

COVER SHEET

RETURN TO:

William A. Strick

P.O. Box 400

Seeds Woonen WA 98284

9702070091

DOCUMENT TITLE(S) (or transactions contained herein): Dedication Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

|| ADDITIONAL REFERENCE NUMBERS ON PAGE ____ OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. William A. Strick Jr
2. Betty M. Strick
3. George G. Strick
4. Helen F. Strick

|| ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. City of Seeds Woonen
- 2.
- 3.
- 4.

16832
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 7 1997

Amount Paid \$
Skagit Co. Treasurer
By Deputy

|| ADDITIONAL NAMES ON PAGE ____ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

NE 1/4 of NE 1/4 of Section 26, Township 35 North, Range 4 East, W. 1/4.

|| ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 350426-0-086-0009

|| TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE ____ OF DOCUMENT.

9702070091

BK 1627 PG 0262

William A. Stiles, Jr.
P.O. Box 400
Sedro-Woolley, WA 98284

THE GRANTORS WILLIAM A. STILES, JR. AND BETTY M. STILES, husband and wife, as to a 1/2 interest, and GEORGE GRADER, a single man, as to a 1/2 interest, convey and quit claim to THE CITY OF SEDRO-WOOLLEY, a Washington Municipal Corporation, hereinafter called the Grantee, for an alley for public utilities, emergency and maintenance access, and all other municipal and right-of-way purposes, the following described real property, including any after-acquired interest of the Grantors, situated in the County of Skagit, State of Washington:

Also, in addition thereto, the right to make slopes for cuts or fills upon the property adjacent to that specifically described, in order that the access may be graded to the proposed grade level in a reasonable and proper manner.

Also, in addition thereto, the right to grant franchises for other public and private utilities in said right-of-way, including but not limited to electrical, gas, telephone, TV cable, and water utilities.

William A. Stiles, Jr.
William A. Stiles, Jr.

Betty M. Stiles
Betty M. Stiles

George Grader
George Grader

Heien Friedrich

STATE OF WASHINGTON)
) ss.
County of SKAGIT)

GIVEN under my hand and official seal this 31 day of Dec 1996.

Kathy M. Mera
Notary Public in and for the State of
Washington residing at Seom-Uh, Korea
My commission expires: 4-12-98

BK 1627 PG 0263

That portion of Lots 1, 2, 3 and 4, of Sedro-Woolley Short Plat No. SW-04-96, approved January 6, 1997, recorded January 30, 1997, in Volume 12 of Short Plats, Page 183, under Auditor's File No. 9701300044, being a 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:

The West 20 feet of Lots 1 and 2 of said Short Plat No. SW-04-96, EXCEPT the North 164.41 feet of said Lot 1; TOGETHER WITH the South 20 feet of said Lot 2, of said Short Plat No. SW-04-96,

ALSO TOGETHER WITH the East 16 feet of Lots 3 and 4, of said Short Plat No. SW-04-96, EXCEPT the South 167 feet of said Lot 4, as measured along the East line of said Lot 4 of Short Plat No. SW-04-96;

ALSO TOGETHER WITH the East 27.88 feet of the North 16 feet of the South 167 feet of Lot 4 of said Short Plat No. SW-04-96, as measured along the East line of said Lot 4 of said Short Plat No. SW-04-96.

FOUND MONUMENT
ON 11/13/78

N85°30'20"E 2634.72'

23 24
26 25 FOUND 2.5" IRON
PIPE ON 11/13/78

HENSON COURT
SEE AFFIDAVIT 150054
FOR ROAD MAINTENANCE
AGREEMENT, ALSO
SEE AFFIDAVIT 915113
FOR INGRESS AND
EGRESS EASEMENT
TO SERVE SUBJECT
PROPERTY.

N00°34'39"W 2633.75'

1316.88'

N00°35'38"W
1328.05'

32,543 S.F.

