

25  
3  
26  
54

LEGEND

- FOUND 3/4" IRON PIPE (OCT. 1997)
- FOUND REBAR/ CAP #1651 (OCT. 1997)
- ⊙ FOUND CASSED 3/4" IRON PIPE (OCT. 1997)
- SET IRON PIPE/CAP #3138 (FEB. 1998)
- ( ) PLAT DIMENSIONS
- SS— SANITARY SEWER LINE
- W— WATER LINE
- SD— STORM LINE
- P— POWER LINE
- T— TELEPHONE LINE
- X— FENCE LINE
- G— GAS LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊗ WATER VALVE
- TELEPHONE BOX
- ⊕ POWER POLE
- ⊞ WATER METER
- ⊠ CATCH BASIN
- ⊕ STORM DRAIN MANHOLE

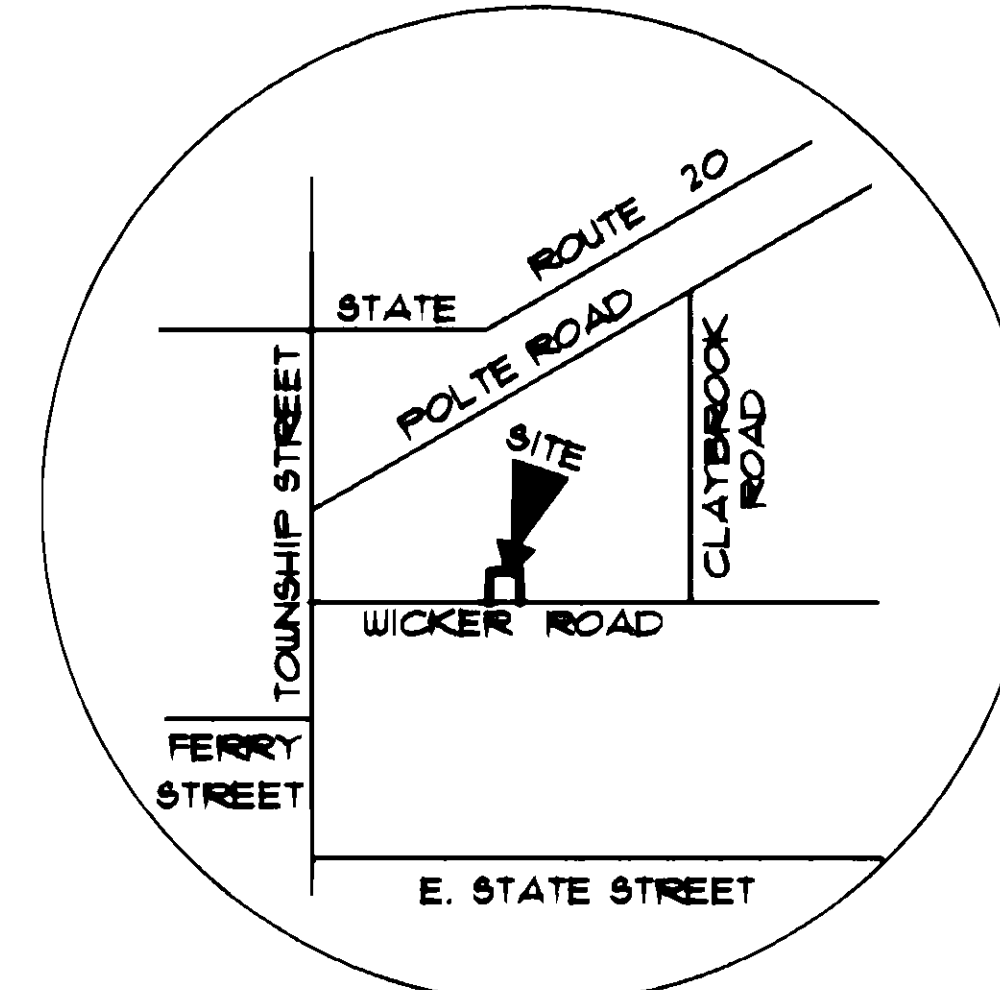
BASIS OF BEARINGS

THE PLAT OF THRESHER'S FIRST ADDITION AS RECORDED IN VOLUME 1 OF PLATS, PAGE 52.

SURVEY PROCEDURE

FIELD TRAVERSE USING TOPCON GTS-302 DIGITAL TOTAL STATION (3 SECOND).

