

9810160075

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 98-04

Legal Description

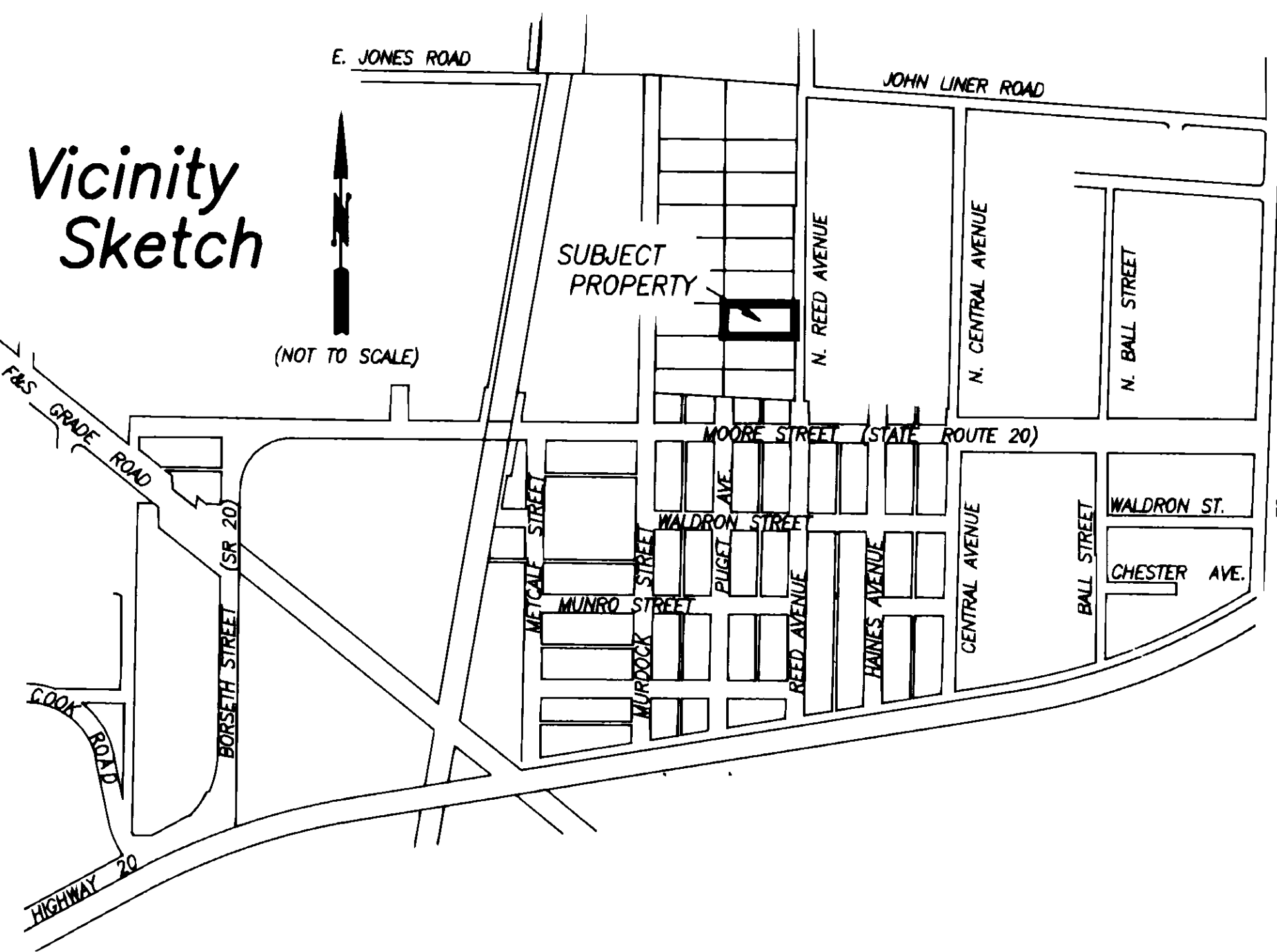
Lot 16, Block 1, "Rosedale Garden Tracts of Sedro-Woolley", as per plat recorded in Volume 3 of Plats at Page 52, in the records of Skagit County, State of Washington.

