

Survey in the NW1/4 of the SE1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M. Short Plat No. PL03-0572

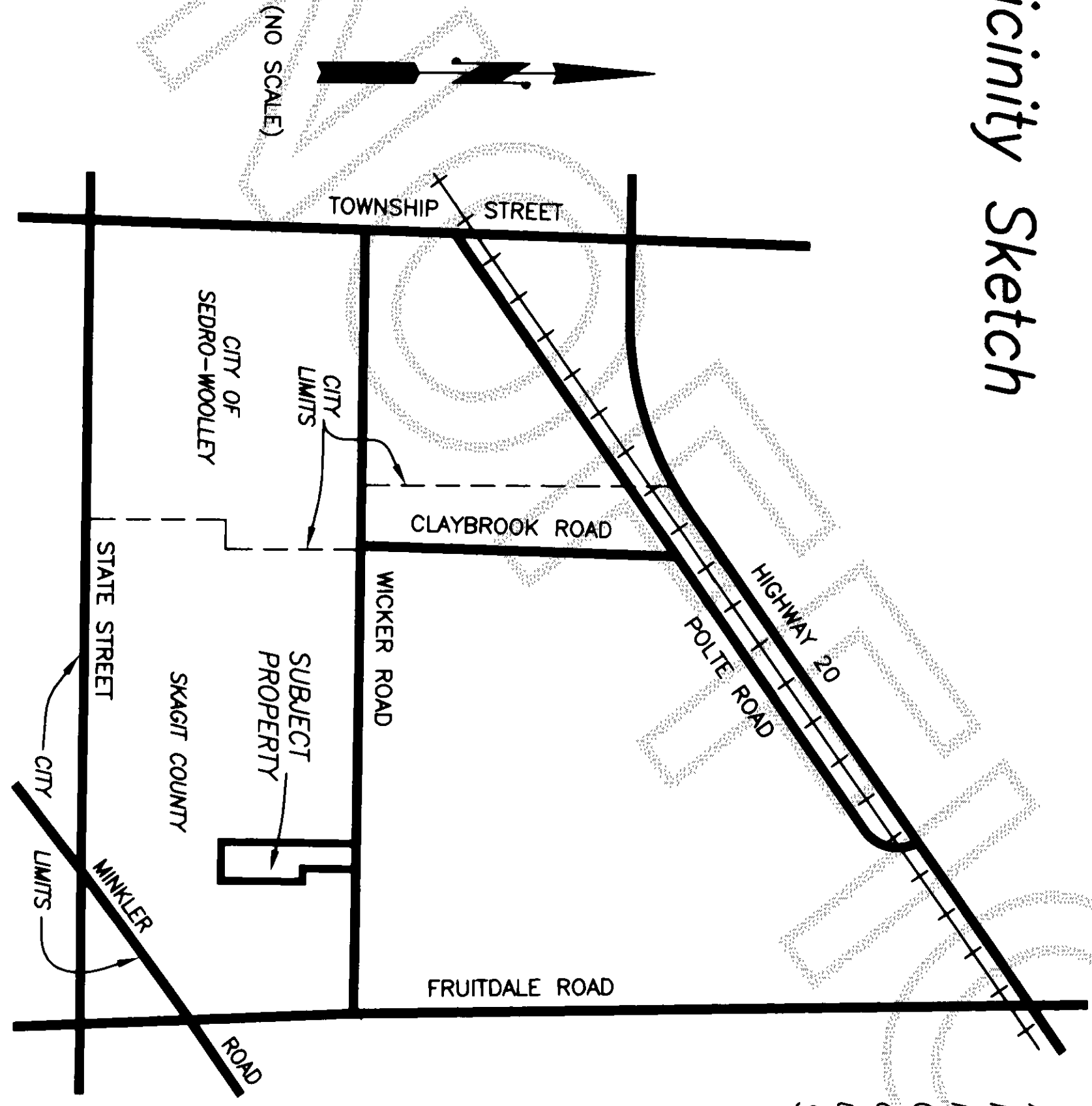
Notes

- 1. Short plat number and date of approval shall be included in all deeds and contracts.
- 2. Basis-of-bearings - Short plat No. SW 04-83 recorded in Volume 6 of short plats at page 79 and filed in A.F.#8308190031.
- 3. Zoning - SF2 / Comprehensive Plan Designation - Sedro-Woolley Urban Growth Area
- 4. Sewer - Individual on-site sewage disposal systems.
- 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. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
- 7. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
- 8. Water - P.U.D. No. 1 of Skagit County.
- 9. The total acreage of this short subdivision is 2.53 acres.
- 10. A variance, (PL 03-0573), to be excused from the City of Sedro-Woolley's requirements for connection to public sewer and for half street improvements in relation to the development of a two lot short plat was granted on April 13, 2004, and filed under A.F.#200404290042.
- 11. A Waiver of Protest for future L.I.D. or U.L.I.D. formation or annexation is filed under A.F.# 20040120013.
- 12. All maintenance of the shared driveway located in Tract A shall be the responsibility of of the lot owners until such time as Tract A is dedicated to the City of Sedro-Woolley.
- 13. Tract A shall be dedicated as a public street at the time the plat is further subdivided, provided that the said property has been annexed into the City of Sedro-Woolley.
- 14. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
- 15. Lot 2 shall not be further subdivided until served by Sanitary Sewer.
- 16. A fence and barn encroach onto subject property. Lot 1 has been designed so that the area is 8,400 square feet when measured from the encroaching fence. Lot 2 is large enough that the encroachment of the barn and fence will not affect it. Resolution of encroachments is a civil matter to be decided by the courts. Future subdivision should also consider the encroachment. No structures shall be built closer than 10 feet from the encroaching barn.
- 17. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land division that will also use the same private road.

Utility Easement Note

