

9812040074

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

Short Plat No. SW 02-98

## Legal Description

Those portions of the Northeast quarter of the Northeast quarter, Section 24, Township 35 North, Range 4 East, W.M., described as follows:

- 1.) Beginning at a point 10 feet East and 845 feet North of the Southwest corner of said Northeast quarter of the Northeast quarter; thence East, a distance of 103.87 feet to the Southwest corner of that parcel described in deed recorded as Auditor's file No. 9512080070; thence North along the West line of said tract 70 feet; thence West, parallel with the South line thereof to a point 10 feet East of the West line of said subdivision; thence South 70 feet to the point of beginning.
- 2.) Beginning at a point 10 feet East and 915 feet North of the Southwest corner of said subdivision, said point being the Southwest corner of that parcel described in Statutory Warranty Deed to Art Spanski and Judy Spanski, under Auditor's File No. 9501040033; thence South 89°29'41" East along the South line of said Spanski parcel, a distance of 103.87 feet to the Southeast corner thereof; thence North 01°29'54" West along the East line of said Spanski parcel, a distance of 61.32 feet; thence South 88°30'06" West, a distance of 103.81 feet to the West line of said Spanski parcel; thence South 01°29'54" East along said West line 57.69 feet to the point of beginning of this description.
- 3.) Beginning 10 feet East and 972.69 feet North of the Southwest corner of said subdivision, said point being the Northwest corner of that parcel described in Quit Claim Deed to Art Spanski and Judy Spanski, under Auditor's File No. 9512080069; thence North 88°30'06" East along the North line of said Spanski parcel described in Auditor's File No. 9512080069, a distance of 103.81 feet to the Northeast corner thereof; thence North 01°29'54" West along the East line of that parcel described in Statutory Warranty Deed to Art and Judy Spanski, under Auditor's File No. 9501040033, a distance of 12.00 feet; thence South 88°30'06" West, a distance of 103.81 feet to the West line of said Spanski parcel described in Auditor's File No. 9501040033; thence South 01°29'54" East along said West line, a distance of 12.00 feet to the point of beginning of this description.
- 4.) Beginning 10 feet East and 845 feet North of the Southwest corner of the Northeast quarter of the Northeast quarter of Section 24, Township 35 North, Range 4 East, W.M.; thence East, a distance of 103.87 feet to the Southwest corner of that parcel described in Quit Claim Deed to Arthur and Judy Spanski filed under Auditor's File No. 9512080070 and point of beginning of this description; thence continuing East along the South line of said Spanski parcel, a distance of 103.06 feet to the Southeast corner thereof; thence North along the East line of said Spanski parcel, a distance of 60.04 feet; thence West parallel with the South line of said Spanski parcel, a distance of 103.06 feet to the West line thereof; thence South along said West line, a distance of 60.04 feet to the point of beginning of this description.

## 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 seven (7) 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. A waiver of protest for future LID or ULID formation is filed under A.F. No. 9812040075.
8. Current water available to this property for fireflow is approximately 600 G.P.M. Sprinkling structures and/or other alternatives will be required to offset the decreasing minimum fireflow of 1000 G.P.M. Contact the Sedro-Woolley Fire Chief for approval of Alternatives.
9. No construction, other than driveway construction and in accordance with the planning staff report and approved drainage facilities, shall take place within or upon the twenty (20) foot easement shown on Lots B and C. Fences shall not be constructed within or upon the twenty (20) foot easement shown.
10. 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.
11. The maintenance of the drainage facilities is the responsibility of the lot owners. See maintenance declaration filed under Auditor's File Number 9812040076.
12. The site surface storm water collection system was designed to control the runoff from the proposed new impervious surfaces on Lots A-C. Any new impervious surfaces created that exceed 2,350 square feet on Lot A, 2,350 square feet on Lot B, or 4,500 square feet on Lot C, will require further drainage analysis and design. (Impervious surfaces include: concrete or asphalt paving, graveled driveways or roads, and roofs)

## 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.

*Arthur W. Spanski*  
ARTHUR W. SPANSKI  
*Judy A. Spanski*  
JUDY A. SPANSKI  
*Laura J. Martin*  
LAURA J. MARTIN  
*Debbie L. Croy*  
DEBBIE L. CROY  
COLONIAL MORTGAGE COMPANY

## Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Arthur W. Spanski, Judy A. Spanski, Laura J. Martin, and Debbie L. Croy 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. Regua Title Notary Public  
Date 10-28-98 My appointment expires July 1, 2002