Utility Easement

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S88°37'22"E on the North line of the Northeast Quarter of Section 24.
3. Zoning - SF-1
4. Sewer - City of Sedro-Woolley
5. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
6. Water - Public Utility District No. 1 of Skagit County.
7. Future residential development on these lots may be subject to street, parks, fire, police, and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits. The parks fee may increase dependent on the number of units developed on the individual lots.
8. The site surface storm water collection system was designed to control the runoff from the proposed new impervious surfaces on Lot 2. Any new impervious surfaces created that exceed 5,640 square feet will require further drainage analysis and design. (impervious surfaces include: concrete or asphalt paving, graveled driveways or roads, and roofs)
9. Maintenance of the shared sewer lateral lines to these lots is the responsibility of the lot owners.



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.

Brett A. Hanson
BRETT A. HANSON
Laverne Post
LAVERNE POST
WASHINGTON FEDERAL SAVINGS
- Vice President

Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Brett A. Hanson signed this instrument and acknowledged it to be his/ her/ their voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Down K. Nystum
Date 9-02-98 My appointment expires 3-10-02

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Laverne Post signed this instrument and acknowledged it to be his/ her/ their voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Down K. Nystum
Date 9-02-98 My appointment expires 3-10-02

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Gregory A. Peck signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice-President

of Washington Federal Svgs
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Down K. Nystum
Title _____ Date 9-02-98
My appointment expires 3-10-02

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.

Richard M. Meier
Skagit County Treasurer

10-1-98 Date

Approvals

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

This 10th day of September 1998.

Sharon A. Lewis Douglas Barnett
Short Plat Administrator City Engineer

Short Plat for Brett Hanson

AUDITOR'S CERTIFICATE
Filed for record this 10th day of Oct 1998 at 5:11 minutes past 9 o'clock, 13 m., and recorded in Volume 13 of Short Plats at page 13-14 records of Skagit County, Wa.
Kathleen L. Blythe
County Auditor or Deputy Auditor
A.F. # 88060075

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1998 at the request of Brett Hanson
John L. Abenroth CERT#17651
Date 6/24/98



COPYRIGHT 1998 SKAGIT SURVEYORS, INC.
Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			98029	fm	JLA	14APR98	1" = 50'	1 OF 2

