

9511140024

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. Short Plat No. SW06-95

SKA-KATHY
FOUND 1" X 1-1/2" STEEL ROD 2" HIGH AT FENCE CORNER B/19/B6 DURING SURVEY FILED IN VOLUME 7 OF SHORT PLATS AT PAGE 333.

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'

LINE TABLE		
#	BEARING	DISTANCE
L4	S65°57'47"E	7.53'
L6	N02°05'28"W	10.00'
L7	N87°54'49"E	10.00'
L8	N02°05'28"W	20.00'
L9	N24°02'13"E	15.00'
L10	N67°57'47"W	30.00'

Legend
 ● Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

Notes

- Short plat number and date of approval shall be included in all deeds and all deeds and contracts.
- All maintenance and construction of private roads shall be the responsibility of the lot owners.
- Zoning - SF1 - Single Family Residential
- Water - Public Utility District No. 1
- Sewer - City of Sedro-Woolley
- Basis-of-bearings - Assumed S00°38'27"E on the East line of the Northeast Quarter of Section 24.
- This survey was accomplished by field traverse using:
2 second digital electronic Total Station.
- \$450.00 in park fees have been paid at the time of filing the plat, additional park fees may be required depending on the number of units constructed.
- All lots within this Short Plat will be subject to paying the applicable special connection fees as enacted by the City Council in Ordinance #1240-95.

Legal Description

Lot 5 and Lot 6, Block 2, "ROSEDALE GARDEN TRACTS", recorded in Volume 3 of Plats at Page 52, records of Skagit County, Washington; EXCEPT that 10 foot strip deeded for Reed Street in Dedication Deed recorded in Auditor's File Number 9508020026; AND EXCEPT that portion lying northerly of the following described line:

Commencing at the northeast corner of Lot 5 in said Block 2; thence S 02°04'25" E along the east line thereof, a distance of 43.00 feet to the initial point of this line description; thence N 65°57'47" W, a distance of 143.08 feet; thence S 87°54'49" W parallel with the north line of said Lot 5, a distance of 171.43 feet to the east line of the above mentioned 10 foot strip and terminus of this line description.

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.

Dewey Hyatt
 One Way Construction, Incorporated

Acknowledgement

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that Dewey Hyatt signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the president of ONE WAY CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Dorothy Hemby Title _____
 Date 10/30/95 My appointment expires 7-9-98

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.

David Patterson
 Skagit County Treasurer
 Date 11-13-95

Approvals

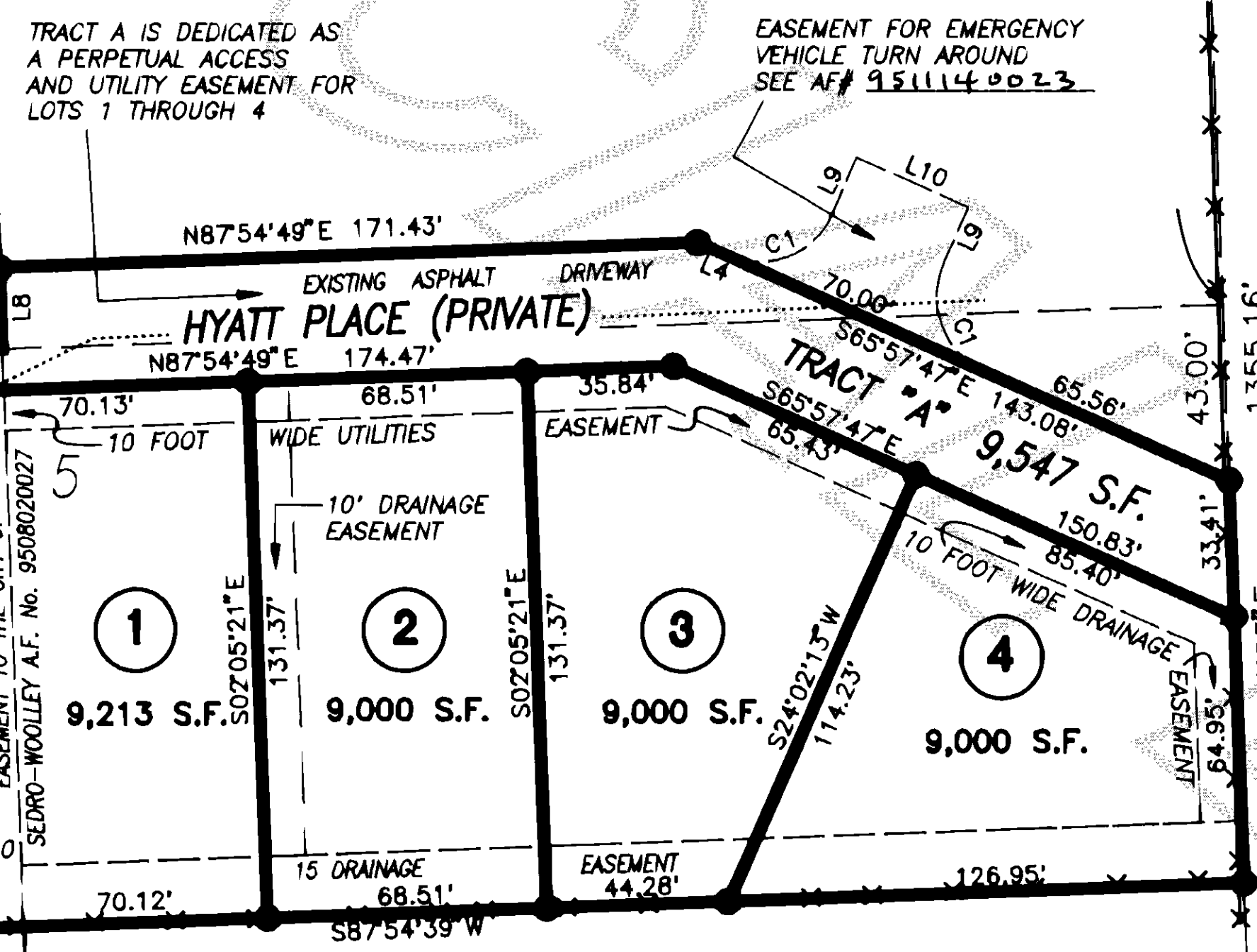
The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance.