State of Florida County of Duval  
I certify that I know or have satisfactory evidence that Laura J. Martin signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Authorized Signatory of Merrill Lynch Bank & Trust Co. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Christine A. Wilcox Title Notary Public Date 9/30/98  
My appointment expires Aug 1, 1999

State of Alabama County of Montgomery  
I certify that I know or have satisfactory evidence that Debbie L. Croy signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Colonial Mortgage Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Jan C. Jacobs Title Notary Public Date 10/9/98  
My appointment expires 10/22/2001

## 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 Menzies Nov. 5, 1998  
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 26th day of October 1998.  
Gloria A. Rueter Royce E. Baurdt  
Short Plat Administrator City Engineer

Short Plat for Arthur and Judy Spanski

AUDITOR'S CERTIFICATE

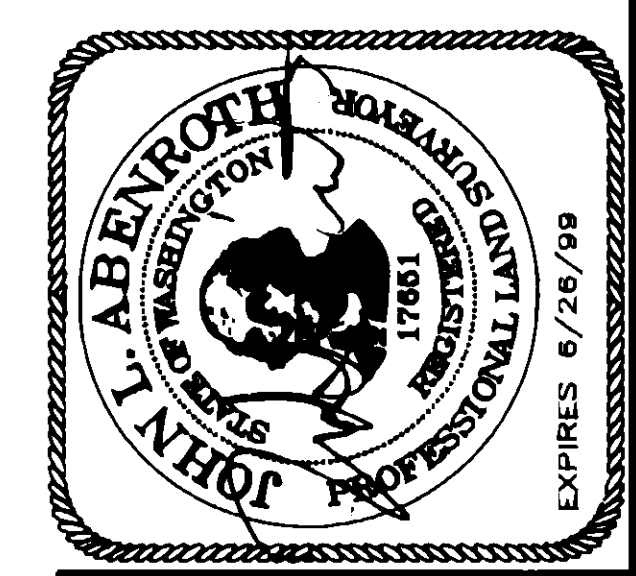
Filed for record this 4 day of December 1998 at 10 minutes past 11 o'clock P.M., and recorded in Volume 31 of Short Plats at page 151 of records of Skagit County, Wa.

*Cheryl Duggan*  
County Auditor  
A.F. # 9812040074

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 Art and Judy Spanski

John L. Abenroth CERT #17651  
Date 9/22/98



**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
			97145	fm	JLA	16APR98		1 OF 2

V.13 Sh. Plat p 189



Short Plat No. SW 02-98

13  
24

1355.85

1355.85

8 6/15/83  
9 FOUND BRASS DISC 0.30 FEET  
DEEP IN CENTERLINE OF HIGHWAY 9

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.

Lot A = 303 North Central Avenue  
Lot B = 301 North Central Avenue  
Lot C = 225 North Central Avenue

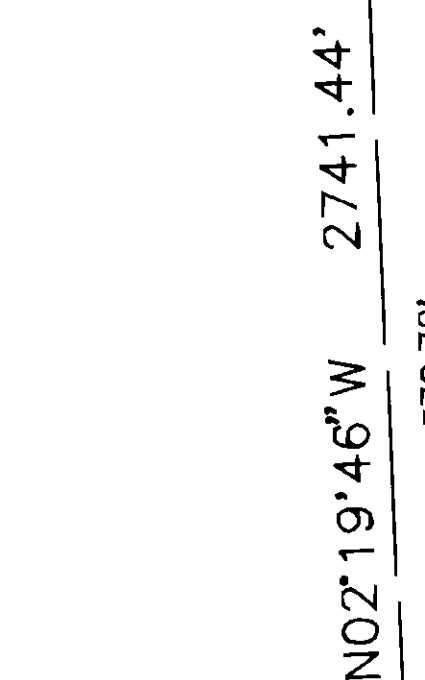
Filed for record this 4 day of Dec  
1998 at 8 minutes past 3 o'clock;  
P.m., and recorded in Volume 13 of  
Short Plats at page 189-190 records of  
Skagit County, Wa.

**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 Art and Judy Spanski.

Date 9/22/98



8906 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



COMPUTED FROM  
FROM PLAT IN VOL 7  
AT PAGE 44.

S89°29'41"E  
1335.08'

S89°36'22" W      2629.27'

NB9°29'41"W 1335.08'

1015.08

1328.04' S00°38'27"E 2656.09'

328.04'

3/26/92  
19 FOUND BRASS DISC  
IN CASE AND COVER

Scale in Feet

*Short Plat for Arthur and Judy Spanski*

V.13 Sh. Alet pg 190