

9803280071

# Survey in the NE1/4 of the NE1/4 of Section 26, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 03-96

## Legal Description

### Parcel A

That 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: Beginning at the intersection of the East line of the West 1/2 of said Northeast 1/4 of the Northeast 1/4 with the North line of the county road; thence North along the East line of said West 1/2 of the Northeast 1/4 of the Northeast 1/4 to the North line of said Section; thence West, 365.2 feet; thence South to a point that is 167 feet North of the North line of the county road and the true point of beginning of this description; thence East, 170 feet; thence North 315.5 feet; thence West, 170 feet; thence South 315.5 feet to the true point of beginning;

TOGETHER WITH the East 11.88 feet of the South 295.46 feet of the North 673.20 feet of the following described tract:

That 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: Beginning at a point 1443 feet East of the North 1/4 corner of said Section; thence East 174 feet, more or less, to a point 365.2 feet West of the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4; thence South 890 feet to the county road; thence Southwesterly along said road to a point due South of the point of beginning; thence North 941 feet, more or less, to the point of beginning.

EXCEPT that portion of that certain tract of land conveyed from R.B. Limited Partnership to the Vandenburg Children's Trust by Quit Claim Deed as recorded in Volume 738 of Deeds at pages 479 and 480, under Auditor's File No. 8712310041, records of Skagit County, Washington, and is described as follows:

Commencing at the most North corner of Lot 1, of the "Plat Of Heathervue Estates", as recorded in Volume 12 of Plats at Page 68, records of Skagit County, Washington; thence S00°36'08"E along the West line of said Lot 1, a distance of 115.00 feet to the true point of beginning; thence S00°36'08"E along said West line, a distance of 77.85 feet to a corner on the West line of said Lot 1; thence S88°30'20"W along the North line of said Lot 1, a distance of 30.00 feet to a corner on the most Westerly line of said Lot 1, thence N20°21'19"E, a distance of 83.86 feet to the true point of beginning.

### Parcel B

Beginning at the most North corner of Lot 1, in the "Plat Of Heathervue Estates", as recorded in Volume 12 of Plats at Page 68, records of Skagit County, Washington; thence S00°36'08"E along the West line of said Lot 1, a distance of 115.00 feet; thence N88°30'20"E parallel with the South line of Lot 15 of said plat, a distance of 29.08 feet to the Westerly margin of Heather Lane as shown on said plat; thence N24°15'28"W along said West margin, a distance of 24.31 feet; thence Northerly along a curve to the right having a radius of 230.00 feet, and arc distance of 94.96 feet to the point of beginning.

## 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.
- Zoning - SF1 - Single Family Residential
- Water - Public Utility District No. 1
- Sewer - City Of Sedro-Woolley
- Basis-of-bearings - Assumed S00°36'37"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.
- Property Owners must waive objection to the establishment of any LID's or ULID's that may be formed for street or drainage improvements.
- Design, Construction of drainage improvements must (a) avoid adverse impact to surrounding or downstream facilities, properties and (b) where drainage improvements for the subject plat depend on the use of downstream facilities owned by others, provided written documentation that these others do not object.
- A total of \$450.00 (Five Hundred Dollars) in parks impact fees has been paid on this short plat. Future developers may be responsible for additional parks impact fees.
- The subject property is within or near designated agricultural, forest or mineral resource lands on which a variety of commercial activities and management practices may occur that are not compatible with residential development for certain periods of limited duration. written documentation that these others do not object.

## Storm Water Drainage Maintenance

Each owner of property within this short plat shall become a member of the Central Rhodes Road Community Association and 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.

