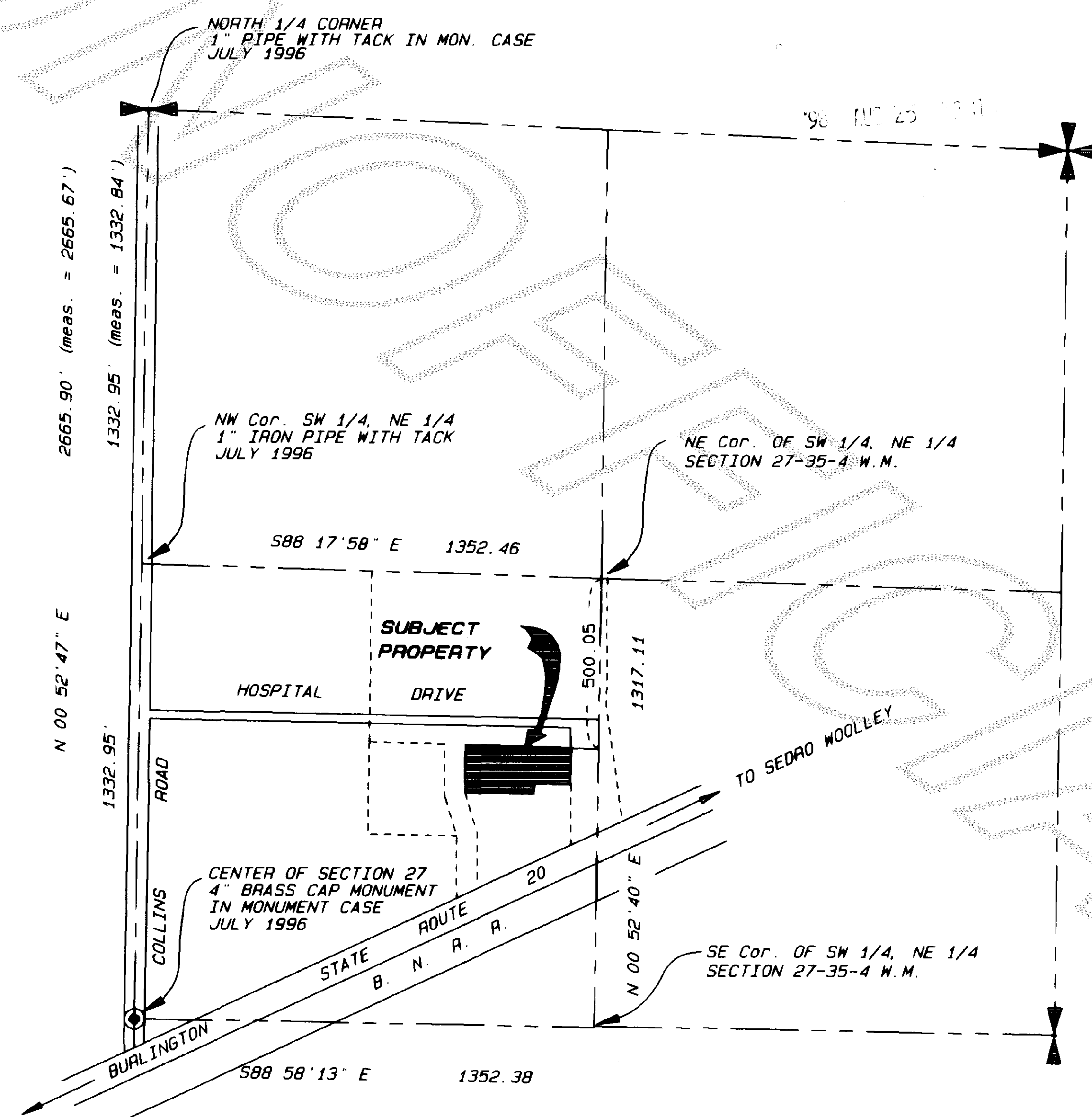
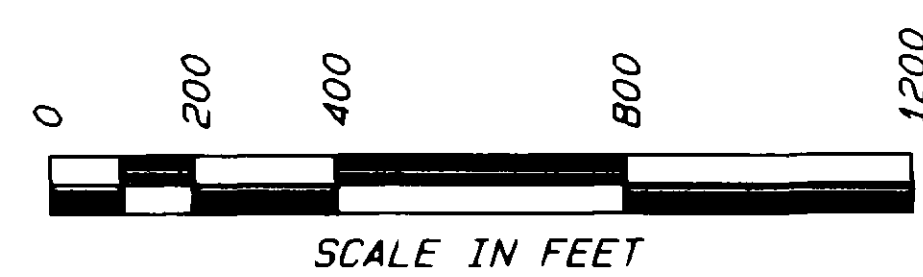


9808250134



VICINITY MAP

NE 1/4 OF SECTION 27, T. 35 N., R. 5 E., W.M.



