

9508300056

Survey in the SW1/4 of the SE1/4 of Section 18, Twp. 35 N., Rng. 5 E., W.M. Short Plat No. 92-019

Legal Description

PARCEL "A": The East 1/2 as measured along the North line of the following described tract: That portion of the East 1/2 of the southwest 1/4 of the southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of the Great Northern Railway Company right-of-way; EXCEPT the West 30 feet thereof; EXCEPT that portion conveyed to the State of Washington for Highway No. 17A by deed dated January 19, 1948, recorded February 24, 1948, under Auditor's File No. 414784, and EXCEPT that portion lying Northerly of an existing sewer line which runs in a Westerly direction from a point on the West line of the County road along the East line of said subdivision, which is 351 feet, more or less, North of the centerline of State Highway No. 20. ALSO EXCEPT Fruitdale Road along the East line as conveyed by Deed recorded June 2, 1906 under Auditor's File No. 57468.

PARCEL "B": The West 1/2, as measured along the North line of the following described tract: That portion of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M., lying Northerly of the Great Northern Railway Company right-of-way; EXCEPT the West 30 feet thereof; EXCEPT that portion conveyed to the State of Washington for Highway No. 17A by deed dated January 19, 1948, recorded February 24, 1948, under Auditor's File No. 414784, and EXCEPT that portion lying Northerly of an existing sewer line which runs in a Westerly direction from a point on the West line of the County Road along the East line of said subdivision, which is 351 feet, more or less, North of the centerline of State Highway No. 20. ALSO EXCEPT Fruitdale Road along the East line as conveyed by deed recorded June 2, 1906, under Auditor's File No. 57468.

Consent

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

James A. Duffy (Signature)

Vice Pres. (Signature)

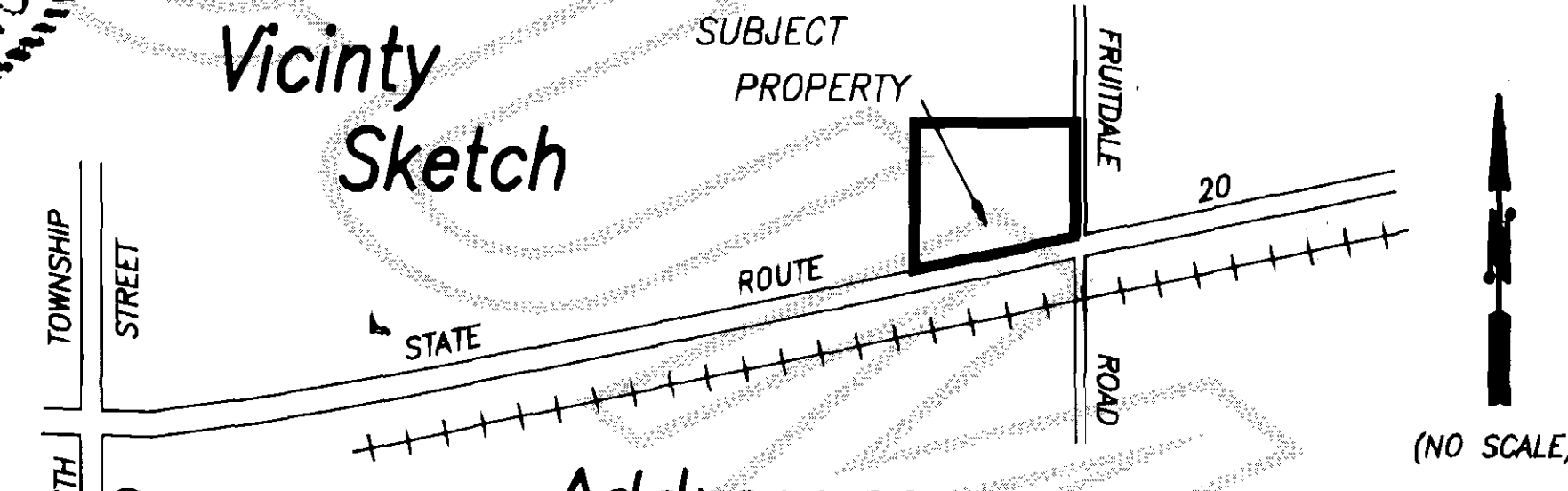
Acknowledgements

State of Washington County of Skagit I certify that I know or have satisfactory evidence that James Duffy 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 Public Date: 4/10/92 My appointment expires: 7/6/93

State of Washington County of Skagit I certify that I know or have satisfactory evidence that Jim Hopper signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Notary signature: [Signature] Title: Notary Public Date: April 10, 1992 My appointment expires: March 30, 1994



Vicinity Sketch



Addresses

- LOT 1 - 881 FRUITDALE ROAD
LOT 2 - 2281 STATE ROUTE 20
LOT 3 - 2273 STATE ROUTE 20
LOT 4 - 2267 STATE ROUTE 20

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 1995.

