

SURVEY DESCRIPTION

PARCEL 1A:

THE SOUTH 300 FEET OF LOT 2 OF CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-0185, APPROVED APRIL 17, 1985 AND RECORDED JUNE 14, 1985, UNDER AUDITOR'S FILE NO. 8506140021, IN VOLUME 7 OF SHORT PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION OF LOT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 2 WITH THE NORTH LINE OF THE SOUTH 300 FEET THEREOF;
THENCE NORTH 89°48'49" EAST ALONG SAID NORTH LINE, A DISTANCE OF 16.57 FEET;
THENCE SOUTH 00°26'30" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 143.88 FEET;
THENCE SOUTH 47°10'41" WEST, A DISTANCE OF 22.43 FEET TO SAID WEST LINE;
THENCE NORTH 00°26'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 159.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 1B:

THAT PORTION OF LOT 1, SHORT PLAT NO. SW-0185, FILED IN VOLUME 7 OF SHORT PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 89°48'49" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 9.67 FEET;
THENCE NORTH 00°26'30" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 132.07 FEET;
THENCE NORTH 47°10'41" EAST, A DISTANCE OF 13.09 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 00°26'30" EAST ALONG SAID EAST LINE, A DISTANCE OF 140.93 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ALL NEW BUILDINGS SHALL HAVE A MINIMUM SIZE NUMBERS OR ADDRESSES AT LEAST 5" HIGH, AND BE REFLECTIVE MATERIAL, AND SHALL CONTRAST WITH THEIR BACKGROUND.

CURRENT PARCEL NUMBER AND ADDRESS: P37243, 836 COOK ROAD

LOT NUMBER	ADDRESS
LOT 1	836 & 840 COOK ROAD (DUPLEX)
LOT 2	832 & 834 COOK ROAD (DUPLEX)

CITY TREASURER'S CERTIFICATE

I CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USES ARE PAID IN FULL.

Robyn K. Nielsen 8-5-05
CITY TREASURER DATE

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO WOOLLEY SUBDIVISION ORDINANCE THIS 11 DAY OF August 2005

Deborah K. Nielsen
CITY PLANNER

Deborah K. Nielsen
CITY ENGINEER

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 OF 2005 THIS 11th DAY OF August 2005

John B. Semrau
SKAGIT COUNTY TREASURER

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS OF BEARING – MONUMENTS FOUND IN CENTERLINE OF ROHRER LOOP BEARING = NORTH 89°48'33" EAST.
3. ZONING – R7–RESIDENTIAL
4. SEWAGE – CITY OF SEDRO WOOLLEY
5. WATER – PUD NO. 1 OF SKAGIT COUNTY.
6. THIS FIELD SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: LEICA TCA 1105 THEODOLITE DISTANCE METER, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-130-090.
7. ACREAGE OF SHORT PLAT = 0.57 ACRES
8. IMPACT FEES WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS ON LOTS 1 AND 2, AS WELL AS COMPLIANCE WITH CITY STAFF REPORT OF S.P. NO. SW-2659.
9. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626.
⊕ – INDICATES EXISTING MONUMENT FOUND.
10. THE DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 11427-P, DATED OCTOBER 26, 2004.
11. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, SHORT PLAT NOTES, RECORDS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8506140021, 200410260125, 8709240065, 978070026, 9806180106, 20010160053 AND 200410260124.
12. EACH LOT IS REQUIRED TO HAVE SEPARATE INDIVIDUAL STORM SEWER AND SANITARY SEWER CONNECTIONS LOCATED IN THE 20' DRAINAGE AND UTILITY EASEMENT ALONG THE WEST BOUNDARY HEREON.
13. THIS PROPERTY IS SUBJECT TO THE ROAD MAINTENANCE DECLARATION FILED UNDER AUDITOR'S FILE NUMBER 200508120063

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, GTE OF THE NORTHWEST, TCI CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR OF LOTS LYING PARALLEL WITH AND ADJOINING COOK ROAD, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, ALTER, ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPLIANCES THERE TO 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 LOT, AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

CITY OF SEDRO-WOOLLEY UTILITY EASEMENT

EASEMENTS ARE GRANTED TO CITY OF SEDRO-WOOLLEY, WASHINGTON, 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 COMMUNICATION LINE 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 SAID LANDS 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 ENHANCE 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.