UTILITY NOTE "A"

UNDERGROUND UTILITY CONDUITS LOCATED IN FIELD FROM MARKINGS BY APS, APPLIED PROFESSIONAL SERVICES INC., 165 N.E. JUNIPER, ISSAUAH, WA., (425) 313-1034.

UTILITY CONDUITS LOCATED IN MAY 1998, ARE NOTED BY THE FOLLOWING SYMBOLS AND LOCATED BY THE FOLLOWING COURSES. THE FIRST COURSE STARTS AT THE SOUTHWEST CORNER OF LOT 1. THE SECOND COURSE IS THE (TPOB) TRUE POINT OF BEGINNING ON THE WEST LINE OF LOT 1.

THE LINES ON THIS MAP REPRESENT THE CENTER LINES OF 10' WIDE EASEMENTS FOR:

W - WATER:
N 02°40'E, 83.11'; TPOB - S83°27'12"E 19.15'; S70°06'06"E, 24.37'; S45°06'00"E, 28.36'; S87°06'51"E, 152.12'.

SS-PT - SANITARY SEWER WITH POWER & TELEPHONE
N 02°40'E, 50.00'; TPOB - N74°54'06"E, 40.05'; S71°51'45"E, 25.12'; S87°05'51"E, 152.12'.

P-T - POWER AND TELEPHONE
N 02°40'E, 6.00'; TPOB - N35°46'14"E, 59.22'; S87°06'51"E, 180.76'.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF Aug 1998
AT 14 MINUTES PAST 3 O'CLOCK P.M. AND
RECORDED IN VOLUME 13 OF SHORT PLATS AT PAGE 155, 156
RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR'S FILE No. 9808250134