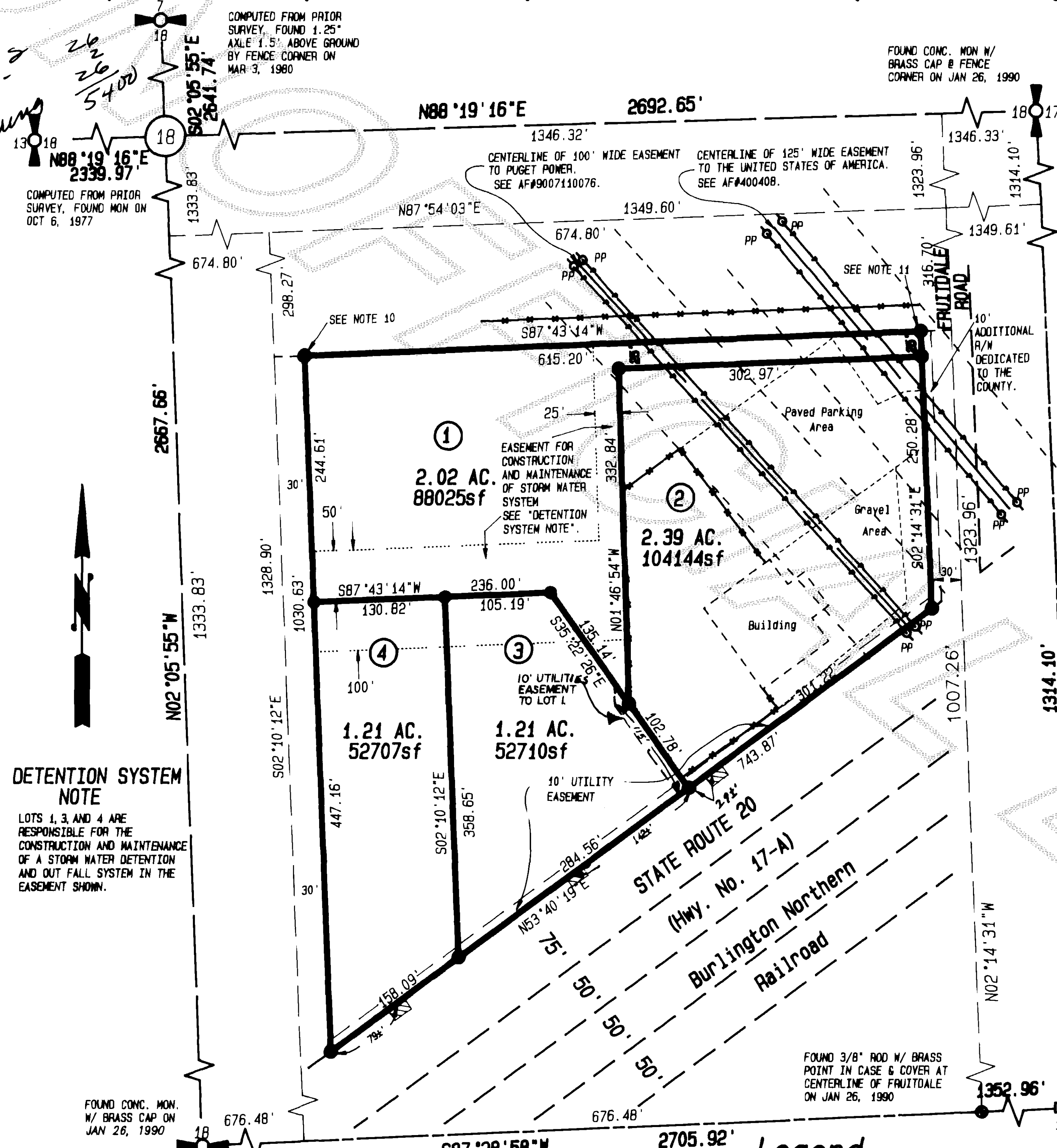
Skagit County Treasurer (Signature)

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 25th day of April 1992

Short Plat Administrator (Signature)
County Engineer (Signature)

Short Plat for James Duffy and Richard Duffy



DETENTION SYSTEM NOTE
LOTS 1, 3 AND 4 ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM WATER DETENTION AND OUT FALL SYSTEM IN THE EASEMENT SHOWN.

