

Survey in the NW1/4 of the SE1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. PL01-0642

FOUND CONCRETE MONUMENT WITH BRASS CAP STAMPED COUNTY REFERENCE MARK IN MONUMENT CASE AND COVER ON 5/01/01.

FOUND CONCRETE MONUMENT WITH 2" BRASS CAP MARKED "1/16 CORNER R&L 6702" IN MONUMENT CASE ON 5/01/01.

Legal Description

LOT 1, "DEIERS ACRES" SKAGIT CO. WASH. AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 53, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 140 FEET THEREOF, ALSO EXCEPT THE SOUTH 425 FEET THEREOF.

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.

JEFFREY W. BENHAM

RAQUEL D. BENHAM

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY W. BENHAM AND RAQUEL D. BENHAM H/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE

John L. Abenroth

DATE 10/4/2002 MY APPOINTMENT EXPIRES 11/12/2003

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN PAID BY THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2002.

John L. Abenroth

SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOLLEY SUBDIVISION ORDINANCE THIS 10th DAY OF Oct. 2002.

Pauline Hunsley

CITY ENGINEER

Pauline Hunsley

CITY ENGINEER

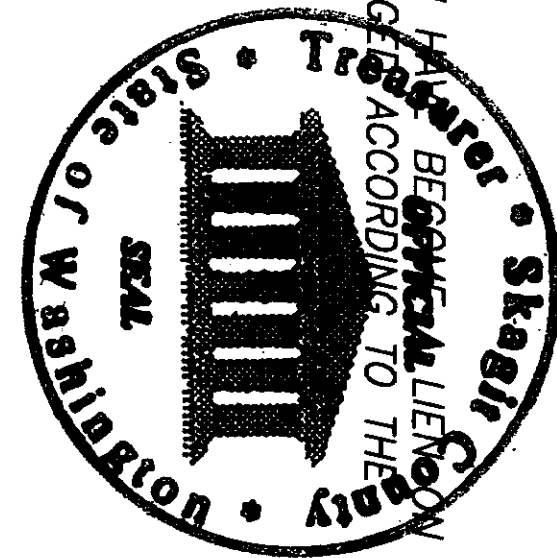
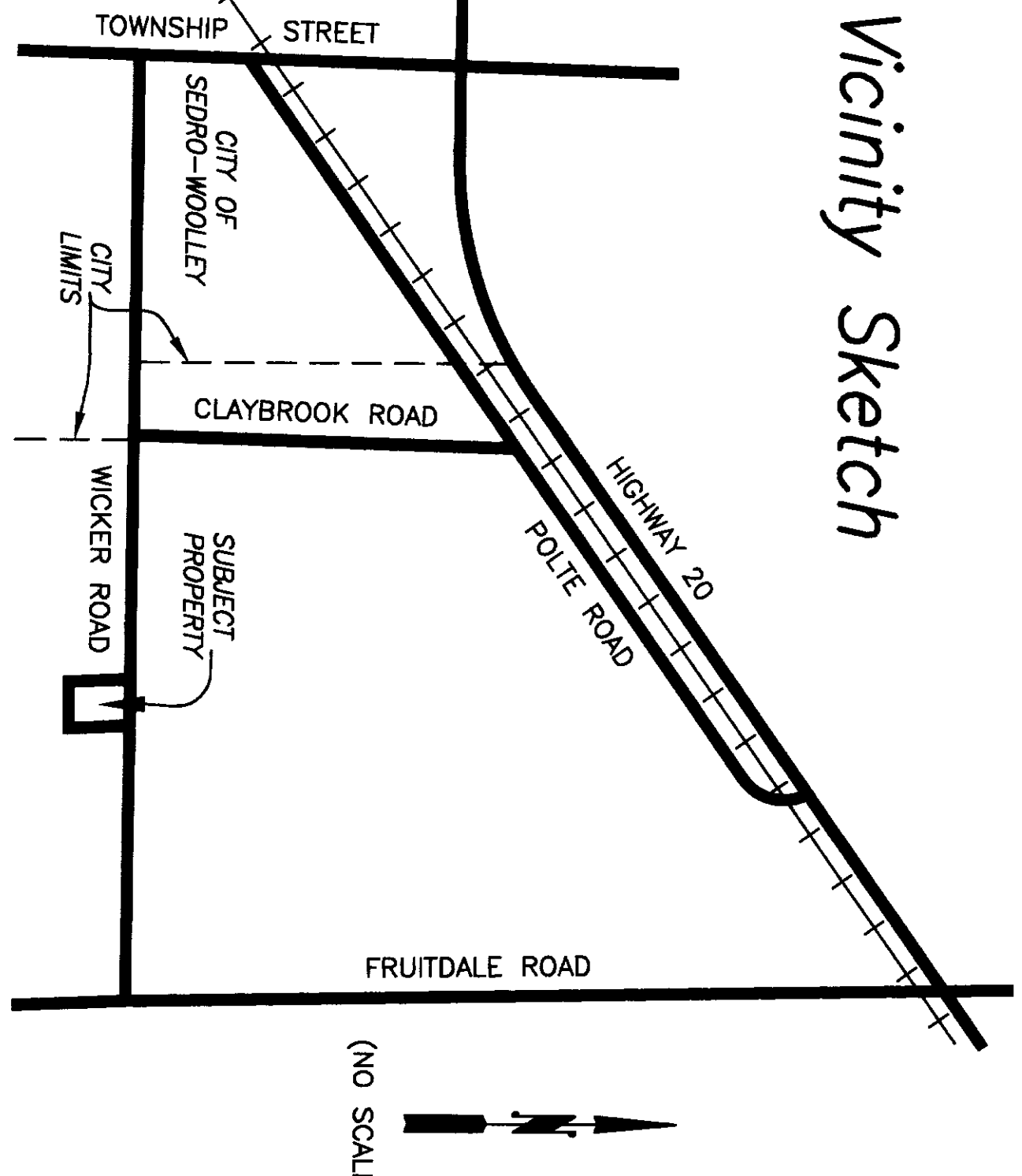
County Short Plat Administrator

