

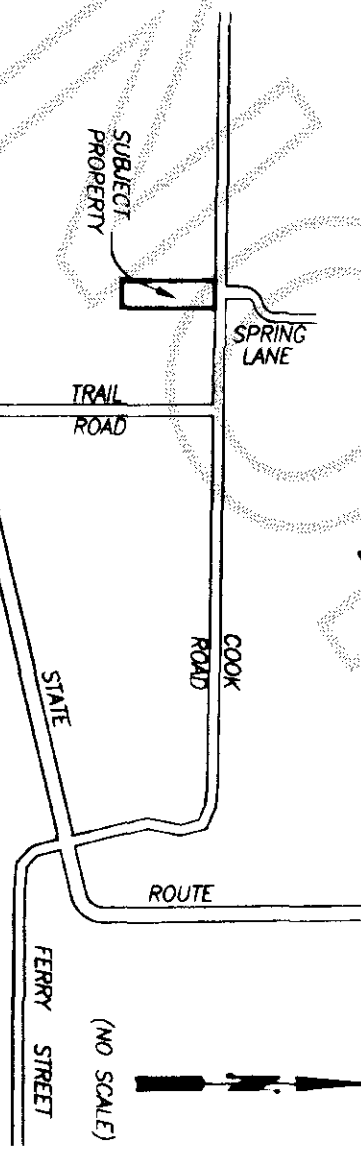
Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S00°56'57"W on the east line of the southeast quarter of Section 23.
3. Zoning - SFI - Single Family Residential
4. Sewer - City of Sedro-Woolley
5. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
6. Water - P.U.D. No. 1 of Skagit County
7. This property may be affected by easements or encumbrances contained in documents recorded under A.F.#774919; A.F.#775532; A.F.#8104100026.
8. Access will be allowed to a residential dwelling unit on Lot 2 via a driveway extending west from the terminus of Westview Road, unless the Right of Way reverts to previous Owners. The driveway will follow the unopened City right-of-way to the eastern boundary of Tract A. From there it will follow Tract A until it turns to serve the structure. Construction of half street and infrastructure (including but not limited to sewer) improvements to the specifications of the City Engineer will be required upon issuance of a building permit for Lot 3, as set forth in the Agreement recorded herewith.

Utility Easements

An easement is hereby granted to Skagit County, Public Utility District No. 1, Puget Sound Energy Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington Inc., and their respective successors and assigns over, under and through a 7 foot wide portion of Lot 1 as shown adjacent to Cook Road, and over, under and through a 7 foot wide portion of Lots 2 and 3 as shown adjacent to Tract A, and all of Tract A to maintain, and operate 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 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, grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement areas and not to interfere with, obstruct, or endanger the use of the easement.

Vicinity Sketch



Legal Description

PARCEL "A":

That portion of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., described as follows:  
Beginning at a point 478.5 feet East and 20 feet South of the Northwest corner of the Southeast 1/4 of said Section 23; thence East 181.5 feet, more or less, to the North and South centerline of the Northwest 1/4 of the Southeast 1/4 of said Section 23; thence South along said centerline, 640 feet, thence West, 181.5 feet, more or less, to a point directly South of the point of beginning; thence North to the point of beginning.

EXCEPT the North 5 feet thereof conveyed to Skagit County by deed recorded October 4, 1972, under Auditor's File No. 774919.

PARCEL "B":

The West 1 foot of the West 132 feet of Tract 4, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington, EXCEPT the North 5 feet as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 775532.

ALSO, EXCEPT from Parcels "A" and "B" the Northerly 15 feet of the remainder as conveyed to the City of Sedro-Woolley by deed recorded October 28, 1999, under Auditor's File No. 199910280045, records of Skagit County, Washington.

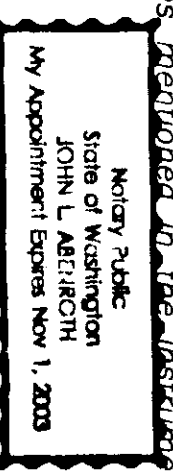
Consent

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.

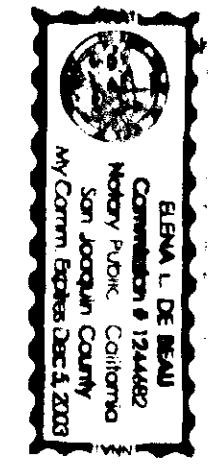
*Betty Harriman*  
Betty Harriman  
Washington Mutual Marie Bruns, AWP

Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Betty L. Harriman signed this instrument and acknowledged to me her free and voluntary act for the uses and purposes mentioned in the instrument. Notary signature  
*[Signature]*  
Title Notary  
Date Sept. 12, 2001 My appointment expires Nov. 1, 2003



State of Washington, County of San Joaquin  
I certify that I know or have satisfactory evidence that Marie Bruns signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the free and voluntary act of Washington Mutual 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 10/3/01 My appointment expires 12/3/03



Treasurer's Certificate

This is to certify that all taxes heretofore assessed 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 2001.

