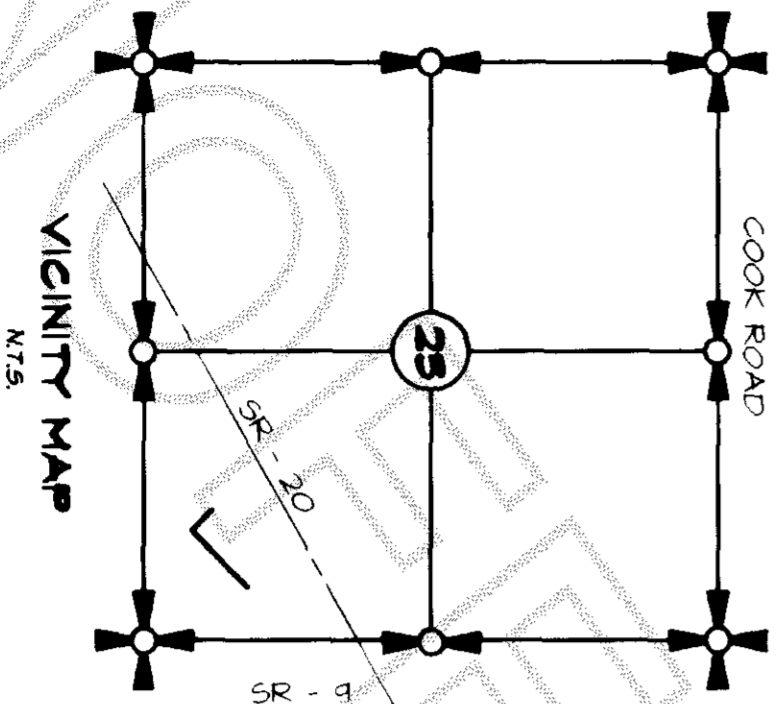


NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: HI (HEAVY INDUSTRY) SEE CONDITIONAL USE PERMIT CUP NO. 14-09 (SEE NOTE NO. 12)
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER WATER: PUD NO. 1
5. WATER: PUD NO. 1
6. - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
7. 0 - INDICATES EXISTING REBAR OR IRON ROD FOUND
8. MERIDIAN: ASSUMED
9. BASIS OF BEARING: EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 4 EAST, N.M., BEARING = NORTH 0°01'15" WEST AS SHOWN ON RECORD OF SURVEY, VOLUME 1, PAGE 43
10. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF SEDRO ACREAGE RECORDED IN VOLUME 3 OF PLATS, PAGE 35 AND SHORT PLAT NO. 5M-06-83 RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 100 AND SHORT PLAT NO. 5M-06-83 RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 322, AND SHORT PLAT NO. 5M-03-81 RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 63 AND RECORD OF SURVEY MAP RECORDED IN VOLUME 1 OF SURVEYS, PAGE 43, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 60555, DATED SEPTEMBER 24, 1994.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS REFERENCED IN TITLE REPORT REFERENCED UNDER NOTE 10 ABOVE WHICH REFERENCES THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 4206160071, 4806240023 AND 4802020041.
13. CONDITIONAL USE PERMIT CUP NO. 14-99 CONTAINS THE FOLLOWING CONDITIONS AS A PART OF ITS APPROVAL:
 - A) THE APPLICANTS WILL BE REQUIRED TO SHORT PLAT THE PARCEL INTO TWO LOTS PRIOR TO ISSUANCE OF ADDITIONAL BUILDING PERMITS.
 - B) PLACEMENT OF NEW STRUCTURES MUST BE SUCH AS TO DISCOURAGE TRAFFIC BACKING INTO STATE STREET WITH AN ADJACENT DRIVEWAY WITH THE RESIDENCE TO THE EAST BEING ENCOURAGED.
 - C) SEPARATE SEWER SERVICES NEEDED TO BE PROVIDED TO EACH RESIDENCE IF THE SEWER STUB OUT IS LOCATED ON THE LOT TO THE EAST, AN EASEMENT WILL BE REQUIRED FOR THE NEW LOT. THE DESIGN AND CONSTRUCTION OF THESE SERVICES MUST MEET CITY STANDARDS AND THE APPROVAL OF THE CITY ENGINEER.
 - D) INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
 - E) SURVEY PROCEDURE: FIELD TRAVERSE
 - F) OWNER/DEVELOPER: BARRY AND JOY MASSEY
 - G) 23425 WOOLLEY ROAD
 - H) SEDRO WOOLLEY WA 98224
 - I) PHONE: (360) 856-4506
14. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. THE OWNERS HEREBY WAIVE ALL RIGHTS TO PROTEST AGAINST FUTURE LOCAL IMPROVEMENT DISTRICT (LID) OR UTILITY LOCAL IMPROVEMENT DISTRICTS (LID) PROCEEDINGS FOR CONSTRUCTION OF FUTURE SANITARY SEWER, STORM SEWER, STREET, STREET LIGHTING OR SIDEWALK IMPROVEMENTS FRONTING THIS SHORT PLAT.



