

BIRCHWOOD ESTATES
Survey in the NW 1/4 of the NE 1/4, Section 24, Township 35 North, Range 4 East, W.M.
City of Sedro Woolley, Washington

SHORT PLAT NO. SW 03-1254

200310160117
Skagit County Auditor
10/16/2003 Page 1 of 2 3:28PM

LEGAL DESCRIPTION

Lot 4, Block 1, Rosedale Garden Tracts of Sedro Woolley as per the plat recorded in Volume 3, Plats, page 52, records of Skagit County, Wa.

NEW LEGALS

The new legal of each lot will be Lot _____ of Short Plat No. SW 03-1254 as per the Short Plat recorded under the Auditor's file and date shown on the face of this drawing.

Survey Notes and Procedures

This survey was performed by standard field traverse with a 02" electronic total station and complies with the minimum required survey precision of 1:10,000 per WAC 130-130-090.

Basis of Bearings: Short Plat SW 06-00

Lot corner were set in Aug. 2003.

Survey references: Subdivision of NE 1/4 of section 24 per short plat # SW 00-06.

Utility Easement

A 39.6' non-exclusive easement is hereby reserved and granted to the following: The City of Sedro Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the private street of Birchwood Lane as shown hereon, 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 private street at all times for the purposes herein stated.

City of Sedro Woolley Utility Easement

Easements are granted to City of Sedro Woolley, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the City to do all things necessary or proper in the construction and maintenance of sewer, stormwater and communications lines, or related facilities, including the right to construct, operate, maintain, inspect improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or sewer, stormwater and communication lines or other similar public services over, across, along in and under the lands as shown on this plat together with the right of ingress to and egress from said lands and across adjacent lands of the Grantor; also, the right to cut and/or trim all brush or other growth standing or growing upon the lands of the Grantor which, in the opinion of the City, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut and removed from the easement pursuant to this Agreement is vested in the City.

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 area without written approval of the City Public Works Director. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the City's use of the easement.

I hereby certify that there are no delinquent special assessments and all special assessments on any property herein contained dedicated as streets, alleys or for public use are paid in full.

City Treasurer Foley K. Nelson Date 10-16-03

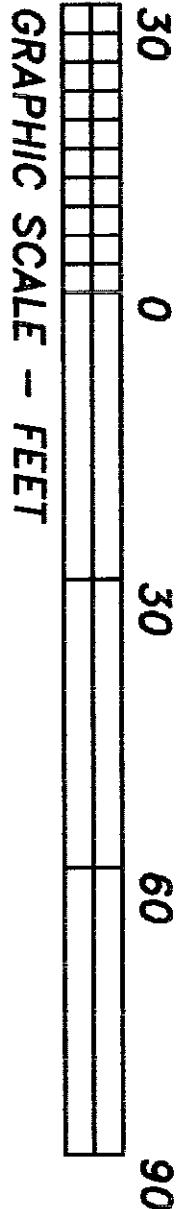
Located in NW/NE, Sec. 24, Twn. 35 N., Rng. 4 E., W.M.

