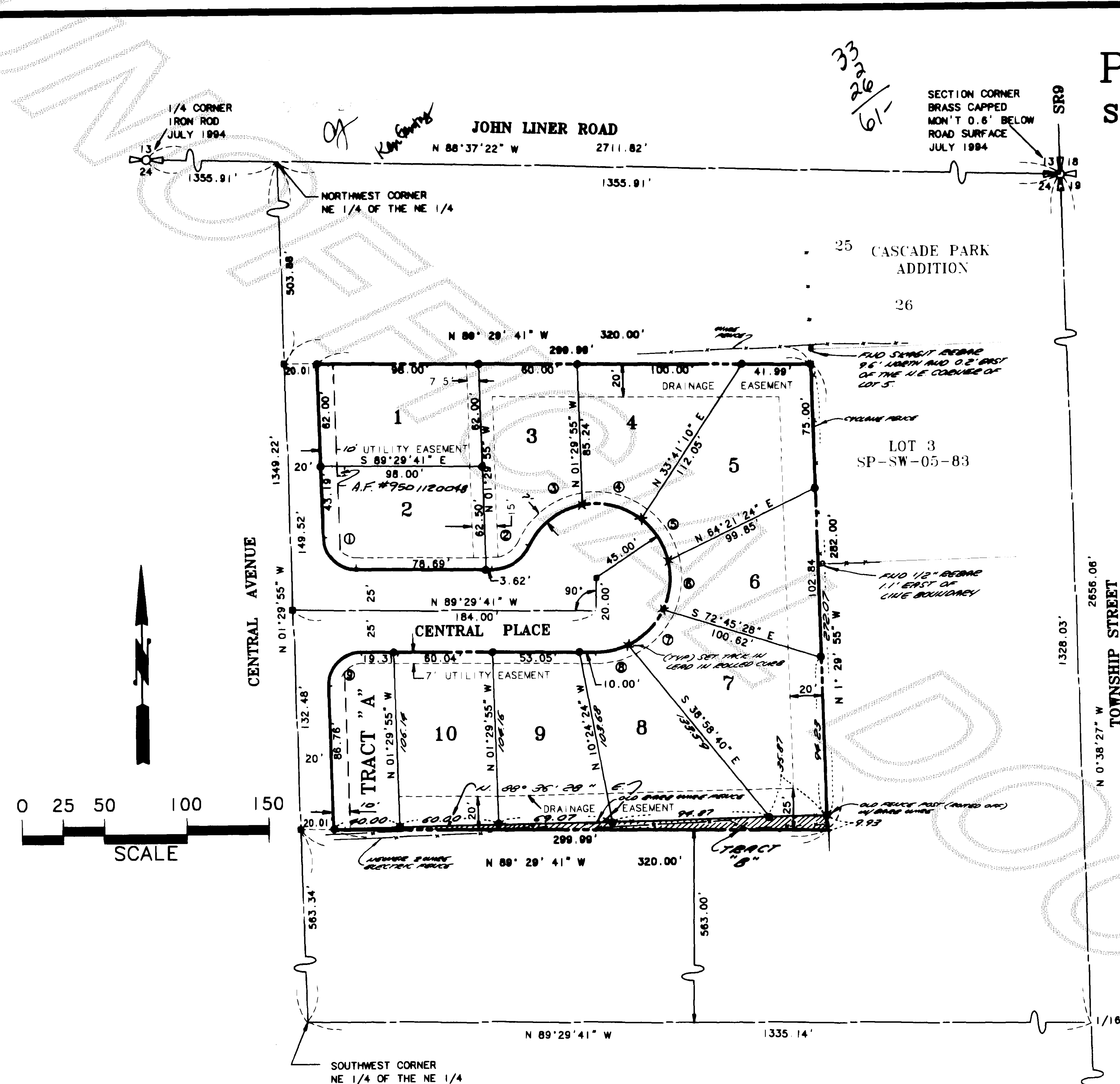


PLAT OF CENTRAL PLACE

SECTION 24, TWP. 35 N., RGE. 4 E., W.M.

CITY OF SEDRO WOOLLEY

SHEET 1 OF 2



DESCRIPTION

Part of the Northeast 1/4 of the Northeast 1/4, Section 24, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 10.00 feet East of and 563.00 feet North of the Southwest corner of said Northeast 1/4 of the Northeast 1/4; thence East 310.00 feet; thence North 282.00 feet; thence West 310.00 feet to a point 10.00 feet East of the West line of said Northeast 1/4 of the Northeast 1/4; thence South 282.00 feet to the POINT OF BEGINNING.

EXCEPT any portion thereof lying within Central Avenue.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, and other instruments of record.

