

9810300141

Survey in the SE1/4 of the SW1/4 of Section 18, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. SW C3-98

Legal Description

Tract A of City of Sedro-Woolley Short Plat No. SW-10-80, approved December 16, 1980, and recorded December 22, 1980, in Volume 5 of Short Plats, page 13, under Auditor File No. 8012220015, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

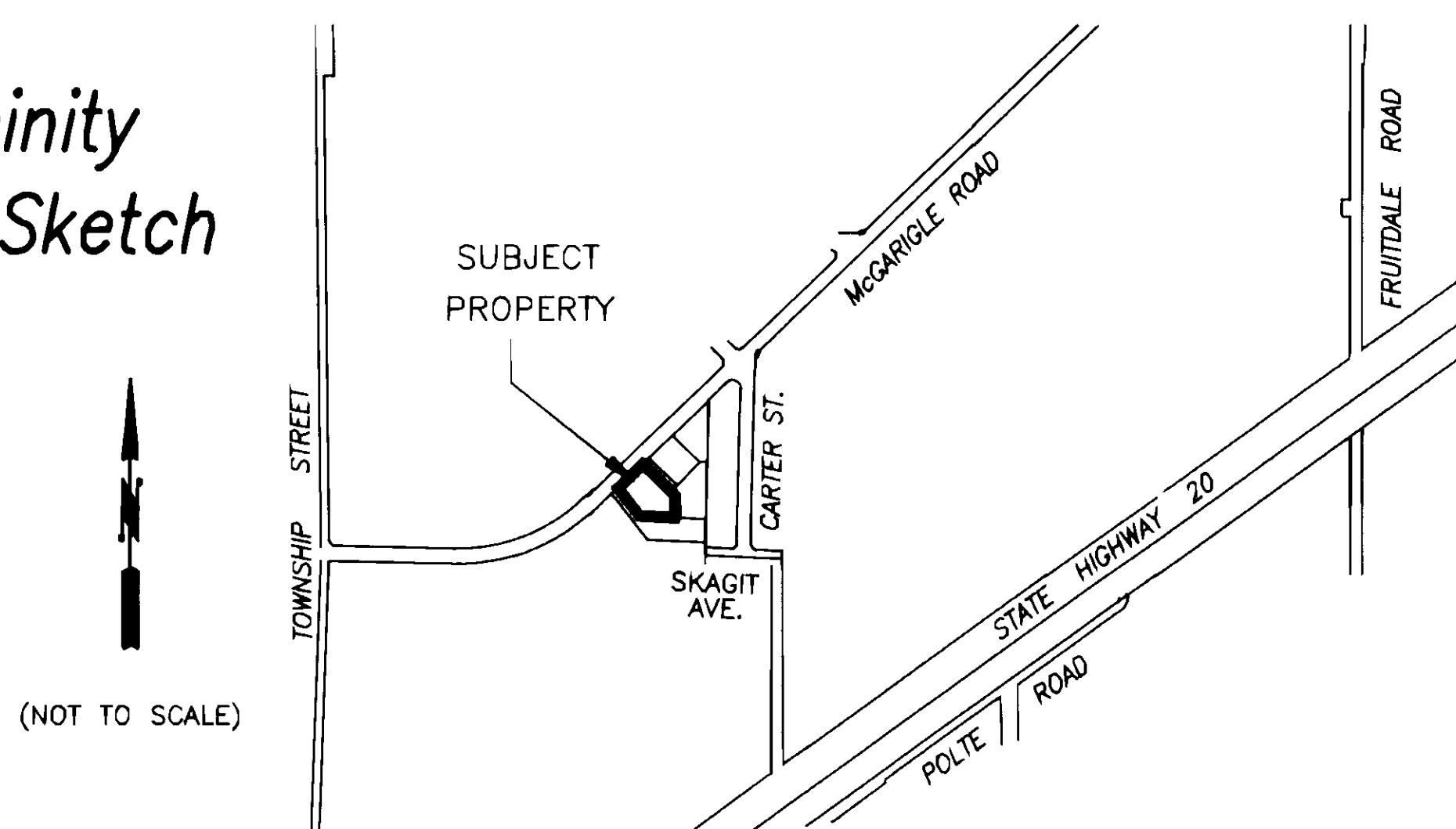
Utility Easement

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. Private roads shall be constructed or bonded for by the developer with future maintenance the responsibility of the lot owners.
2. Zoning - SF1 - Single Family Residential
3. Water - Public Utility District No. 1 of Skagit County.
4. Sewer - City Of Sedro-Woolley
5. Basis-of-bearings - Assumed S88°32'38"E on the South line of the Southwest Quarter of Section 18.
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
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. A Waiver of Protest has been filed with the Skagit County Auditor for future ULID's or LID's created for half street improvements and street lighting on McGargile Road. ~~ALL UTILITIES. DB~~
9. Maintenance of the sewer lateral lines to these lots is the responsibility of the lot owners.

Vicinity Sketch



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.

Joseph A. King
CONTINENTAL SAVINGS BANK
Joseph A. King
Marilynne King
MARILYNNE KING

Acknowledgements

State of Washington County of Cass Lynn
I certify that I know or have satisfactory evidence that Lynn