County Engineer

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 10th DAY OF Oct. 2002.

SKAGIT COUNTY HEALTH OFFICER

Vicinity Sketch



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 2002 at the request of Jeff Benham.

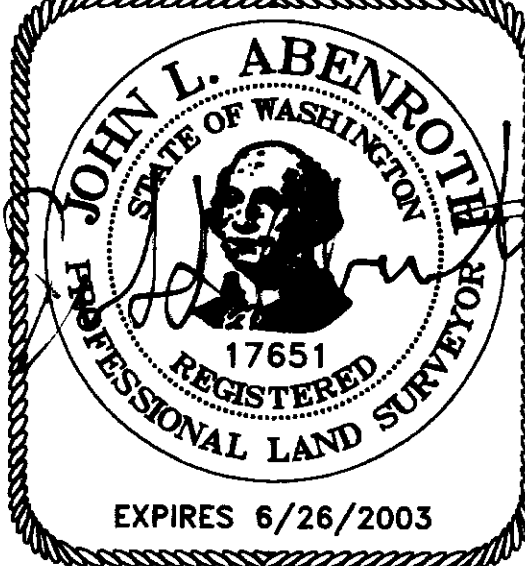
John L. Abenroth CERT#17651
Date 10/4/2002

AUDITOR'S CERTIFICATE

200210160129
Skagit County Auditor

10/16/2002 Page 1 of 1 3:40PM

Norma Brummett by
County Auditor or Deputy Auditor



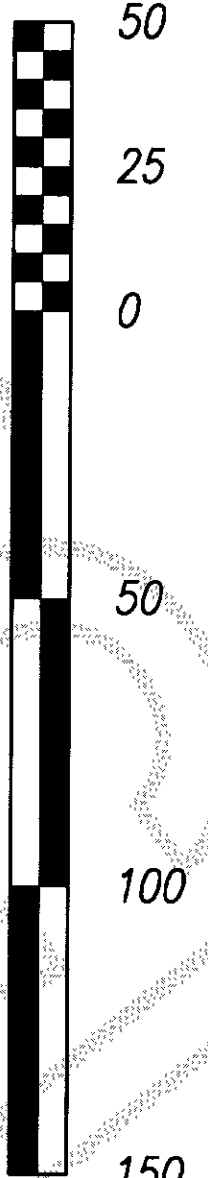
Skagit Surveyors & Engineers

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

DATE	ADDED NOTES 14 & 15, ETC.	REVISION	S.R.M.	JOB#	BY	201009	DRAWN	SYN	CHECKED	JLO	DATE	SCALE	SHEET
9/24/02											25FEB02	1" = 50'	1 OF 1