Situate in the County of Skagit, State of Washington.

LOT AREAS AND ADDRESS INFORMATION

Lot 1	6,072 sq. ft.	221 N. Central Avenue
Lot 2	6,042 sq. ft.	Central Avenue
Lot 3	6,343 sq. ft.	700 Central Place
Lot 4	6,099 sq. ft.	704 Central Place
Lot 5	7,399 sq. ft.	706 Central Place
Lot 6	6,114 sq. ft.	710 Central Place
Lot 7	4,685 sq. ft.	714 Central Place
Lot 8	6,529 sq. ft.	713 Central Place
Lot 9	6,297 sq. ft.	709 Central Place
Lot 10	6,309 sq. ft.	705 Central Place
Tract A	4,179 sq. ft.	
TRACT B	1,889 sq. ft.	

CURVE TABLE

CURVE NO.	RADIUS	ARC-LENGTH	DELTA
1	20' 00"	30' 72"	87° 59' 46"
2	25' 00"	28' 20"	64° 37' 24"
3	45' 00"	42' 47"	54° 04' 41"
4	45' 00"	37' 82"	48° 09' 23"
5	45' 00"	30' 59"	38° 56' 33"
6	45' 00"	30' 54"	38° 53' 01"
7	45' 00"	30' 54"	38° 53' 01"
8	45' 00"	20' 17"	25° 40' 45"
9	20' 00"	32' 72"	92° 00' 14"

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of CENTRAL PLACE is based upon an actual survey and subdivision of Section 24, Township 35 North, Range 4 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

BRUCE G. LISSER, P.L.S.
Certificate No. 22960
Date APRIL 15, 1996

AUDITOR'S CERTIFICATE

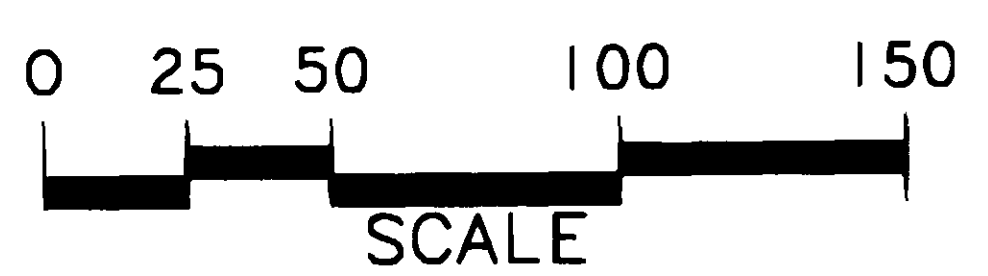
Filed for record this 29 day of May, 1996 at 1:00 P.M. in Volume 16 of Plats on pages 102 & 104 at the request of SEMRAU & LISSER.
Auditor's File No. 460529 0068

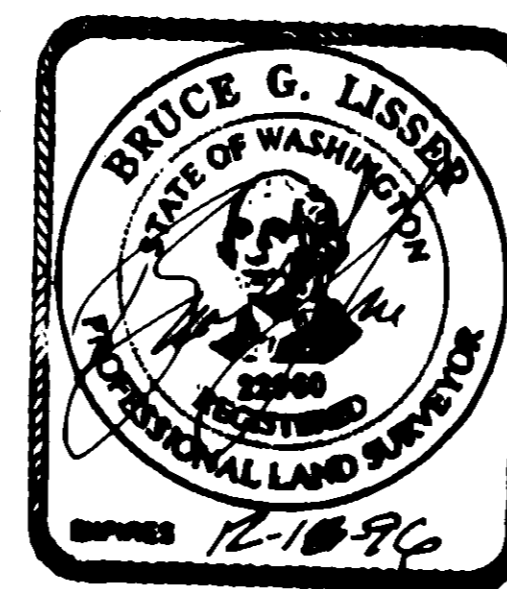
Ratny Hill
Skagit County Auditor

Cheryl Jorgensen
Deputy



SEMRAU & LISSER
SURVEYING • ENGINEERING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566





PLAT OF CENTRAL PLACE

SECTION 24, TWP. 35 N., RGE. 4 E., W.M.