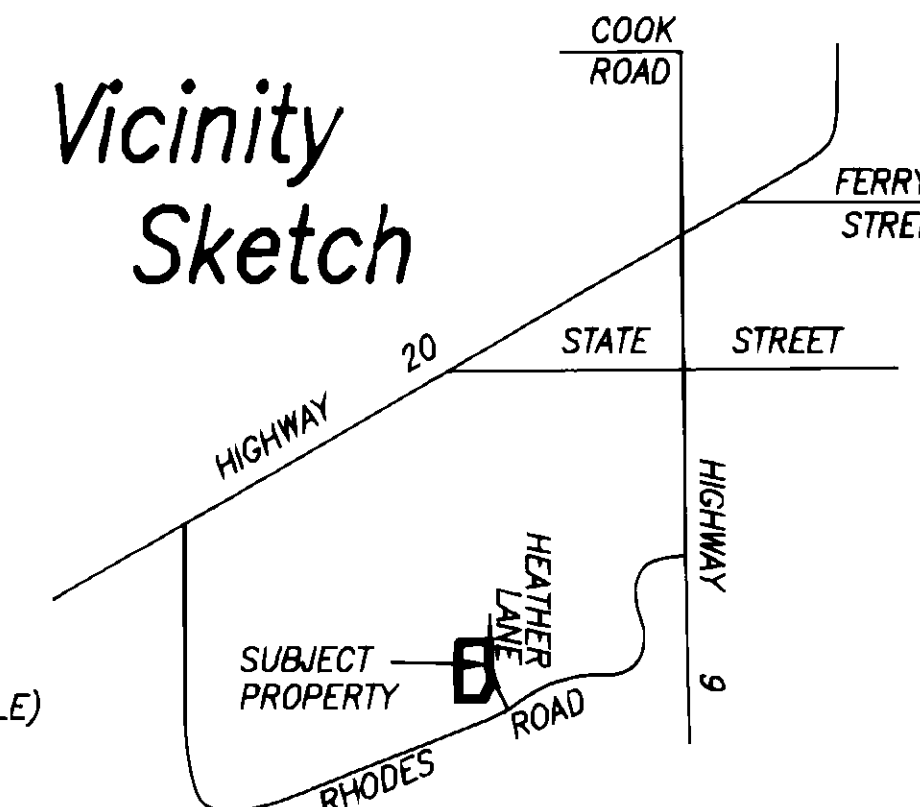
The association shall bear and promptly pay all costs and expenses related to the construction, maintenance and repair of any private storm water and/or drainage facility approved by the city to serve this short plat, and shall hold the City harmless therefrom.

In the event the association shall fail to construct, maintain and repair the storm water and/or drainage facility as provided herein, the City may then do so, and upon completion, may record and foreclose a lien(s) for the City's costs therefore 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 all 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, Puget Sound Energy, 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 Heather Lane and other utility easements shown hereon in which to construct, 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 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 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 easements areas and not to interfere with, obstruct or endanger the use of the easment.



## 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.

Robert L. Vandenburg  
Trustee to the Vandenburg Children's Trust

## Acknowledgements

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Robert L. Vandenburg Trustee  
signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Trustee

of Vandenburg's Children's Trust  
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Robert D. Stier  
Title Notary Date 2-27-98  
My appointment expires 6-20-98

## 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 1998.

Judy Ann Monahan 3/20/98  
Skagit County Treasurer Date

## Approvals

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

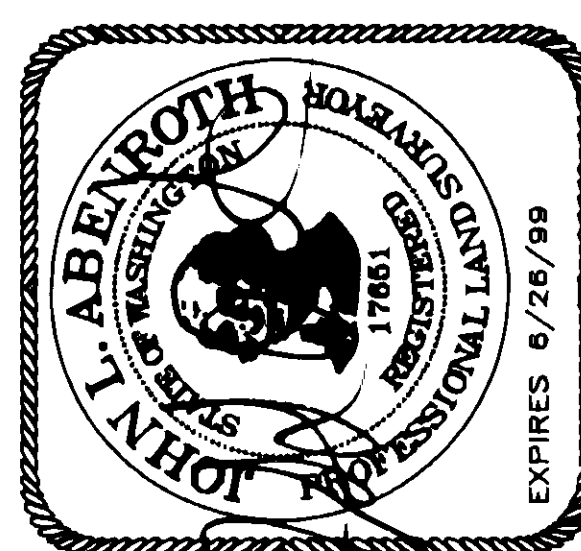
this 9th day of March 1998.