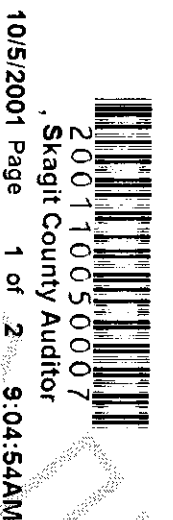
*[Signature]*  
Hanna Jungquist, Treasurer  
Skagit County Treasurer  
Date 10-4-01

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance. This 4th day of Oct. 2001.

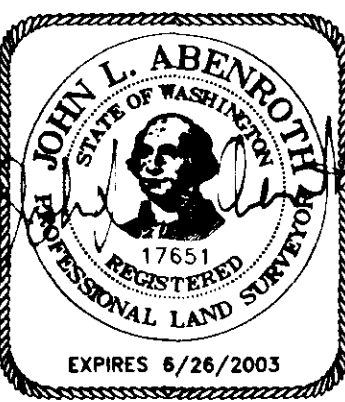
*[Signature]*  
Gretchen Hallberg  
Short Plat Administrator  
City Engineer 10-4-01

*[Signature]*  
Gretchen Hallberg  
City Engineer 10-4-01



AUDITOR'S CERTIFICATE  
Filed for record this 5 day of Oct 2001 at 4 minutes past 9 o'clock.  
as A.F.# 200110050007  
*[Signature]*  
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2000 at the request of Betty Harriman.  
John L. Abenroth CERT#17651  
Date 9/19/2001



Survey in the NW1/4 of the SE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No.

SW05-00

23  
CENTER OF SECTION AS  
SHOWN ON SURVEY  
RECORDED IN VOLUME 17 OF  
PLANS AT PAGES 75 AND 76  
UNDER A.F. #9906220076.

COOK ROAD

FOUND 1 1/2" IRON  
PIPE WITH PLUG AND  
TACK IN CASE AND  
COVER ON 4/1/80

### Legend

Set 1 1/2" X 18"  
reinforcing rod with  
yellow plastic cap marked  
"SKA SURV 17651" and  
white 2" X 2" witness  
stake, except as noted.

Sanitary Sewer Manhole

Storm Sewer Manhole

Catch Basin

Telephone Riser Box

Power Transformer

Natural Gas Stub

Water Meter

Utility Pole

Overhead Power Lines

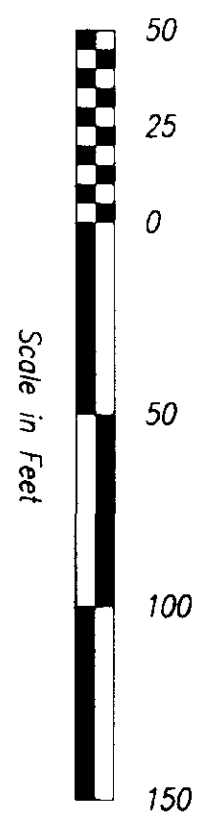
Lines showing Future  
Development Scheme per  
Sedro-Woolley Ordinance  
No. 1333-99, Section 3

### Addresses

Lot 1 = 2058 Cook Road

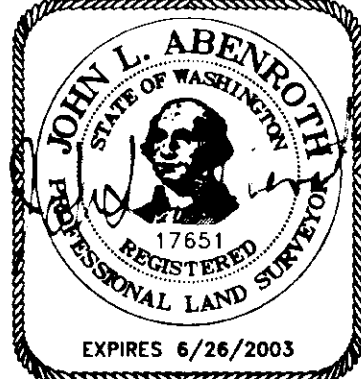
Lot 2 = 902 Westview Road

Lot 3 = 908 Westview Road



CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	75.00'	00°25'12"	0.55'

LINE TABLE		
#	BEARING	DISTANCE
L1	S88°48'23"E	1.00'
L2	N88°36'07"W	1.00'



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This map correctly represents a  
survey made by me or under  
my direction in conformance  
with the Survey Recording Act  
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Betty Harriman.

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A.M.,  
as A.F.# 200110050007  
County Auditor or Deputy Auditor



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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