Short Plat
For

Ed Knorr

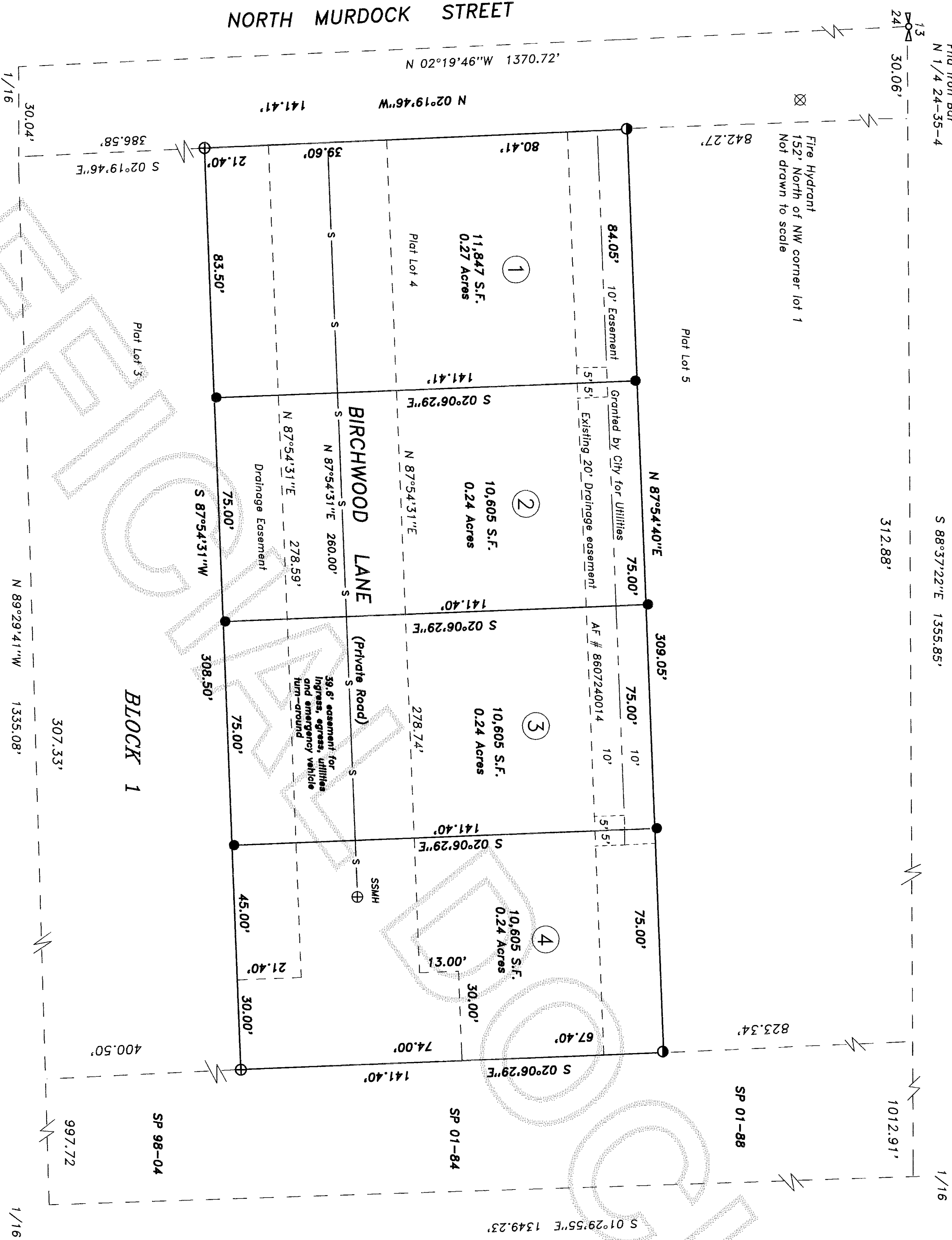
Scale: 1"=30' Date: April 2003 Job No: 02-03

Drawn by: CHK'd by: MTM Sheet 1 of 2



- LEGEND:
- Find rebar/cap # 9569
 - Find rebar/cap #17651
 - Set #5 rebar/cap "Mowrer, 21,520"

Addresses
LOT 1: 302/304 BIRCHWOOD LANE
LOT 2: 308/310 BIRCHWOOD LANE
LOT 3: 314/316 BIRCHWOOD LANE
LOT 4: 320/322 BIRCHWOOD LANE



Filed for record this 16 day of Oct 2003, at 3:26 PM
at the request of Mike Mowrer, Records of Skagit County, Wa.
County Auditor or Deputy Auditor

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of:
Michael T. Mowrer
SURVEYOR'S CERTIFICATE

MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
17424 Mellard Cove Lane, Mount Vernon, Wa. 98274
(360) 422-6097

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 and that none of these lands has been included within a previous Short Plat approved or filed within the five years preceding the application.

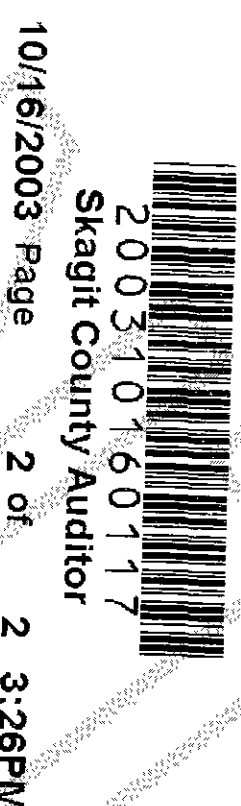
Edward G. Knorr 3604 West 10th St. Anacortes, Wa. 98221 10-7-03
Date

BIRCHWOOD ESTATES
Sedro-Woolley, Washington

SHORT PLAT NO. 03-1254

APPROVALS:

The within and foregoing Short Plat is hereby approved in accordance with the provisions of Title 16 of the City of Sedro-Woolley's Subdivision Ordinance.



