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# Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. Short Plat No. SW 10-96

## Legal Description

Parcel A  
 Lot 13, Block 2, "Rosedale Garden Tracts Of Sedro-Woolley", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.  
 EXCEPT that portion described as follows:  
 Beginning at the Southwest corner of said Lot 13 which is on a curve to the right having a radius of 165.91 feet and a chord bearing of N72°38'56"E; thence Easterly along said curve through a central angle of 30°31'46" and an arc length of 88.40 feet to a point of tangency; thence N87°54'49"E, a distance of 202.78 feet to the point of curvature of a curve to the left having a radius of 20.00 feet; thence Easterly along said curve through a central angle of 89°24'44" and an arc length of 31.21 feet to a point on the West line of the East 10.00 feet of said Lot 13; thence S01°29'54"E along said West line, a distance of 42.80 feet to the South line of said Lot 13; thence S87°54'49"W, along said South line, a distance of 306.62 feet to the point of beginning.  
 ALSO, EXCEPT that portion described as follows:  
 Beginning at the Southwest corner of said Lot 13; thence N02°04'25"W along the West line thereof, a distance of 64.86 feet to the Northeast corner of Lot "D", Short Plat No. SW-01-96 recorded in Volume 12 of Short Plats, page 103, records of Skagit County, Washington; thence N87°54'59"E along the prolongation of the North line of said Lot "D", a distance of 19.86 feet; thence S02°04'25"E, a distance of 54.88 feet to a point on a non-tangent curve to the left having a radius of 165.91 feet and a chord bearing of S61°13'33"W; thence Westerly along said curve through a central angle of 07°41'00" and an arc length of 22.25 feet to the point of beginning.

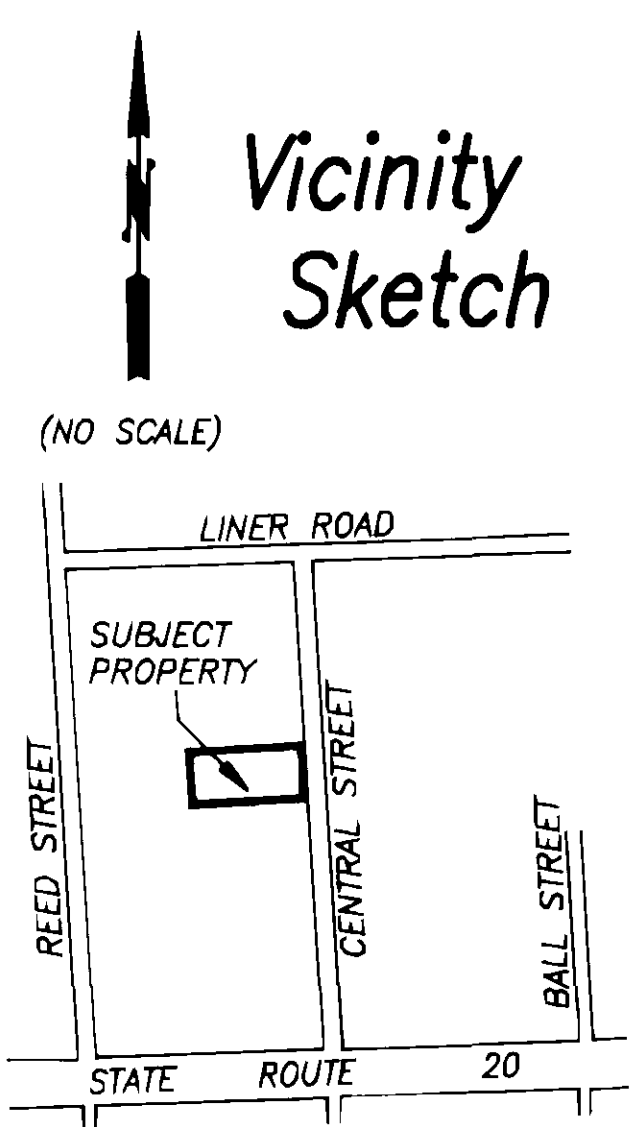
Parcel B  
 That portion of Lot 13, Block 2, "Rosedale Garden Tracts Of Sedro-Woolley", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:  
 Beginning at the Southwest corner of said Lot 13 which is on a curve to the right having a radius of 165.91 feet and a chord bearing of N72°38'56"E; thence Easterly along said curve through a central angle of 30°31'46" and an arc length of 88.40 feet to a point of tangency; thence N87°54'49"E, a distance of 202.78 feet to the point of curvature of a curve to the left having a radius of 20.00 feet; thence Easterly along said curve through a central angle of 89°24'44" and an arc length of 31.21 feet to a point on the West line of the East 10.00 feet of said Lot 13; thence S01°29'54"E along said West line, a distance of 42.80 feet to the South line of said Lot 13; thence S87°54'49"W, along said South line, a distance of 306.62 feet to the point of beginning.  
 TOGETHER WITH that portion of Lot 14, Block 2, "Rosedale Garden Tracts Of Sedro-Woolley", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington, described as follows:  
 Beginning at the Northwest corner of said Lot 14; thence S02°04'25"E along the West line thereof, a distance of 33.38 feet to a point on a non-tangent curve to the left having a radius of 115.75 feet and chord bearing of N61°35'54"E; thence Easterly along said curve through a central angle of 08°25'39" and an arc length of 17.02 feet to the point of reverse curvature with a curve to the right having a radius of 135.91 feet; thence Easterly along said curve through a central angle of 30°31'46" and an arc length of 72.42 feet to the point of tangency; thence N87°54'49"E, a distance of 202.06 feet to the point of curvature of a curve to the right having a radius of 20.00 feet; thence along said curve through a central angle of 90°35'16" and arc length of 31.62 feet to the West line of the East 10 feet of said Lot 14; thence N01°29'54"W along the West line of said East 10 feet, a distance of 27.21 feet to the North line of said Lot 14; thence S87°54'49"W along said North line, a distance of 306.62 feet to the point of beginning.

