

Short Plat No. SW04-96

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

Storm Water Drainage Maintenance

Legal Description

EACH OWNER OF PROPERTY WITHIN THIS SHORT PLAT SHALL BECOME A MEMBER OF THE CENTRAL RHODES ROAD COMMUNITY ASSOCIATION AND SUCH MEMBERSHIP SHALL BE TRANSFERRED THEREWITH SO THAT AT ALL TIMES THE OWNER(S) OF SAID PROPERTY SHALL BE A MEMBER OF THE ASSOCIATION. SPECIFIC RESPONSIBILITIES UNDER SAID ASSOCIATION SHALL BE DEPENDENT UPON THE BENEFITS RECEIVED AND SHALL BE SPECIFICALLY SET FORTH IN THE MEMBERSHIP CERTIFICATE OF EACH RESPECTIVE PROPERTY OWNER.

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1443 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION; THENCE EAST 174 FEET, MORE OR LESS, TO A POINT 365.2 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 890 FEET TO THE COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID ROAD TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 941 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ASSOCIATION SHALL BEAR AND PROMPTLY PAY ALL COSTS AND EXPENSES RELATED TO THE CONSTRUCTION, MAINTENANCE AND REPAIR OF ANY PRIVATE STORM WATER AND/OR DRAINAGE FACILITY APPROVED BY THE CITY TO SERVE THIS SHORT PLAT, AND SHALL HOLD THE CITY HARMLESS THEREFROM. IN THE EVENT THE ASSOCIATION SHALL FAIL TO CONSTRUCT, MAINTAIN AND REPAIR THE STORM WATER AND/OR DRAINAGE FACILITY AS PROVIDED HEREIN, THE CITY MAY THEN DO SO, AND UPON COMPLETION, MAY RECORD AND FORECLOSE A LIEN(S) FOR THE CITY'S COSTS THEREFOR AGAINST THE REAL PROPERTY OF THE MEMBERS OF THE ASSOCIATION BENEFITING FROM THE FACILITY.

EXCEPT THE EAST 11.88 FEET OF THE SOUTH 295.46 FEET OF THE NORTH 673.20 FEET OF THE FOLLOWING DESCRIBED TRACT. THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1443 FEET EAST OF THE NORTH 1/4 CORNER OF SAID SECTION; THENCE EAST 174 FEET, MORE OR LESS, TO A POINT 365.2 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 890 FEET TO THE COUNTY ROAD; THENCE SOUTHWESTERLY ALONG SAID ROAD TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 941 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY IMPROVEMENT ON ANY LOT WITHIN THIS SHORT PLAT UNTIL ALL OF THE REQUIRED ROADWAYS, DRAINAGE AND/OR UTILITY SYSTEMS, IF ANY, HAVE BEEN CONSTRUCTED, INSPECTED AND APPROVED BY THE CITY OF SEDRO-WOOLLEY.

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 TO CABLEVISION OF WASHINGTON INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH THE FRONT 10 FEET OF ALL LOTS ADJOINING RHODES 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. GRANTEE, 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 EASMENT.

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 LOT OWNERS.
3. ZONING - SF2 - SINGLE FAMILY RESIDENTIAL
4. WATER - PUBLIC UTILITY DISTRICT NO. 1
5. SEWER - CITY OF SEDRO-WOOLLEY
6. BASIS-OF-BEARINGS - ASSUMED S00°36'37"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
8. DEVELOPER WILL INSTALL 2" DIAMETER SERVICE LINES FROM METER LOCATION AT RHODES ROAD TO LOTS 1, 2 AND 3.
9. FURTHER SUBDIVISION OF ANY LOT WILL REQUIRE A P.U.D. WATER PIPELINE TO EXTEND FROM RHODES ROAD TO COMPLETELY ACROSS THE LOT(S) BEING SUBDIVIDED. THE PIPELINE WILL BE A MINIMUM OF 8 INCH DIAMETER IF FIRE FLOW IS REQUIRED BY THE CITY, OR 4 INCH DIAMETER IF ONLY DOMESTIC WATER IS NECESSARY TO SERVE EXISTING AND FUTURE DEVELOPMENT.
10. AN EASEMENT WILL BE PROVIDED TO THE PUBLIC UTILITY DISTRICT IF ITEM NINE (9) ABOVE SHOULD OCCUR.
11. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS FILED IN AF#261073.

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.