200310160117
Skagit County Auditor 2 of 2 3:26PM

Michael T. Mowrer 10-7-03
Planning Director Date

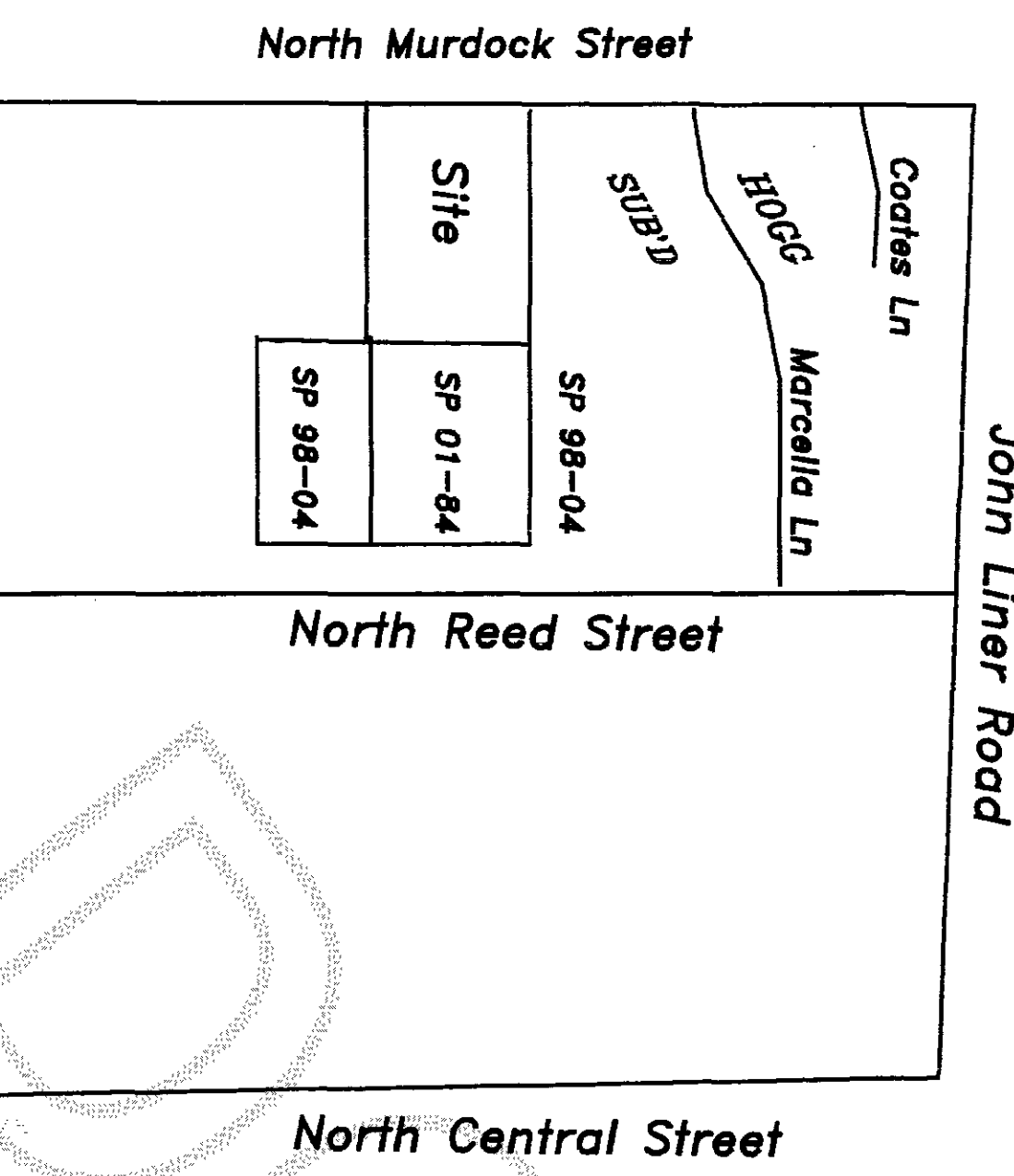
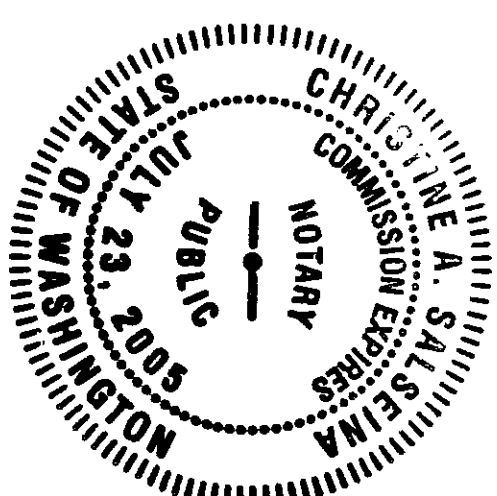
Michael T. Mowrer 10/6/03
City Engineer Date