An easement is hereby reserved for and granted to the following: Skagit County, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, A&T Broadband, and their respective successors and assigns, under and upon Tract A and the exterior ten (10) feet of all lots within the subdivision lying parallel with and adjoining all streets, (as shown herein,) 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 all lots at all times for the purposes herein stated.

Vicinity Sketch



A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the Lot Certification, all lots herein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted.
See AF# 20050720012

Owners/Developers

Jeff Ingman & Deborah Ingman, h/w
c/o Brown & McMillen
P.O. Box 541
Burlington, WA 98233
(360) 757-6013

Legal Description

Lot 2, EXCEPT the east 68 feet of the north 238 feet thereof, ALSO EXCEPT the west 131 feet thereof, "DIETER'S ACREAGE, SKAGIT CO. WASH.", as per plat recorded in Volume 3 of Plats, Page 53, records of Skagit County, Washington.

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.

Jeffrey C. Ingman
Deborah J. Ingman

Sterling Trust, Trustee FBO Michael J. Spink, SEP/IRA

Acknowledgments

I certify that I know or have satisfactory evidence that Jeffrey C. Ingman and Deborah J. Ingman 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 Anna McMillen Title Notary
Date 12-08-04 My appointment expires 12-01-07

State of Texas County of McLennan
I, the undersigned Notary Public, in and for the State and County, do hereby certify that on this day personally appeared before me Anthony Carl to me known to be the authorized agent of Sterling Trust, Trustee FBO Michael J. Spink, SEP/IRA#019669, who executed the within instrument and acknowledged that they signed and sealed the same as the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.

Notary signature Anthony Carl Title Notary
Date 12-13-04 My appointment expires Sept 6, 2006

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 and including the year 2005.

Paula K. Kuhn Date 1-12-05
Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance this 23rd day of December 2004.

Jeffrey C. Ingman City Engineer
Deborah J. Ingman City Engineer
County Short Plat Administrator County Engineer

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code Title 12.05 (On-site Sewage) and 12.48 (Water) this 14th day of July 2005.

