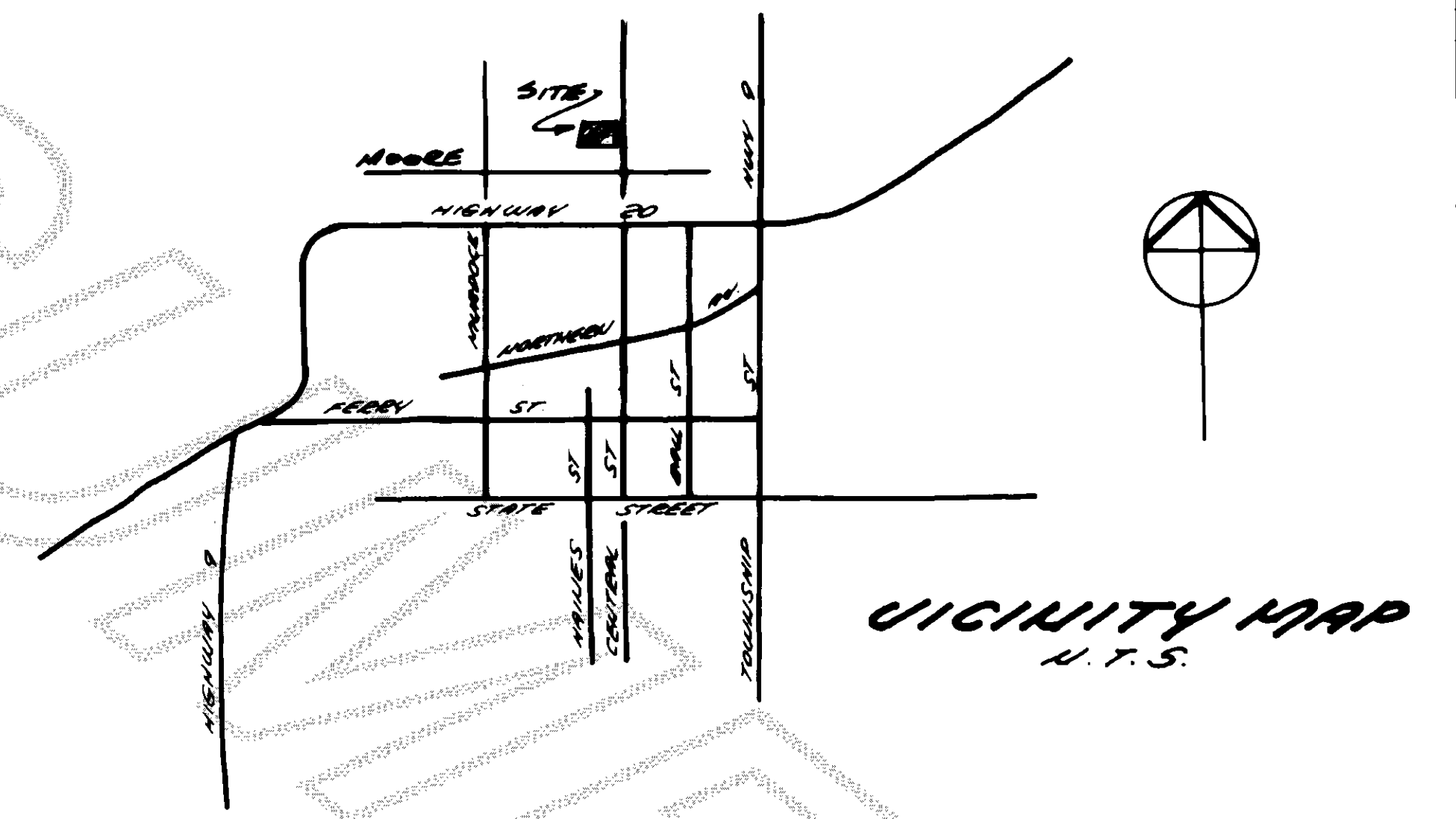
BEGINNING at the Northwest corner of said Lot 18; thence North 87° 54' 09" East along the North line of said Lot 18, a distance of 112.54 feet to the Northerly projection of an existing fence; thence South 5° 38' West along said fence and its projection, a distance of 153.17 feet to the South line of said Lot 18; thence North 89° 29' 41" West along the South line of said Lot 18, a distance of 92.09 feet to the Southwest corner thereof; thence North 2° 04' 25" West along the West line of said Lot 18, a distance of 147.60 feet 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.

