

3m 28  
1998

**DESCRIPTION**

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 35 NORTH RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT 690 FEET SOUTH AND 253 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE EAST 238 FEET; THENCE SOUTH 183 FEET; THENCE WEST 238 FEET; THENCE NORTH 183 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SURVEYOR'S NOTE**

THE BEARINGS REFERENCED IN THE LEGAL DESCRIPTION AS EAST OR WEST WERE RUN AS BEING PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24 AND THE LINES REFERRED TO AS NORTH OR SOUTH IN THE DESCRIPTION WERE RUN PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4.

**ROWLAND ROAD ACCESS NOTE:**

(PER SUBDIVISION GUARANTEE MENTIONED IN NOTE NO. 10)

- PROVISION CONTAINED IN DEED DATED DECEMBER 23, 1971, RECORDED AUGUST 1, 1972 UNDER AUDITOR'S FILE NO. T11931, AS FOLLOWS:

"IT IS UNDERSTOOD THAT THE STRIP HEREIN CONVEYED IS A ROAD PRESENTLY IN USE SERVING AS MEANS OF INGRESS AND EGRESS FOR THE ABUTTING OWNERS. IT IS THE INTENTION OF THE GRANTORS HEREIN THAT THE FEE TITLE TO SAID STRIP SUBJECT TO THE EXISTING ROAD EASEMENT RIGHTS AND UTILITY RIGHTS, AS PREVIOUSLY GRANTED AND NOW IN USE, IS HEREBY CONVEYED ONE-HALF TO THE ABUTTING OWNER OF EACH SIDE OF SAID ROAD (IN THE SAME MANNER THAT FEE TITLE TO PLATTED ROADS ARE HELD BY THE ABUTTING OWNERS, SUBJECT TO THE EASEMENT RIGHTS NORMALLY CREATED IN THE DEDICATION OF A RECORDED PLAT) AND THAT THE COUNTY ASSESSOR SHALL HEREAFTER ASSESS FOR TAX PURPOSES THE OWNERSHIP OF SAID STRIP ONE-HALF TO EACH ABUTTING OWNER, AS HEREIN CONVEYED.

- IT SHOULD BE FURTHER UNDERSTOOD THAT ROWLAND ROAD IS CONSIDERED A PRIVATE ROAD AND THEREFORE ALL MAINTENANCE AND CONSTRUCTION REQUIREMENTS ARE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHOULD BE IN DIRECT RELATIONSHIP TO USAGE OF SAID ROAD.

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT HAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADINGS OF THE STREETS AND AVENUES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_.

*Marion Ladona Gilbert*  
MARION LADONA GILBERT  
*George L. Armstrong*  
GEORGE L. ARMSTRONG

*Lynda L. Hueston*  
GNAC MORTGAGE CORPORATION OF PA, A PENNSYLVANIA CORPORATION  
GNAC MORTGAGE CORPORATION

**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-WOOLLEY SHORT PLAT ORDINANCE THIS 10th DAY OF March 1998.

*Alain A. Rivier*  
SHORT PLAT ADMINISTRATOR  
*Janette Kerin*  
CITY ENGINEER

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 20 DAY OF March 1998 AT 11:21A IN VOLUME 13 OF SHORT PLATS, ON PAGE 105 & 106 AT THE REQUEST OF SEMRAU & LISSER, AUDITOR'S FILE NO. 980320083

*Kathleen*  
COUNTY AUDITOR  
*Juggins*  
DEPUTY

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 1998 THIS 20 DAY OF March 1998.