Bluge - but
signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the

of U.S. Bank FKA West One
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Shirley R. Bunn
Title Loan Specialist Date 9-14-98
My appointment expires 3-20-2001

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that

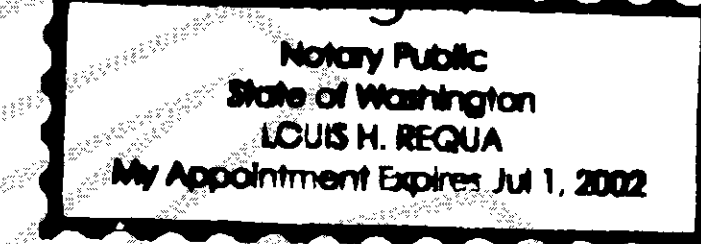
C. Gregory Fortington
signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the

Assistant Vice President
of Continental Savings Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Shirley R. Bunn
Title Loan Specialist Date 7-23-98
My appointment expires 12-1-98

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Joseph A. & Marilynne King signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Louis H. Requa Title Notary
Date 9-25-98 My appointment expires July 1, 2002



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.

Judyann Meadows
Skagit County Treasurer

10-26-98
Date

Approvals

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

This 13th day of October 1998.

Steven A. Rivera
Short Plat Administrator

Stephen Brant 10-16-98
City Engineer

Short Plat for Joe King

AUDITOR'S CERTIFICATE

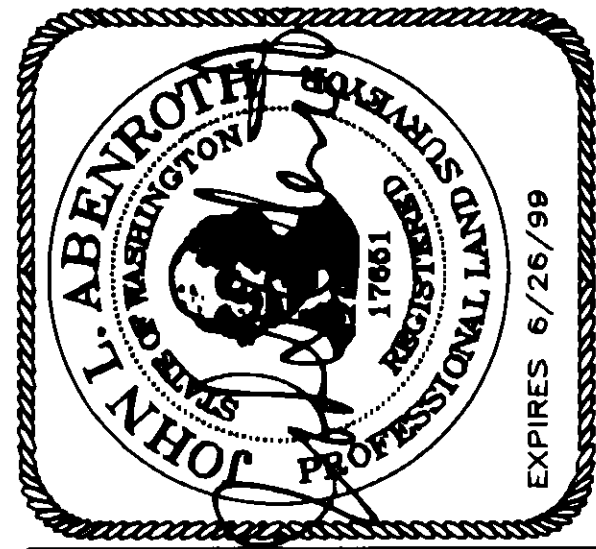
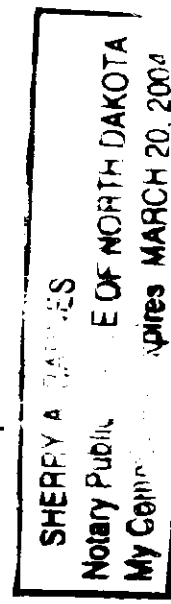
Filed for record this 30 day of Oct 1998 at 1 minutes past 1 o'clock P.M., and recorded in Volume 13 of Short Plats at page 182, records of Skagit County, Wa. 1998

John L. Abernethy
County Auditor/Deputy Auditor
A.F.# 9810300141

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 Joe King.

