

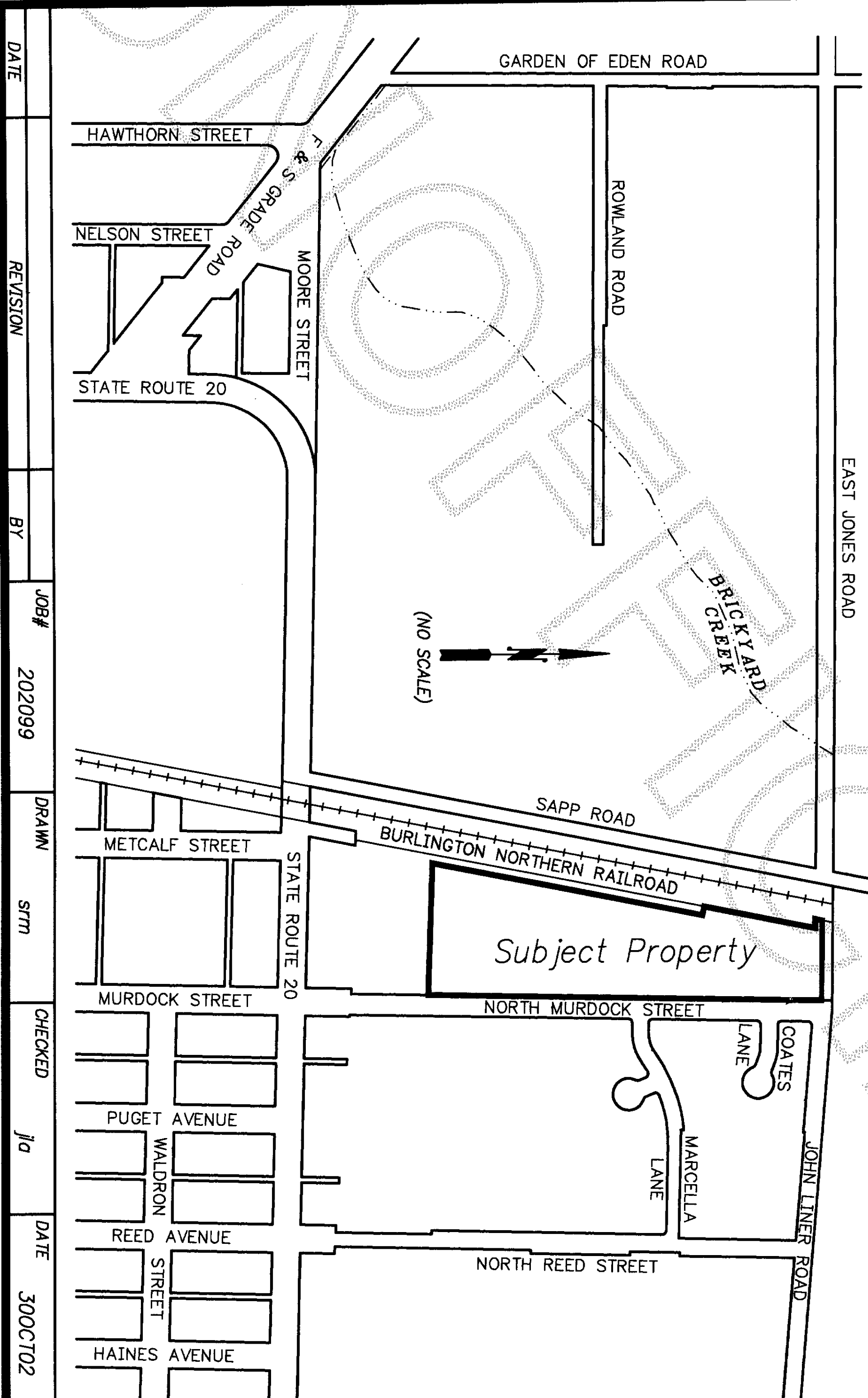
Legal Description

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 24, Township 35 North, Range 4 East, W.M., lying East of the Northern Pacific Railway, EXCEPT the South 220 feet thereof, ALSO EXCEPT a 25-foot wide strip of land along the Western line thereof, conveyed to the State of Washington, by Deed recorded April 1, 1952, as Auditor's File No. 473397, AND FURTHER EXCEPT the East 30 feet and the North 30 feet thereof given and granted to the City of Sedro Woolley for public street right-of-way purposes by Deed recorded October 14, 1994, as Auditor's File No. 9410140043.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N02°19'46"W on the east line of the northeast quarter of Section 24.
3. Zoning - MFT (Multiple-family)
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 - P.U.D.#1 of Skagit County
7. The total acreage of this short plat is 7.26 acres.
8. The subject property may also be encumbered by easements or reservations contained in documents filed in Skagit County Commissioners file #12,091; A.F.#9205210061; A.F.#9211170106; A.F.#9407050050; A.F.#9410130051; A.F.#9410140042; A.F.#9701270069; A.F.#9701270070; A.F.#9808180078.
9. The area listed for Lot 1 is the net area not including the additional 20 foot easement dedication for the extension of John Liner Road. For the purpose of computing the allowable density for future development of Lot 1, the area of Lot 1 prior to the dedication of the additional 20 feet shall be used, that area is 160,566 s.f., 3.69 acres.

Vicinity Sketch



Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made by our free and voluntary act and deed.

John L. Abernethy
Murdoch Associates L.L.C.

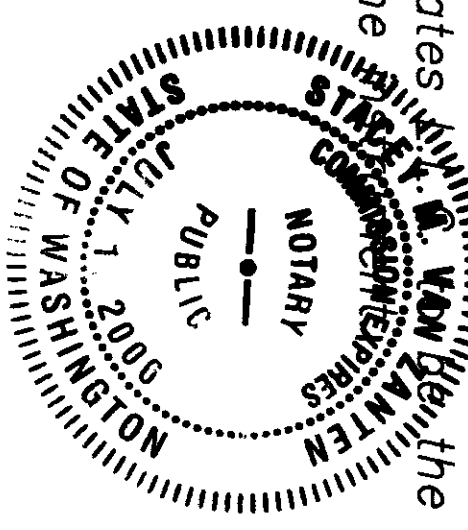
Nina Leavely - V.P.
Skagit State Bank

Utility Easement

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, AT&T Broadband, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision (lying parallel with and adjoining all street(s)) 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 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 private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

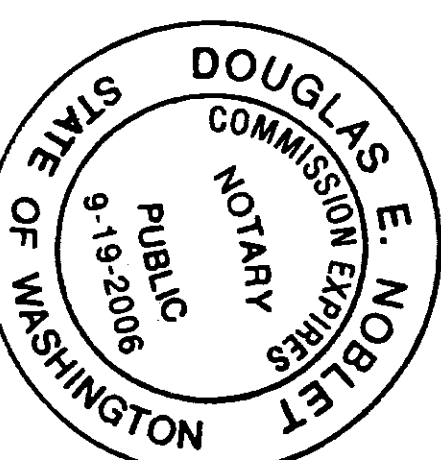
Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that John Janicki signed this instrument, on oath stated that he/she was authorized to execute this instrument and acknowledged it as the Managing Member of Murdoch Associates L.L.C. for the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature Shirley M. Venturini Title NOTARY
Date 01-28-03 My appointment expires 07-01-06



State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that LISA CASSIDY signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

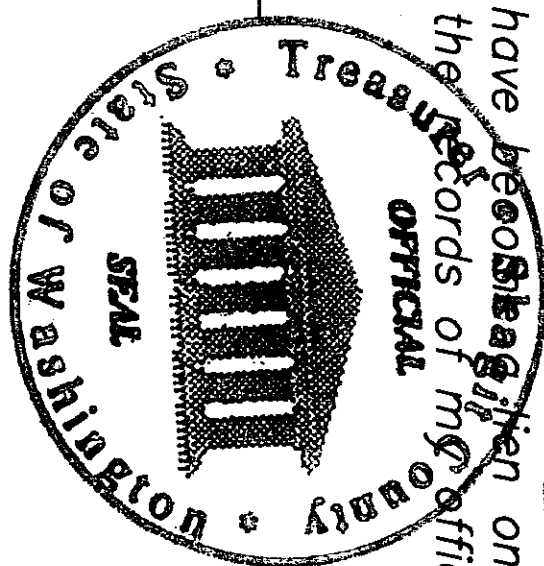
Notary signature Douglas E. Nobile Title NOTARY
Date 01-29-03 My appointment expires 9.19.06



Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have been paid on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2002.

Robert J. Wenzel
Skagit County Treasurer
Date 1-30-03



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance this 30th day of January 2003.

