

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: SF2
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: PUD, NO. 1
6. - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
7. - INDICATES EXISTING REBAR OR IRON ROD FOUND
8. MERIDIAN: ASSUMED
9. BASIS OF BEARING: MONUMENTED CENTERLINE OF STATE STREET BEARING = SOUTH 84° 54' 54" EAST
10. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF STATE STREET ADDITION TO SEDRO RECORDED IN VOLUME 3 OF PLATS, PAGE 61 AND SHORT PLAT NO. 5M-03-94 RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 160 AND SHORT PLAT NO. 5M-05-96 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 121 AND RECORD OF SURVEY MAP RECORDED IN VOLUME 15 OF SURVEYS, PAGE 68. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 61444, DATED FEBRUARY 2, 2000.
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 MENTIONED IN TITLE REPORT REFERENCED UNDER NOTE 10 ABOVE WHICH REFERENCES THOSE DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 19412210078 AND 9312200088.
13. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
14. SURVEY PROCEDURE: FIELD TRAVERSE
15. OWNER/DEVELOPER: CHUCK D. DRALLE
24500 OLD DAY CREEK ROAD
SEDRO WOOLLEY WA 98284
PHONE: (360) 856-5688

16. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
17. THE OWNER HEREBY WAIVES ALL RIGHTS TO PROTEST AGAINST FUTURE LOCAL IMPROVEMENT DISTRICT (LID) OR UTILITY LOCAL IMPROVEMENT DISTRICTS (ULID) PROCEEDINGS FOR CONSTRUCTION OF FUTURE SANITARY SEWER, STORM SEWER, STREET, STREET LIGHTING OR SIDEWALK IMPROVEMENTS FRONTING THIS SHORT PLAT.
18. BUILDING PLANS FOR LOT 2 OF THIS SHORT PLAT SHOULD SHOW ALL ROOF DRAINS OUTLETING INTO AN APPROVED INFILTRATION SYSTEM OR OTHER SYSTEM APPROVED BY THE CITY OF SEDRO WOOLLEY. SEE CITY OF SEDRO WOOLLEY ENGINEERING DEPARTMENT FOR DETAILS.
19. EXISTING UTILITIES WHICH SERVICE LOT 1 (WATER, GAS AND SANITARY SEWER) RUN UNDERGROUND THROUGH A PORTION OF LOT 2. THE LOCATIONS AS SHOWN ARE BASED UPON UTILITY COMPANY RECORDS AND MAY NOT REFLECT THE EXACT POSITION OF THE UTILITY LINE. ANY UTILITY WHICH IS FOUND TO BE OUTSIDE OF THE 8 FOOT UTILITY EASEMENT, PROVIDED THROUGH SAID LOT 2, SHALL BE RELOCATED WITHIN THE EASEMENT AREA OR ENTIRELY WITHIN LOT 1. COSTS FOR THE RELOCATION SHALL BE EQUALLY BORN BY OWNERS OF LOT 1 AND LOT 2. ALSO SEE EASEMENT NOTE FOR ADDITIONAL EASEMENT INFORMATION.

SURVEYOR'S NOTE

THIS SURVEY REFLECTS THE ACCEPTANCE OF THE PROPORTIONED RELATIONSHIP OF THE "PLAT OF STATE STREET ADDITION TO SEDRO" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 15 OF SURVEYS, PAGE 68, SHORT PLAT NO. 5M-04-78, AND NO. 5M-01-97 RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 225 AND VOLUME 13 OF SHORT PLATS, PAGE 113, RESPECTIVELY HELD FULL PLAT DIMENSION EAST FROM THE ACCEPTED MONUMENT IN THE CENTERLINE OF STATE STREET AT THE WEST LINE OF SAID "PLAT OF STATE STREET ADDITION TO SEDRO." SINCE NO ORIGINAL CORNER MONUMENTATION IS EVIDENT IN THE AREA OF THIS SURVEY, I FEEL THE SOLUTION PRESENTED ON THE SURVEY RECORDED UNDER SAID VOLUME 15 OF SURVEYS, PAGE 68 IS A MORE EQUITABLE SOLUTION. THE SOLUTION AS PROPORTIONED MAINTAINS A HARMONIOUS RELATIONSHIP TO THE LINES OF OCCUPATION. THE METHODOLOGY IS ADDITIONALLY SUPPORTED IN "BOUNDARY CONTROL AND LEGAL PRINCIPLES," BROWN 2ND EDITION, PG. 178, "WHERE A BLOCK HAS BEEN PLATTED INTO LOTS AND THE LOTS SOLD, A SHORTAGE IN THE BLOCK WILL BE PRORATED AMONG THE SEVERAL LOTS."