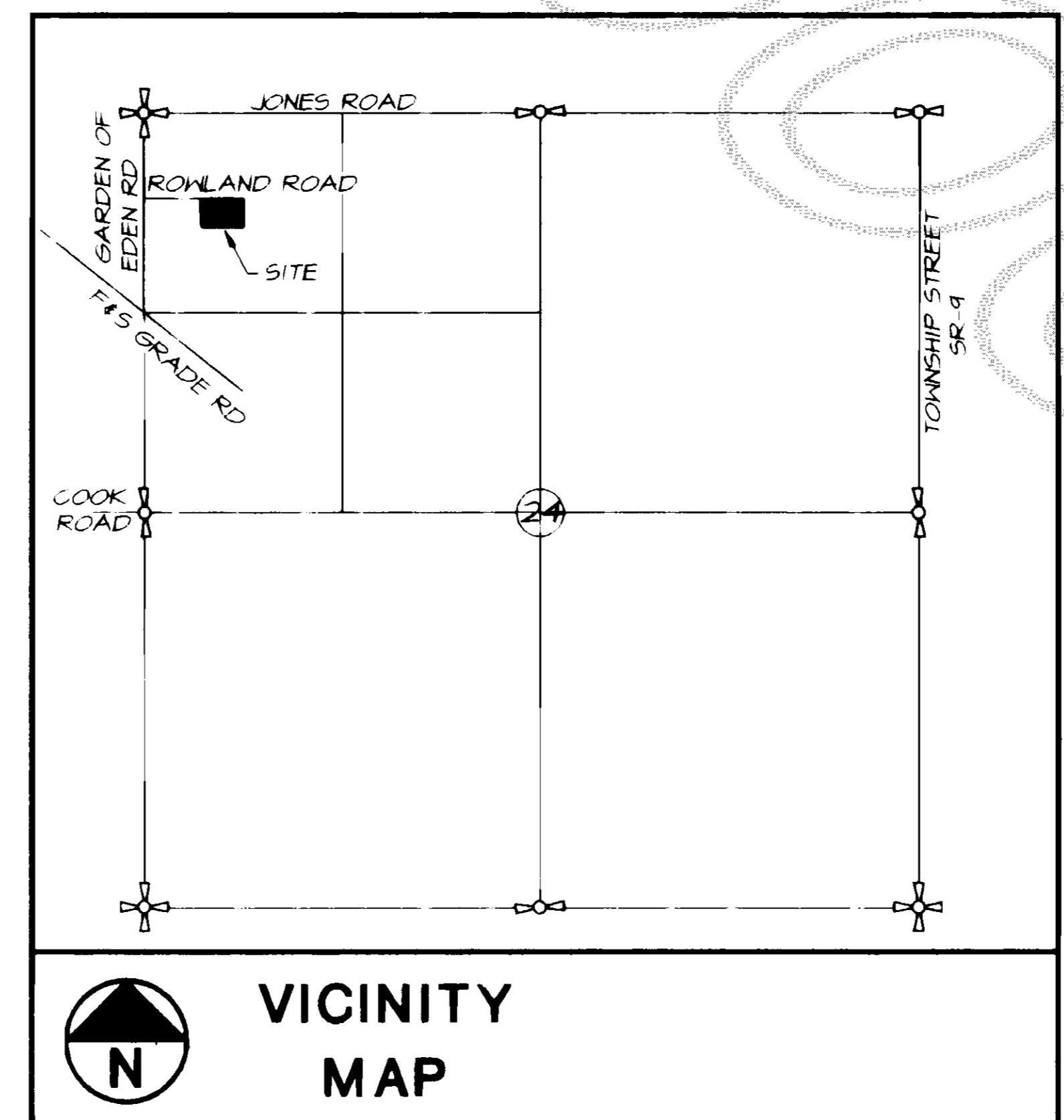
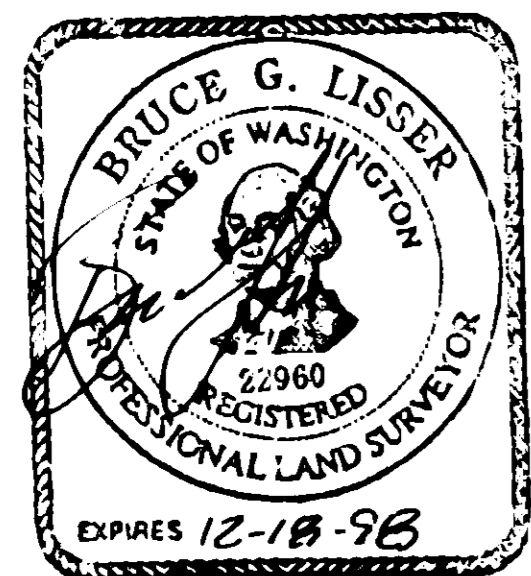
*Lynda L. Patterson for Judge Ann Merrill*  
SKAGIT COUNTY TREASURER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

*Donald F. Semrau*  
DATE FEB. 10, 1998

DONALD F. SEMRAU PE & PLS. CERTIFICATE NO. 9622  
BRUCE G. LISSER PLS. CERTIFICATE NO. 22960  
SEMRAU & LISSER  
2110 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
PHONE: (360) 424-9566

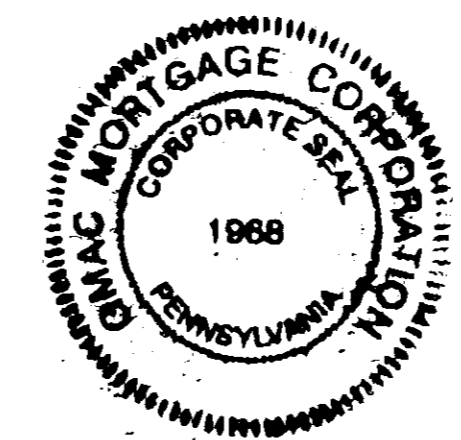


**LOT AREA AND ADDRESS INFORMATION**

LOT 1	409 ROWLAND ROAD	18,299 SQ. FT.
LOT 2	411 AND 413 ROWLAND ROAD	12,626 SQ. FT. (DUPLEX LOT)
LOT 3	415 AND 417 ROWLAND ROAD	12,626 SQ. FT. (DUPLEX LOT)

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON  
COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MARION LADONA GILBERT, AS HER SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGES IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT  
DATED 2-16-98  
SIGNATURE Marion Ladona Gilbert  
TITLE Notary  
MY APPOINTMENT EXPIRES 7-8-98



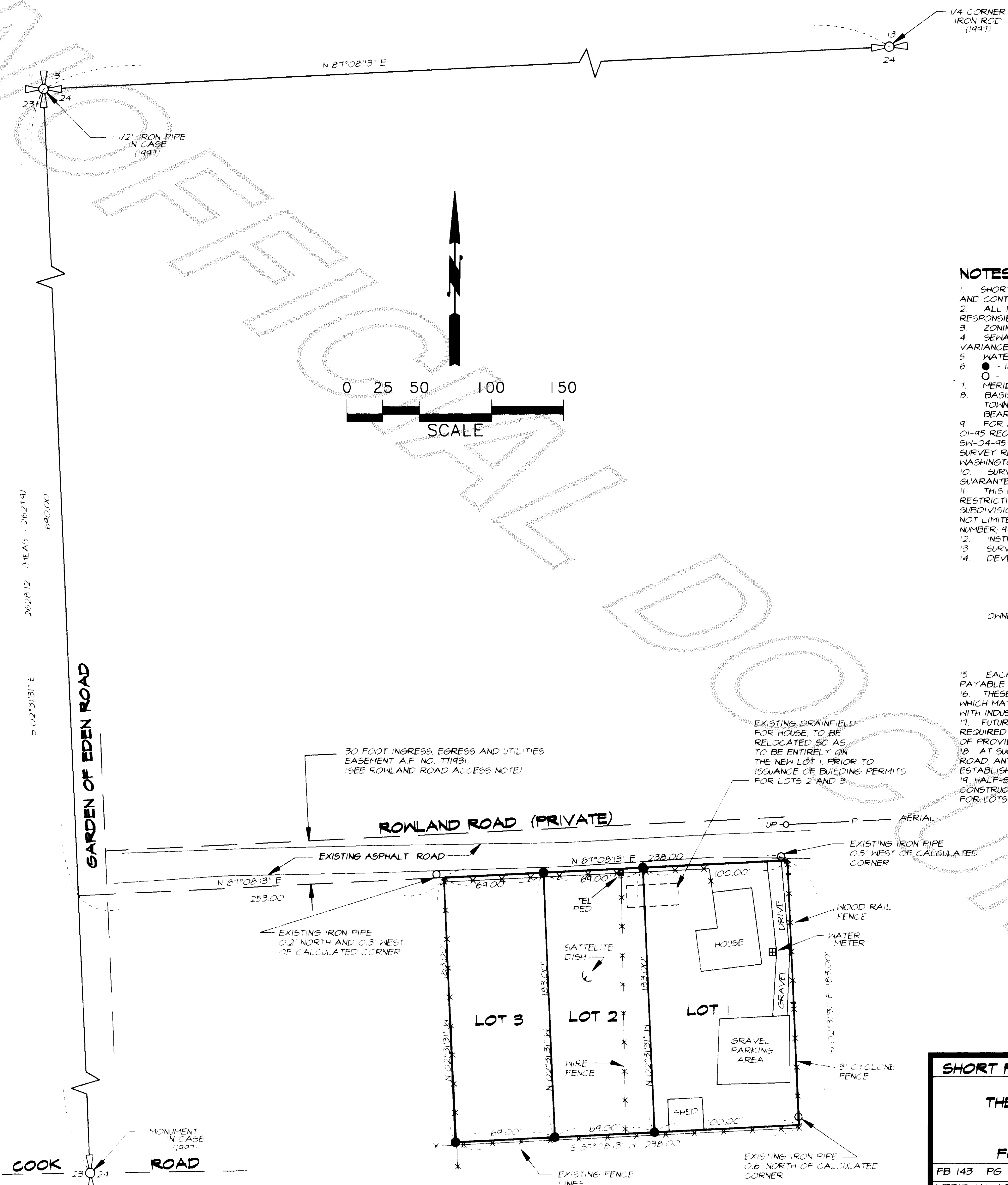
STATE OF WASHINGTON  
COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE GEORGE L. ARMSTRONG, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGES IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT  
DATED 2-16-98  
SIGNATURE George L. Armstrong  
TITLE Notary  
MY APPOINTMENT EXPIRES 7-9-98