William A. Stiles Jr. *Betty M. Stiles*
WILLIAM A. STILES JR. BETTY M. STILES
Helen Friedrich *George L. Grader*
HELEN FRIEDRICH GEORGE GRADER

Acknowledgements

STATE OF WASHINGTON, COUNTY OF Skagit I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William A. Stiles Jr. & Betty M. Stiles 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: Frank D. Stiles TITLE Notary
DATE 1-24-97 MY APPOINTMENT EXPIRES 6-20-98

STATE OF WASHINGTON, COUNTY OF Skagit I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Helen Friedrich & George L. Grader 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: Frank D. Stiles TITLE Notary
DATE 1-24-97 MY APPOINTMENT EXPIRES 6-20-98

STATE OF WASHINGTON, COUNTY OF _____ I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ 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 _____ TITLE _____
DATE _____ MY APPOINTMENT EXPIRES _____

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.

Madeline Messersmith 1/29/97
SKAGIT COUNTY TREASURER DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SUBDIVISION ORDINANCE.

THIS 6th DAY OF January 1997.
Shirley A. Rosen *Janette Keiser*
SHORT PLAT ADMINISTRATOR CITY ENGINEER

Short Plat for **William Stiles and George Grader.**

AUDITOR'S CERTIFICATE

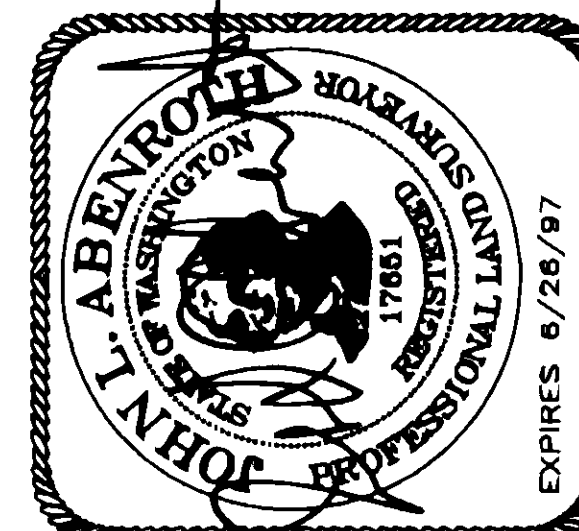
Filed for record this 30 day of 1997 at 10 minutes past 7 o'clock P.M. and recorded in Volume 12 of Short Plats at page 123, records of Skagit County, Wa.

John L. Abernath
County Auditor or Deputy Auditor
A.F.# 9701300044

SURVEYOR'S CERTIFICATE

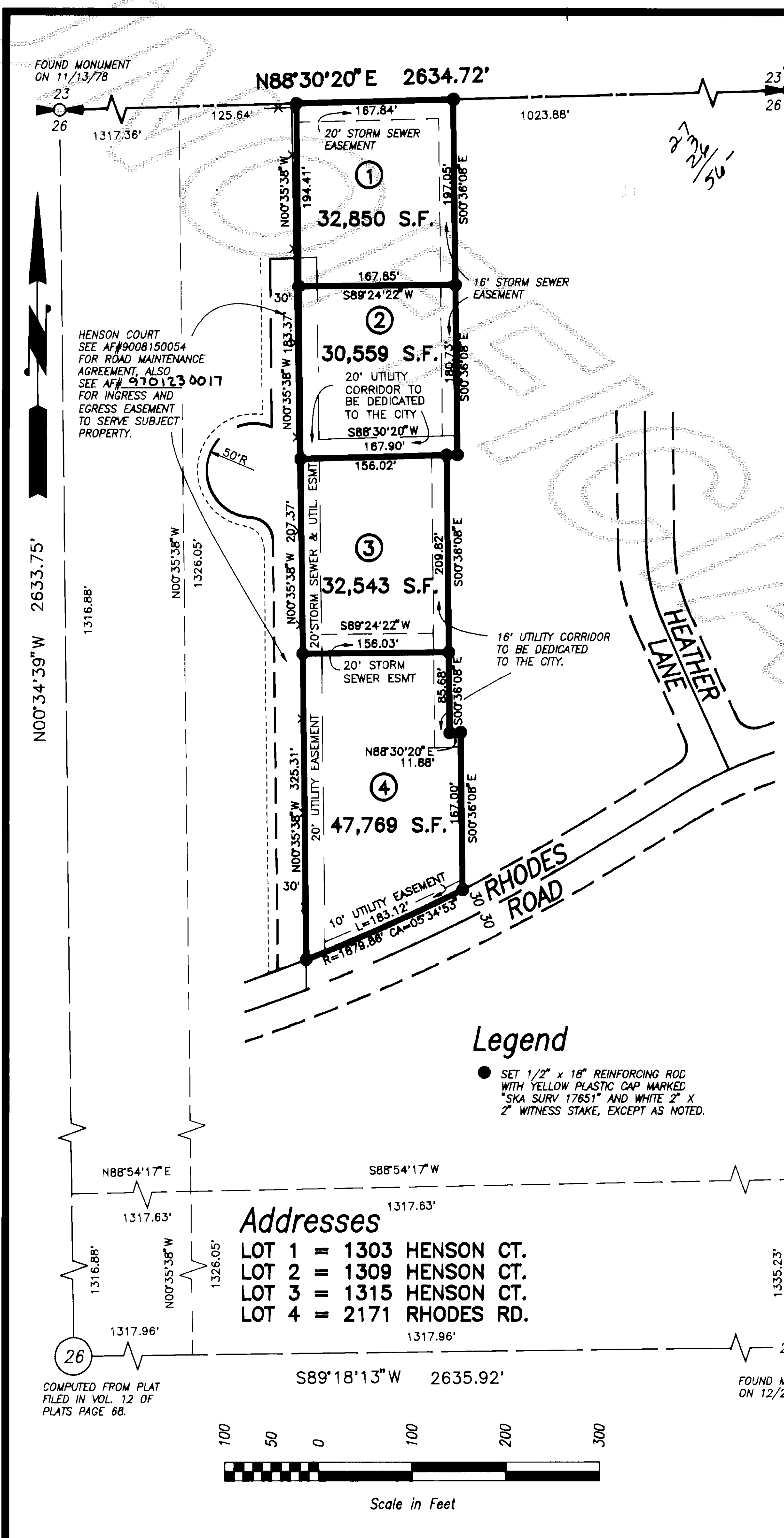
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1997 at the request of William Stiles and George Grader.