VICINITY MAP



NOT TO SCALE

ADDRESSES

- LOT 1 = 410 THRESHER AVENUE
- LOT 2 = 414 THRESHER AVENUE
- LOT 3 = 1021 JEANETTE STREET
- LOT 4 = 1038 WICKER ROAD

LEGAL DESCRIPTION

LOT "A" OF "THRESHER'S FIRST ADDITION" AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- SEWER - PUBLIC SEWER (CITY OF SEDRO-WOOLLEY)
- WATER - PUBLIC UTILITY DISTRICT NO. 1
- ZONING - SF1
- ALL PRESENT AND FUTURE PROPERTY OWNERS SHALL BE REQUIRED TO PARTICIPATE IN ANY POSSIBLE FUTURE LID CREATED FOR THE PURPOSE OF PROVIDING UTILITIES AND/OR STREET IMPROVEMENTS.
- NO FILL MATERIAL MAY BE ADDED OR WITHDRAWN FROM THE SITE WITHOUT A GRADING AND DRAINAGE PLAN APPROVED BY THE CITY OF SEDRO-WOOLLEY.
- OWNER/DEVELOPER: CLIFFORD D. THRESHER  
P.O. BOX 210  
ADDY, WA 99101
- A TOTAL OF 1450 IN PARK IMPACT FEES HAS BEEN PAID ON THIS SHORT PLAT. FUTURE DEVELOPERS MAY BE RESPONSIBLE FOR ADDITIONAL IMPACT FEES IF ANYTHING OTHER THAN A SINGLE FAMILY RESIDENCE IS CONSTRUCTED.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

*Clifford D. Thresher*      *Clifford D. Thresher D.P.O.A.*  
 CLIFFORD D. THRESHER      ROBERT W. THRESHER

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF SKAGIT )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CLIFFORD D. THRESHER AND ROBERT W. THRESHER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THERE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES THEREFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 1997 THIS 23 DAY OF March 19 98.

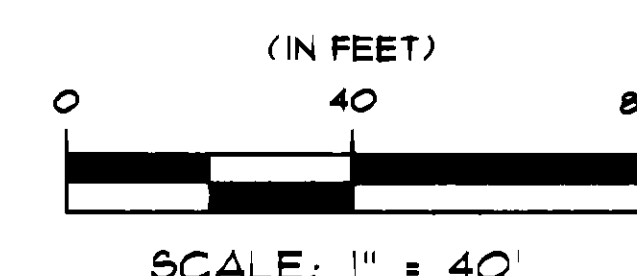
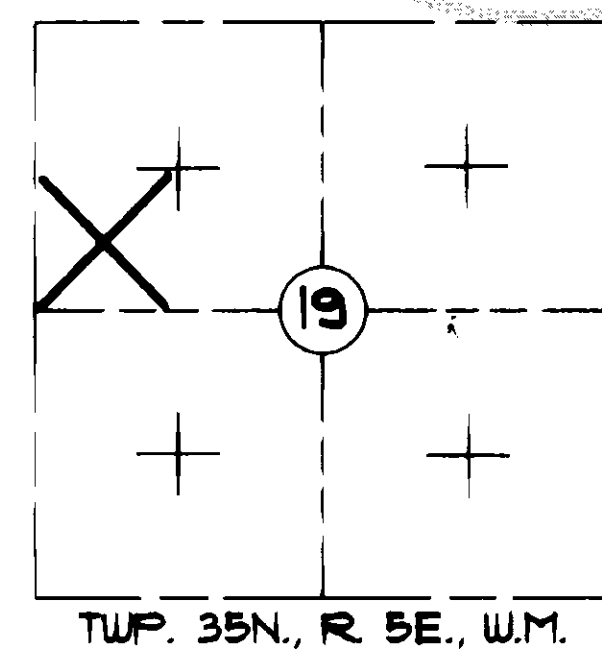
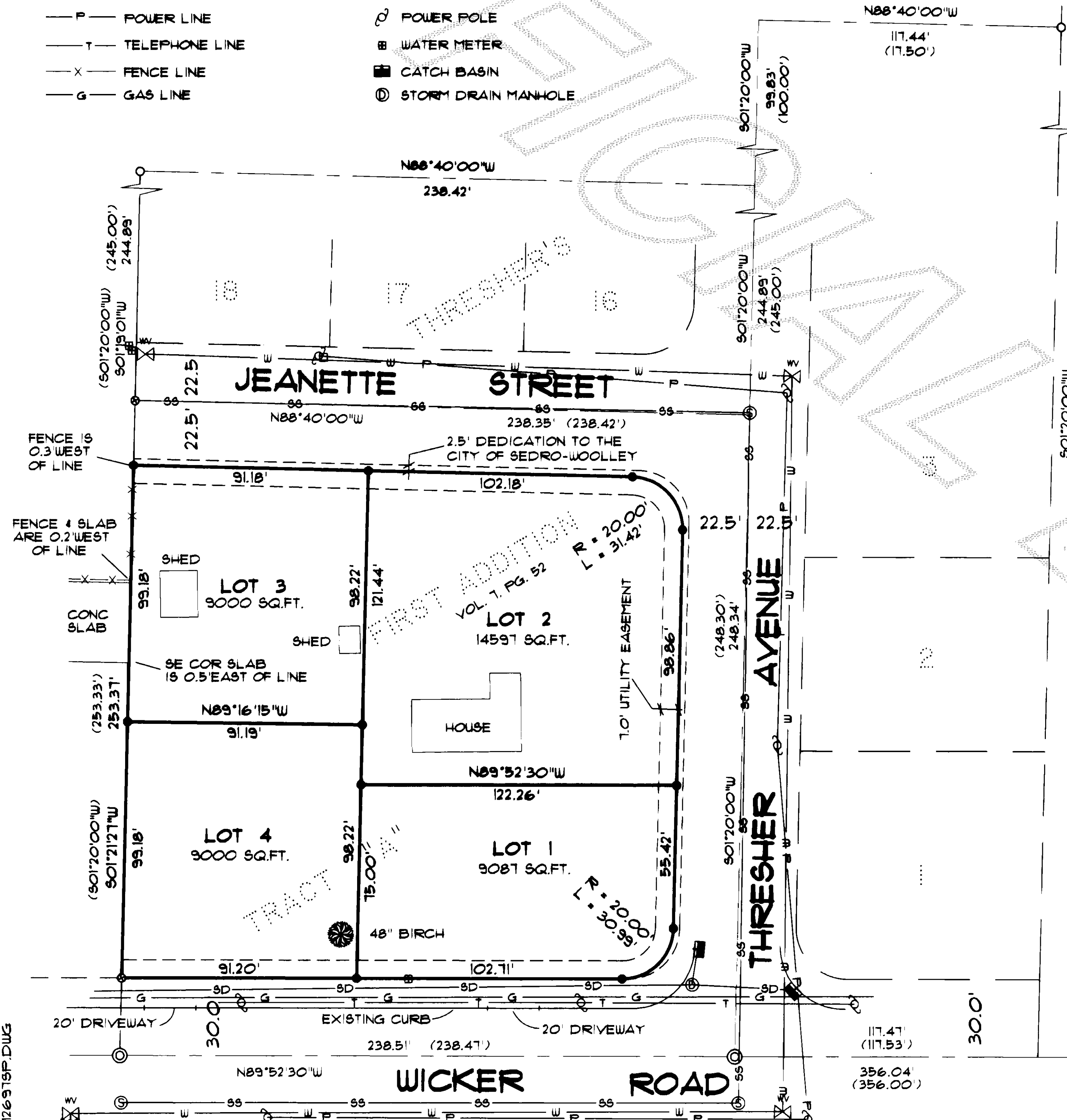
*Rene D. Dries by Judyann Merrill*  
 SKAGIT COUNTY TREASURER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-WOOLLEY SUBDIVISION ORDINANCE.

