

Survey in the NE1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M. Short Plat No. SW 09-95

FOUND 2" IRON PIPE, PLUG & TACK 6/18/80, ON SURVEY FILED IN VOL. 4 OF SHORT PLATS AT PAGE 150.

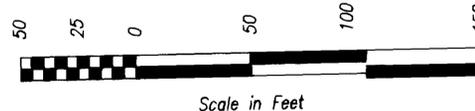
FOUND 1 1/2" IRON PIPE IN MONUMENT CASE ON SURVEY FILED IN VOL. 4 OF SHORT PLATS AT PAGE 150.

Legend

- SET 5/8" X 18" REINF. ROD WITH YELLOW PLASTIC CAP MARKED "MCLAUGHLIN 24223" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
SET CONCRETE MONUMENT WITH BRASS CAP IN CASE AND COVER, MARKED "LS 24223 SKAGIT SURVEYORS"

Table with columns: LINE #, BEARING, DISTANCE. Lists lines L1 through L7 with their respective bearings and distances.

Table with columns: CURVE #, RADIUS, DELTA, LENGTH. Lists curves C1 and C2 with their respective radii, delta angles, and lengths.



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 front 7 feet of all lots adjoining Garden of Eden Road and other utility easements shown hereon 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 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. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement.

Addresses:

- Lot 1 = 501 Debbie Drive
Lot 2 = 504 Debbie Drive
Lot 3 = 505 Debbie Drive
Lot 4 = 508 Debbie Drive

Water Note
Current water available to this property for fireflow is approximately 600 G.P.M. Sprinkling structures and/or other alternatives will be required to offset the decreasing minimum fireflow of 1000 G.P.M. Contact the Sedro-Woolley Fire Chief for approval of Alternatives.

Notes

- 1. Short plat number and date of approval shall be included in all deeds and all deeds and contracts.
2. Tract A as shown hereon is for private access and utility purposes for Lots 1-4, and shall be owned by the owners of Lots 1-4 and shall not be conveyed as a separate parcel. The maintenance and easement declaration for Tract A is filed in Volume 9512290098 of Official Records at Page 1 as A.F. No. 9512290098.
3. Zoning - SF1 - Single Family Residential
4. Water - Public Utility District No. 1
5. Sewer - Individual septic systems
6. Basis-of-bearings - Assumed S00°31'54"E on the East line of the Northeast Quarter of Section 23.
7. This survey was accomplished by field traverse using:
2 second digital electronic Total Station.
8. Easement for ingress, egress, operation, and maintenance of a drainfield for Lot 4. Owner of Lot 4 shall relinquish all rights to this easement as soon as City sewers are available and a connection can be made.
9. Park impact fees will be required prior to issuance of building permits on Lots 2, 3 and 4.
10. Private road on Tract A must be built or bonded for prior to issuance of any building permits on this Short Plat.

Covenants

A waiver of protest of future LID or ULID formation is filed in Volume 9512290099 of Official Records at Page 1 as A.F. No. 9512290099.

Legal Description

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

Beginning at a point on the east line of said subdivision, 333.5 feet south of the northeast corner of said Section; thence South 222.5 feet; thence West 327 feet; thence North 133 feet; thence West 160 feet; thence North 89.5 feet; thence East 487 feet to the point of beginning.

Except County road along the east line thereof.

Approvals

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

Planning Director: Steven A. Ruess, Date: 12-11-95
City Engineer: Mike M. Abed, Date: 12-11-95

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.

Signatures of David J. McLaughlin and Nancy J. McLaughlin.

Acknowledgement

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that David J. & Nancy J. McLaughlin have 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: Susan H. Regue, Title: Notary
Date: 11-14-95, My appointment expires: July 1, 1998

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.

Signature of Treasurer: Judy Ann... Date: 11-15-95

Short Plat for Dave & Nancy McLaughlin

AUDITOR'S CERTIFICATE
Filed for record this 27 day of Dec 1995 at 11 minutes past 1 o'clock P.M., and recorded in Volume 12 of Surveys at page 661, records of Skagit County, Wa.
David J. McLaughlin, County Auditor or Deputy Auditor, A.F. # 9512290100



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



Table with columns: DATE, REVISION, BY, JOB#, DRAWN, CHECKED, DATE, SCALE, SHEET. Includes job number 1741-95, drawn by DJM, checked by DJM, dated 27 JUL 95, scale 1" = 50', sheet 1 of 1.