

Survey in the SE1/4 of the SE1/4 of Section 13, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW-05-2655

Legal Description

PARCEL "A":

THAT PORTION OF LOT 4 OF SEDRO-WOOLLEY SHORT PLAT NO. SW-28-89, APPROVED APRIL 28, 1989 AND RECORDED JUNE 27, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 136, UNDER AUDITOR'S FILE NO. 8906270031, RECORDS OF SKAGIT COUNTY, WASHINGTON, (BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.), DESCRIBED AS FOLLOWS:

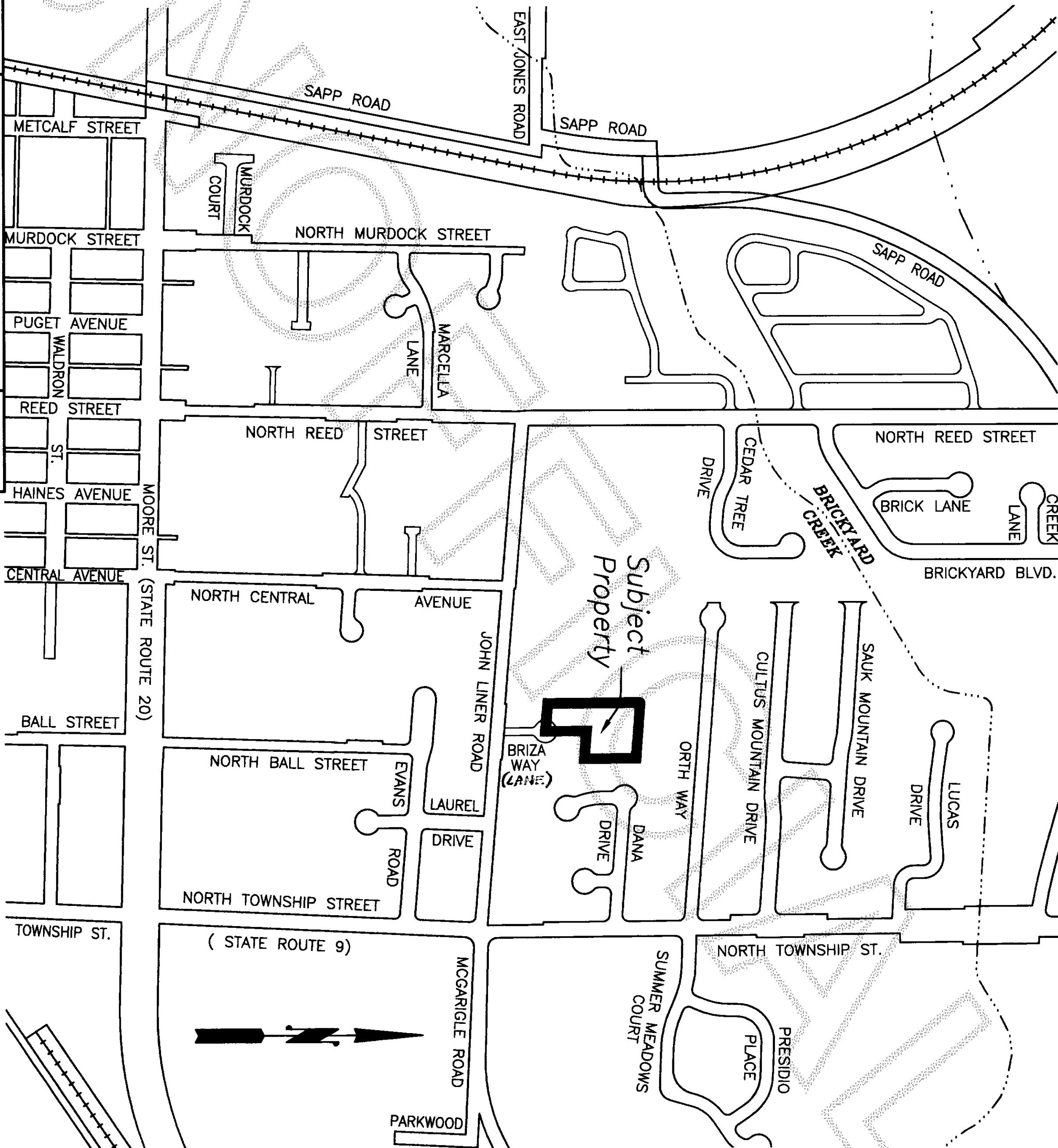
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING NORTHERLY 163.64 FEET; THENCE EASTERLY 110.43 FEET TO THE NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTHERLY 163.64 FEET; THENCE WESTERLY 110.43 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT CERTAIN ROAD AND UTILITIES EASEMENT DELINEATED ON THE FACE OF SAID SHORT PLAT NO. SW-28-89.