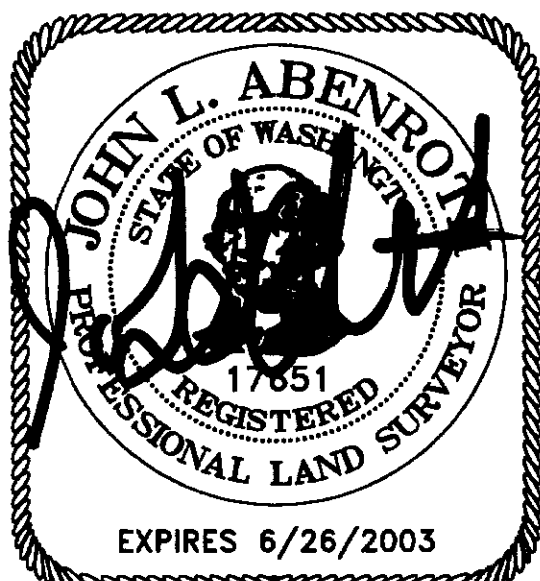
Janet H. Helling
City Planner

Paula Baur
City Engineer

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 Murdoch Associates.

John L. Abernethy CERT#17651
Date 1/27/03



AUDITOR'S CERTIFICATE

200301310208
Skagit County Auditor

1/31/2003 Page 1 of 2 2:54PM

Noma Brummett by J. Zaval
County Auditor or Deputy Auditor

Survey in the NE1/4 of the NW1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 02-988

FOUND 1.5" X 3" STEEL BAR ON APRIL 1, 1980 JOHN LINER ROAD (UNOPENED)

FOUND 1.5" X 18" IRON PIPE IN CASE & COVER ON MAY 22, 1998.

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

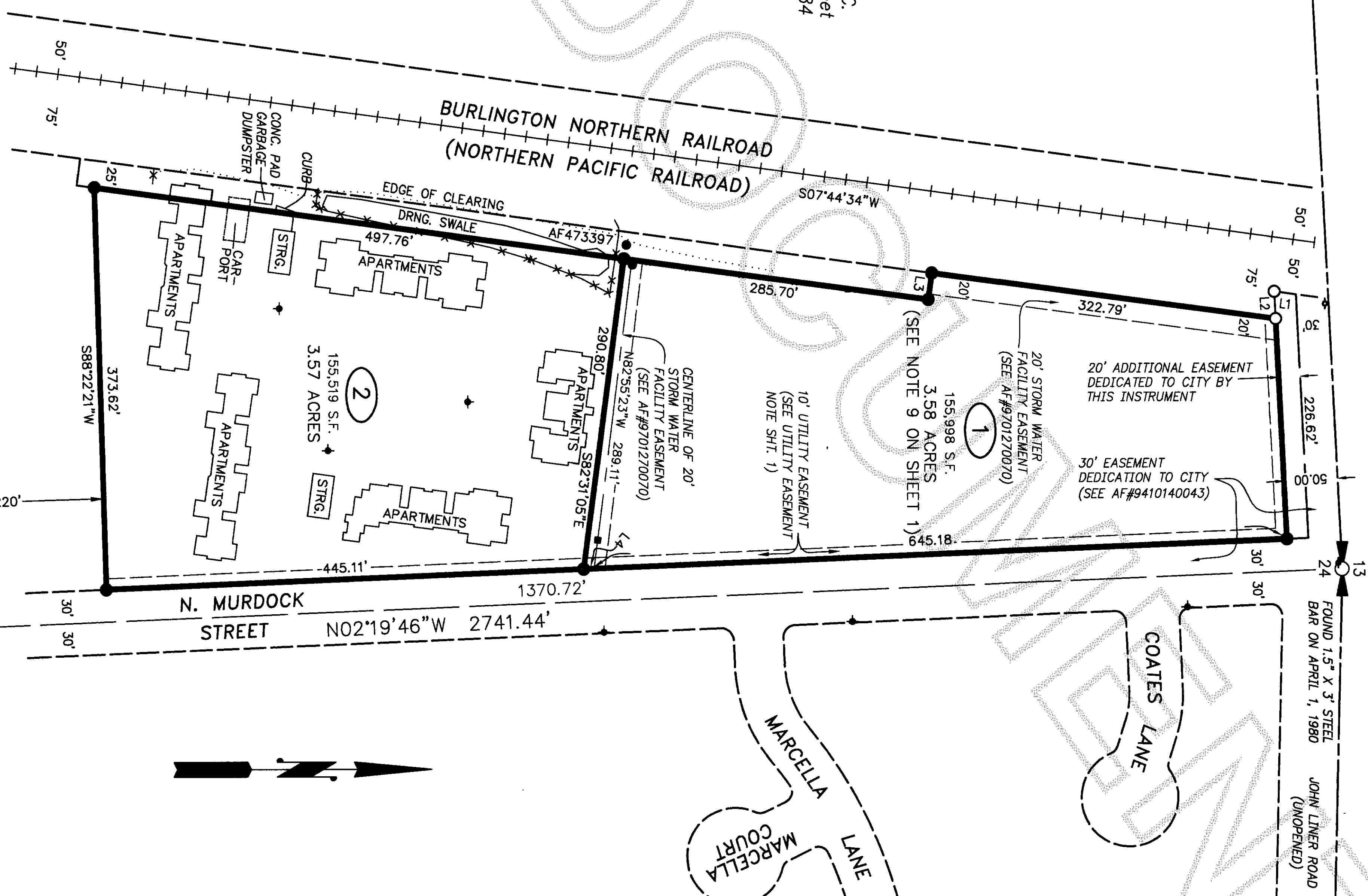
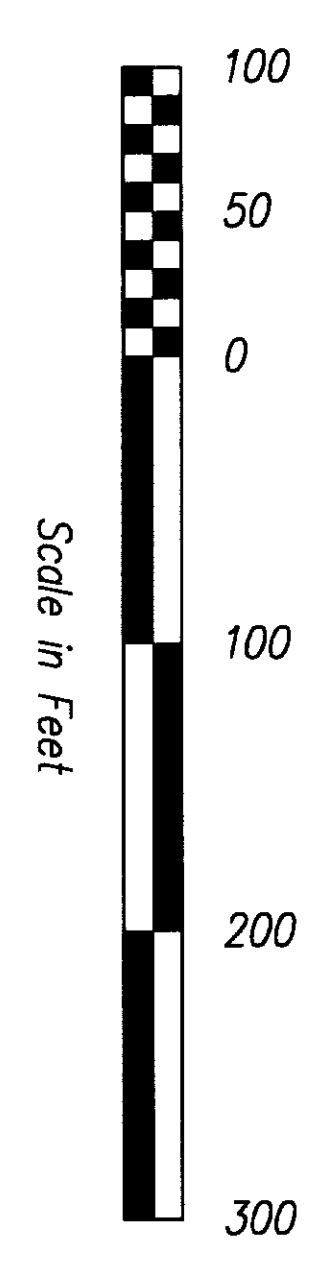
Legend

