

Legal Description

PARCEL "A":
 Lot A of Sedro Woolley Short Plat No. 2-77, approved December 28, 1976, and recorded January 17, 1977, under Auditor's File No. 849390, records of Skagit County, Washington; being a portion of Block 71, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

PARCEL "B":
 Lots 1, 2, 3, and that portion of Lots 16, 17 and 18 lying Northerly of Railroad Street, Block 71, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington, TOGETHER WITH all of the vacated alley lying between said lots, and TOGETHER WITH the East 1/2 of vacated 11th Street adjacent thereto. EXCEPT the West 120 feet of the North 100 feet of all of the above Parcel "B".

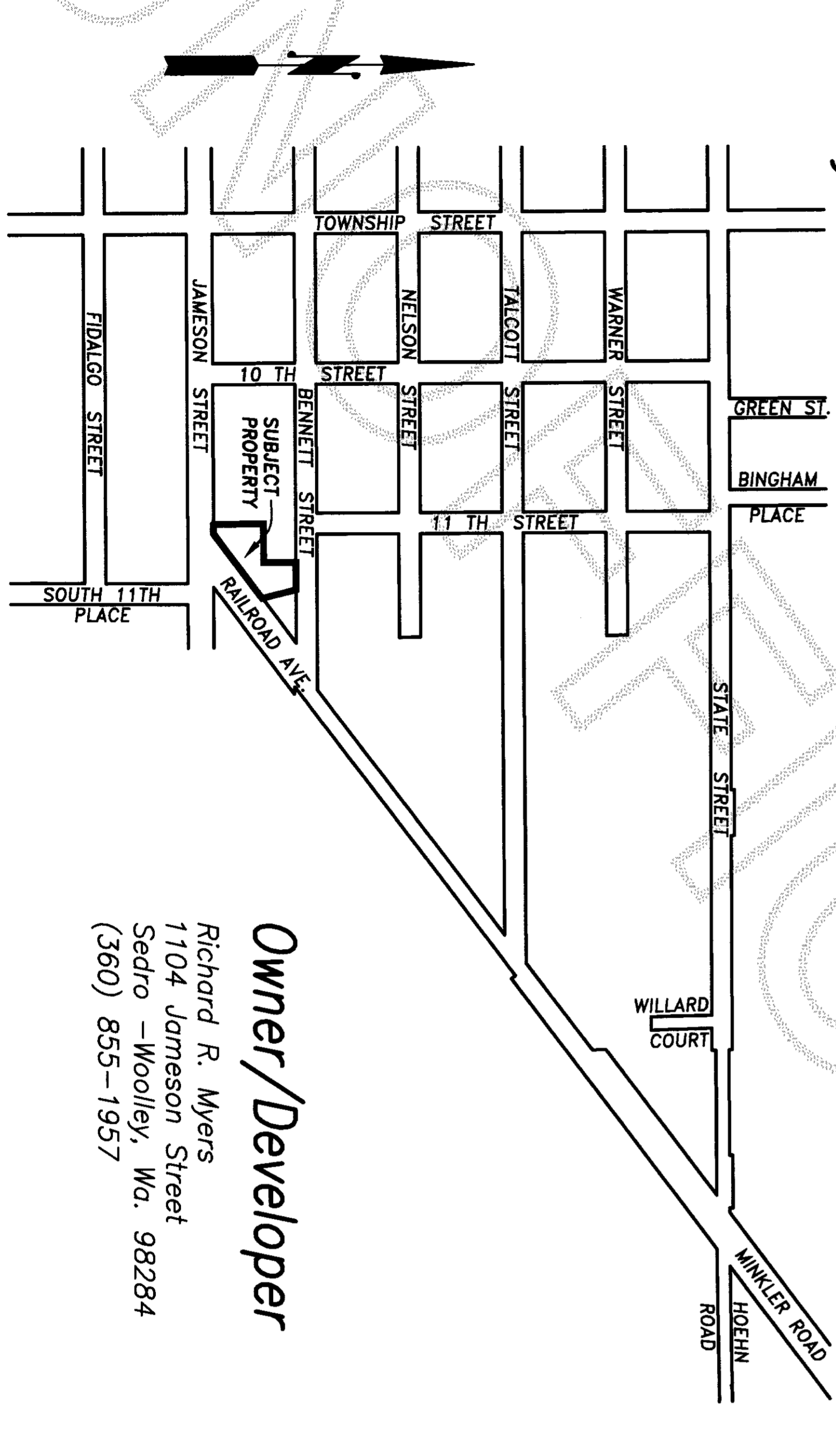
Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S89°35'04"E on the centerline of Jamesson Street between found monuments as shown herein.
3. Zoning - SF-1
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. No. 1 of Skagit County
7. The total area in this short subdivision is 30,580 S.F.
8. As per City of Sedro-Woolley Ordinance No. 1476-04, Lots 1 and 3 of this short plat shall not be issued building permits until such time as the moratorium on new sewer hookups created under said ordinance is lifted.
9. All easements shall remain clear of any and all structures or obstructions.

