

LEGAL DESCRIPTION

(PER TITLE COMMITMENT NO. 97220  
DATED 11/25/98)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT OF THE NORTH LINE OF THE COOK ROAD 330 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 475 FEET TO THE TRUE POINT OF BEGINNING, THENCE EAST 190 FEET, THENCE SOUTH 212 FEET, THENCE WEST 52 FEET, THENCE SOUTH 13 FEET, THENCE WEST 138 FEET, THENCE NORTH 225 FEET TO THE TRUE POINT OF BEGINNING.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE EAST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF THE COOK ROAD 330 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE NORTH 475 FEET, THENCE EAST 190 FEET, THENCE SOUTH 475 FEET TO THE NORTH LINE OF SAID COOK ROAD, THENCE WEST ALONG THE NORTH LINE OF SAID COOK ROAD 190 FEET TO THE POINT OF BEGINNING.

NOTES

- 1) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 2) SEWER - PUBLIC SEWER (CITY OF SEDRO-WOOLLEY)
- 3) WATER - PUBLIC UTILITY DISTRICT NO. 1
- 4) ZONING - SF1
- 5) ALL PRESENT AND FUTURE PROPERTY OWNERS SHALL BE REQUIRED TO PARTICIPATE IN ANY POSSIBLE FUTURE LID CREATED FOR THE PURPOSE OF PROVIDING UTILITIES AND/OR STREET IMPROVEMENTS.
- 6) NO FILL MATERIAL MAY BE ADDED OR WITHDRAWN FROM THE SITE WITHOUT A GRADING AND DRAINAGE PLAN APPROVED BY THE CITY OF SEDRO-WOOLLEY.
- 7) OWNER/DEVELOPER: ALVA HARRY SWEET AND KARLENE I. SWEET  
2057 C COOK ROAD, SEDRO-WOOLLEY, WA 98284
- 8) VARIANCE NO. 07-99 WAS APPROVED JULY 27, 1999 TO ALLOW THE FOLLOWING:  
CONSTRUCTION ON LOT #4 SHALL BE LIMITED TO A SINGLE-FAMILY RESIDENTIAL UNIT. 2. THE IMPROVEMENT OF THE EASEMENT MUST MEET THE REQUIREMENTS OF THE CITY ENGINEER. IN ADDITION, A TWENTY-FOOT DEEP ASPHALT TAPER MUST BE LAID AT THE POINT WHERE THE EASEMENT MEETS COOK ROAD. 3. A TURNAROUND FOR EMERGENCY EQUIPMENT MUST BE SHOWN ON THE FACE OF THE PLAT.
- 9) VARIANCE NO. 13-99 WAS APPROVED NOV. 23, 1999 TO ALLOW THE FOLLOWING:  
PROPERTY OWNERS MUST BE NOTIFIED OF THE CITY SETBACK REQUIREMENTS FROM THE 30 FOOT DRIVE ON THE FACE OF A RECORDED DOCUMENT. PROPERTY OWNERS MUST BE NOTIFIED THAT NO STRUCTURES ARE TO BE CONSTRUCTED WITHIN THE 35 FOOT RIGHT-OF-WAY. 2. PROPERTY OWNERS MUST COMPLY WITH ANY CONSTRUCTION REQUIREMENTS FOR THE NEWLY CREATED RESIDENTIAL LOTS INCLUDING ACCESS REQUIREMENTS AND THE 30 FOOT ACCESS MUST BE MARKED TO ALLOW NO PARKING ON THE DRIVING SURFACE. NO BUILDING PERMITS CAN BE ISSUED UNTIL THE PRIVATE ROAD IS CONSTRUCTED. A MAINTENANCE AGREEMENT MUST BE ADOPTED FOR THE PRIVATE ROAD WHICH MUST BE SHOWN AS A SEPARATE TRACT ON THE FINAL PLAT. 3. LOT #2 MUST PROVIDE FOR TWO OFF-STREET PARKING SPACES NOT INCLUDING ANY GARAGE AREA.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