DESCRIPTION

THE EAST 200 FEET OF TRACT 22, "SEDRO ACREAGE", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 22; THENCE WEST 71 FEET; THENCE NORTH TO THE NORTHERLY LINE OF SAID TRACT 22; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID TRACT 22; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 22 TO THE POINT OF BEGINNING;

AND EXCEPT THE SOUTH 5 FEET THEREOF AS CONVEYED TO THE CITY OF SEDRO WOOLLEY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9206160071.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, GTE, CASCADE NATURAL GAS CO., AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 1 (SEVEN) FEET OF ALL LOTS ADJOINING WEST STATE STREET AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED WITH THE UNDERSTANDING THAT ANY GRANTOR SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC, HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 28th DAY OF January, 2000.

Barry R. Massey
Barry R. Massey, HUSBAND
Joy Massey
Joy Massey, WIFE

Bruce G. Lisser
Bruce G. Lisser
RUSSELL A. MOREHOUSE
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARRY R. MASSEY AND JOY L. MASSEY, HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Jan 28, 2000

Bruce G. Lisser
Bruce G. Lisser
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-00
STATE OF WASHINGTON)
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RUSSELL A. MOREHOUSE IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-29-00

John Brown
John Brown
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-1-2003

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF February, 2000, AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 200002020051

Kathy Hill
Kathy Hill, Auditor
DATE: 2/2/2000 1:19:10PM

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO WOOLLEY SHORT PLAT ORDINANCE THIS 2nd DAY OF February, 2000

Maria A. Lewis
Maria A. Lewis
CITY ENGINEER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 99.

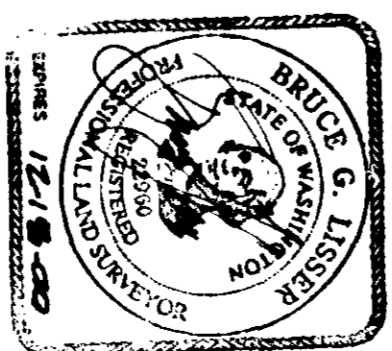
William M. Mendenhall
William M. Mendenhall
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

DATE: Jan. 21, 00

Bruce G. Lisser
Bruce G. Lisser, PLS, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON, WA 98273
PHONE: (360) 424-5517
FAX: (360) 424-6074
e-mail: bruce@lisser.com