- 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.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" set during survey recorded in Volume 12 of Surveys at page 182 and filed under A.F.#9205210061.
- Storm Sewer Manhole
- Catch Basin
- ◆ Power Pole
- ◆ Fire Hydrant

Owners

Murdock Associates L.L.C.
103 North Township Street
Sedro-Woolley, Wa. 98284
(360) 856-5143 Ext.13

LINE TABLE		
#	BEARING	DISTANCE
L1	S07°44'34"W	20.35'
L2	N87°08'13"E	25.43'
L3	S82°52'26"E	25.00'
L4	N02°19'46"W	9.76'



DATE	REVISION	BY	JOB#	202099	DRAWN	SRM	CHECKED	JLD	DATE	300C102	SCALE	1" = 100'	SHEET	2 OF 2
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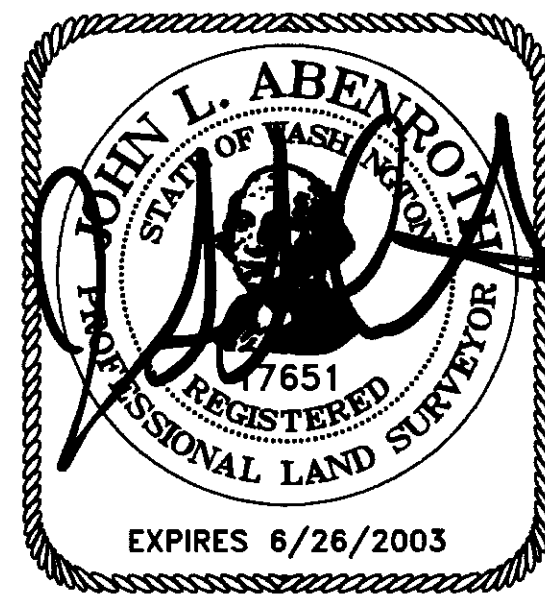
Short Plat for Murdock Associates L.L.C.

COMPUTED FROM PLAT FILED IN VOL. 7 OF PLATS PAGE 44.

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806 Metcalf 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 October 2002 at the request of Murdock Associates.
John L. Abenroth CERT#17651
Date 1/27/03

AUDITOR'S CERTIFICATE

200301310208
Skagit County Auditor
1/31/2003 Page 2 of 2 2:54PM
County Auditor or Deputy Auditor