S88°24'22"W
158.03'

20' STORM
SEWER ESMT

N85°30'20"E
11.88'

47,769 S.F.

10' UTILITY EASEMENT
L=183.12'

18" UTILITY CORRIDOR
TO BE DEDICATED
TO THE CITY.

HEATHER
LANE

Legend

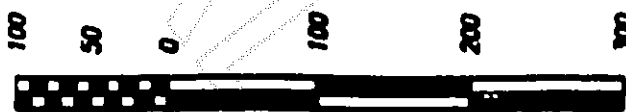
- SET 1/2" x 18" REINFORCING ROD
WITH YELLOW PLASTIC CAP MARKED
"SKA SURV 17861" AND WHITE 2" x
2" WITNESS STAKE, EXCEPT AS NOTED.

Addresses

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

COMPUTED FROM PLAT
FILED IN VOL. 13 OF
PLATS PAGE 66

S88°18'13"W 2635.92'



Scale in Feet

9702070091

BK1627PG0265

Storm Water Drainage Maintenance

EACH OWNER OF PROPERTY WITHIN THIS SHORT PLAT SHALL BE A MEMBER OF THE CENTRAL RHODES ROAD COMMUNITY ASSOCIATION. 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.

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 DRAINAGE FACILITY AS PROVIDED HEREIN, THE CITY MAY THEN DO SO, AND UPON COMPLETION, MAY RECORD AND FORECLOSE A LID FOR THE CITY'S COSTS THEREFOR AGAINST THE REAL PROPERTY OF THE MEMBERS OF THE ASSOCIATION BENEFITING FROM THE FACILITY.

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

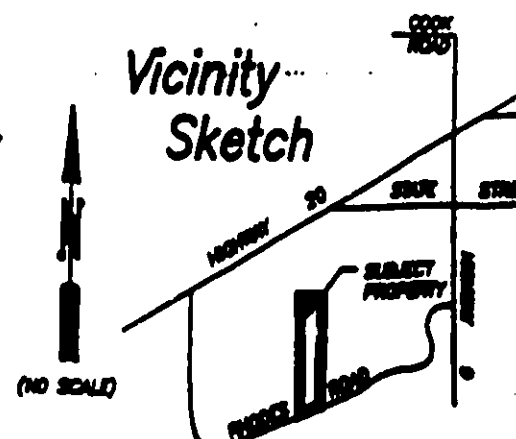
Utility Easements

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PLACET 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 10 FEET OF ALL LOTS ADJOINING RHODES ROAD AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO CONSTRUCT, MAINTAIN AND OPERATE UTILITY SYSTEMS, LINE, PIPES 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. GRANTEE, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT'S AREAS AND NOT TO INTERFERE WITH, OBSTRUCT OR IMPAIR THE USE OF THE EASEMENT.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED ON DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING - SFR - SINGLE FAMILY RESIDENTIAL.
4. WATER - PUBLIC UTILITY DISTRICT NO. 1.
5. SEWER - CITY OF SEDRO-WOOLLEY.
6. BASE-OF-BEARS - ASSUMED S00°36'37"E ON THE EAST LINE NORTHEAST QUARTER OF SECTION 24.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
8. DEVELOPER WILL INSTALL 3" DIAMETER SERVICE LINES FROM LOCATION AT RHODES ROAD TO LOTS 1, 3 AND 4.
9. FURTHER SUBDIVISION OF ANY LOT WILL REQUIRE A P.U.C. PIPELINE TO EXTEND FROM RHODES ROAD TO COMPLETELY AROUND THE LOT(S) BEING SUBDIVIDED. THE PIPELINE WILL BE A MIN. 8 INCH DIAMETER IF PURE FLOW IS REQUIRED BY THE CITY, 6 INCH DIAMETER IF ONLY DOMESTIC WATER IS NECESSARY TO SERVE 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

Vicinity Sketch



(NO SCALE)