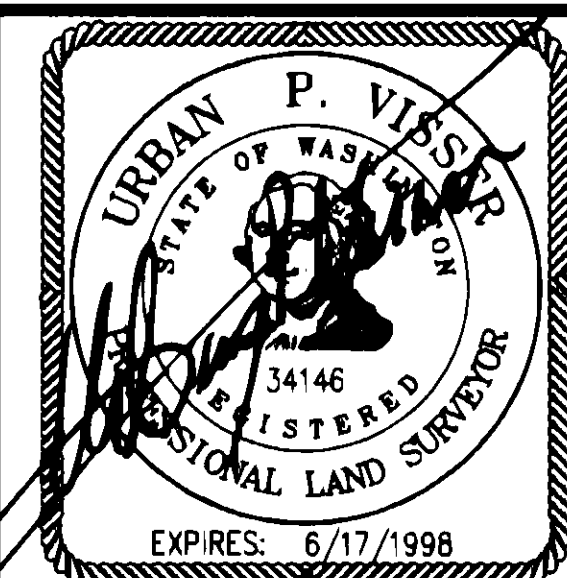
THIS 23rd DAY OF March 19 98

*Melvin A. Ruviera*      *Janette Kieran*  
 PLANNING DIRECTOR      CITY ENGINEER



AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 23 DAY OF March 19 98  
 AT 1:30 P.M. IN VOLUME 13 OF SHORT PLATS, PAGE 109  
 RECORDS OF SKAGIT COUNTY, WA. UNDER AUDITOR'S FILE  
 NO. 9803230111  
 AT THE REQUEST OF LARRY STEELE  
 LAND SURVEYORS  
*Ruthy Hill*      *Chungquid*  
 SKAGIT COUNTY AUDITOR      DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND CITY OF SEDRO-WOOLLEY SUBDIVISION ORDINANCE, AT THE REQUEST OF ROBERT THRESHER IN SEPTEMBER, 1997.  
*Urban P. Visser* 3-23-98  
 URBAN P. VISSER, P.L.S., CERTIFICATE NO. 34146



LARRY STEELE & ASSOCIATES  
 LAND SURVEYORS  
 SUITE 104  
 1323 LINCOLN ST.  
 BELLINGHAM, WA 98226  
 360-816-9350

BEING A PORTION OF THE SW1/4 OF THE NW1/4 OF SEC. 19, T.35N., R.5E., W.M., CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASH.

SHORT PLAT FOR CLIFFORD THRESHER		
DRWN BY BRS	DATE 3/16/98	JOB NO. #2697
CHKD BY UPV	SCALE 1" = 40'	SHEET 1 OF 1