DESCRIPTION

THE NORTH 140 FEET OF THE EAST 130 FEET OF LOT 3, "PLAT OF STATE STREET ADDITION TO SEDRO," ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY PUBLIC UTILITY DISTRICT NO. 1, RUGER SOUND ENERGY, G.T.E., CASCADE NATURAL GAS, CO. AND TCI CABLEVISION OF WASHINGTON, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 7 (SEVEN) FEET OF ALL LOTS ADJOINING EAST 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 GRANTEE 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 THERON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, ALSO 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 21st DAY OF MARCH, 2000.

Charles D. Dralle
CHARLES D. DRALLE, AS HIS SEPARATE PROPERTY

Shere Johnston
STERLING TRUST COMPANY, INC., TRUSTEE FOR CHARLES F. THOMAS IRA 024861

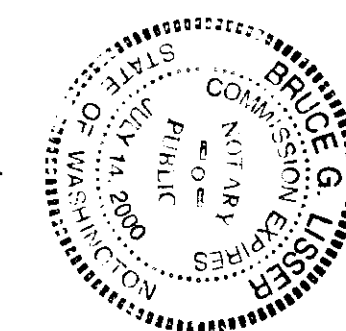
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES D. DRALLE, A SINGLE MAN, 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: MARCH 28, 2000

Bruce G. Lisser
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-02

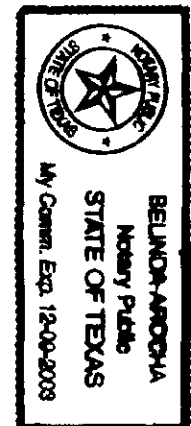


STATE OF TEXAS
COUNTY OF McKENNA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Shere Johnston IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE FOR CHARLES F. THOMAS, IRA 024861 OF STERLING TRUST COMPANY, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3/31/00

Edil Ornel
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/9/03



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF April, 2000 AT 10:52
THE REQUEST OF LISSER & ASSOCIATES, PLLC
AUDITOR'S FILE NO. 20000414 0070

Kathy Hill
SKAGIT COUNTY AUDITOR
Sheryl Zvara
DEPUTY

APPROVALS

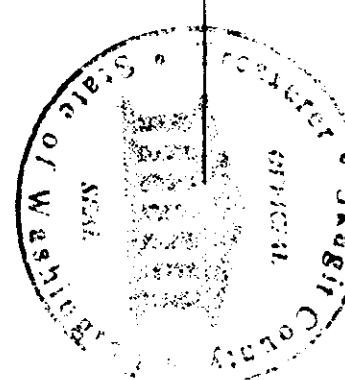
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO WOOLLEY SHORT PLAT ORDINANCE THIS
13th DAY OF April, 2000.

Alana A. Kuehn
SHORT PLAT ADMINISTRATOR
Douglas Rust
CITY ENGINEER 4.18.00

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 2000.
THIS 11th DAY OF April, 2000.

Judyann Mendenhall
SKAGIT COUNTY TREASURER
DEPUTY

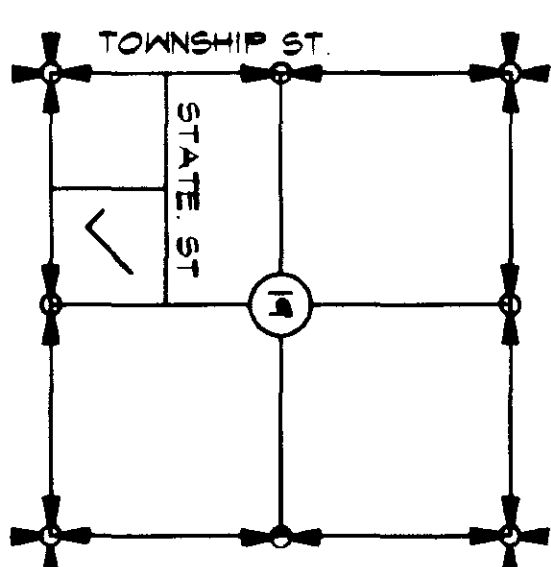
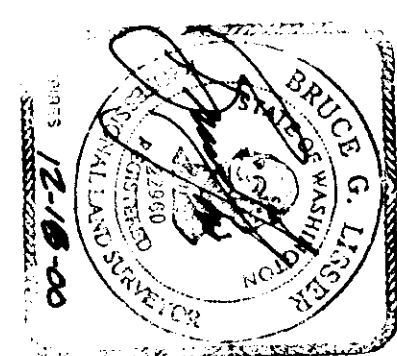


SURVEYOR'S CERTIFICATE

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.

