

Survey in the NW1/4 of the NW1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW04-00

FOUND 1.5" IRON PIPE
IN CASE & COVER ON
MAY 22, 1999

N87°08'13"E 2630.62'

FOUND 1.5" X 3"
STEEL BAR ON
APRIL 1, 1980

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N87°08'13"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24.
3. ZONING - SF-1
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-150-090.
6. WATER - BUILD NOT OF SAGIT COUNTY.
7. IMPACT FEES WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS ON LOTS 2 AND 3.
8. A CLEAR VISION TRIANGLE MUST BE MAINTAINED AT THE CORNER OF GARDEN OF EDEN ROAD AND ROWLAND ROAD.
9. FUTURE DEVELOPMENT LINES ARE SHOWN TO PRESERVE FUTURE BUILD OUT AT MAXIMUM DENSITY. THESE LINES OR THEIR EQUIVALENT WILL BE TREATED AS LOT LINES FOR FUTURE BUILDING PERMITS.
10. LOT 2 AND LOT 3 CURRENTLY ALLOW THE CONSTRUCTION OF ONE SINGLE FAMILY RESIDENCE OR ONE DUPLEX. LOT 2 WOULD ALSO BE ALLOWED TO CONSTRUCT TWO SINGLE FAMILY RESIDENCES AS SHOWN BY THE FUTURE DEVELOPMENT SCHEME UPON AVAILABILITY OF CITY SEWERS AND COMPLETION OF A FUTURE SUBDIVISION.

Utility Easement

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS, GTE OF THE NORTHWEST, TOI CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF LOTS 1, 2 AND 3 LYING PARALLEL WITH AND ADJOINING GARDEN OF EDEN ROAD AND ROWLAND ROAD, 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 CABLE SERVICE, 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 LOTS, AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Legal Description

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 690 FEET SOUTH AND 15 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST, 238 FEET; THENCE SOUTH, 183 FEET; THENCE WEST, 238 FEET; THENCE NORTH, 183 FEET TO THE POINT OF BEGINNING.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
Ray M. Wine Trustee
BEULAH I. WINE TRUSTEE

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAY M. WINE AND BEULAH I. WINE, H/W, SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE RAY M. WINE AND BEULAH I. WINE LIVING TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE *David J. Rogers* JUNE 11, 2002
DATE *11/20/2000* MY APPOINTMENT EXPIRES *July 1, 2002*

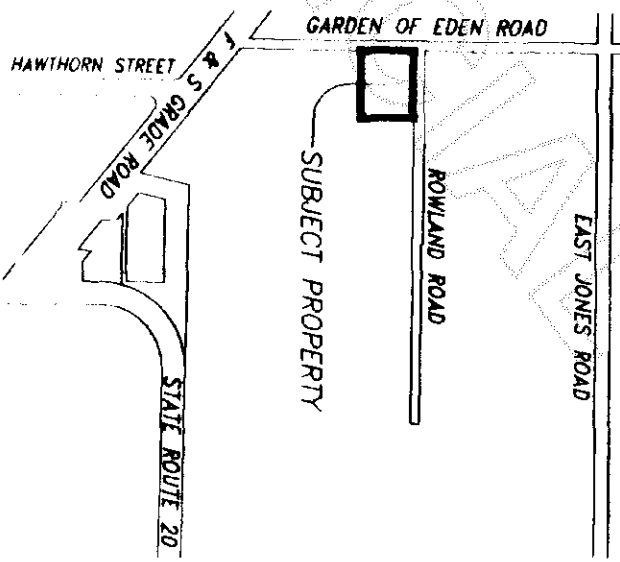
Treasurer's Certificate

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 2000.
David Patterson Jr. 11-17-20
SAGIT COUNTY TREASURER
DATE *11-17-20*

Approvals

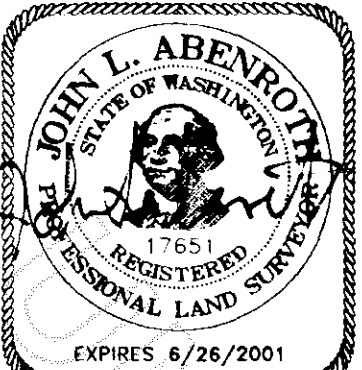
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SUBDIVISION ORDINANCE. THIS *20th* DAY OF *November*, 2000.
Steven A. Ruvier 11-20-00
CITY ENGINEER
SHORT PLAT ADMINISTRATOR

Vicinity Sketch



Short Plat for Ray Wine

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



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2000 at the request of Ray Wine
John L. Abenroth CERT#17651
Date *11/20/2000*

AUDITOR'S CERTIFICATE
Filed for record this *20* day of *Nov* at *5:47* minutes past *3* o'clock, P.m.,
as A.F. # *200011200119*
Janet J. Granger
County Auditor or Deputy Auditor