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, 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.

Vicinity Sketch



Owner/Developer

Richard R. Myers
 1104 Jamesson Street
 Sedro - Woolley, Wa. 98284
 (360) 855-1957

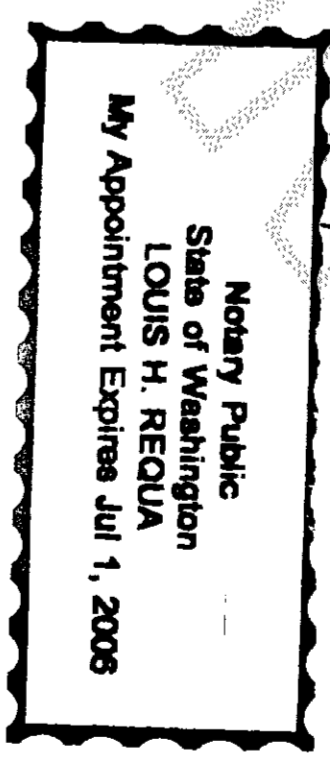
Consent

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.

Richard R. Myers
Richard R. Myers
 Judith G. Vander Voet
Judith G. Vander Voet

Acknowledgments

State of Washington, County of SKAGIT
 I certify that I know or have satisfactory evidence that Richard R. Myers signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
 Notary signature Louis H. Requa Title Notary
 Date 8-31-09 My appointment expires July 1, 2006

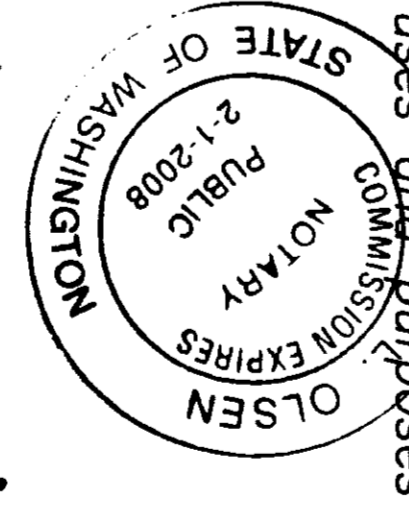


State of Hawaii, County of HONOLULU

I certify that I know or have satisfactory evidence that Barbara E. Myers signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
 Notary signature Christyana Title Title Notary
 Date 10-12-04 My appointment expires 4-28-2007

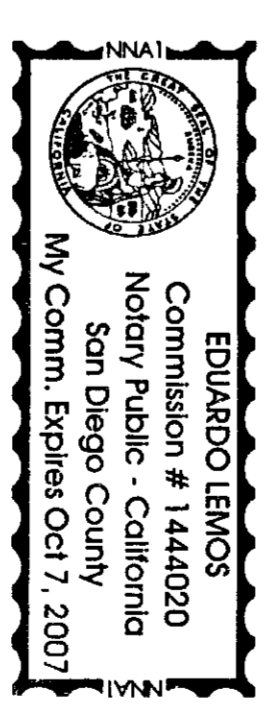
State of Washington, County of WASHPIC

I certify that I know or have satisfactory evidence that Judith G. Vander Voet signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
 Notary signature Kelly L. Cox Title _____
 Date 10/19/09 My appointment expires 2-1-06



State of California, County of SAN DIEGO
 I certify that I know or have satisfactory evidence that Mary Kosakowski signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Secretary of Chase Manhattan Mortgage Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Lu J. Lugo Title NOTARY
 Date 9-24-04 My appointment expires Oct 1, 2007