ALVA HARRY SWEET  
KARLENE I. SWEET

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALVA HARRY SWEET AND KARLENE I. SWEET SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC: CLARA SWEET DATE: 8-4-2000  
MY APPOINTMENT EXPIRES: 10-19-03

TREASURER'S CERTIFICATE

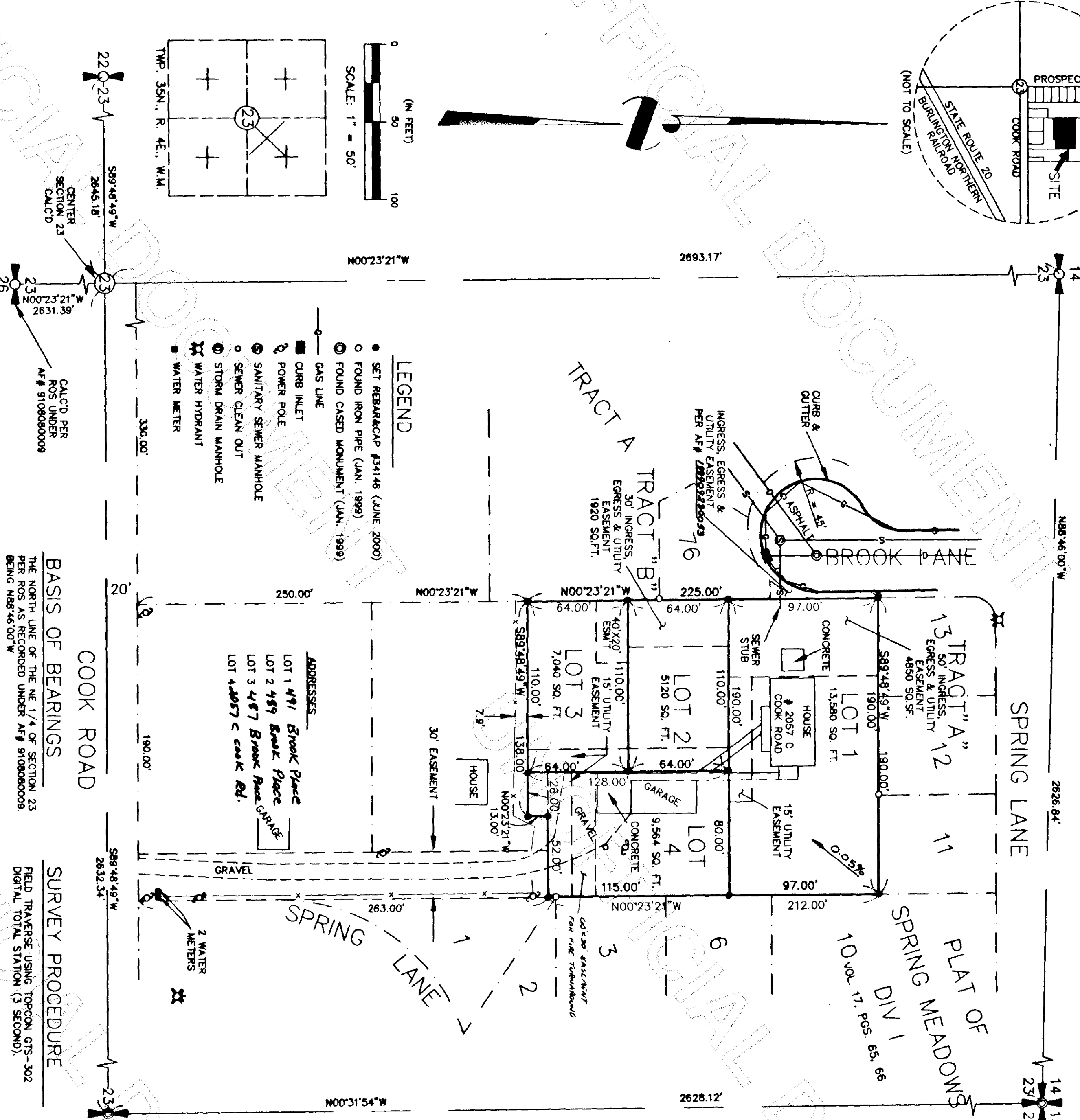
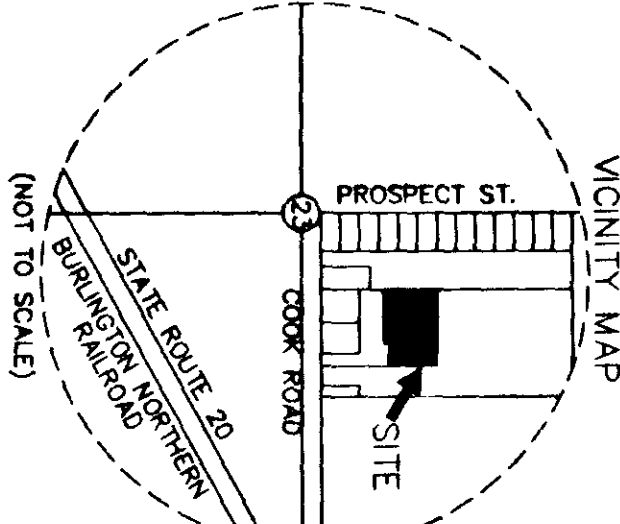
THIS IS TO CERTIFY THAT ALL TAXES THEREFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2000 THIS 11 DAY OF August, 2000.