Sharon A. Runyon
 Planning Director
 Date 11/9/95

Mark H. Abel
 City Engineer
 Date 11/9/95

Short Plat for
One Way Construction, Incorporated

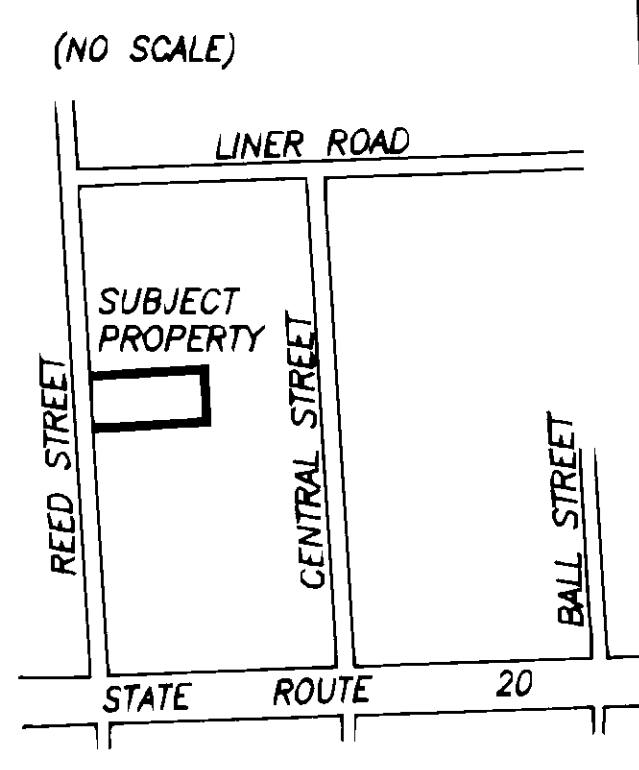
Block 2,
 6 "ROSEDALE GARDEN TRACTS"



Utility Easements

An easement is hereby 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 over, under and through the private street, shown as Tract A, the 10 foot wide easement to the City of Sedro-Woolley as shown along Reed Street, and the 10 foot wide utility easement southerly of and adjacent to Tract A, in which to construct, maintain, and operate 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 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. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement areas and not to interfere with, obstruct, or endanger the use of the easements.

Vicinity Sketch



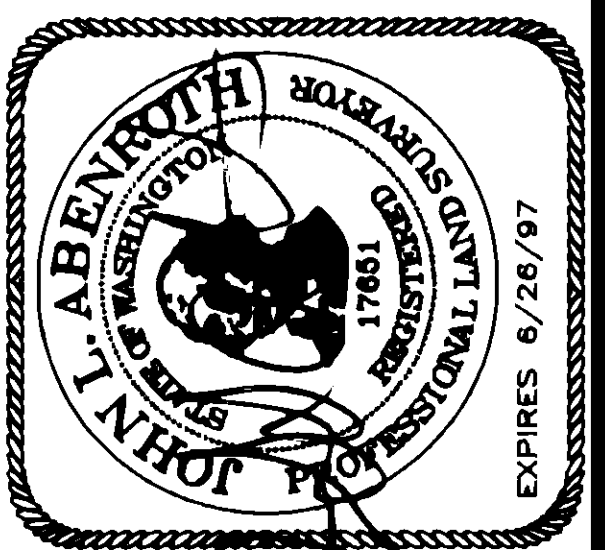
COMPUTED ACCORDING TO SURVEY OF "ROETKER'S ADDITION TO SEDRO-WOOLLEY" FILED IN VOLUME 7 OF PLATS AT PAGE 44



11-06-95	ADD DRAINAGE EASEMENT	FM						
11-06-95	ADD TRACT A NOTE AND NOTE 8 & 9	FM						
1728-95	DJM	JLA	19JUL95	1" = 50'	1 OF 1			

AUDITOR'S CERTIFICATE
 Filed for record this 17 day of Nov 1995 at 11:47 minutes past 10 o'clock A.M., and recorded in Volume 12 of Short Plats at page 38 records of Skagit County, Wa.
John L. Abernath
 County Auditor/Deputy Auditor
 A.F.# 9511140024

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July, 1995 at the request of One Way Construction.
John L. Abernath
 Date NOV. 7, 1995
 Date
 John L. Abernath
 CERT.# 17651



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

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