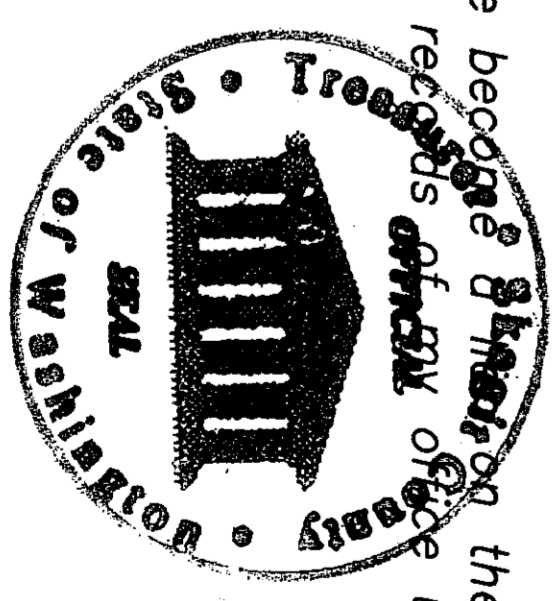
Treasurer's Certificates

This is to certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.

City Treasurer Gatay K. Nelson Date 10-21-04

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 said office up to and including the year 2004.

City Treasurer Judith G. Vander Voet Date 10-20-04



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance this 21st day of October 2004.
 City Planner Mark Miller
 City Engineer Mark Miller

Short Plat for Richard Myers

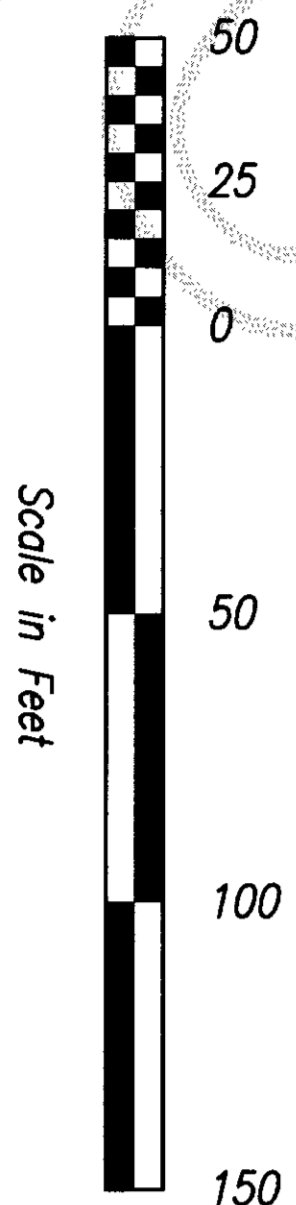
8/16/04	ORDINANCE NUMBER, SURVEY DATE, ETC.	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
	REVISION	BY	202139A	smm	jia	27FEB04	n/a	1 OF 2

Skagit Surveyors & Engineers
 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 August 2004 at the request of Richard Myers.
 John L. Abenroth CERT#17651
 Date 10/19/09

AUDITOR'S CERTIFICATE
 200410210102
 Skagit County Auditor
 10/21/2004 Page 1 of 2 3:49PM
 Jane Frazer, Deputy
 County Auditor of Deputy Auditor