## 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 1, 2 and 3 as shown adjacent to Tract A, and over, under and through a 7 foot wide portion of Lot 1 as shown adjacent to Central 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.

## Notes

1. Private roads shall be constructed or bonded for by the developer with future maintenance the responsibility of the lot owners.
2. Zoning - SF1 - Single Family Residential
3. Water - Public Utility District No. 1
4. Sewer - City Of Sedro-Woolley
5. Basis-of-bearings - Assumed S00°38'27"E on the East line of the Northeast Quarter of Section 24.
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station.
7. A total of \$ 300.00 in parks impact fees has been paid on this short plat. Future developers may be responsible for additional parks impact fees.
8. An agreement regarding storm water maintenance has been entered into and is binding on future property owners.
9. Future property owners of Lot 1 may be required to participate in future ULID's or LID's created for improvement on Central Street.



## 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.

Joseph K. Scronce JOSEPH K. SCRONCE  
Rhonda L. Scronce RHONDA L. SCRONCE  
Brian Hanson BRIAN HANSON  
Gary L. Hanson GARY L. HANSON  
Bob Comley INDUSTRIAL CREDIT UNION OF WHATCOM COUNTY  
Virginia L. Peterson VIRGINIA L. PETERSON  
Barlene Hanson BARLENE HANSON  
Linda Hanson LINDA HANSON

## Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Joseph + Rhonda Scronce 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 Charles C Macomgale Title Notary  
 Date 6-10-97 My appointment expires 10-1-2000

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Brian + Barlene Hanson 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 Charles C Macomgale Title Notary Public  
 Date June 13, 1997 My appointment expires Oct 1, 2000

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Gary + Linda Hanson 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 Dea Estendel Title Notary Public  
 Date June 16, 1997 My appointment expires 3-1-99

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Virginia L. Peterson 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 Charles C Macomgale Title Notary  
 Date 6-10-97 My appointment expires 10-1-2000

State of Washington, County of Whatcom I certify that I know or have satisfactory evidence that

Bob Comley signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the

Vice President of Lending of Industrial Credit Union of Whatcom County

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Dea Estendel Title Notary  
 Date 6-11-97  
 My appointment expires 12-27-1997

## Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1997.