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 - Commercial Limited Industrial (C L-1)
4. Water - Skagit County Public Utility District #1.
5. Sewer - City of Sedro-Woolley Public Sewer System
6. Basis-of-bearings - Assumed S02°23'16"E on the East line of the Southeast quarter of Section 18.
7. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
8. The subject property may be affected by easements or restriction in instruments filed in: AF#68001; AF#382927; AF#400408; AF#874595; AF#9007110076; AF#9201100001.
9. Adequate water for commercial fire flow is not provided at the time of filing the plat. Fire Flow as determined by the Skagit County Fire Marshall will be required for commercial construction.
10. Set property corner 11 feet west of wood fence post described in affidavit filed in AF#9201100001 and on the projection of the line described in said affidavit.
11. Set property corner 10.4 feet west of concrete fence post described in affidavit filed in AF#9201100001 and on the line described in said affidavit.
12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY PUBLIC UTILITY DISTRICT.
13. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
14. ALL PRESENT AND FUTURE OWNERS OF THE SUBJECT PROPERTY ARE RESPONSIBLE FOR MAINTENANCE OF THE EXISTING PRIVATE STORM SEWER LINE RUNNING ALONG FRUITDALE ROAD TO THE SKAGIT RIVER IN ACCORDANCE WITH THE EXISTING AGREEMENT.

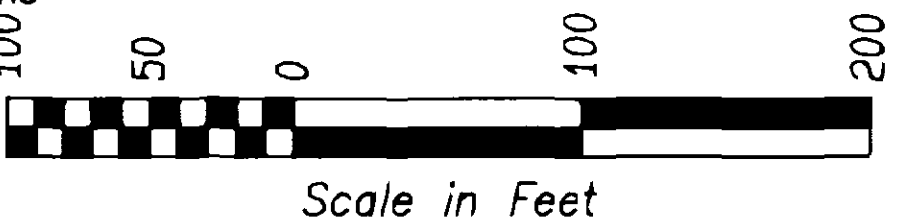
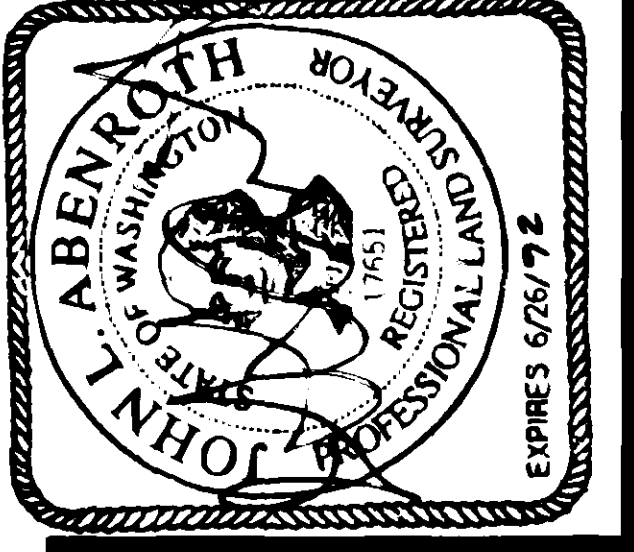


Table with columns: DATE, REVISION, FWN BY, JOB#, 1146-91, DRAWN, FWN, CHECKED, JLA, DATE, 29JAN92, SCALE, 1" = 100', SHEET, 1 OF 1

AUDITOR'S CERTIFICATE
Filed for record this 30th day of August 1992 at 3:47 minutes past 11 o'clock A.M. and recorded in Volume 12 of Short Plats at page 25, records of Skagit County, Wa.
County Auditor & Deputy Auditor
A.F.# 9508300056

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1992 at the request of James Duffy.
Date: 5/12/92
John L. Abernethy
CERT.# 17651



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



use 12 SP PG 25