

910930005

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M. 29 Short Plat No. SW 02-96

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.

Legal Description

PARCEL "A":
 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. EXCEPT THAT PORTION OF LOT 14, BLOCK 2, 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 A 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 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 AN 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.

PARCEL "B":
 THOSE PORTIONS OF LOT 13 AND 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 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 THE 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 THE FOLLOWING DESCRIBED PORTION OF SAID LOT 14:
 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 A 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 AN 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 ENERGY 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 PRIVATE STREET, SHOWN AS TRACT A, AND THE UTILITY EASEMENTS ALONG CENTRAL AVE. AND TRACT A, IN WHICH TO CONSTRUCT, MAINTAIN, AND OPERATE UTILITY SYSTEMS, LINES, 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.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS AS OUR FREE AND VOLUNTARY ACT AND DEED.

Gary L. Hanson *Linda Hanson*
Brian Hanson *Darlene Hanson*
Joseph J. Scronce *Rhonda Scronce*
Virginia Peterson *Loan Officer*

Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Brian Hanson and Darlene Hanson* THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE *Val K. White* TITLE *Notary*
 DATE *Aug 26, 1997* MY APPOINTMENT EXPIRES *5-1-2001*

STATE OF WASHINGTON COUNTY OF *Skagit* I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Gary L. Hanson & Linda Hanson* THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE *Shirley L. Saylor* TITLE *Notary*
 DATE *8/29/97* MY APPOINTMENT EXPIRES *05/11/2001*

STATE OF WASHINGTON COUNTY OF *Skagit* I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Virginia Peterson* 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 A. Miller* TITLE *Notary*
 DATE *9/4/97* MY APPOINTMENT EXPIRES *7/1/99*

STATE OF WASHINGTON COUNTY OF *Skagit* I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Joseph K. Scronce and Rhonda Scronce* THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE *John A. ...* TITLE *Notary*
 DATE *8/15/97* MY APPOINTMENT EXPIRES *12/27/1997*

STATE OF WASHINGTON COUNTY OF *Whitcomb* I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *JEFF CHAMBERS* SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *LOAN OFFICER* OF *INDUSTRIAL CREDIT UNION OF WHITCOMB COUNTY* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE *John A. ...* TITLE *Notary*
 DATE *8-15-1997* MY APPOINTMENT EXPIRES *12-27-97*

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 1997.
Judith Peterson for *8/28/97*
 SKAGIT COUNTY TREASURER DATE

