

9510190110

26
26
54

Survey in the NW1/4 of the SW1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. SW 08-95

Legal Description

That portion of Gov't Lot 3, Section 19, Township 35 North, Range 5 East, W.M., described as follows: Beginning at a point on the south line of the Wicker Road, (also known as Cemetery Road), 110 feet west of the west line of Virginia Avenue as shown on the plat of Greenstreet's Second Addition to Sedro-Woolley, as per plat recorded in Volume 6 of Plats, at page 44, records of Skagit County, Washington; thence west along the south boundary of Wicker Road, 214 feet, more or less, to a point 742.50 feet east of the west line of Section 19, Township 35 North, Range 5 East, W.M.; thence south, 220.2 feet; thence east to a point 110 feet west of the west line of Virginia Avenue; thence north parallel to and 110 feet west of the west line of Virginia Avenue to the point of Beginning.

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.

John L. Abernethy

Dolores A. Abernethy

Interwest Savings Bank

03-50814149

Acknowledgements

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that John L. Abernethy & Dolores A. Abernethy 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 10-6-95
My appointment expires 10-6-99

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Sharon A. Exley, V.P. signed this instrument, on both stated that he, she was authorized to execute the instrument and acknowledged it as the Vice Pres. of Interwest Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature [Signature]
Title Vice President Date 10-10-95
My appointment expires 3-20-96

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.

Jane Patterson for
Skagit County Treasurer

10/6/95
Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Short Plat Ordinance this 9th day of October 1995.

Sharon A. Revin
Planning Director

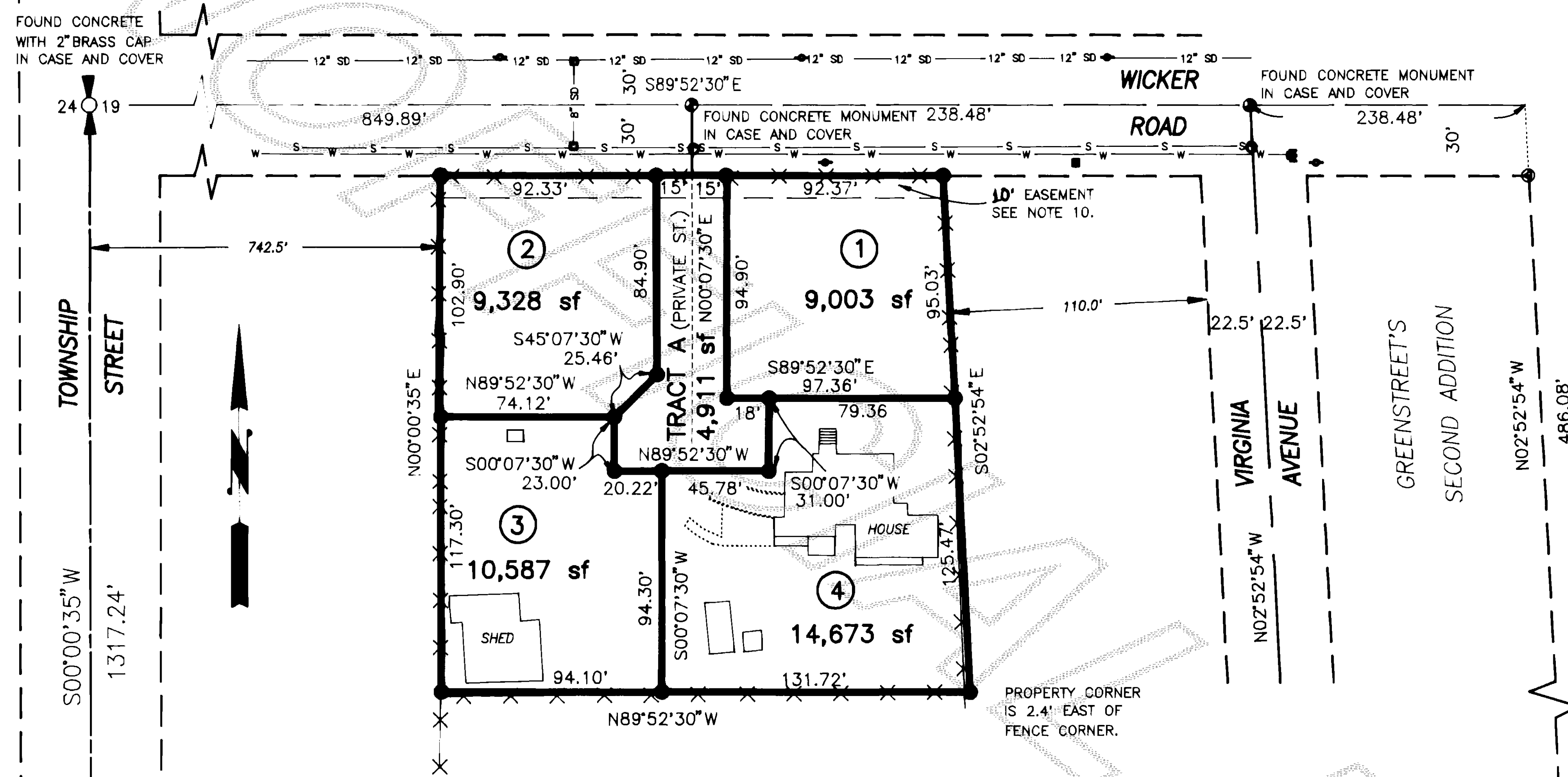
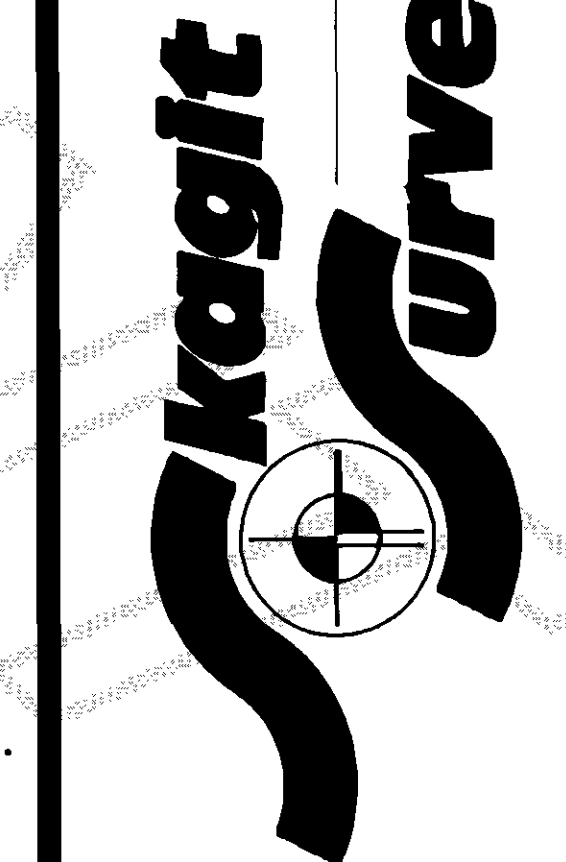
Mike M. Abel
Public Works Director, CITY ENGR.