STATE OF PENNSYLVANIA  
COUNTY OF Black Hawk  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDA L. HUESTON SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE/THEY/WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Best and True REPRESENTATIVE OF GNAC MORTGAGE CORPORATION OF PA, A PENNSYLVANIA CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT  
DATED 3-11-98  
SIGNATURE Linda Hueston  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 6-3-2000

SHORT PLAT NO. SW-04-97 DATE \_\_\_\_\_

SURVEY IN A PORTION OF THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T. 35 N., R. 4 E., W.M. CITY OF SEDRO-WOOLLEY, WASHINGTON FOR: LANDED GENTRY DEVELOPMENT, INC.

FB 143 PG 25	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE 1" = 50'
MERIDIAN: ASSUMED	JOB NO. 97-070	



**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 RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING - SF
4. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE CONVENTIONAL SEPTIC SYSTEMS VARIANCE NO. 09-97
5. WATER - P.U.D. NO. 1
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960.  
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND.
7. MERIDIAN - ASSUMED.
8. BASIS OF BEARING - WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24 TOWNSHIP 35 NORTH RANGE 4 EAST W.M. BEARING = NORTH 2° 31' 31\"
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT SW-01-95 RECORDED IN VOLUME 11 OF SHORT PLATS, PAGES 196-197, AND SHORT PLAT NO SW-04-95 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGES 5 AND 6, AND RECORD OF SURVEY RECORDED IN VOLUME 12 OR SURVEYS, PAGE 182 RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO.H-302990, DATED DECEMBER 1, 1997.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD MENTIONED IN SUBDIVISION GUARANTEE REFERENCED IN NOTE 10 ABOVE INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBER 9404180107, 9507240045, AND T11931.
12. INSTRUMENTATION - LIETZ SET 4A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE - FIELD TRAVERSE
14. DEVELOPER:  
KENDALL GENTRY  
C/O LANDED GENTRY DEVELOPMENT, INC.  
504 E. FAIRHAVEN  
BURLINGTON, WA 98223  
(360) 755-9021.
- OWNER:  
MARIAN L. GILBERT  
GEORGE L. ARMSTRONG  
409 ROWLAND ROAD  
SEDRO WOOLLEY, WA 98284  
360-856-2348
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. THESE LOTS ARE LOCATED WITHIN THREE HUNDRED (300) FEET OF AN INDUSTRIAL ZONE WHICH MAY SUBJECT THE OCCUPANTS TO ACCOMPANYING NOISE AND DUST ASSOCIATED WITH INDUSTRIAL USES.
17. FUTURE PROPERTY OWNERS OF LOTS 1, 2 AND 3 OF THIS SHORT PLAT SHALL BE REQUIRED TO PARTICIPATE IN ANY FUTURE U.L.D. OR L.I.D. CREATED FOR THE PURPOSE OF PROVIDING SANITARY SEWER TO THE AREA.
18. AT SUCH TIMES AS ROWLAND ROAD, CURRENTLY A PRIVATE DRIVE, BECOMES A PUBLIC ROAD, ANY OWNER OF LOTS 1, 2 OR 3 OF THIS SHORT PLAT SHALL NOT PROTEST THE ESTABLISHMENT THEREOF AND SHALL DEDICATE A TEN FOOT FRONTAGE.
19. HALF-STREET IMPROVEMENTS ALONG ROWLAND ROAD ARE REQUIRED TO BE CONSTRUCTED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR LOTS 1 AND 2 OF THIS SHORT PLAT.



SHORT PLAT NO. SW-04-97		DATE
SURVEY IN A PORTION OF THE THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T. 35 N., R. 4 E., W.M. CITY OF SEDRO-WOOLLEY, WASHINGTON FOR: LANDED GENTRY DEVELOPMENT, INC.		
FB 143 PG 25	SEYRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-8666	SCALE 1" = 50' JOB NO. 97-070