Approvals

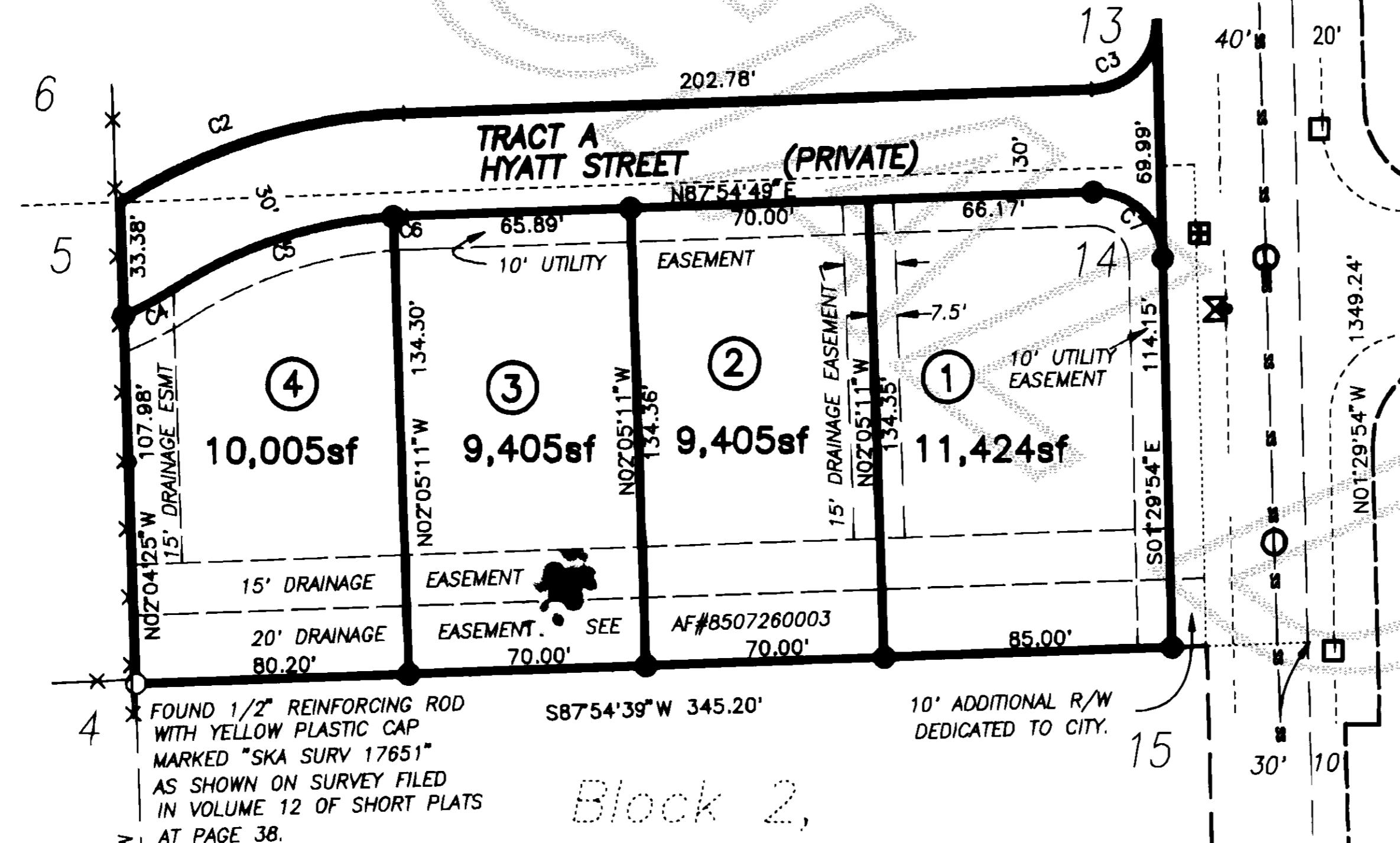
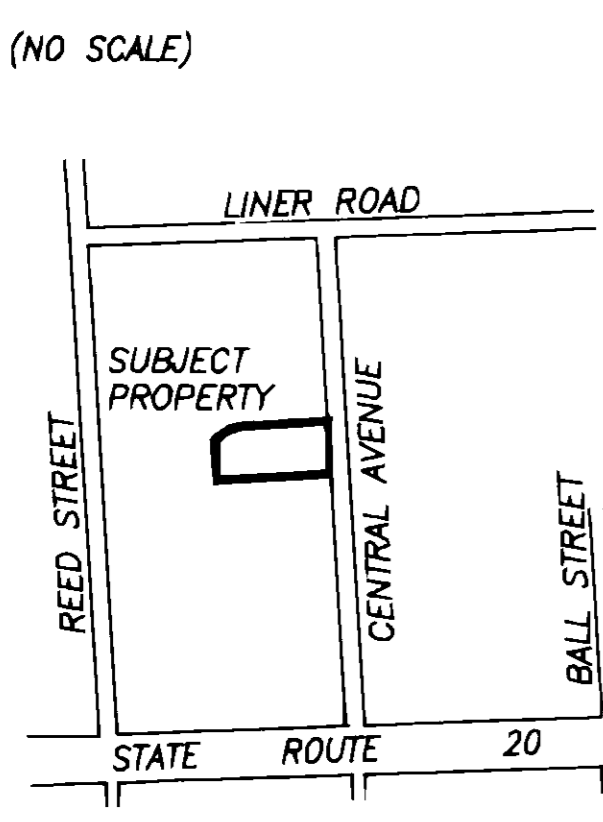
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SUBDIVISION ORDINANCE.
 THIS *8th* DAY OF *Sept* 1997
Dawn A. Rieck *Janette Keiser*
 SHORT PLAT ADMINISTRATOR CITY ENGINEER