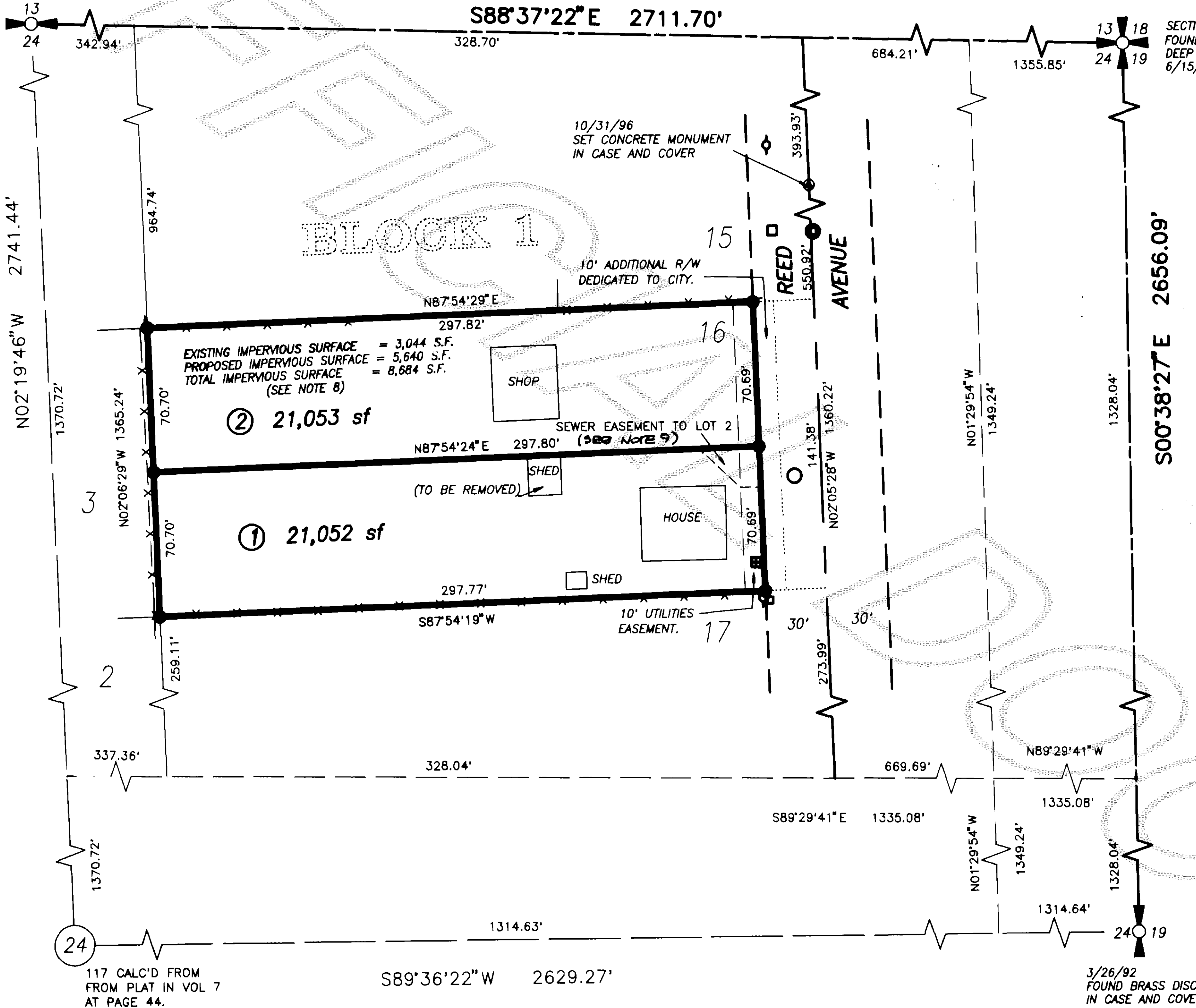
Vol 13 Short Plats PG 173

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Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 98-04

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



Addresses

LOT 1 = 120 NORTH REED AVENUE
LOT 2 = 124 NORTH REED AVENUE

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.
- Storm Sewer Manhole
- Storm Sewer Catch Basin
- Sanitary Sewer Manhole
- Water Meter

AUDITOR'S CERTIFICATE

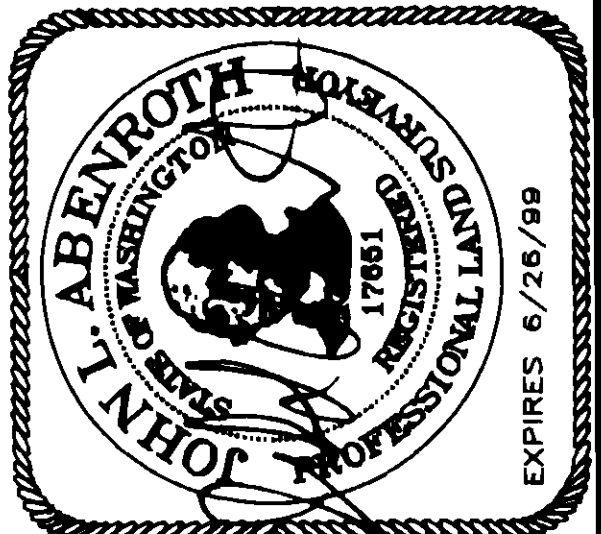
Filed for record this _____ day of _____
1998 at _____ minutes past _____ o'clock;
m., and recorded in Volume _____ of
Short Plats at page _____, records of
Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.# 9810160075

SURVEYOR'S CERTIFICATE

This map correctly represents a survey
made by me or under my direction in
conformance with the Survey Recording
Act in April 1998 at the request
of Brett Hanson

John L. Abernethy CERT#17651
Date 6/24/98



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Short Plat for Brett Hanson

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			98029	fm	JLA	14APR98	1" = 50'	2 OF 2

vol 13 Short Plats PG 174