

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. Short Plat No. SW-01-96

FOUND 1" X 1 1/2" STEEL ROD 2" HIGH AT FENCE CORNER 8/19/86 DURING SURVEY FILED IN VOLUME 7 OF SHORT PLATS AT PAGE 133.

LINE #	BEARING	DISTANCE	CURVE #	RADIUS	DELTA	LENGTH
L1	N65°57'47"W	25.00'				
L2	N65°57'47"W	7.53'	C1	20.00'	90°00'17"	31.42'
L3	N65°57'47"W	20.00'	C2	20.00'	90°00'00"	31.42'
L4	N65°57'47"W	25.00'				
L5	N65°57'47"W	5.00'				
L6	N24°02'13"W	3.51'				

FOUND BRASS DISC 0.30" DEEP IN CENTERLINE OF HIGHWAY 9 6/15/83

- ## Notes
- 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.

Legal Description

Lot 6, Block 2, "Rosedale Garden Tracts", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington. TOGETHER WITH that portion of Lot 5, Block 2 of said "Rosedale Garden Tracts" described as follows:
Beginning at the Northeast corner of said Lot 5; thence S87°54'49"W along the North line thereof, a distance of 125.42 feet; thence S73°09'37"E, a distance of 132.57 feet to the East line of said Lot 5; thence N02°04'25"W along said East line, a distance of 43.00 feet to the point of beginning of this description.
EXCEPT that portion lying Southerly of the following described line:
Commencing at the Northeast corner of Lot 5 in said Block 2; thence S02°04'25"E along the East line thereof, a distance of 43.00 feet to the Southeast corner of that parcel described in Quit Claim Deed recorded in Auditor's File Number 9508010088 and point of beginning of this line description; thence N65°57'47"W a distance of 130.25 feet to point "A"; thence continuing N65°57'47"W, a distance of 12.83 feet; thence S87°54'49"W parallel with the North line of said Lot 5, a distance of 132.95 feet to the East line of 10 foot strip deeded for Reed Street in Dedication Deed recorded in Auditor's File Number 9508020026 and end of this line description.
As conveyed by Quit Claim Deed, recorded September 7, 1995, under Auditor's File Number 9509070023, records of Skagit County, Washington.

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 L. Hyatt
Dewey L. Hyatt
Janet L. Hyatt
Janet L. Hyatt
Washington Federal Savings and Loan

Acknowledgements

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that Dewey L. Hyatt & Janet L. Hyatt 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 Shirley E. Gentry Title Notary
Date 3-4-96 My appointment expires 9-1-98

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that DOUG ROHELL signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Sr. Vice Pres. of WASHINGTON FEDERAL SAV. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature Deanne E. Remy Title Notary Public
Date 3-7-96 My appointment expires 8-15-97

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 1996.
Indegann Muenich
Skagit County Treasurer
Date 5/24/96

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance.
Glenn A. Rasmussen
Planning Director
Date 5/24/96
Maher M. Abid
City Engineer
Date 5/24/96

