

Survey in the SW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW02 - 996

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED S00°31'54"E ON THE EAST LINE OF THE NORTHEAST 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: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
6. WATER - PUBLIC UTILITY DISTRICT NO.1 OF SKAGIT COUNTY.
7. ACREAGE OF SHORT PLAT = 0.36 ACRES

Owner/Developer

GRANDVIEW NORTH, LLC
P.O. BOX 159
ARLINGTON, WA 98223
(360) 435-7171

Legal Description

THE SOUTH 300 FEET OF LOT 1 OF SHORT PLAT NO. SW-0185, APPROVED APRIL 17, 1985, AND FILED IN VOLUME 7 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 8508140021, EXCEPT THAT PORTION OF LOT 1, SHORT PLAT NO. SW-0185, FILED IN VOLUME 7 OF SHORT PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°48'49" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 9.67 FEET; THENCE NORTH 00°26'30" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 132.07 FEET; THENCE NORTH 47°10'41" EAST, A DISTANCE OF 13.09 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°26'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 140.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 2, SHORT PLAT NO. SW-0185, FILED IN VOLUME 7 OF SHORT PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 WITH THE NORTH LINE OF THE SOUTH 300 FEET THEREOF; THENCE NORTH 89°48'49" EAST ALONG SAID NORTH LINE, A DISTANCE OF 16.57 FEET; THENCE SOUTH 00°26'30" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 143.88 FEET; THENCE SOUTH 47°10'41" WEST, A DISTANCE OF 22.43 FEET TO SAID WEST LINE; THENCE NORTH 00°26'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 159.07 FEET TO THE POINT OF BEGINNING.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSTIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

GRANDVIEW NORTH, LLC

Santhosh Vice President

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Snohomish
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Scott Lammack SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF GRANDVIEW NORTH, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Debra Whittis* TITLE _____

DATE 12/16/02 MY APPOINTMENT EXPIRES 5-29-05

STATE OF WASHINGTON, COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russ Keithley SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF NORTH COUNTY BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Russ Keithley* TITLE Manager

DATE 12-17-02 MY APPOINTMENT EXPIRES 1-9-06

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 THE YEAR 2002.

SKAGIT COUNTY TREASURER *Scott Lammack* DATE 12-18-02

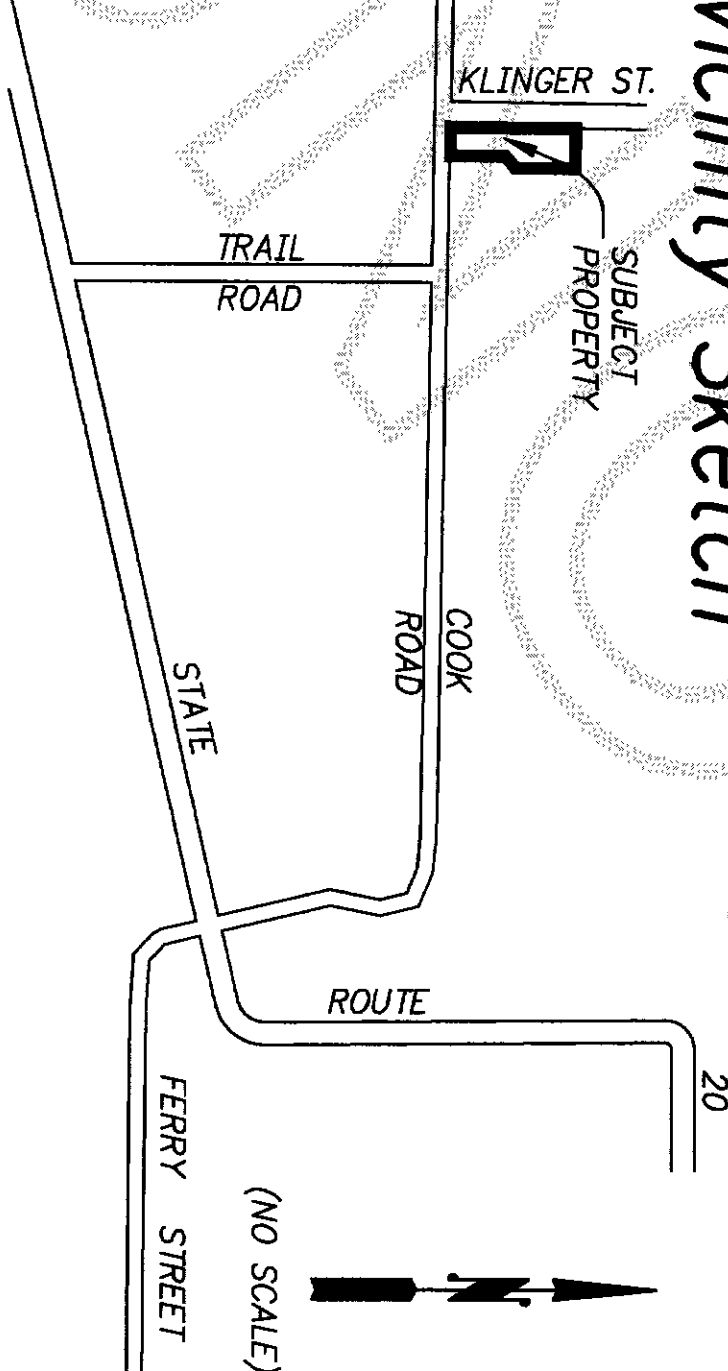
Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SUBDIVISION ORDINANCE.