LOT AREA AND ADDRESS INFORMATION

Lot 1	106 Central Avenue	6299 Sq. Ft.
Lot 2 (A & B)	108 Central Avenue	16,344 Sq. Ft.
Lot 3 (A & B)	110 Central Avenue	9057 Sq. Ft.
Tract "A"	6-8	628 Sq. Ft.
Tract "B"	7/20/95	301 Sq. Ft.



SHEET 1 of 2

SHORT PLAT SW-04-95 DATE

SURVEY IN A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 24, T.35N., R.4E., W.1A. IN THE CITY OF SEDRO WOOLLEY, WASHINGTON

FOR: JOHN PHILLIPS

FB 114 PG 21	SEMRAU & LISSER	1" = 40'
MEASUREMENTS AND CALCULATIONS	SURVEYORS AND ENGINEERS	95-027
	REGISTERED UNDER WA 98273	

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 - R-1-6-0 SF-1 ^{6/1/95}
4. Sewage Disposal - Public sewer.
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 24, Township 35 North, Range 4 East, W.M. = North 0° 38' 27" West as shown on previous surveys.
9. For additional subdivision and meridian information see Plat of ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY recorded in Volume 3 of Plats, Page 52 and Record of Survey recorded in Volume 14 of Surveys, Page 13, records of Skagit County, Washington.
10. Survey description is from Land Title Company of Skagit County, Certificate for Short Plat Order No. T-76899 dated June 27, 1995.
11. Instrumentation - LIETZ SET 4A Theodolite Distance Meter
12. Survey Procedure - Field traverse.
13. Owner/Developer: John R. Phillips
106 N. Central Avenue
Sedro Woolley, WA 98284.
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, other utilities and/or street improvements to the area.
16. Any additional development of the lots resulting from this Short Plat must provide for stormwater control in accordance with minimum criteria established in the Department of Ecology Storm Water Management Manual for Puget Sound (see City of Sedro Woolley Engineer).
17. Tract "A" and "B" are to be boundary line adjusted to adjoining property owners. The boundary line adjustments will recognize the existing lines of occupation (fence lines) to be the future property boundary line.

Tracts "A" and "B" are not for building purposes.

18. NO CONSTRUCTION WILL OCCUR IN THE FRONT YARD SETBACK AND EASEMENT, ON LOT 3.

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 Central Avenue 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.

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 13th day of July, 1995.

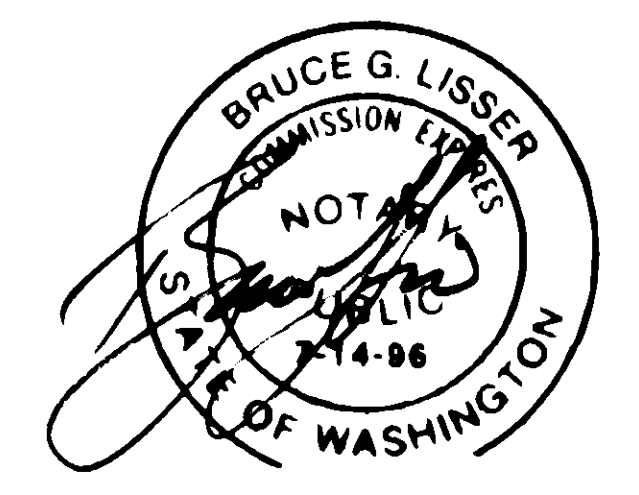
John R. Phillips
John Robert Phillips, Husband
Rebecca Lee Phillips
Rebecca Lee Phillips, Wife

ACKNOWLEDGMENTS

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence JOHN ROBERT PHILLIPS and REBECCA LEE PHILLIPS, Husband and Wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 7-13-95
Signature [Signature]
Title [Signature]
My appointment expires 7-16-96



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 '95.
This 14 day of July, 1995.

[Signature]
Skagit County Treasurer Chris Deputy

APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the City of Sedro-Woolley Short Plat ordinance this 20th day of July, 1995.

[Signature] Short Plat Administrator
[Signature] City Engineer



SHEET 2 of 2

SHORT PLAT SU-04-95 DATE		
SURVEY IN A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 24, T.35N., R.4E., W.M. IN THE CITY OF SEDRO WOOLLEY, WASHINGTON FOR: JOHN PHILLIPS		
FB 114 PG 21	SEDRU & LISSER SURVEYORS AND ENGINEERS 1000 N. CENTRAL AVE. WA 98278	1" = 40'
MERIDIAN: ASSUMED		95-027