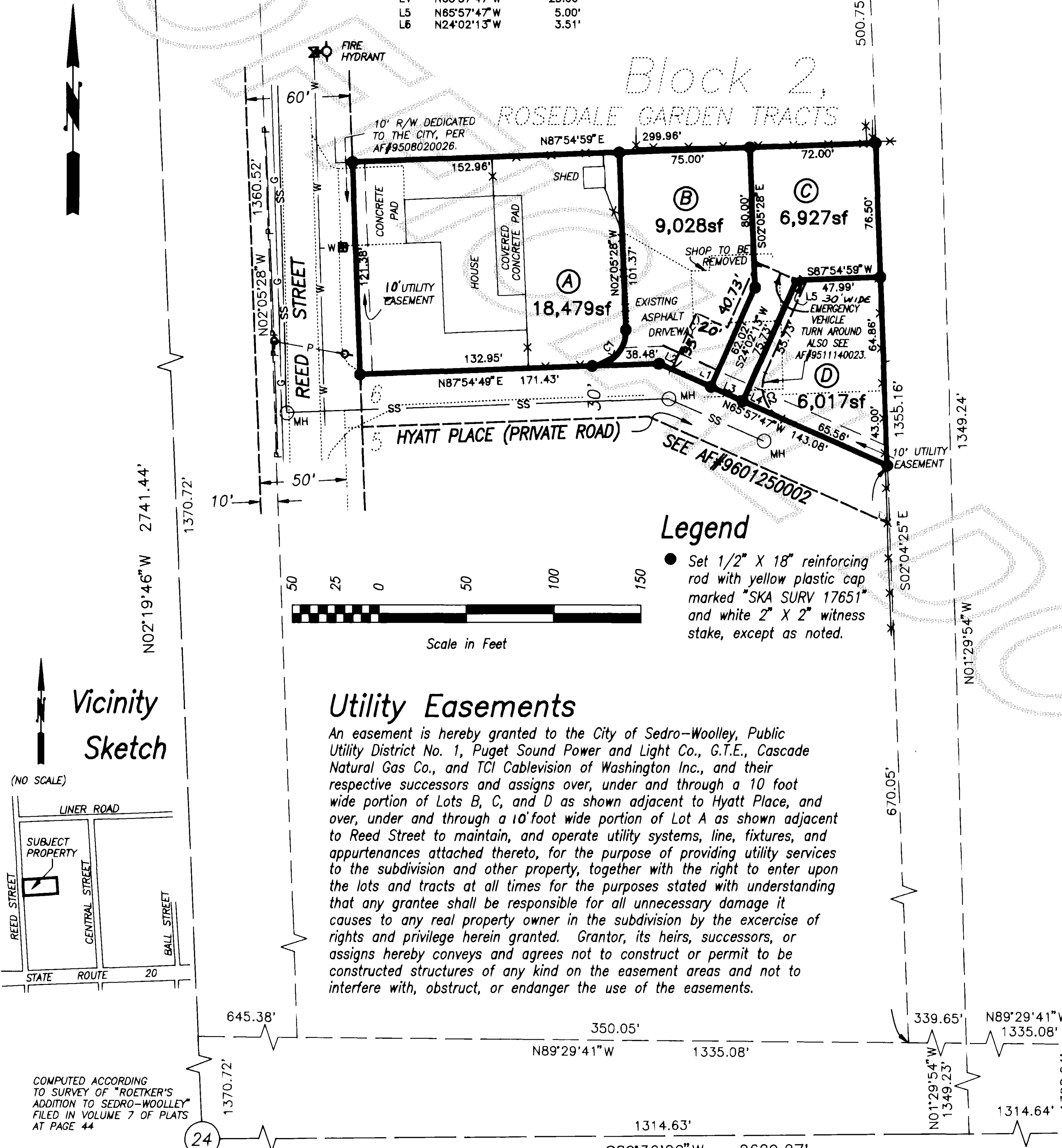
Short Plat for Dewey and Janet Hyatt

AUDITOR'S CERTIFICATE
Filed for record this 28 day of May 1996 at 12:32 minutes past 8 o'clock A.M., and recorded in Volume 12 of Short Plats at page 133, records of Skagit County, Wa.
County Auditor Deputy Auditor
A.F.# 9605280001

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 Dewey and Janet Hyatt.
John L. Abernethy
Date FEB 16 1996
CERT.# 17651



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



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.

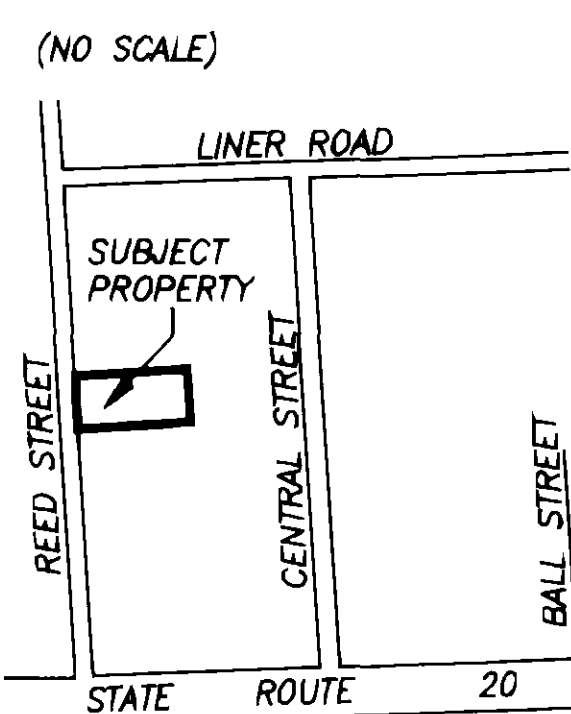
Utility Easements

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 a 10 foot wide portion of Lots B, C, and D as shown adjacent to Hyatt Place, and over, under and through a 10' foot wide portion of Lot A as shown adjacent to Reed Street to 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.

Addresses

LOT A = 215 REED STREET
LOT B = 506 HYATT PLACE
LOT C = 510 HYATT PLACE
LOT D = 514 HYATT PLACE

Vicinity Sketch



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