SHORT PLAT NO. 5M-02-84

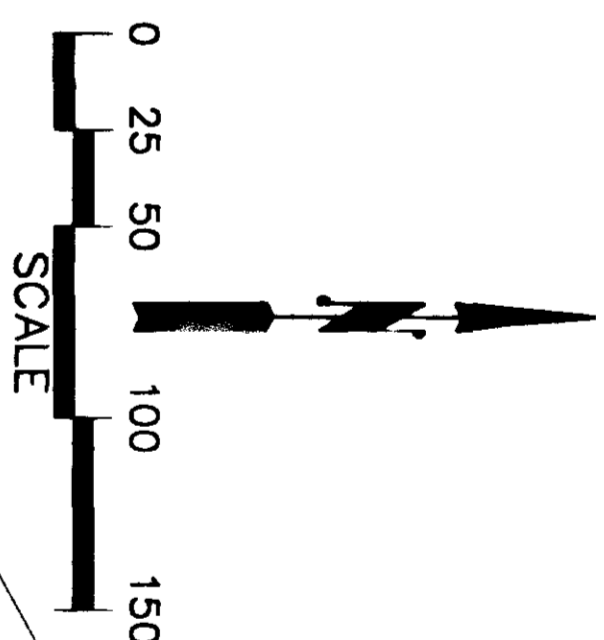
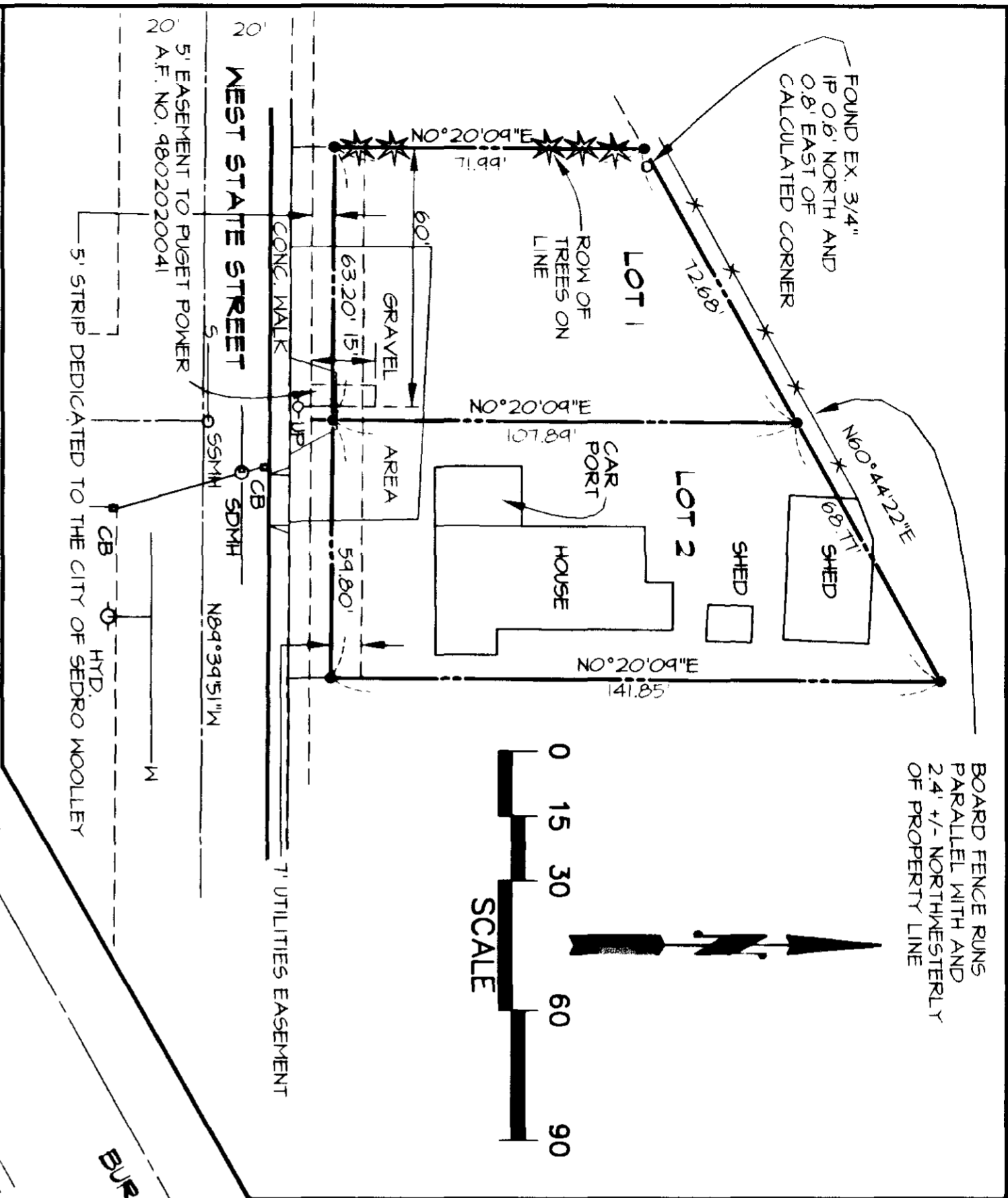
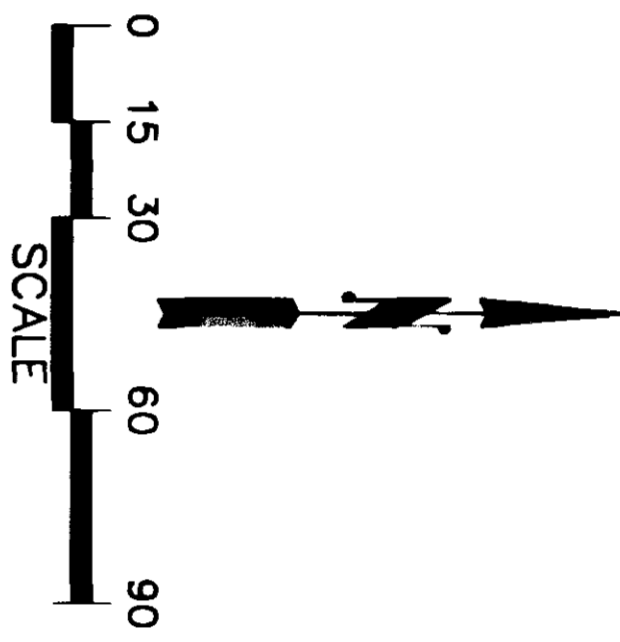
DATE: 01/06/00

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 4 EAST, N.M.