SURVEYOR'S CERTIFICATE

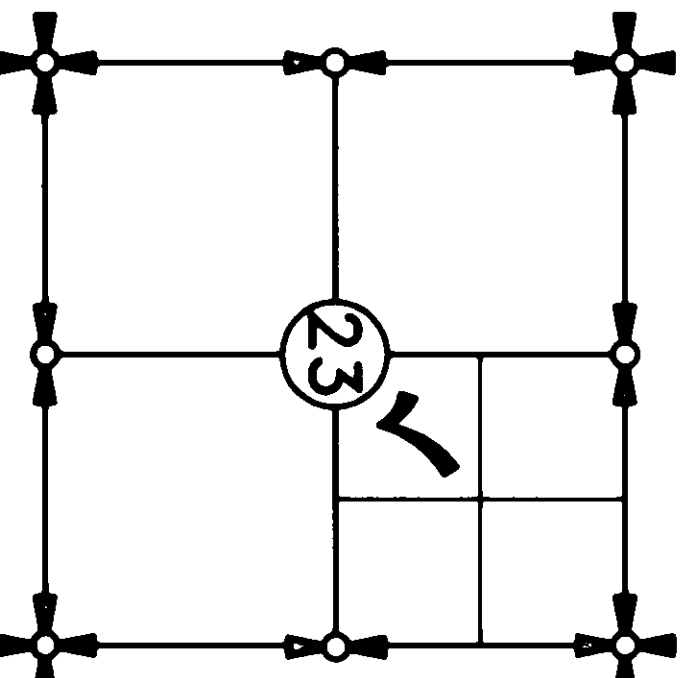
I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM CONTAINED IN CHAPTER 352-120 WAC.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

DATE: 8-12-05

VICINITY MAP

N.T.S.



AUDITOR'S CERTIFICATE

200508120063
Skagit County Auditor
8/12/2005 Page 1 of 2 2:11:20AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Ngina Murrell DEPUTY
SKAGIT COUNTY AUDITOR

OWNER'S CONSENT

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

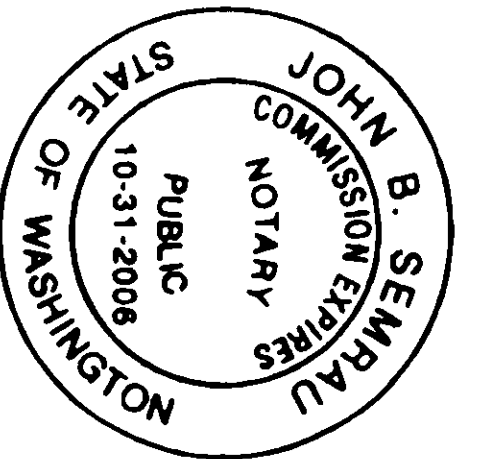
Jeremy Robertson ANN E. MAXWELL
EVAN L. MAXWELL DEPUTY

Donald Henkle HENKLE FAMILY TRUST
BARBARA HENKLE

ACKNOWLEDGMENT

STATE OF WASHINGTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE JEREMY ROBERTSON, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

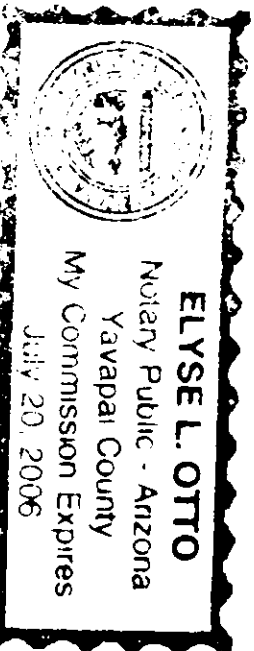
DATED 8-3-05
SIGNATURE John B. Semrau
TITLE Notary Public
MY APPOINTMENT EXPIRES 10-31-06



