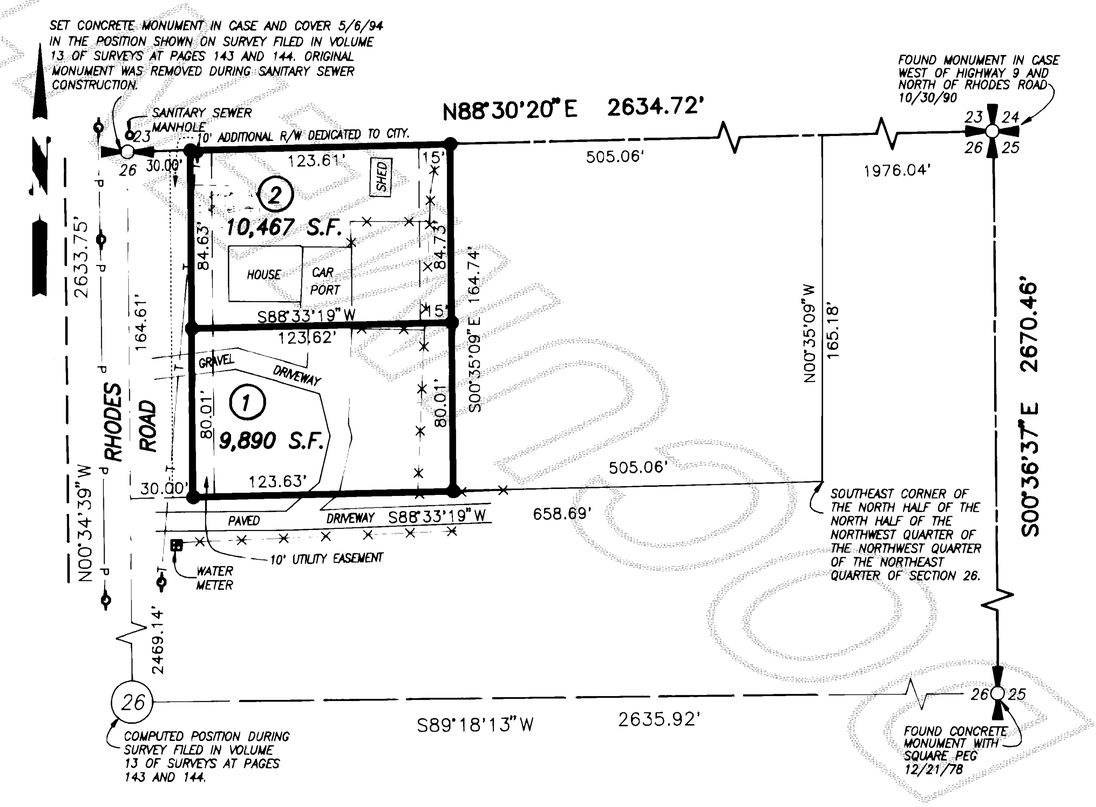
96 0215 1181

Survey in the NW1/4 of the NE1/4 of Section 26, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 05-95



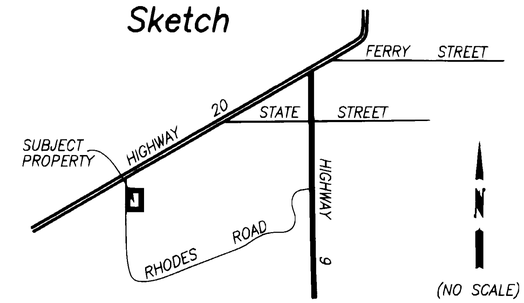
Scale in Feet

25
2
26
53

96 FEB 15 P3:25

Skagit Surveyors

Vicinity Sketch



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.

Addresses

Lot 1 = 1003 Rhodes Road
Lot 2 = 1001 Rhodes Road

Legal Description

The North 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 North, Range 4 East, W.M., EXCEPT County Road right-of-way; AND EXCEPT the East 505 feet thereof.

Utility Easements

An easement is hereby granted to the 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 10 foot utility easement shown hereon in which to construct, maintain, and operate utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of 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 excercise 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.

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 Lot owners.
3. Zoning - Sr2
4. Water - Public Utility District No. 1 of Skagit County
5. Sewer - City of Sedro-Woolley
6. Basis-of-bearings - Assumed N88°30'20"E on the North line of the Northeast Quarter of Section 26.
7. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
8. No building permit shall be issued on Lot 1 until the carport on Lot 2 has been removed or remodeled to meet minimum setback requirements and a separate driveway access on Lot 2 has been provided.

Acknowledgements

State of Washington County of SKAGIT
I certify that I know or have satisfactory evidence that RON & DARLENE ROYCE H/W 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 Louis H. Regua
Title NOTARY Date 1-16-96
My appointment expires July 1, 1998
LOUIS H. REGUA
My Appointment Expires JUL 1, 1998

Consent

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

Ron Royce

Darlene Royce

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.

Judeann Menzie
Skagit County Treasurer — 1-19-96 Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Short Plat Ordinance this____day of_____1996.

Gloria A. Rivera — 2-1-96
Planning Director — Date

Walter H. Abed — 2-1-1996
City Engineer — Date

Short Plat for Ron Royce

AUDITOR'S CERTIFICATE
Filed for record this 15 day of Feb 1996 at 3:25 minutes past 3 o'clock; P.m., and recorded in Volume 12 of Short Plats at page 77 records of Skagit County, Wa.
Auditor/Deputy Auditor
A.F.# 9602150081

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1994 at the request of Ron Royce.
John L. Abenroth
CERT.# 17651
Jan. 15, 1996
Date

JOHN L. ABENROTH STATE OF WASHINGTON 17651 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/97

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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
31JAN96	ADD NOTE 8 PER CITY SW REQUEST	fm	1539-94	FM	JLA	29MAY94	1" = 50'	1 OF 1

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