PARCEL "B":

LOT 4 OF SEDRO-WOOLLEY SHORT PLAT NO. SW-28-89, APPROVED APRIL 28, 1989 AND RECORDED JUNE 27, 1989 IN VOLUME 8 OF SHORT PLATS, PAGE 136, UNDER AUDITOR'S FILE NO. 8906270031, RECORDS OF SKAGIT COUNTY, WASHINGTON, (BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.), EXCEPT THAT PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND MEASURING NORTHERLY 163.64 FEET; THENCE EASTERLY 110.43 FEET TO THE NORTHWESTERLY CORNER OF LOT 3; THENCE SOUTHERLY 163.64 FEET; THENCE WESTERLY 110.43 FEET TO THE POINT OF BEGINNING; AND EXCEPT THE NORTH 100 FEET OF SAID LOT 4.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RESERVED WITHIN THAT STATUTORY WARRANTY DEED RECORDED APRIL 20, 1990, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 900420041. ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RESERVED WITHIN THAT STATUTORY WARRANTY DEED RECORDED JANUARY 19, 1990, AS SKAGIT COUNTY AUDITOR'S FILE NO. 9001190018 OVER, UNDER AND ACROSS THE WEST 15 FEET OF LOT 3 OF SAID SHORT PLAT NO. SW-28-89. AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT CERTAIN ROAD UTILITIES EASEMENT DELINEATED ON THE FACE OF SAID SHORT PLAT NO. SW-28-89.

Vicinity Sketch



Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N65°18'43"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13.
3. ZONING - R5
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 1.45 ACRES.
8. FOR ADDITIONAL INFORMATION SEE SHORT PLAT SW-28-89 AS RECORDED IN VOLUME 8 OF SHORT PLATS AT PAGE 136 AND FILED IN A.F.#8906270031.
9. THE NEAREST FIRE HYDRANT IS LOCATED 153' EAST OF THE CENTERLINE OF BRIZA WAY AND 20' SOUTH OF THE CENTERLINE OF JOHN LINER ROAD.
10. THE OWNER OF LOT B OF THIS SHORT PLAT IS RESPONSIBLE FOR A PROPORTIONATE SHARE OF THE MAINTENANCE OBLIGATIONS FOR BRIZA WAY (LANE).
11. ALL LOTS WITHIN THIS SHORT PLAT WILL BE SUBJECT TO THE NOTICE OF DECISION AND FINDINGS OF FACT AND ORDER/DECISION DATED 4/05/05 AND RECORDED IN A.F.#200503130091.

Consent

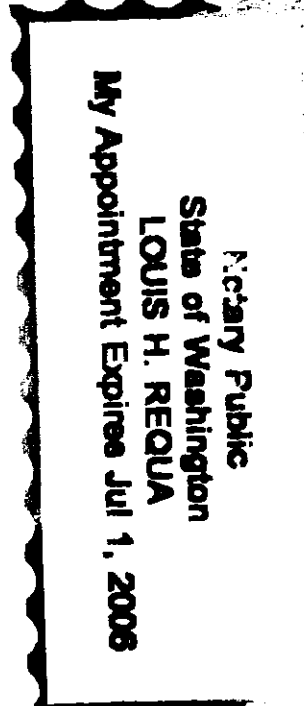
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