Debra J. Granger
SKAGIT COUNTY AUDITOR
DEPUTY

LEGEND

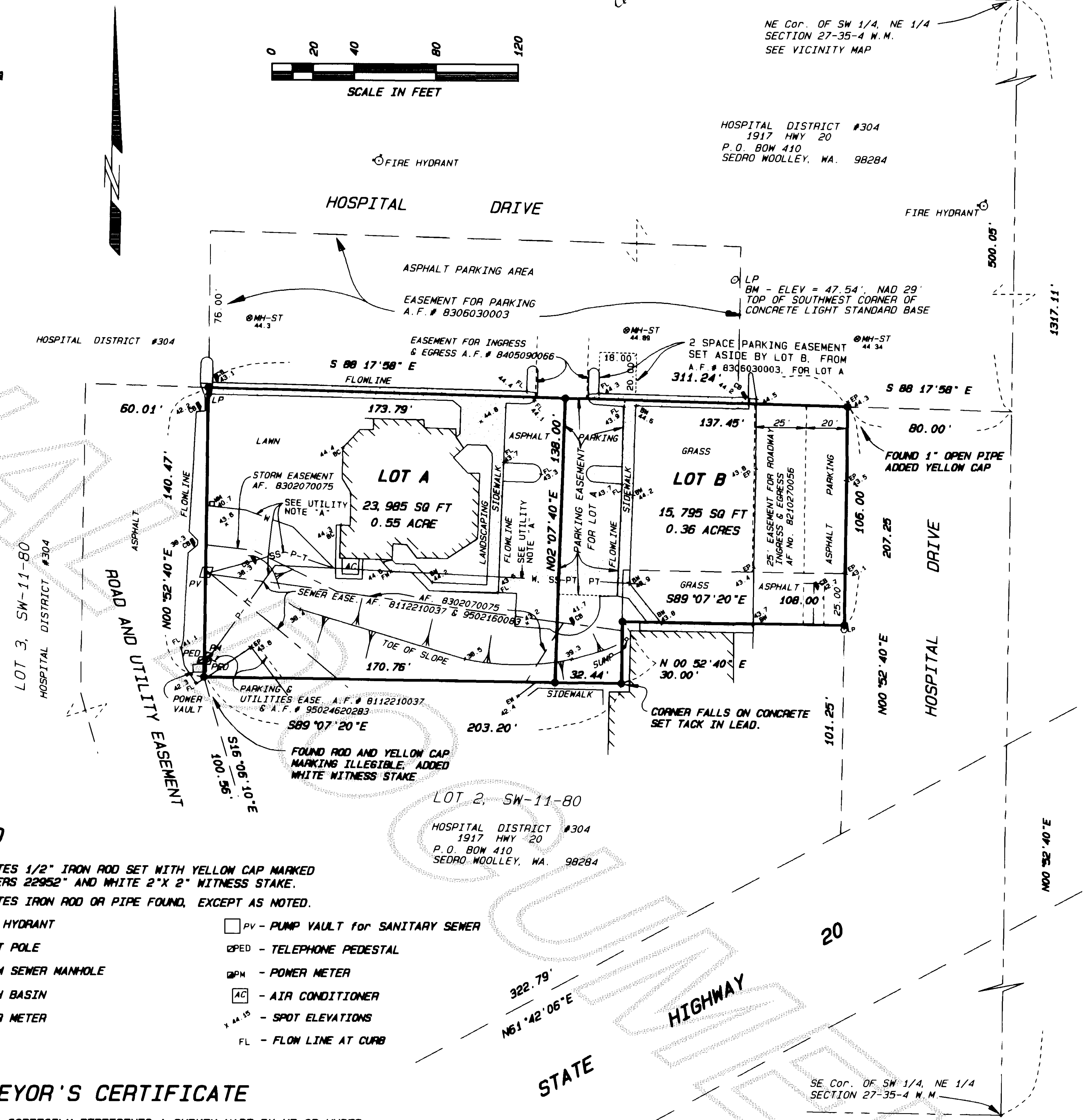
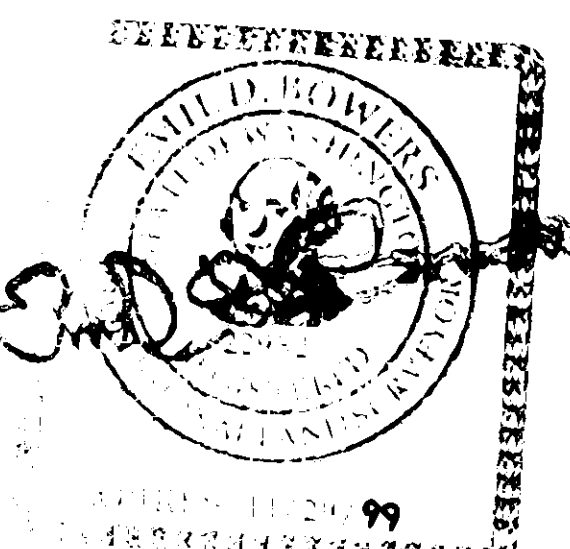
- - DENOTES 1/2" IRON ROD SET WITH YELLOW CAP MARKED "BOMERS 22952" AND WHITE 2"X 2" WITNESS STAKE.
- - DENOTES IRON ROD OR PIPE FOUND, EXCEPT AS NOTED.
- ⊙FH - FIRE HYDRANT
- LP - LIGHT POLE
- ⊙MH-ST - STORM SEWER MANHOLE
- ⊙CB - CATCH BASIN
- ⊙WM - WATER METER
- PV - PUMP VAULT FOR SANITARY SEWER
- ⊙PED - TELEPHONE PEDESTAL
- ⊙PM - POWER METER
- ⊙AC - AIR CONDITIONER
- ⊙SE - SPOT ELEVATIONS
- FL - FLOW LINE AT CURB

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SEDRO WOOLLEY SUBDIVISION AND SHORT PLAT ORDINANCE No. 1104 AS PASSED AND ADOPTED OCTOBER 8, 1990.

Emil D. Bowers
EMIL D. BOWERS, P.L.S.
CERTIFICATE No. 22952
DATE AUG 10, 1998

BOWERS WEST
LAND SURVEYING & CONSULTING
237 EAST HAZEL AVENUE
BURLINGTON, WA 98273



SHORT PLAT No. SW #07-96		
MARTIN, HOBBS and ESPINOSA SURVEY IN THE SW 1/4, NE 1/4 SECTION 27, T. 35 N., R. 4 E., W.M. SEDRO WOOLLEY, WASHINGTON		
FB 1, P86 13-16	BOWERS WEST LAND SURVEYING & CONSULTING 237 E. HAZEL AVENUE, BURLINGTON, WA 98233 (360) 725-9079 1-800-288-9079	SCALE: 1" = 40'
SHEET 1 OF 2		96012