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

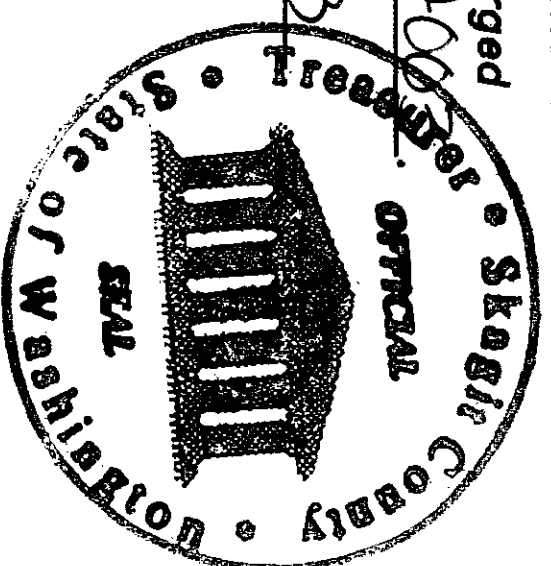
ON THIS 14th DAY OF September BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Edward G. Knorr TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR MENTIONED.

Christie Q. Salsera
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Skagit Co WA
MY COMMISSION EXPIRES 7/23/05



TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year 2003.
Quinn Peterson for Kate Jungquist October 16, 2003
Skagit County Treasurer Date



TREASURER'S CERTIFICATE see page 1

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year _____.

Treasurer, City of Sedro-Woolley _____ Date _____

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners in perpetuity.
3. Zoning --- SF residential/duplex
4. Water---Public Utility District No. 1 of Skagit County
5. Sewer---City of Sedro-Woolley
6. Basis of Bearings--Assumed S88° 37' 22"E on the North line of the Northeast Quarter of Section 24.
7. Future residential development on these lots may be subject to street, parks, fire, police and school impact fees. Such fees shall be in the amounts in effect at the time of issuance of building permits.

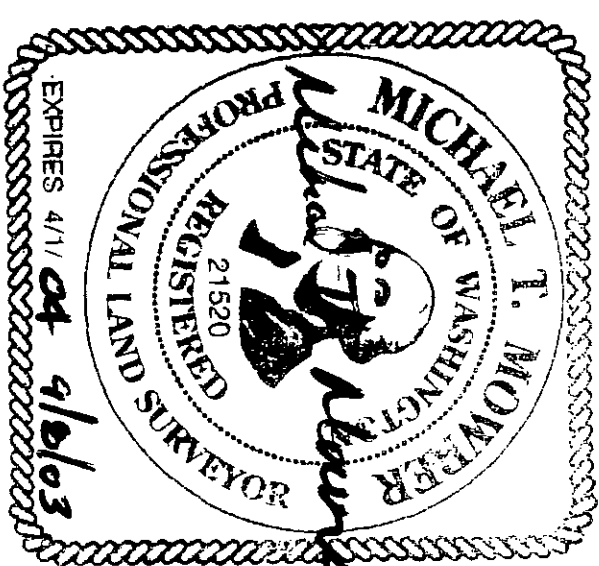
MICHAEL MOWRER & ASSOCIATES

PROFESSIONAL SURVEYING SERVICES

17424 Mallard Cove Lane, Mount Vernon, Wa. 98274

(360) 422-6097

OWNERS
Edward G. Knorr
3604 10th Street
Anacortes Wa. 98221
360-293-4335



Filed for record this 14th day of Oct 2003, at 3:36 P M
at the request of Mike Mowrer Records of Skagit County, Wa.
Michael T. Mowrer AUDITOR'S
County Auditor or Deputy Auditor CERTIFICATE