THIS 30 DAY OF December 2002.
Pauline Shalaby
SHORT PLAT ADMINISTRATOR

Michael Brandt
CITY ENGINEER

Vicinity Sketch



Utility Easement Note

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS, VERIZON NORTHWEST, AT&T BROADBAND CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF LOTS A, B, AND C LYING PARALLEL WITH AND ADJOINING KLINGER STREET 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 THEREFOR FOR THE PURPOSE OF SERVING THIS 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.

SET CONCRETE MONUMENT IN CASE AND COVER ON 6/2/94 IN THE POSITION SHOWN ON SURVEY FILED IN VOLUME 13 OF SURVEYS AT PAGES 143 & 144. ORIGINAL MONUMENT WAS REMOVED DURING SANITARY SEWER CONSTRUCTION.

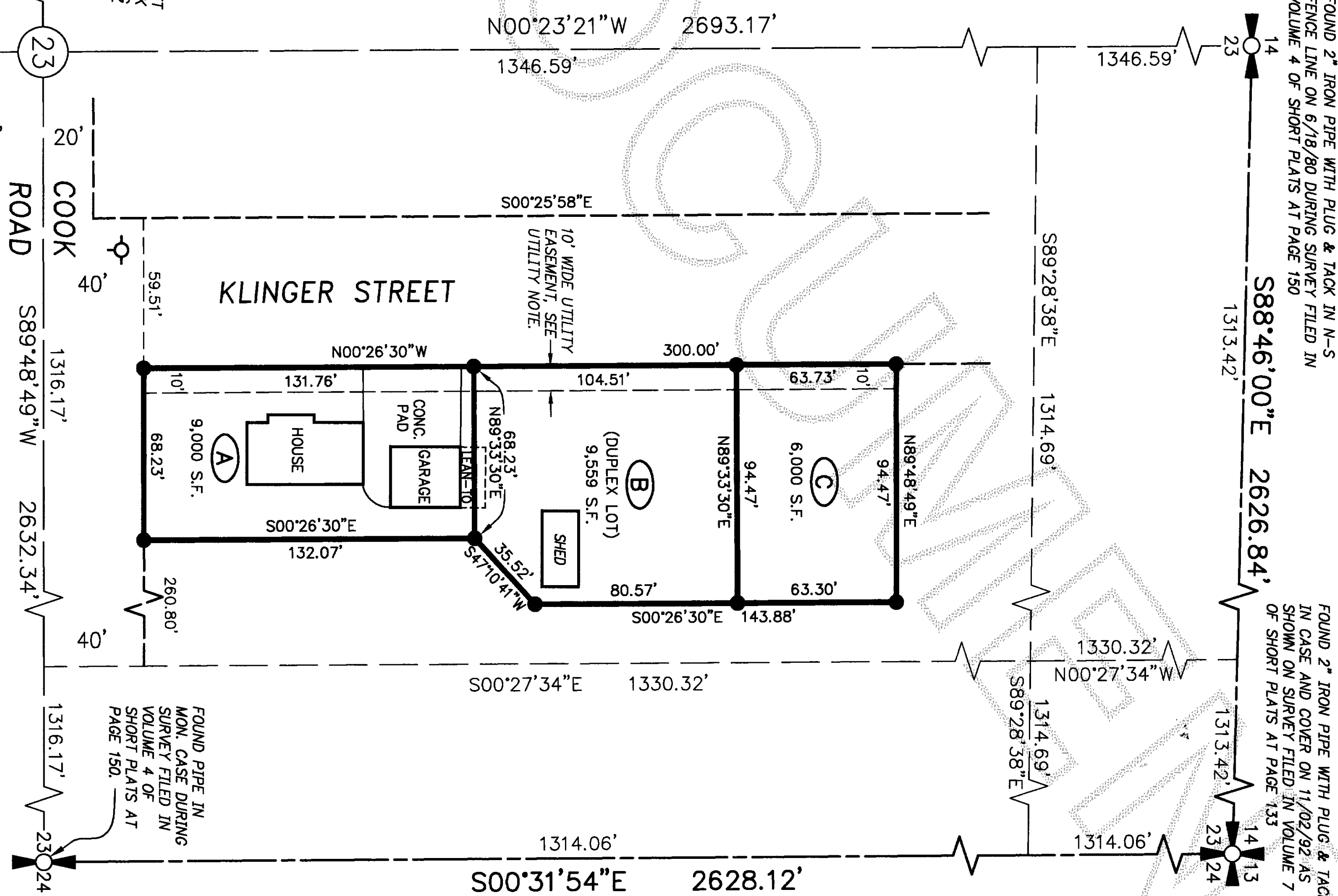
Legend

- 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.
- FIRE HYDRANT

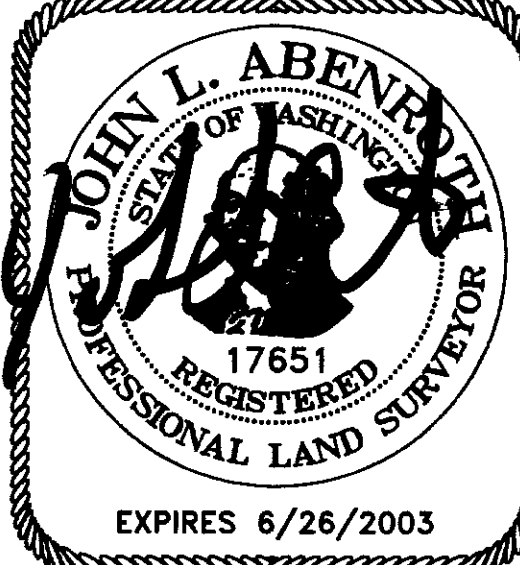
Addresses

- LOT A = 453 KLINGER ST.
- LOT B(1) = 447 KLINGER ST.
- LOT B(2) = 445 KLINGER ST.
- LOT C = 439 KLINGER ST.

Short Plat for Grandview North, LLC



COPYRIGHT 2002 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2002 at the request of Grandview North, LLC.
John L. Abenroth CERT#17651
Date 12/16/02

AUDITOR'S CERTIFICATE



200212300186
Skagit County Auditor
12/30/2002 Page 1 of 1 3:28PM

Norma Brummett by *Melody Demossett*
County Auditor Deputy Auditor