use 13 Sp pg 155

LEGAL DESCRIPTION

LOT 1 AND, THAT PORTION OF LOT 2 OF SHORT PLAT No. SW 11-80, RECORDED NOVEMBER 7, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 200, UNDER AUDITOR'S FILE No. 8011070019 AND BEING A PORTION OF THE EAST 1/2 OF OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 2; THENCE SOUTH 0 52' 40" WEST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 25.00 FEET; THENCE NORTH 89 07' 20" WEST A DISTANCE OF 108.00 FEET; THENCE NORTH 0 52' 40" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 07' 20" EAST A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THAT PORTION OF LOT 3 OF SAID SHORT PLAT MARKED "ROAD AND UTILITY EASEMENT".

ALSO, TOGETHER WITH ALL BENEFICIAL RIGHTS CONTAINED IN EASEMENT AGREEMENTS RECORDED JUNE 3, 1983 AND MAY 9, 1984, UNDER AUDITOR'S FILE No. 8306030003 AND 8405090066, RESPECTIVELY.

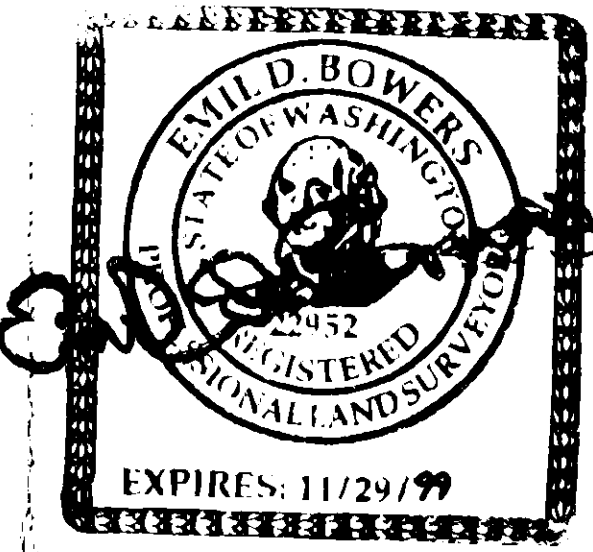
Situate in the County of Skagit, State of Washington.

EASEMENTS, RESERVATIONS AND RESTRICTIONS

1. SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED MARCH 13, 1981 UNDER AUDITOR'S FILE No. 8103130031.
2. SUBJECT TO EASEMENTS AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED DECEMBER 21, 1981 UNDER AUDITOR'S FILE No. 8112210037 FOR SANITARY SEWER AND PUMP VAULT AND FOR PARKING AND UTILITIES.
3. SUBJECT TO EASEMENTS AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED OCTOBER 27, 1982 UNDER AUDITOR'S FILE No. 8210270056 FOR A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ROADWAY.
4. SUBJECT TO EASEMENTS AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 7, 1983 UNDER AUDITOR'S FILE No. 8302070075 FOR INSTALLATION AND MAINTENANCE OF STORM DRAIN LINE.
5. SUBJECT TO EASEMENTS AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 16, 1995 UNDER AUDITOR'S FILE No. 9502160083 FOR SANITARY SEWER AND SEWER PUMP VAULT AND UTILITIES.
6. TOGETHER WITH EASEMENT AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED JUNE 3, 1983 UNDER AUDITOR'S FILE No. 8306030003 FOR PARKING EASEMENT.
7. TOGETHER WITH EASEMENT AND THE CONDITIONS CONTAINED IN INSTRUMENT RECORDED MAY 9, 1984 UNDER AUDITOR'S FILE No. 8405090066 FOR INGRESS AND EGRESS TO THE PARKING AREA AS REFERRED TO IN THAT INSTRUMENT SIGNED JANUARY 24, 1983, AND RECORDED JUNE 3, 1983 UNDER AUDITOR'S FILE No. 8306030003.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - AUTO / COMMERCIAL
3. SEWER - CITY OF SEDRO WOOLLEY SEWAGE SYSTEM
4. WATER - PUBLIC UTILITY DISTRICT No. 1.
5. BASIS OF BEARINGS - EXISTING MONUMENTS ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 27, T. 35 N., R. 4 E., W.M., AS SHOWN ON SHORT PLAT SW 11-80, RECORDED NOVEMBER 7, 1980 UNDER AUDITOR'S FILE No. 8011070019, RECORDS OF SKAGIT COUNTY WASHINGTON. BEARING = N 0 52' 47" E.
6. LEGAL DESCRIPTION FURNISHED BY LAND TITLE COMPANY OF SKAGIT COUNTY. SUBDIVISION GUARANTEE, ORDER No. T-79538, DATED JUNE 3, 1996.
7. INSTRUMENTATION - THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: A LEITZ SET 4-A ELECTRONIC DISTANCE METER.
8. THIS SURVEY DEPICTS EXISTING FENCES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH MAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN RESOLVED BY THIS SURVEY.