ACKNOWLEDGMENT

STATE OF Arizona
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT EVAN L. MAXWELL AND ANN E. MAXWELL, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

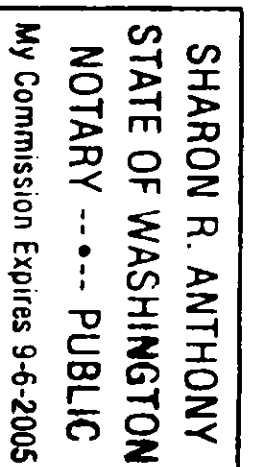
DATED 8-10-05
SIGNATURE Elyse L. Otto
TITLE Notary Public
MY APPOINTMENT EXPIRES 7-20-06



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD HENKLE AND BARBARA HENKLE SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY ARE TRUSTEES OF HENKLE FAMILY TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

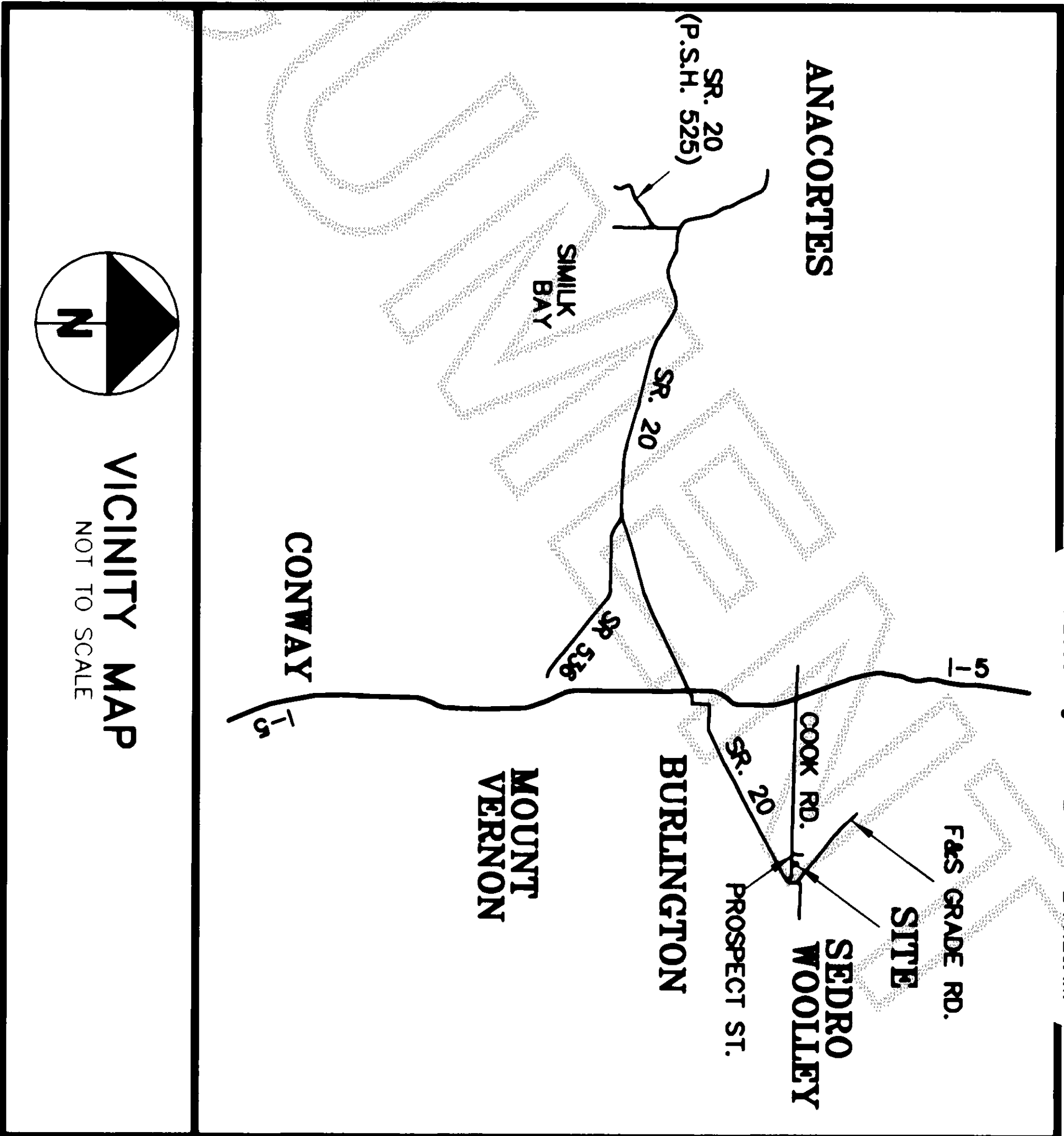
DATED 8-11-05
SIGNATURE Sharon R. Anthony
TITLE Notary
MY APPOINTMENT EXPIRES 9-6-05