PLAT OF SEDRO ACREAGE
SEDRO WOOLLEY WASHINGTON
FOR: BARRY AND JOY MASSEY

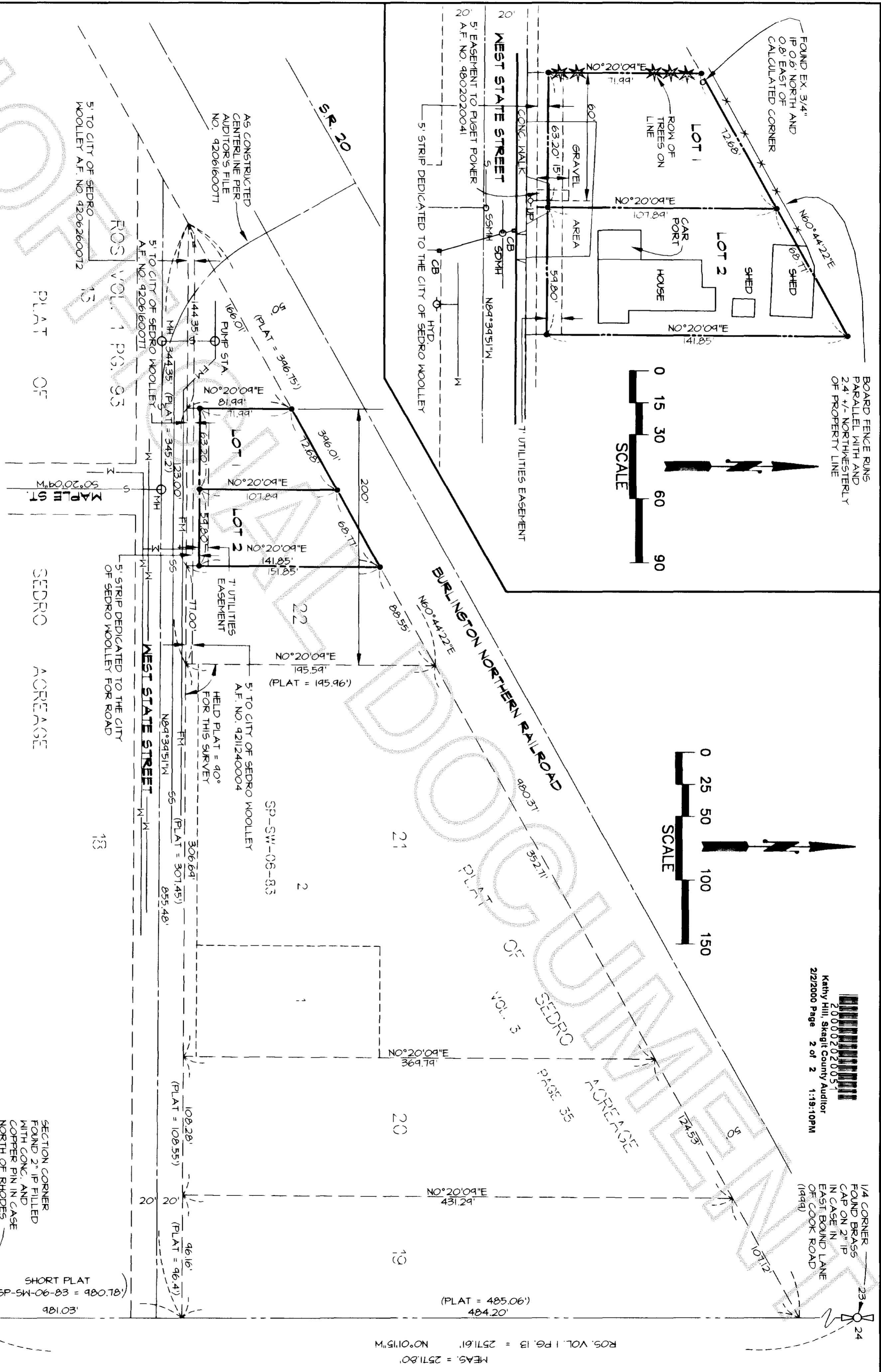
FB 6 PG 58 LISSER & ASSOCIATES, PLLC SCALE: 1" = 50'
SURVEYING & LAND-USE CONSULTATION DRAWING: 99-080808RY
MOUNT VERNON, WA 98275 360-424-5517

BOARD FENCE RUNS PARALLEL WITH AND 2.4' +/- NORTHWESTERLY OF PROPERTY LINE



Kathy Hill, Skagit County Auditor
200002020051
2/2/2000 Page 2 of 2 1:19:10PM

1/4 CORNER FOUND BRASS CAP ON 2\"/>



SECTION CORNER FOUND 2\"/>

SHEET 2 OF 2

SHORT PLAT NO. SA-02-94

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 4 EAST, N.M. PLAT OF SEDRO ACREAGE SEDRO WOOLLEY WASHINGTON FOR: BARRY AND JOY MASSEY

DATE: 01/21/00
FB 6 PG 58
LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-424-5511
SCALE: 1" = 50'
DRAWING: 94-080BDRY

LOT AREA AND ADDRESS INFORMATION

LOT 1	530	WEST STATE STREET	5684 SQ. FT.
LOT 2	528	WEST STATE STREET	7467 SQ. FT.