DANIEL R. MADLUNG  
Deborah A. Perry  
SANDY M. MADLUNG

Acknowledgments

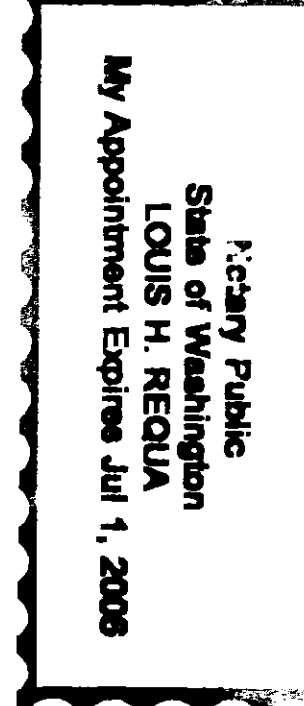
STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL R. MADLUNG AND SANDY M. MADLUNG, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE  
DATE 4/9/05 MY APPOINTMENT EXPIRES July 1, 2006



STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEBORAH A. PERRY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE  
DATE 4-28-05 MY APPOINTMENT EXPIRES July 1, 2006



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  
DATE 5-13-05

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 AND INCLUDING THE YEAR 2005.

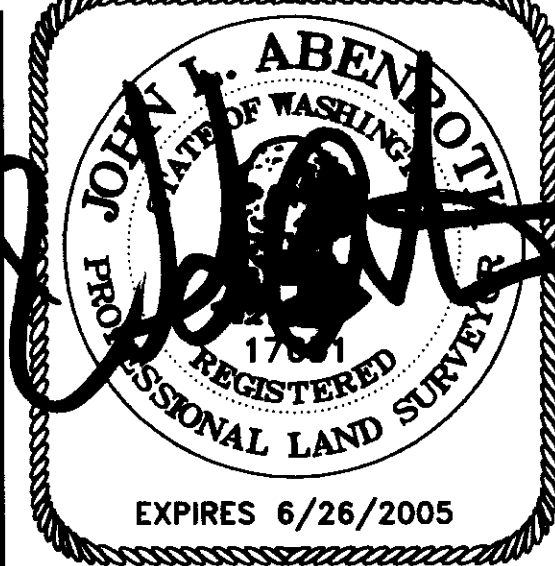


Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SUBDIVISION ORDINANCE THIS 12th DAY OF MAY 2005.