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.
- CATCH BASIN
- ⊗ WATER VALVE
- ⊕ WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE

#	RADIUS	DELTA	LENGTH
C2	165.91'	31°31'46"	88.40'
C3	20.00'	89°24'44"	31.21'
C4	115.75'	08°25'39"	17.03'
C5	135.91'	28°47'48"	68.31'
C6	135.91'	01°43'59"	4.11'
C7	20.00'	90°35'16"	31.62'

Vicinity Sketch



Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROAD SHOWN AS TRACT A SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. PRIVATE ROAD TO BE CONSTRUCTED OR BONDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ZONING - SFI
- WATER - PUBLIC UTILITY DISTRICT NO. 1
- SEWER - CITY OF SEDRO-WOOLLEY
- BASIS-OF-BEARINGS - ASSUMED S00°38'27"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- FUTURE PROPERTY OWNERS OF ALL LOTS MAY BE REQUIRED TO PARTICIPATE IN FUTURE ULID'S OR ULID'S CREATED FOR IMPROVEMENT ON CENTRAL AVENUE.
- PROPERTY OWNERS ARE RESPONSIBLE FOR DRAINAGE MAINTENANCE.
- A TOTAL OF \$ 600.00 IN PARKS IMPACT FEES HAS BEEN PAID ON THIS SHORT PLAT. FUTURE DEVELOPERS MAY BE RESPONSIBLE FOR ADDITIONAL PARKS IMPACT FEES.

Addresses

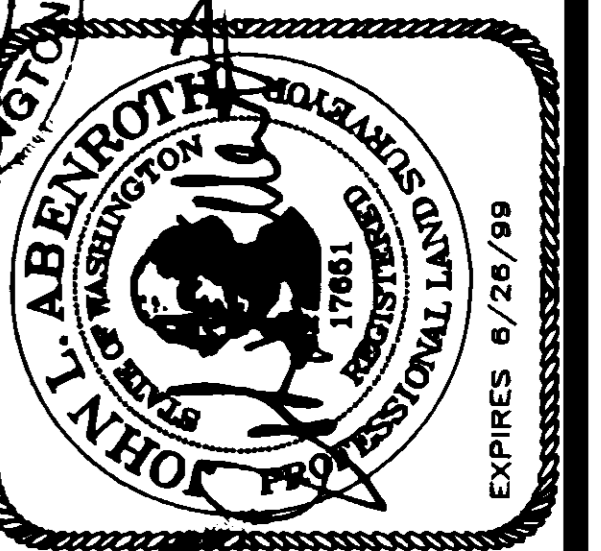
- LOT 1 = 613 HYATT STREET
- LOT 2 = 609 HYATT STREET
- LOT 3 = 605 HYATT STREET
- LOT 4 = 601 HYATT STREET

Short Plat for Gary Hanson

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1367-93	fm	JLA	11JAN96	1" = 50'	1 OF 1

AUDITOR'S CERTIFICATE
 Filed for record this *30* day of *Sept* 1997 at *4:48* minutes past *9* o'clock A.M., and recorded in Volume *13* of Short Plats at page *45*, records of Skagit County, Wa.
Cheryl ...
 County Auditor for Skagit County
 A.F. # *10930005*

STATE OF WASHINGTON COUNTY OF SKAGIT
 I, *John L. Abenroth*, Notary Public for Skagit County, Washington, do hereby certify that this instrument was presented to me by the parties named herein and that they are the persons named in the instrument and that they are of legal age and of sound mind and that they executed the instrument voluntarily and without duress, fraud, or coercion.
 My commission expires *8/26/99*.
 Date *July 17 1997*
 John L. Abenroth
 CERT. # 17651



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