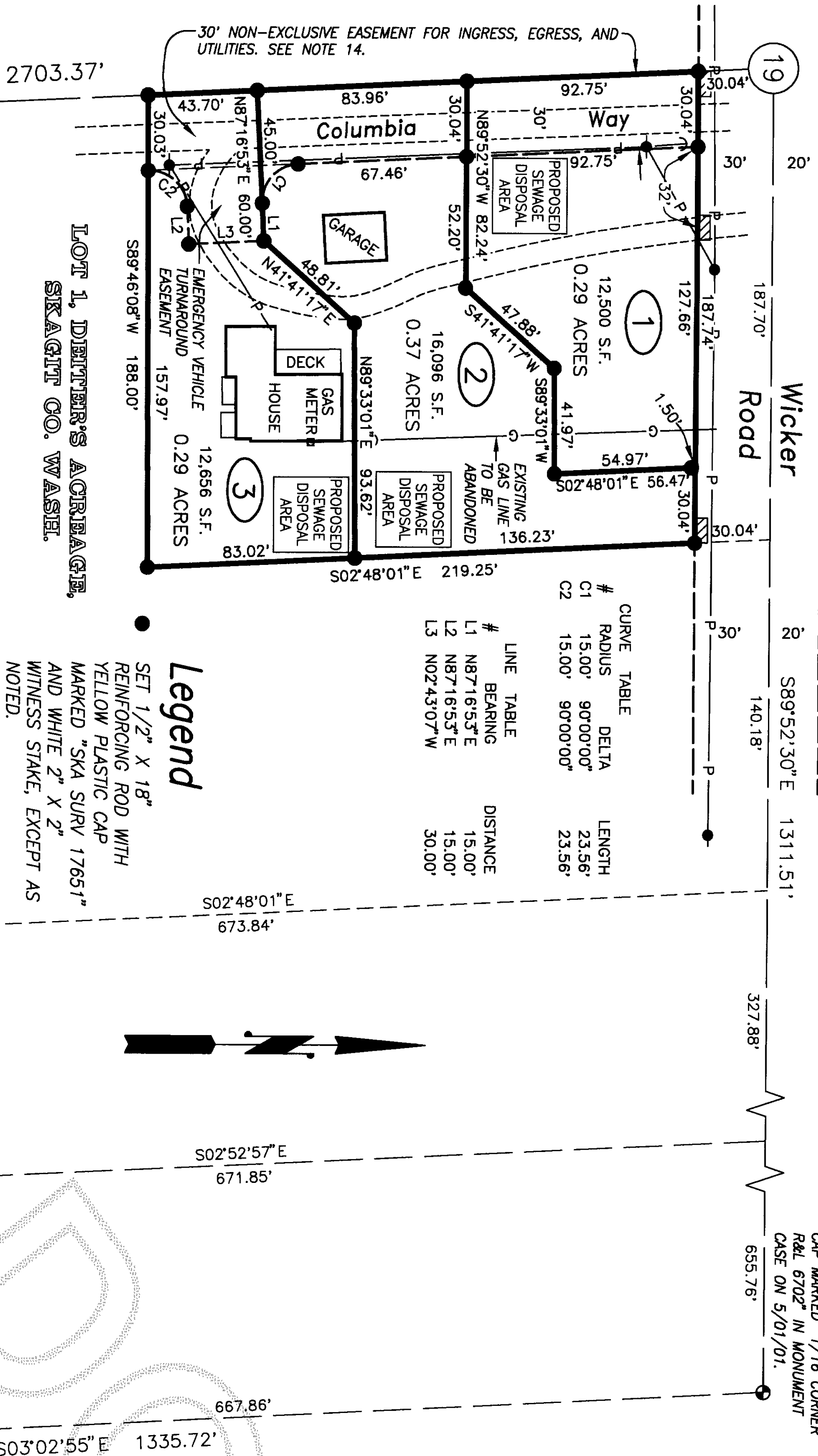
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SEE MAINTENANCE AGREEMENT FILED IN A.F.#20010130 FOR DETAILS OF ROAD CONSTRUCTION AND MAINTENANCE.
3. BASIS-OF-BEARINGS - ASSUMED N02°43'07"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19.
4. ZONING - SF2 / COMPREHENSIVE PLAN DESIGNATION - SEDRO-WOLLEY URBAN GROWTH AREA.
5. SEWER - INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
10. THE NEAREST FIRE HYDRANT IS LOCATED 200 FEET WEST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WICKER ROAD AND VELLING COURT.
11. THIS PROPERTY MAY ALSO BE AFFECTED BY DOCUMENTS FILED IN A.F.#698946; A.F.#99271; A.F.#701871; A.F.#702397; A.F.#200201310115.
12. A VARIANCE (PL-01-0804) FROM THE REQUIREMENT TO CONSTRUCT HALF STREET IMPROVEMENTS ON WICKER ROAD AND FROM THE REQUIREMENT THAT LOTS BE CONNECTED TO CITY SEWER SYSTEM WAS APPROVED ON JANUARY 29, 2002 AND FILED UNDER A.F.#200201310115.
13. A WAIVER OF PROTEST FOR FUTURE L.I.D. OR U.L.I.D. FORMATION AND ANNEAVALION IS FILED IN A.F.#200201310115.
14. A.F.#'S 697064, 702790, 703764, AND 717431 DESCRIBE EXISTING EASEMENTS OVER THE WEST 30' OF THE SUBJECT PROPERTY, AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE WEST 30' IN FAVOR OF LOT 3 OF THIS SHORT PLAT IS HEREBY CREATED. LOTS 1 AND 2 OF THIS SHORT PLAT MAY USE THE WEST 30' FOR UTILITIES BUT MAY NOT USE SAID WEST 30' FOR ACCESS.
15. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.



Legend
SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

Addresses
LOT 1 = 24502 WICKER ROAD
LOT 2 = 24526 WICKER ROAD
LOT 3 = 9543 COLUMBIA WAY



CURVE TABLE	DELTA	LENGTH
C1	15.00°	23.56'
C2	15.00°	23.56'

LINE TABLE	BEARING	DISTANCE
L1	N87°16'53"E	15.00'
L2	N87°16'53"E	15.00'
L3	N02°43'07"W	30.00'