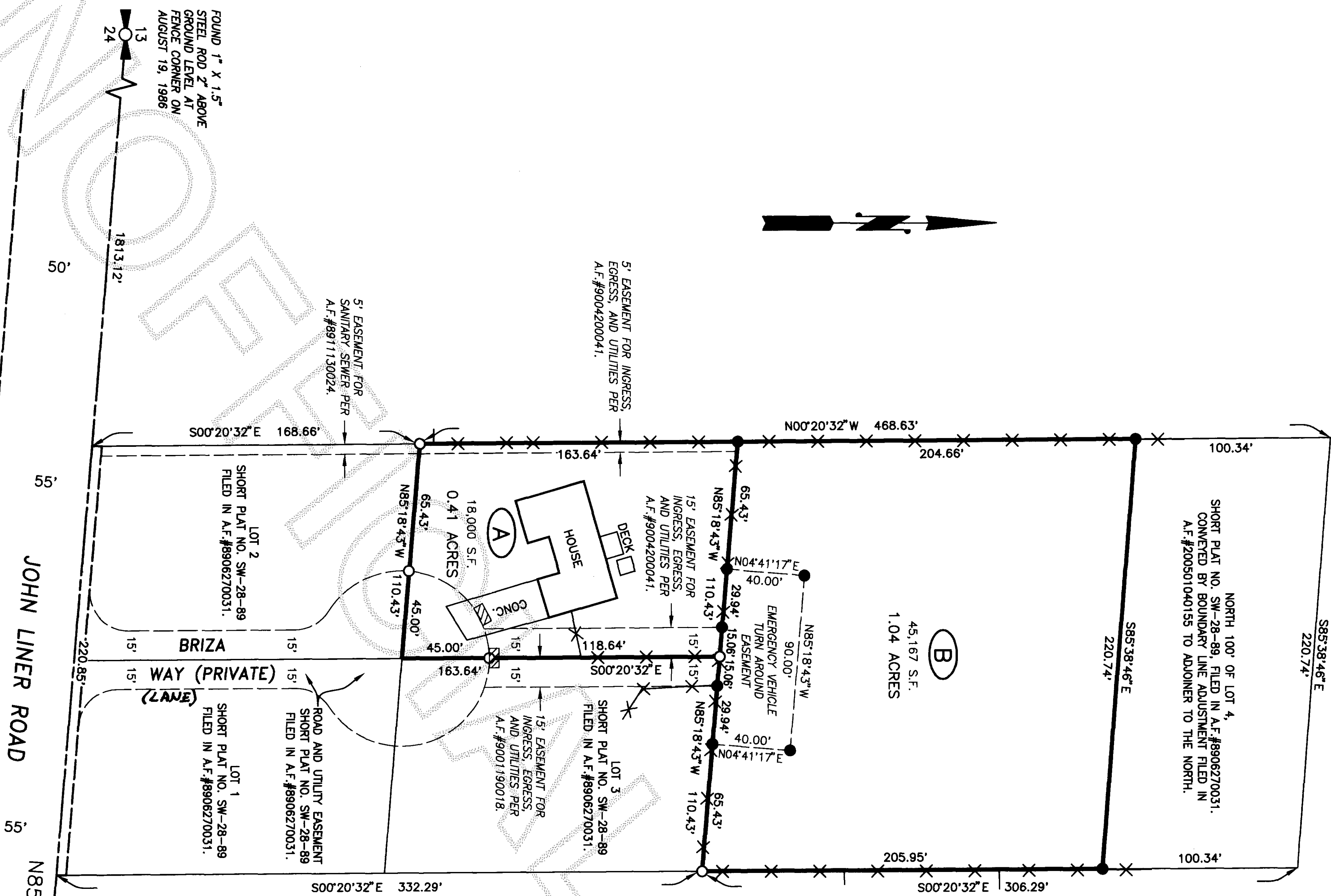
Short Plat for Dan Madlung

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 November 2004 at the request of Dan Madlung.  
John L. Abenroth CERT#17651  
Date 5/09/05

AUDITOR'S CERTIFICATE  
200505130092  
Skagit County Auditor  
5/13/2005 Page 1 of 2 210:15AM  
County Auditor or Deputy Auditor

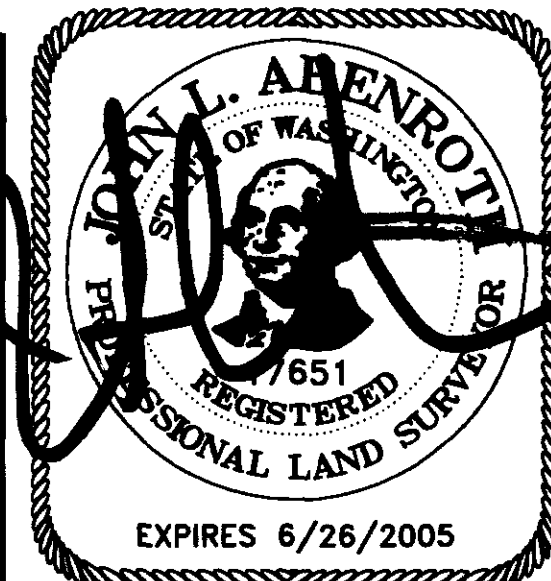


DATE	REVISION	BY	JOB#	799A	DRAWN	STW	CHECKED	JLG	DATE	29NOV04	SCALE	1" = 50'	SHEET	2 OF 2
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**Skagit Surveyors & Engineers**

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 November 2004 at the request of Dan Madlung.

John L. Ahenroth CERT#17651  
Date 5/07/05

**AUDITOR'S CERTIFICATE**



200505130092  
Skagit County Auditor

5/13/2005 Page 2 of 2 210:15AM

County Auditor or Deputy Auditor