Glenn A. Kuisa Janette Kuisa  
Short Plat Administrator City Engineer

Short Plat for  
**The Vandenburg Children's Trust**



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 January 1996 at the request of The Vandenburg Children's Trust

John L. Abernethy CERT#17651  
Date FEB 27, 1998

## AUDITOR'S CERTIFICATE

Filed for record this 23rd day of March 1998 at 11 minutes past 10 o'clock A.M. and recorded in Volume 13 of Short Plats at page 167 of records of Skagit County, Wa.

John L. Abernethy  
County Auditor or Deputy Auditor  
A.F. 9803280071

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			95248	fm	JLA	04SEP97		1 OF 2

Vol 13 short plats Pg 167

9803230071

Survey in the NE1/4 of the NE1/4 of  
Section 26, Twp. 35 N., Rng. 4 E., W.M.

FOUND MONUMENT  
ON 11/13/78

N88°30'20"E 2634.72'

FOUND 2.5" IRON  
PIPE ON 11/13/78

Short Plat No.  
SW 03-96



N00°34'39"W 2633.75'

1316.88'

N00°35'38"W  
1326.05'

SHORT PLAT SW 04-96

N00°36'08"W 295.50'

110.45'

80.00'

105.05'

357.78'

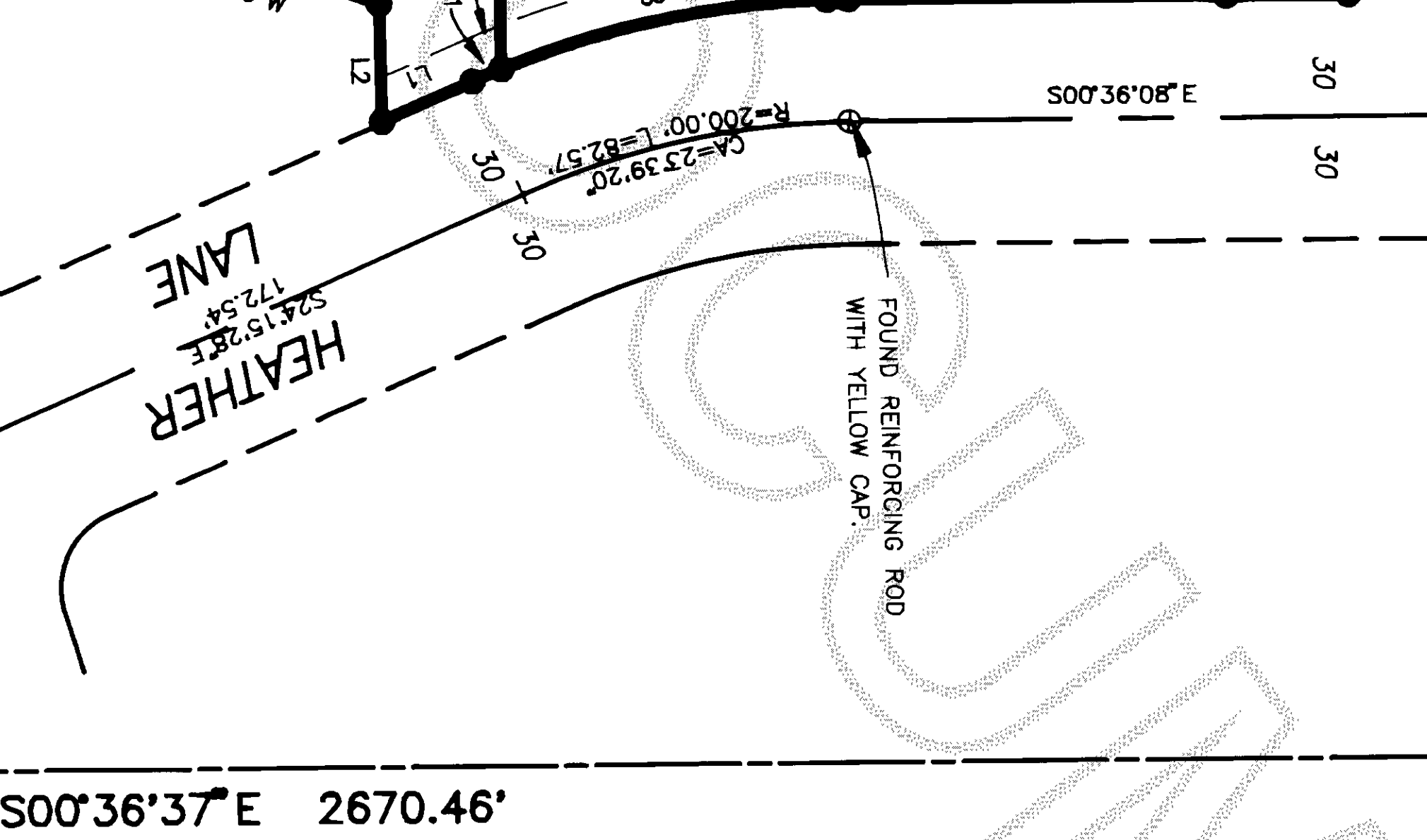
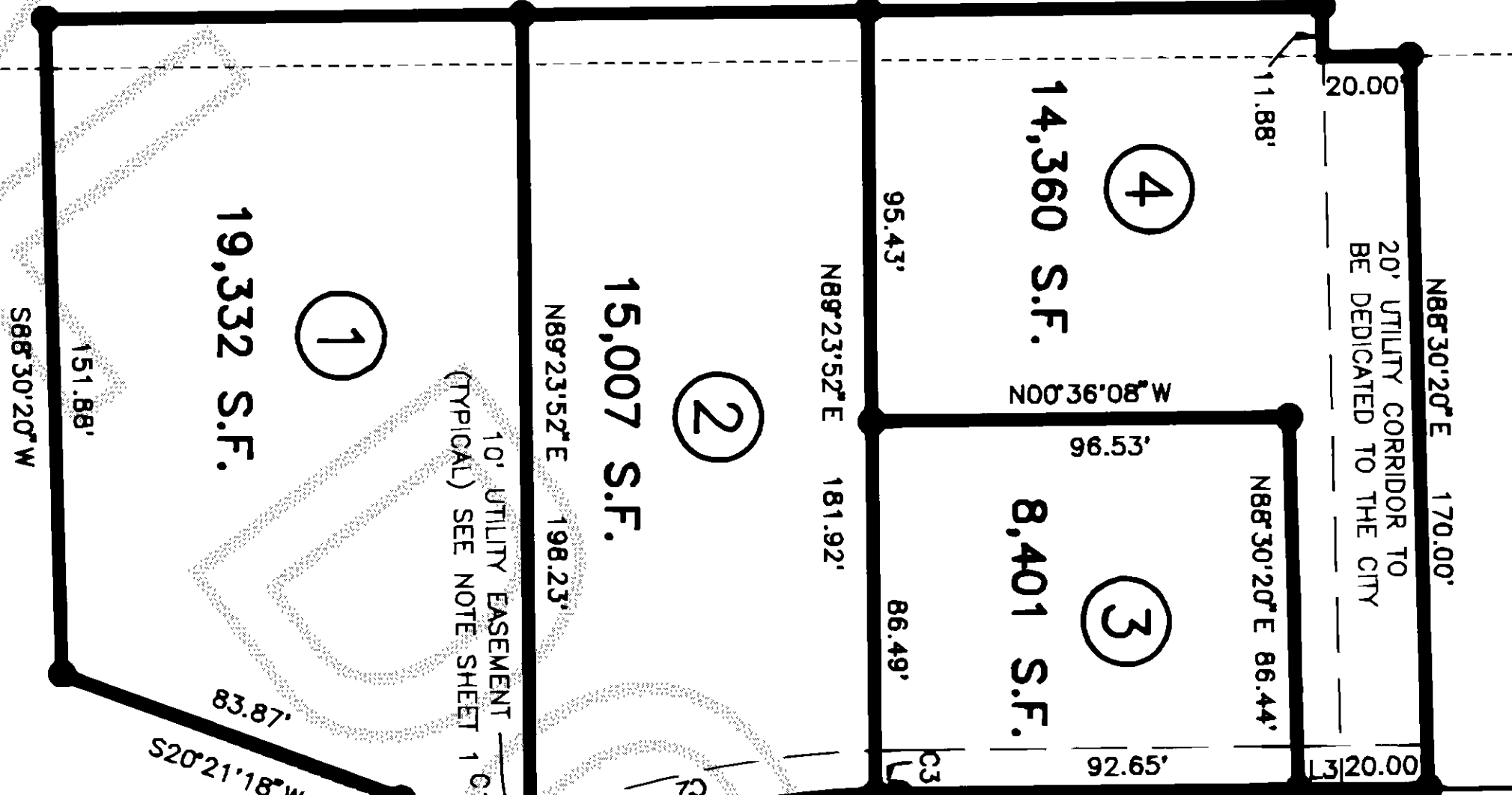
N00°36'08"W