John L. Abernethy CERT#17651
Date 7/9/98



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
			98051	fm	NO	14APR98	JLA	1 OF 2

981030017

Survey in the SE1/4 of the SW1/4 of Section 18, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. SW 03-98

Addresses

LOT 1 = 1113A MCGARIGLE ROAD
1113B MCGARIGLE ROAD
LOT 2 = 1115 MCGARIGLE ROAD

3/27/98
FOUND 3/4" IRON PIPE WITH
PLUG & TACK.
HELD FOR WEST LINE OF
"KNOWLTON'S ADDITION".
LINE OF "KNOWLTON'S FIRST ADDITION"

3/27/98
FOUND BRASS CAP
SURFACE MONUMENT.

10' UTILITIES EASEMENT
(TYPICAL)

FENCE CORNER IS AT N81°E,
0.6' FROM CORNER.

FENCE CORNER IS AT N50°E,
1.6' FROM CORNER.

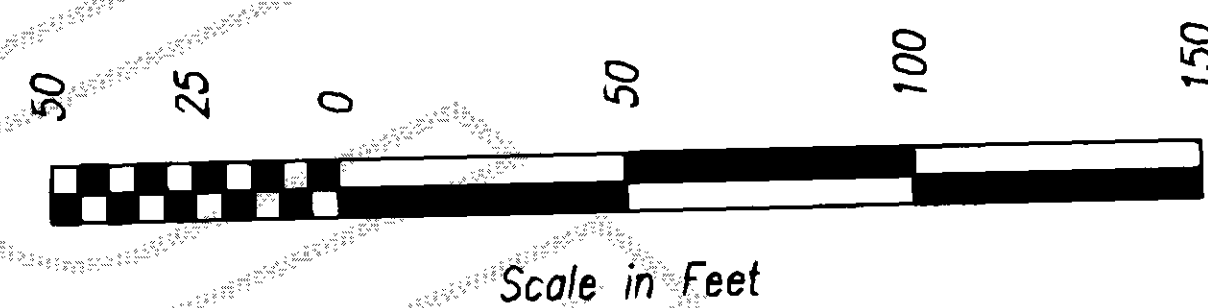
FENCE CORNER IS AT N47°W,
2.0' FROM CORNER.

4/2/98
FOUND 2" IRON PIPE 1.4' DEEP.
HELD FOR THE WEST LINE OF
"KNOWLTON'S FIRST ADDITION",
AS SHOWN IN VOLUME 7 OF
PLATS AT PAGE 59.

FIRE HYDRANT

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.
- Found reinforcing rod with yellow plastic cap marked "L.S.9622" stake, except as noted.



3/26/92
FOUND BRASS CAP
SURFACE MONUMENT

13 18
24 19

S88°32'38"E 2325.63'

3/26/92
FOUND CONCRETE MONUMENT WITH
BRASS CAP MARKED "LS 17651".

AUDITOR'S CERTIFICATE

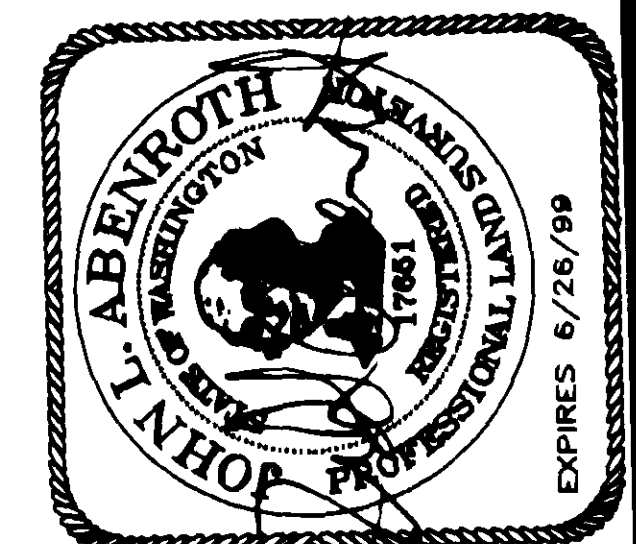
Filed for record this _____ day of _____
1998 at _____ minutes past _____ o'clock
m., and recorded in Volume _____ of
Short Plats at page _____ records of
Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.# _____

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Short Plat for Joe King

U.13 Sh Plat pg 183

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			98051	fm	JLA	14APR98	1" = 50'	2 OF 2