Bruce G. Lisser
DATE: MARCH 28, 2000

BRUCE G. LISSER, PLS. CERTIFICATE NO. 22960
LISSER AND ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON WA 98273
PHONE: (360) 424-5517
FAX: (360) 424-6614
e-mail: bruce@lisser.com



VICINITY MAP
NTS

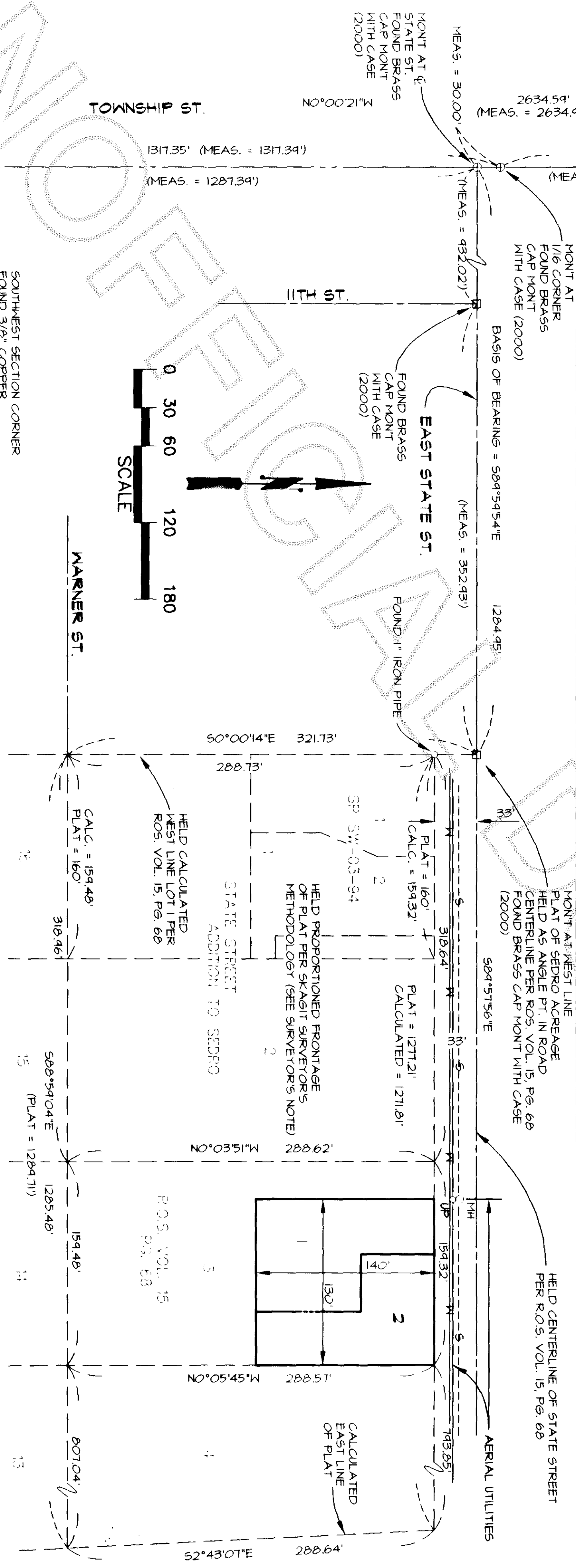
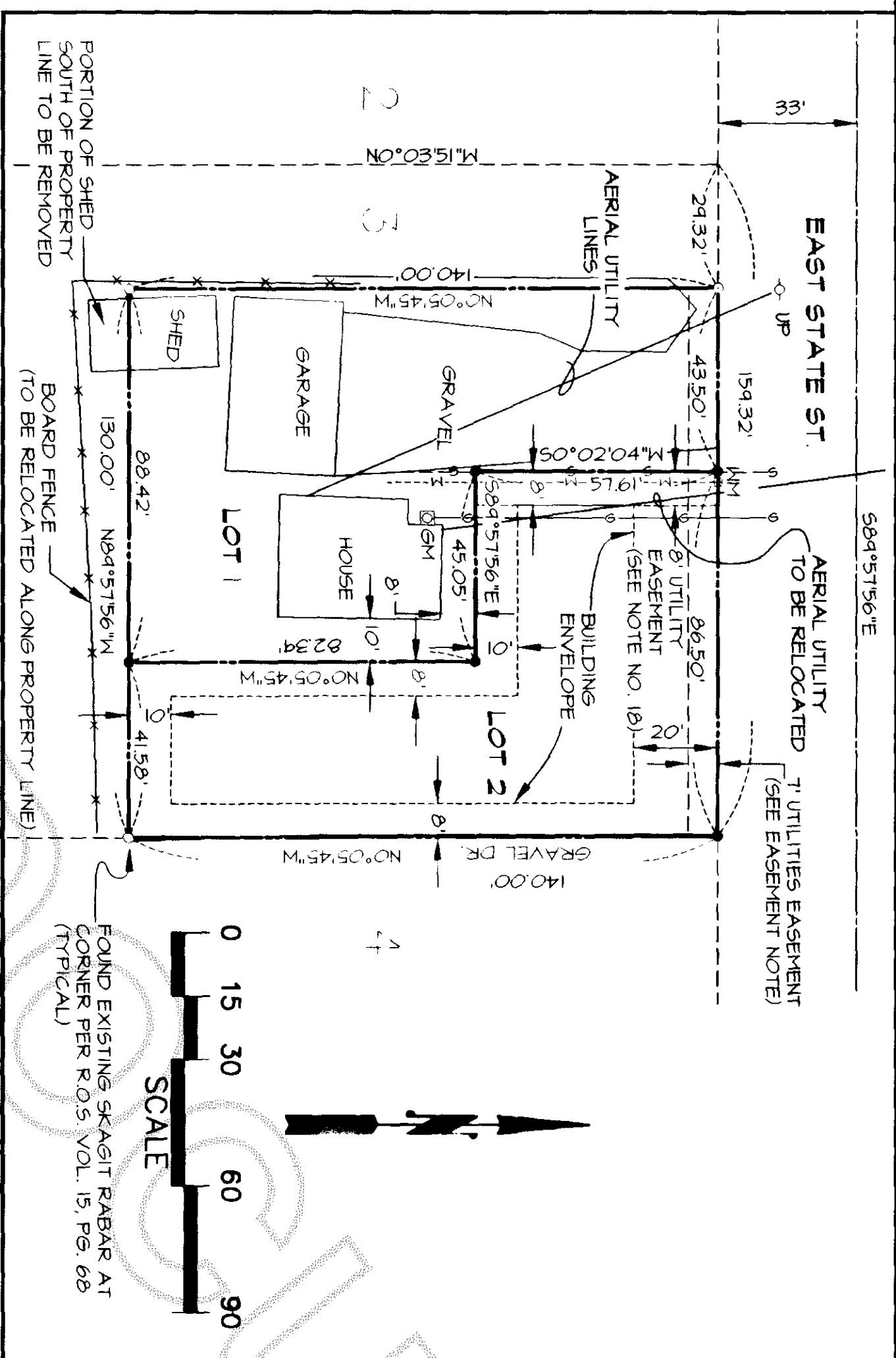
SHEET 1 OF 2
DATE: 3/28/00

SHORT PLAT NO. 5M-SP-02-00

SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19 TOWNSHIP 35 NORTH, RANGE 5 EAST, N.M.
PLAT OF STATE STREET ADDITION TO SEDRO
SEDRO WOOLLEY, WASHINGTON
FOR: CHUCK DRALLE

FB 12 PG 10	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: N/A
MERIDIAN: ASSUMED	DRAWING: 00-0058D	

LOT 1 1213 EAST STATE STREET 9,787 SQ. FT.
LOT 2 1215 EAST STATE STREET 8,413 SQ. FT.



2011

DATE: 3/28/00

STORT PLAT NO. SN-SP-02-00

SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
SECTION 14 TOWNSHIP 35 NORTH RANGE 5 EAST N.M.
PLAT OF STATE STREET ADDITION TO SEDRO
SEDRO MOOLLEY WASHINGTON
FOR: CHUCK DRALLE

FB 12	PG 10	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: VARIES
MERIDIANS: ASSIGNED			DRAWING: 00-0058D