John L. Abernath CERT#17651
Date 1/30/97

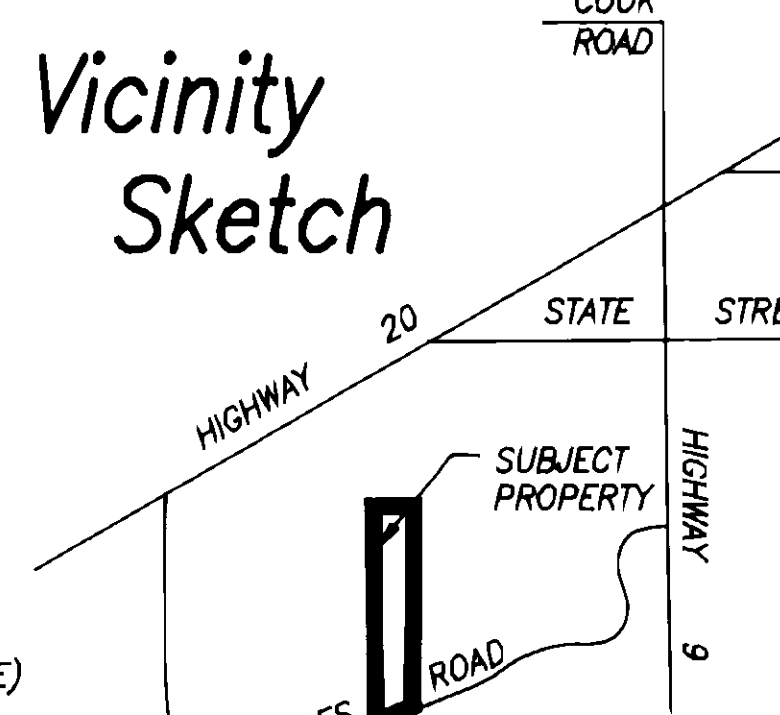
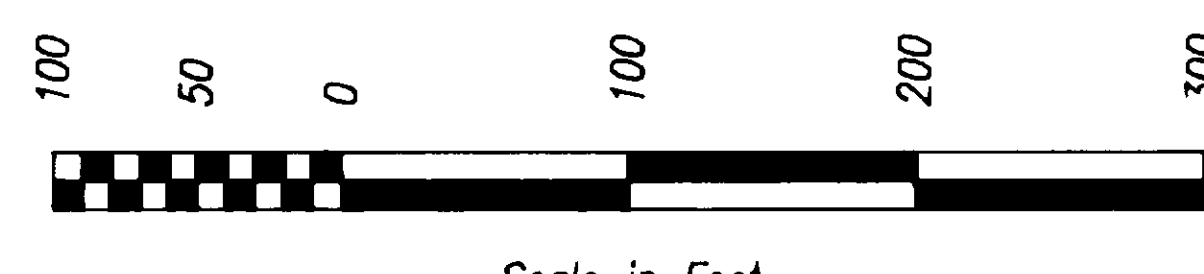


Skagit Surveyors & Engineers LLC

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



- ### Addresses
- LOT 1 = 1303 HENSON CT.
 - LOT 2 = 1309 HENSON CT.
 - LOT 3 = 1315 HENSON CT.
 - LOT 4 = 2171 RHODES RD.



12/23/96	REVISED LOTS	JLA	JOB#	95233	DRAWN	fm	CHECKED	JLA	DATE	18JAN96	SCALE	1" = 100'	SHEET	1 OF 1
DATE	REVISION	BY												