

# Survey in the SE1/4 of the SE1/4 of Section 14, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 96-0028

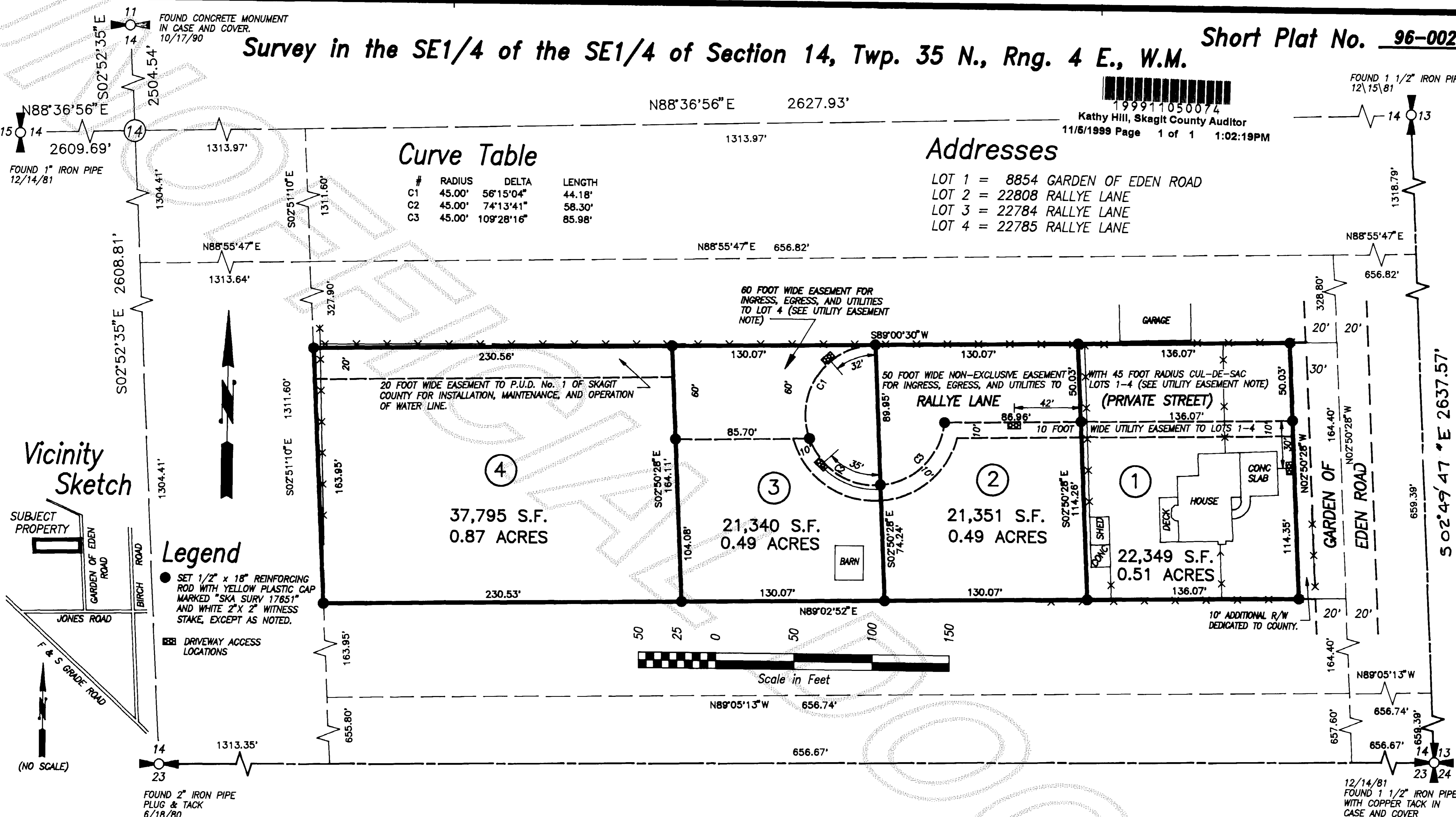
199911050074  
Kathy Hill, Skagit County Auditor  
11/5/1999 Page 1 of 1 1:02:19PM

## Curve Table

#	RADIUS	DELTA	LENGTH
C1	45.00'	56°15'04"	44.18'
C2	45.00'	74°13'41"	58.30'
C3	45.00'	109°28'16"	85.98'

## Addresses

LOT 1 = 8854 GARDEN OF EDEN ROAD  
LOT 2 = 22808 RALLYE LANE  
LOT 3 = 22784 RALLYE LANE  
LOT 4 = 22785 RALLYE LANE



## Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION IN A.F. No. 199911050075
3. ZONING - RESIDENTIAL (R)
4. BASIS-OF-BEARINGS - ASSUMED S02°49'47"E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.

## Utility Easement Note

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 50 FOOT WIDE PRIVATE STREET, 45 FOOT RADIUS CUL-DE-SAC, 20 FOOT WIDE DRIVEWAY EASEMENT AND THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING SAID PRIVATE STREET 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, ALL LOTS, TRACTS, SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## Legal Description

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT ROAD.

## 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.

Robert D. Guffie  
Kristine Anne Guffie  
Julie Major, Asst. Vice President  
CHASE MANHATTAN MORTGAGE CORPORATION

## Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 10 DAY OF November 1999.

Shirley J. Smith, Skagit County Auditor  
10/26/99

## 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 1999.

Shirley J. Smith, Skagit County Treasurer  
10-28-99

## Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT  
EVIDENCE THAT ROBERT D. GUFFIE  
THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature]  
DATE 9/29/99 MY APPOINTMENT EXPIRES 11/1/99

STATE OF WASHINGTON, COUNTY OF SKAGIT  
EVIDENCE THAT KRISTINE ANN GUFFIE  
THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature]  
DATE 8/20/99 MY APPOINTMENT EXPIRES 11/1/99

STATE OF WASHINGTON, COUNTY OF Hill Country  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT

AND ACKNOWLEDGED IT AS THE Assistant Vice President  
TAMARA M. RILEY

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
NOTARY SIGNATURE [Signature]  
TITLE Notary Public  
DATE October 13, 1999  
MY APPOINTMENT EXPIRES 12/6/2002

Short Plat for Robert Guffie

AUDITOR'S CERTIFICATE  
Filed for record this 5 day of Nov 1999 at 2 minutes past 1 o'clock p.m., and recorded in Volume 1 of Short Plats at page 199911050074 of Skagit County, Wa. 199911050074  
County Auditor or Deputy Auditor  
A.F.# 19911050074

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 1996 at the request of Robert Guffie.  
John L. Abernethy, CERT# 17651  
Date 8/12/99



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