SHEET 1 OF 2

SHORT PLAT NO. SW-2659

SURVEY IN A PORTION OF SECTION 23, T. 35 N., R. 4 E., W.M. FOR: JEREMY ROBERTSON SKAGIT COUNTY, WASHINGTON			
FB 244	Pg 22-25	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566		JOB NO. 4483



OWNER:
JEREMY ROBERTSON
907 S. 21ST STREET
MOUNT VERNON, WA 98273
360-661-5528

- KEY:**
- - INDICATES REBAR SET - SEMRAU 28626
 - - INDICATES FOUND EXISTING REBAR AND CAP - SKA LS #17651
 - ⊕ - INDICATES FOUND EXISTING CONCRETE MONUMENT IN CASE - SKA LS #17651
- D — DRAIN
— S — SANITARY SEWER
— FW — FORCE MAIN
— TV — VERIZON BURIED CABLE
— W — COMCAST BURIED CABLE
— G — WATER LINE
— G — GAS LINE

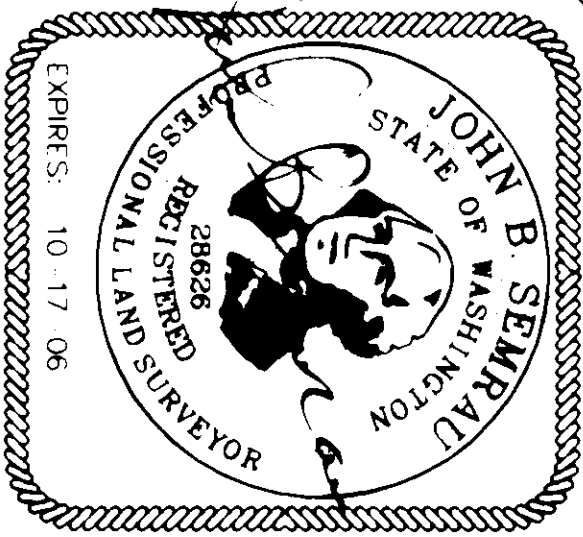
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25/5/05

SHORT PLAT NO. SW-2659

SURVEY IN A PORTION OF
SECTION 23, T. 35 N., R. 4 E., W.M.
FOR: JEREMY ROBERTSON
SKAGIT COUNTY, WASHINGTON

FB. 244	PG. 22-55	SEMRAU ENGINEERING & SURVEYING, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SUPPLEMENTAL ENGINEERING PLAN MOUNT VERNON, WA 98273 360-724-9566	JOB NO. 4483



SEE NOTE CONCERNING THIS 1/4 CORNER
LOCATION AS SHOWN ON BRICKYARD
MEADOWS-DIV 1, AS PER PLAT THEREOF
RECORDED UNDER AUDITOR'S FILE
NO. 200207150172, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
CONCRETE MONUMENT IN CASE.

SEE NOTE CONCERNING THIS CENTER
OF SECTION 23 LOCATION AS SHOWN ON BRICKYARD
MEADOWS-DIV 1, AS PER PLAT THEREOF RECORDED
UNDER AUDITOR'S FILE NO. 200207150172, RECORDS
OF SKAGIT COUNTY, WASHINGTON.
CONCRETE MONUMENT IN CASE.