Heather Skagit County Health Officer

Short Plat
for Jeff & Deborah Ingman

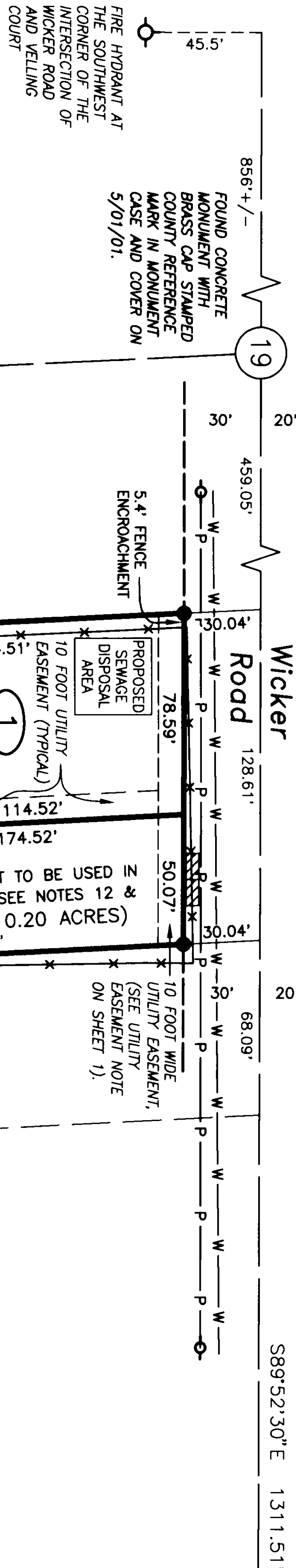
Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2003 at the request of Jeff & Deborah Ingman.
John L. Abenroth CERT#17651
Date 6/29/05

AUDITOR'S CERTIFICATE
200507200114
Skagit County Auditor
7/20/2005 Page 1 of 2 2:04PM
Noma Bammert County Auditor or Deputy Auditor

Survey in the NW1/4 of the SE1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M.

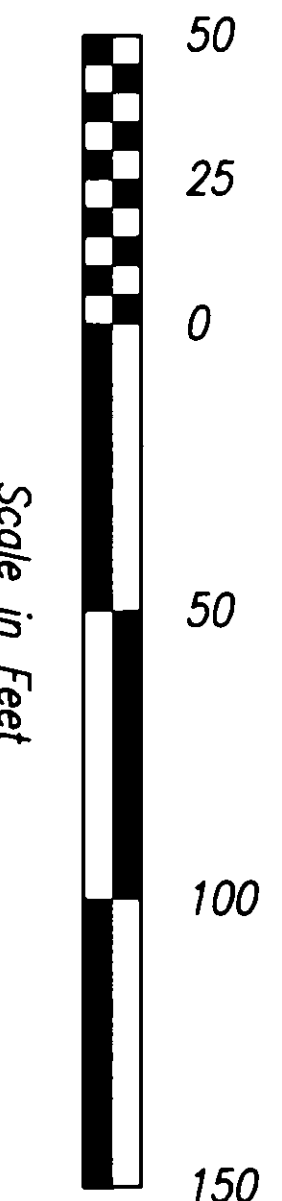
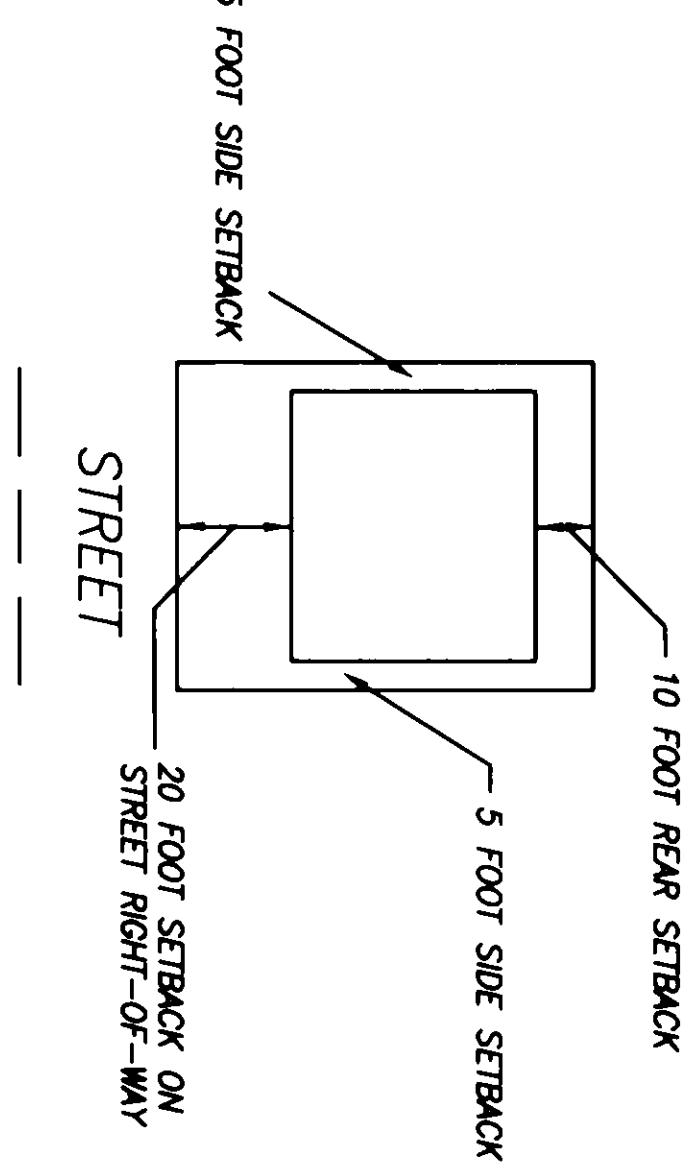
Short Plat No. PL03-0572