Judith M. Meisler 7/13/97  
 SKAGIT COUNTY TREASURER

## Approvals

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

Gloria A. Rivia 7/19/97  
 PLANNING DIRECTOR  
Janice Keiser 7-25-97  
 CITY ENGINEER

## Short Plat for Chuck Dralle

AUDITOR'S CERTIFICATE  
 Filed for record this 27th day of JULY 1997 at 10 minutes past 4 o'clock of 13 m. and recorded in Volume 13 of Short Plats at page 228, records of Skagit County, Wa.  
Kathy Hill  
 County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 1997 at the request of Chuck Dralle.  
John L. Abenroth  
 Date June 6, 1997  
 CERT.# 17651



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

DATE	REVISION	BY	JOB#	96150	DRAWN	fm	CHECKED	JLA	DATE	27MAY97	SCALE	1" = 50'	SHEET	1 OF 2
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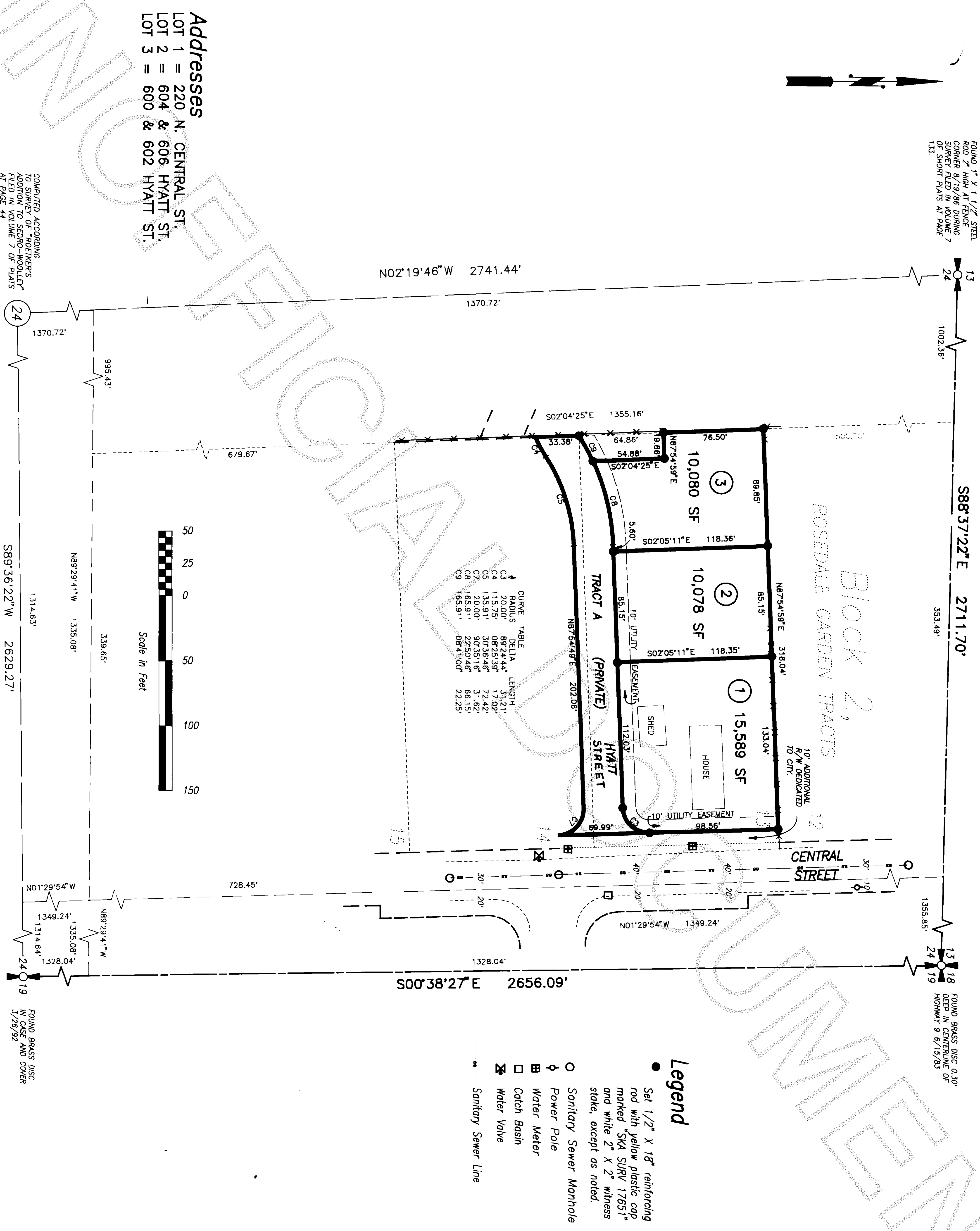
vol 13 short plats pg 27



Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. Short Plat No. SW 10-96

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.

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



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	JLA	DATE	SCALE	SHEET
			96150	fm			27MAY97	1" = 50'	2 OF 2

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

1370.72'  
 995.43'  
 679.67'  
 1370.72'  
 1314.83'  
 NB9°29'41"W 1335.08'  
 339.65'  
 NB9°29'41"W 1335.08'  
 1314.83'  
 SB9°36'22"W 2629.27'

N02°19'46"W 2741.44'

1370.72'

1370.72'

995.43'

679.67'

1370.72'

1314.83'

NB9°29'41"W 1335.08'

339.65'

NB9°29'41"W 1335.08'

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SB9°36'22"W 2629.27'

1370.72'

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679.67'

1370.72'

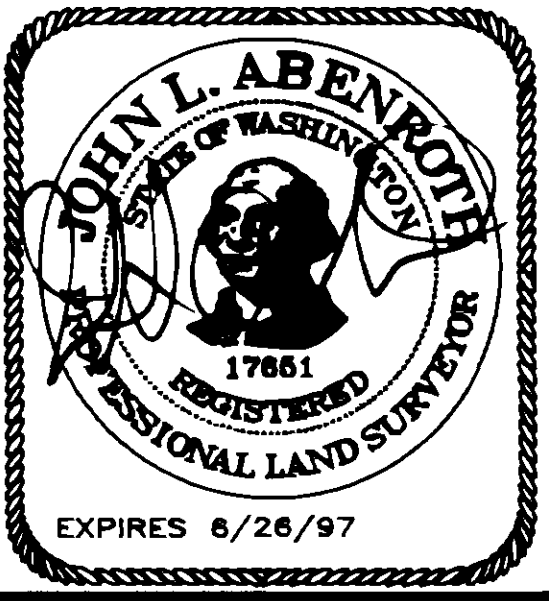
- Legend**
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
  - Sanitary Sewer Manhole
  - ⊕ Power Pole
  - ⊖ Water Meter
  - ⊞ Catch Basin
  - ⊟ Water Valve
  - Sanitary Sewer Line

Short Plat for Chuck Dralle

10113 Short Plats 0628

**Skagit Surveyors & Engineers LLC**

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



**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 1997 at the request of Chuck Dralle.  
 John L. Abenroth  
 CERT.# 17651  
 Date June 6, 1997

**AUDITOR'S CERTIFICATE**  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 1997 at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock; \_\_\_\_\_ m., and recorded in Volume \_\_\_\_\_ of Short Plats at page \_\_\_\_\_, records of Skagit County, Wa.  
 \_\_\_\_\_  
 County Auditor or Deputy Auditor

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