APPROVALS: *Clara Sweet* SKAGIT COUNTY TREASURER  
*Stephen Brown* CITY ENGINEER

SHORT PLAT

FOR HARRY AND KARLENE SWEET

DRAWN BY	DATE	JOB NO.
HARRY AND KARLENE SWEET	9/1/99	#18698
CHECKED BY	SCALE	SHEET 1 OF 1
UPV	1" = 50'	



LEGEND

- SET REBAR/CAPI #34146 (JUNE 2000)
- FOUND IRON PIPE (JAN. 1999)
- FOUND CASED MONUMENT (JAN. 1999)
- GAS LINE
- CURB INLET
- POWER POLE
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- WATER HYDRANT
- WATER METER

ADDRESSES

- LOT 1 491 Brook Place
- LOT 2 489 Brook Place
- LOT 3 487 Brook Place
- LOT 4 485 Brook Place

BASIS OF BEARINGS

THE NORTH LINE OF THE NE 1/4 OF SECTION 23 PER ROS AS RECORDED UNDER AF# 910908009, BEING N86°46'00" W

SURVEY PROCEDURE

FIELD TRAVERSE USING TOPCON GTS-302 DIGITAL TOTAL STATION (3 SECOND).

AUDITOR'S CERTIFICATE

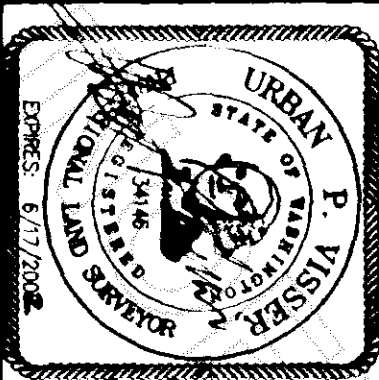
FILED FOR RECORD THIS 12 DAY OF Sept. 2000 AT 5 P.M. IN VOLUME OF SHORT PLATS, PAGE NO. 20094 918698. AT THE REQUEST OF HARRY AND KARLENE SWEET, LAND SURVEYOR.

SKAGIT COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND CITY OF SEDRO-WOOLLEY SUBDIVISION ORDINANCE, AT THE REQUEST OF HARRY AND KARLENE SWEET IN DECEMBER, 1998.

URBAN P. VISSER, P.L.S., CERTIFICATE NO. 34146



URBAN P. VISSER  
LAND SURVEYOR  
325 N. 18th Street  
Mount Vernon, WA 98273

BEING A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 23, T. 35N., R. 4E., W.M. CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASH.