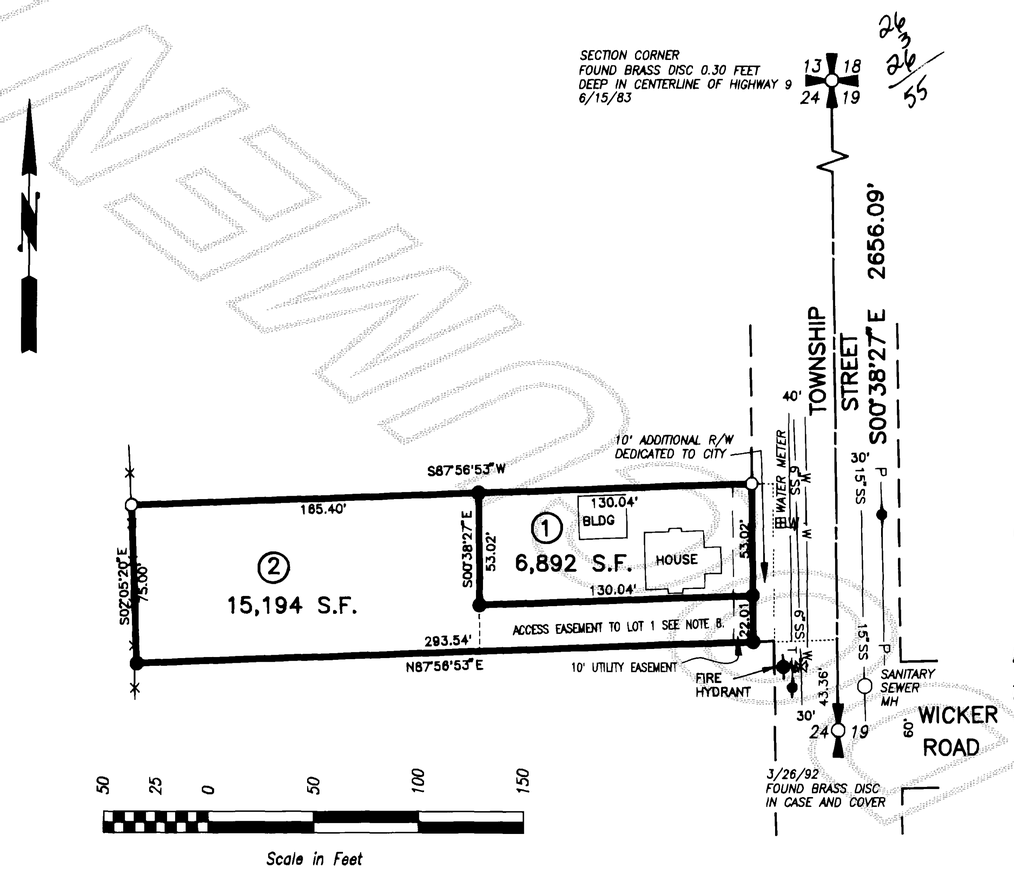
9706270067

Survey in the SE1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 06-96



Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Zoning – MF1
3. Basis-of-bearings – Assumed S00°38'27"E on the East line of the Northeast Quarter of Section 24.
4. Sewer – City of Sedro-Woolley.
5. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
6. Water – Public Utility District No. 1 of Skagit County.
7. Prior to issuance of a building permit for Lot #2, the property owner will be responsible for completion of all short plat requirements as set forth in the staff report on file at the office of the City Planner. Items which need to be addressed include construction standards, access road improvements, fire protection, water utility provision, sanitary sewer provision, drainage, and payment of the parks impact fee on Lot #2.
8. Lot 1 is hereby granted an easement to use the "panhandle" portion of Lot 2 for access to the Westerly portion of Lot 1.
9. Lots 1 and 2 have been granted variances for minimum side yard setback, lot width and building line and frontage on a public street. See City of Sedro-Woolley #04-96 VAR..

'97 JUN 27 P1:24

Covenant

Future owners of lots 1 & 2 are required to participate in future ULID's on Township Street for street improvements ie. street sidewalks, curbs, gutters, storm drainage, street lights and other facilities.

Legal Description

The South 75 feet of Lot 25, "Plate No. 1, Sedro Home Acreage Skagit Co., Wash., 1904", as per plat recorded in Volume 3 of Plats, page 39, 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.

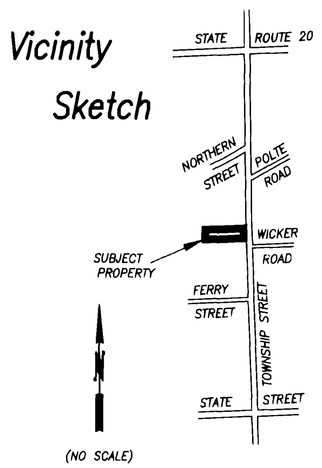
Mark R. Hyatt
MARK R. HYATT

Tammy Barnett AVP mgr
HORIZON BANK

Addresses

LOT 1 = 530 TOWNSHIP STREET
LOT 2 = 532 TOWNSHIP STREET

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.

○ Reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on survey filed in Volume 9 of Short Plats at page 247.

— 6"SS — Existing 6" Sanitary Sewer
—15"SS – Existing 15" Sanitary Sewer
— W — Existing 6" Water Main
— P — Existing Power Line
— T — Existing Telephone Line

Acknowledgements

State of Washington County of SKAGIT
I certify that I know or have satisfactory evidence that MARK R. 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 Don F. Van Etten
Title Notary Date 8/29/96
My appointment expires 1/3/2000

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Tammy Barnett signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Asst. Vice President of Horizon Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature W. B. Goodman
Title Loan Rep. Date 8-28-96
My appointment expires 9-7-98

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.

Judyann Werich
Skagit County Treasurer

1-29-97
Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance.

This 24th day of June 1997.

Dennis A. Reisen
Planning Director

Jennette Reisen
City Engineer

Short Plat for Mark Hyatt

AUDITOR'S CERTIFICATE
Filed for record this 27 day of June 1997 at 2:17 minutes past 1 o'clock P.M., and recorded in Volume 13 of Short Plats at page 16, records of Skagit County, Wa.
Tammy Hill
County Auditor or Deputy Auditor
A.F.# 9706270067

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1996 at the request of Mark Hyatt
John L. Abenroth CERT#17651
Date 9/4/96

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

WENDY B. GOODMAN, NOTARY PUBLIC, STATE OF WASHINGTON, Commission Expires 9-07-98

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

DATE	REVISION	BY	JOB# 96034	DRAWN fm	CHECKED JLA	DATE 15APR96	SCALE 1" = 50'	SHEET 1 OF 1

V-13 Sh. Plat pg 16