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.
- FOUND CONCRETE MONUMENT WITH YELLOW CAP L.S.#8992
- UTILITY POLE
- OVERHEAD POWER LINES
- WATER LINE
- FIRE HYDRANT
- ACCESS LOCATIONS
- SHADOW PLAT LINES SHOWING FUTURE DEVELOPMENT SCHEME PER SEDRO-WOOLLEY ORDINANCE NO. 1333-99, SECTION 3.
- EXISTING FENCE

Minimum Setback Requirements



Address Range
FROM 24577 WICKER ROAD
TO 24630 WICKER ROAD

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			2030304	STW	jlo	17JUN04	1" = 50'	2 OF 2

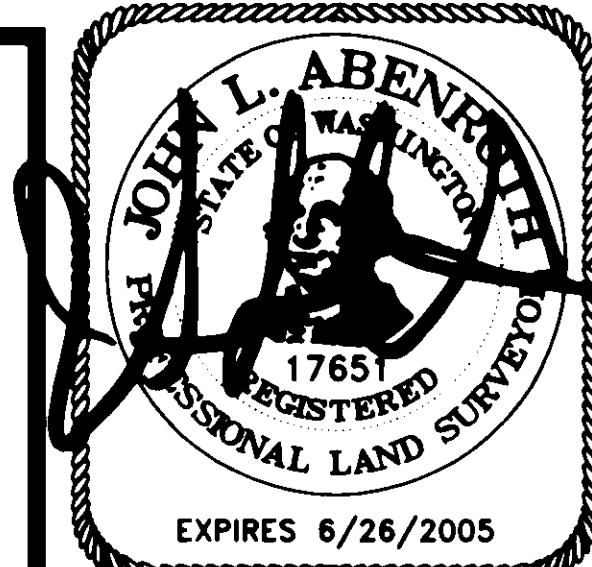
1/16 CORNER AS SHOWN
ON SHORT PLAT
#101-0642 RECORDED
IN A.F.#200210180129.

S89°24'53" W 1318.50'

Short Plat for Jeff & Deborah Ingman

1/16 CORNER COMPUTED FROM
SURVEY RECORDED IN VOLUME 5
OF SHORT PLATS AT PAGE 46.

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
COPYRIGHT 2004 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 May 2002 at the request of Jeff & Deborah Ingman.
John L. Abenroth CERT#17651
Date **6/29/05**

AUDITOR'S CERTIFICATE
200507200414
Skagit County Auditor
7/20/2005 Page 2 of 2 2:04PM
County Auditor or Deputy Auditor