CONDITIONS:

1. Constuction Standards: Prior to construction, storm drains, roof drains, curb and gutters, and storm drainage shall be designed on lot B, and approved by the City of Sedro Woolley, according to Ordinance 952.
2. Drainage and Grading: Additional development must provide for storm water control, per minimum criteria, in the Department of Ecology Storm Water Management Manual for Puget Sound, subject to review by the cities Consulting Engineer.
3. Utility Installation: All utilities shall be underground, unless approved by the city of Sedro Woolley.
4. Maintenance Agreements: Prior to any construction a maintenance agreement for common access and parking must be reviewed by the City Engineer and City Planner.
5. Natural Resource Preservation: Any future construction must be in accordance with the City's Flood Plain Management Ordinance and any U.B.C. flood plain requirements.
6. PROPERTY OWNERS ARE REQUIRED TO PARTICIPATE IN FUTURE ULD'S AND C/O'S ON SANITARY SEWER IMPROVEMENTS. SUBJECT TO AGREEMENT, WAIVER OF PROTEST AND SPECIAL POWER OF ATTORNEY ON FILE WITH THE CITY OF SEDRO WOOLLEY.

OWNER - DEVELOPER

TEACKLE MALLIS MARTIN
JOHN LLOYD ESPINOSA
THOMAS ROBERT HOBBS

c/o 1918 HOSPITAL DRIVE
SEDRO WOOLLEY, WA 98284
TELEPHONE: (360) 856-

APPROVAL

EXAMINED AND APPROVED THIS 18th DAY OF August 1998, BY THE PLANNING DIRECTOR OF THE CITY OF SEDRO WOOLLEY, WASHINGTON.

Gloria A. Rivera
GLORIA RIVERA, PLANNING DIRECTOR

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO WOOLLEY SHORT PLAT ORDINANCE, THIS 18th DAY OF August, 1998.

Douglas Brunet
CITY ENGINEER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERTOFORE 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 98.

Edgema Mearin
SKAGIT COUNTY TREASURER

8/19/98
DATE

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.

Teackle Wallis Martin Anne Huffman Martin
TEACKLE MALLIS MARTIN ANNE HUFFMAN MARTIN

Thomas R Hobbs Carolyn Jean Hobbs
THOMAS ROBERT HOBBS CAROLYN JEAN HOBBS

John Lloyd Espinosa Marie Espinosa
JOHN LLOYD ESPINOSA MARIE ESPINOSA

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TEACKLE MALLIS MARTIN and ANNE HUFFMAN MARTIN, husband and wife, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

John R Brown
NOTARY PUBLIC
DATE 8-12-98
APPOINTMENT EXPIRES 9-5-98
RESIDES: Mt. Vernon, WA.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS ROBERT HOBBS and CAROLYN JEAN HOBBS, husband and wife, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Carol J. Thomas
NOTARY PUBLIC
DATE 8-17-98
APPOINTMENT EXPIRES 6-18-2001
RESIDES: Mt. Vernon, WA

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN LLOYD ESPINOSA and MARIE ESPINOSA, husband and wife, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Carol J. Thomas
NOTARY PUBLIC
DATE 8-17-98
APPOINTMENT EXPIRES 6-18-2001
RESIDES: Mt. Vernon, WA

SHORT PLAT No. SW # 07-96		
MARTIN, HOBBS and ESPINOSA		
SURVEY IN THE SW 1/4, NE 1/4		
SECTION 27, T. 35 N., R. 4 E., W.M.		
SEDRO WOOLLEY, WASHINGTON		
FB 1, P86 13-16	BOWERS WEST LAND SURVEYING & CONSULTING 237 E. HAZEL AVENUE, BURLINGTON, WA 98623 (360) 755-9079 1-800-298-9079	SCALE:
SHEET 2 OF 2		96012