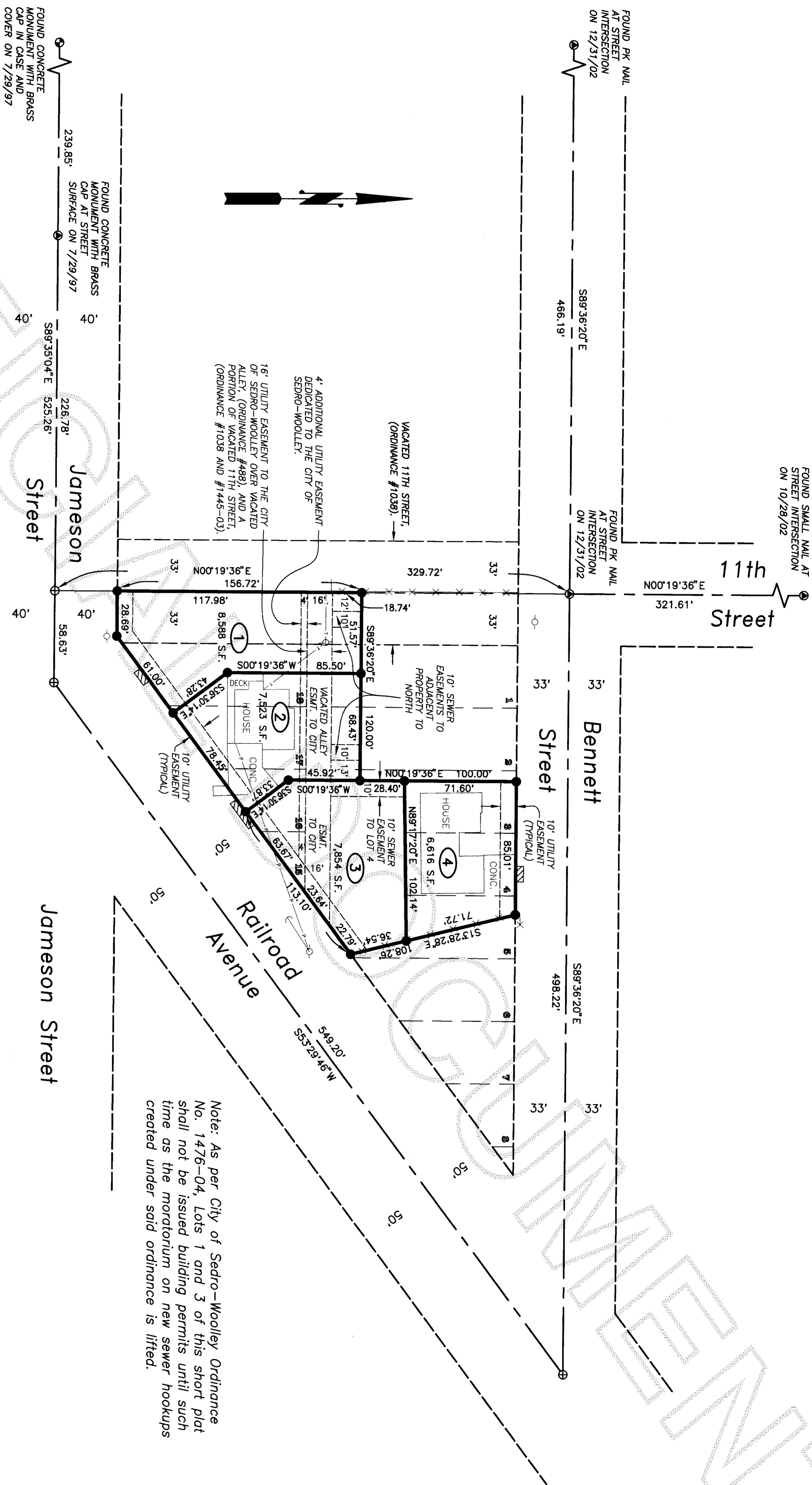
8/19/04	REVISED LOTS 3 & 4, UTILITY ESMT., ETC.	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
	REVISION	BY	202139A	sttm	jia	27FEB04	1" = 50'	2 OF 2



- 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.
 - ▨ Proposed/Existing Access Locations.

- Addresses**
- Lot 1 = 1100 Railroad Avenue
 - Lot 2 = 1104 Railroad Avenue
 - Lot 3 = 1110 Railroad Avenue
 - Lot 4 = 1109 Bennett Street

Short Plat for Richard Myers



Note: As per City of Sedro-Woolley Ordinance No. 1476-04, Lots 1 and 3 of this short plat shall not be issued building permits until such time as the moratorium on new sewer hookups created under said ordinance is lifted.

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

JOHN L. ABENROTH
 REGISTERED LAND SURVEYOR
 17651
 EXPIRES 6/26/2005

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2004 at the request of Richard Myers.
 John L. Abenroth CERT#17651
 Date 10/19/04

AUDITOR'S CERTIFICATE
 200410210102
 Skagit County Auditor
 10/21/2004 Page 2 of 2 3:49PM
Jane Fraser Deputy
 County Auditor or Deputy Auditor