CITY OF SEDRO WOOLLEY

SHEET 2 OF 2

NOTES:

- Indicates concrete monument with cap inscribed LISSER 22960 set in case.
● Indicates rebar set with yellow cap inscribed LISSER 22960.
○ Indicates existing pipe or rebar found.
✕ Indicates tack set in lead with cap inscribed LISSER 22960 in rolled curbing.
- Description and exception information is from First American Title Insurance Company of Skagit County, Title Policy No. H-177190, dated March 26, 1996.
- For additional subdivision and meridian information see Sedro Woolley Short Plat SW-02-93, recorded in Volume 11 of Short Plats, page 13, and the Plat of Cascade Park Addition, recorded in Volume 7 of Plats, page 58, all in records of Skagit County, Washington.
- Basis of Bearing: Monumented East line of the Northeast 1/4 of Section 24, T. 35 N., R. 4 E., W.M.
= North 0° 38' 27" West
- Meridian: Assumed.
- Instrumentation: Leitz Set 4A Theodolite Distance Meter.
- Survey Procedure: Field traverse.
- The subject property is within or near designated agricultural, forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration.
- Tract "A" is to be utilized and maintained for storm drainage facilities.
- Tract "B" is to be Boundary Line Adjusted to contiguous property to the South and is not to be used for building purposes.
- This property is subject to and together with easements, reservations, restrictions, covenants, liens and other instruments of record including the following Auditor's File Numbers listed in title insurance company report mentioned in Note 2 above: 9410130088, 9510200065, 9512080034, 9406010117 and 9501120048.

WATER PIPELINE EASEMENT

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with the necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this Agreement is vested in the District.

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 area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

EASEMENTS

An easement is hereby reserved for and granted to CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON, INC., and their respective successors and assigns under and upon the exterior ten (10) and seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove 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 privileges herein granted.

DEDICATION

"Know All Men by these Presents that the KENDALL D. AND NANCY F. GENTRY, husband and wife, KENDALL D. AND NANCY F. GENTRY, TRUSTEES OF LANDED GENTRY PROFIT SHARING PLAN, SKAGIT STATE BANK AND WASHINGTON FEDERAL SAVINGS, owners in the fee simple or contract purchasers and mortgage holders or lien holders of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

IN WITNESS WHEREOF, the said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed this _____ day of 4-23-96 / 5-16-96, 19____.

Kendall D. Gentry (Husband) Nancy F. Gentry (Wife)

LANDED GENTRY PROFIT SHARING PLAN

Kendall D. Gentry (Trustee) Nancy F. Gentry (Trustee)

SKAGIT STATE BANK

D.P. Daigle, S.V.P.

WASHINGTON FEDERAL SAVINGS

Wesley

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that KENDALL D. GENTRY and NANCY F. GENTRY signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the TRUSTEES of the LANDED GENTRY PROFIT SHARING PLAN, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 25 - APRIL - 1996
Signature Jan Willis
Title NOTARY PUBLIC
My appointment expires 10.1.98

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Doug Rowell signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the DIVISION MANAGER of WASHINGTON FEDERAL SAVINGS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 4/23/96
Signature M. Rowell
Title Loan Officer
My appointment expires 4/15/99

State of Washington
County of Skagit

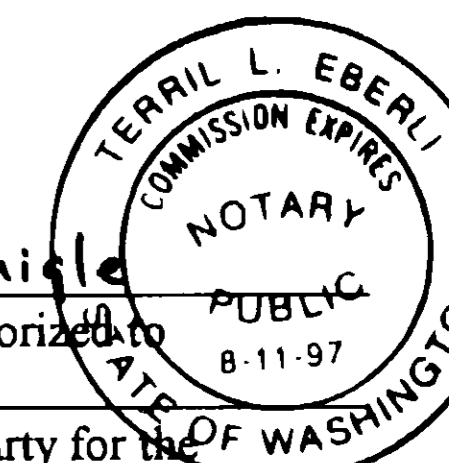
I certify that I know or have satisfactory evidence KENDALL D. GENTRY AND NANCY F. GENTRY, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 25 - APRIL - 1996
Signature Jan Willis
Title NOTARY PUBLIC
My appointment expires 10.1.98

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that D. P. Daigle signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the Sr. V. P. of SKAGIT STATE BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5-16-96
Signature Terril L. Eberli
Title NOTARY PUBLIC
My appointment expires 8-11-97



APPROVAL

I hereby certify that the within Plat of Central Place is duly approved by the City of Sedro Woolley Planning Director this 23rd day of May, 1996.

Alvin A. Ruess
Planning Director

Approved by the Council of the City of Sedro Woolley, Washington, this 28th day of May, 1996.

Mary Ann Hansen Mayor
Attest: City Clerk

Examined and approved this 24th day of MAY, 1996

Wesley
City Engineer

TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1996.

I, Judyann Menech Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1996.

This 29th day of May, 1996.

Judyann Menech Deputy
Skagit County Treasurer

CITY TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This 28th day of May, 1996.

Mary Ann Hansen
City Treasurer