1023.88'

23 24

FOUND 2.5" IRON  
PIPE ON 11/13/78

Short Plat No.  
SW 03-96



S00°36'37"E 2670.46'

1316.88'

1317.96'

1317.63'

N00°35'38"W

1326.05'

S86°54'17"W

1317.63'

1317.96'

S89°18'13"W 2635.92'

1335.23'

FOUND MONUMENT  
ON 12/21/78

- Addresses
- LOT 1 = 1316 HEATHER LANE
  - LOT 2 = 1314 HEATHER LANE
  - LOT 3 = 1310 HEATHER LANE
  - LOT 4 = 1308 HEATHER LANE

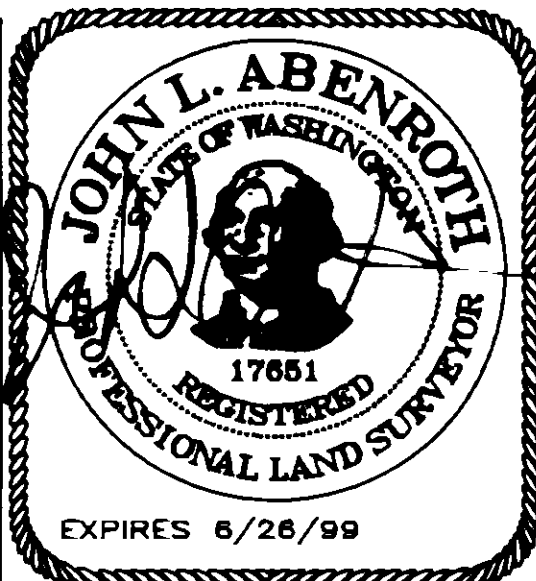
- Legend
- Set 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" x 2" witness stake, except as noted.

LINE	BEARING	DISTANCE
L1	S24°15'28"E	24.30'
L2	S88°30'20"W	29.08'
L3	S00°36'08"E	10.00'

CURVE	RADIUS	DELTA	LENGTH
C1	230.00'	01°54'16"	7.65'
C2	230.00'	20°26'51"	82.08'
C3	230.00'	01°18'15"	5.23'



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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  
A.F.#

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