AUDITOR'S CERTIFICATE
Filed for record this 19th day of October 1995 at 10 minutes past 11 o'clock, a.m., and recorded in Volume 13 of Short Plats at page 36 of records of Skagit County, Wa.
Kathy Tall
County Auditor or Deputy Auditor
A.F.# 9510190110

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformity with the Survey Recording Act in July 1995 at the request of John Abernethy
10/6/95
Date
John L. Abernethy
CERT.# 17651



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



Covenant

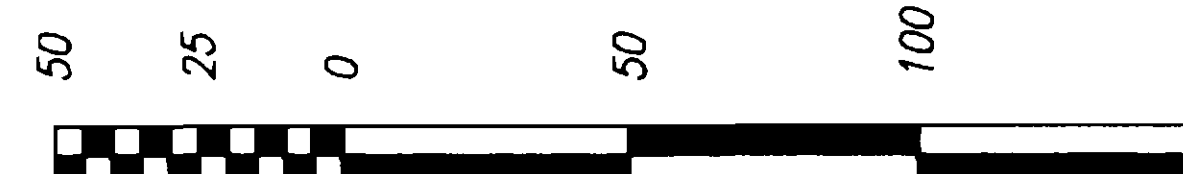
A WAIVER OF PROTEST OF FUTURE U/D OR U/D FORMATION IS FILED IN VOLUME 186 OF OFFICIAL RECORDS AT PAGE 0345 AS A.F.# 9510190112.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF TRACT A AS A PRIVATE ROAD SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 3 AND 4.
3. TRACT A AS SHOWN HEREON IS FOR PRIVATE ACCESS AND UTILITY PURPOSES FOR LOTS 3 AND 4 AND SHALL BE OWNED BY THE OWNERS OF LOTS 3 AND 4 AND SHALL NOT BE CONVEYED AS A SEPARATE PARCEL. THE MAINTENANCE AND EASEMENT DECLARATION FOR TRACT A IS FILED IN VOLUME 186 OF OFFICIAL RECORDS AT PAGE 0312 AS A.F.# 9510190111.
4. ZONING - SF1
5. WATER - SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1.
6. SEWER - SEDRO-WOOLLEY PUBLIC SEWER SYSTEM.
7. BASIS-OF-BEARINGS - ASSUMED S 89°52'30"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER.
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. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND POWER & LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, GENERAL TELEPHONE OF THE NORTHWEST, TCI CABLEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET, (SHOWN AS TRACT A) AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING WICKER ROAD IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
10. PRIVATE ROAD ON TRACT A MUST BE BUILT OR BONDED FOR PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ON THIS SHORT PLAT.
11. \$450.00 IN PARK IMPACT FEES HAVE BEEN PAID. ADDITIONAL PARK FEES MAY BE REQUIRED DEPENDING ON NUMBER OF UNITS CONSTRUCTED.

Addresses

- LOT 1 = 1033 WICKER ROAD
- LOT 2 = 1021 WICKER ROAD
- LOT 3 = 1025 WICKER ROAD
- LOT 4 = 1029 WICKER ROAD



Scale in Feet

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.

- ⊙ Found reinforcing rod on east line of Greenstreet's 2nd Addition as shown on short plat #30-76 filed in Volume 1 of Short Plats at page 151.

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1745	fm	JLA	27JUL95	1" = 50'	1 OF 1

Vol 12 Short PLATS PG 36