

RECORD OF SURVEY for SHORT PLAT NO. (SW)2532-03
 in SW1/4 of SW 1/4 Section 24, Twp. 35 N., Rng. 4 E., W.M.

FND 1 1/2" STEEL ROD
 AT FENCE CORNER 11-10-03

13
 24

500°13'31"E 2741.24'

1371.64'

N88°17'36"W 24.19'

FND MON IN CASE

2629.52'

500°08'27"E 1220.71'

1309.01'

500°13'52"E 1253.36'

500°00'00"E 183.61'

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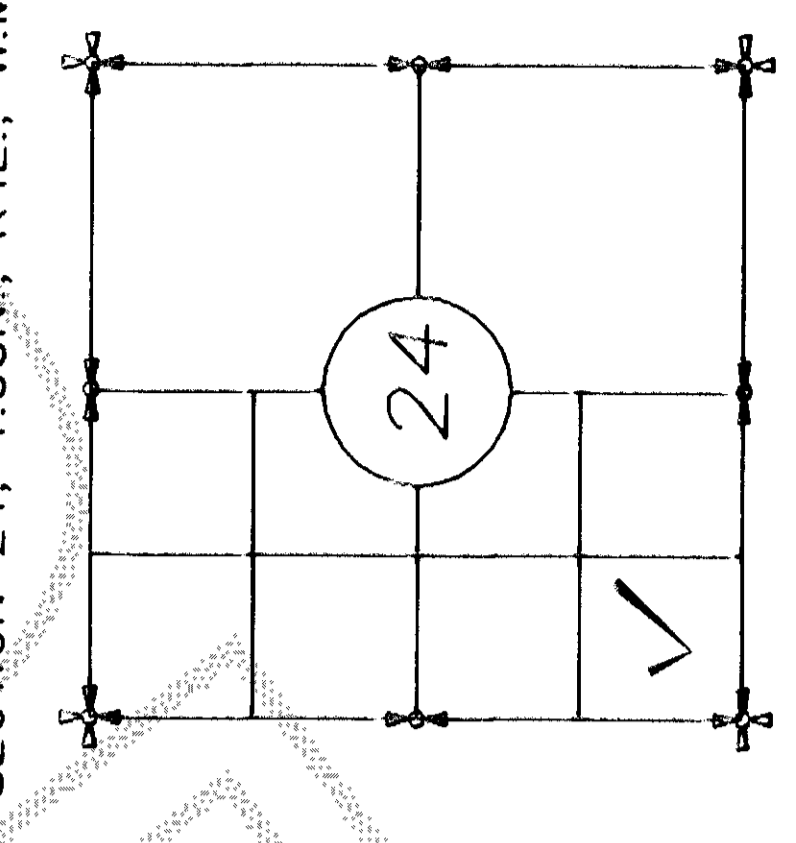
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4/13/2007 Page 1 of 2 3:42PM

Jungquist by
 Jony Sunda

VICINITY MAP
 SECTION 24, T.35N., R.4E., W.M.

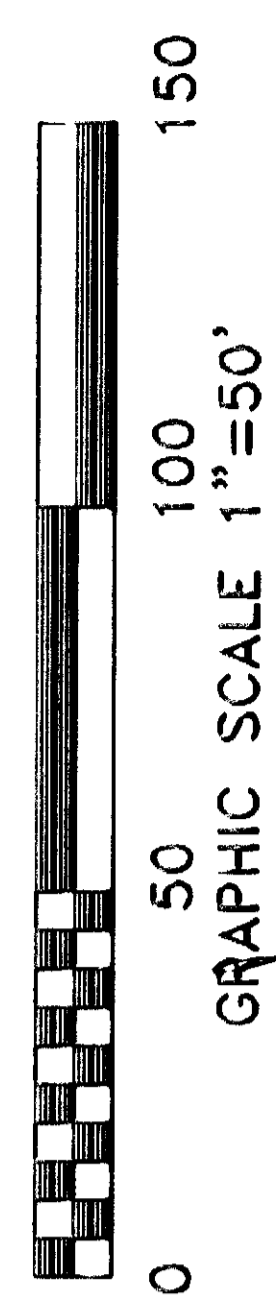


LOT ADDRESSES:

- LOT 1 - 205 A/B/C THOMPSON PLACE
- LOT 2 - 211 A/B/C THOMPSON PLACE
- LOT 3 - 209 A/B/C THOMPSON PLACE
- LOT 4 - 207 A/B/C THOMPSON PLACE

LEGEND

- water meter
- guy anchor
- power pole
- storm drain
- sanitary sewer
- water line
- U.G. telephone
- found 5/8" rebar is#21591
- 5/8" rebar is#21591 set
- elevation contour line
- depression contour line
- asphalt



REC 11/10/07

SHORT PLAT NO. (SW) 2532-03

SURVEY IN SOUTHWEST QUARTER
 SECTION 24, TWN 35N., RNG 4E., W.M.

FOR
 JOHN J. PIAZZA

FLD BK 70	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 2
CHKD SVB		JOB NO. 04.0736

23
 24

FND MON IN CASE
 NO. OF ROAD CENTERLINE
 11-03-04

26
 25

FND MON IN CASE

11-03-04

23
 24

26
 25

FND MON IN CASE

11-03-04

23
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26
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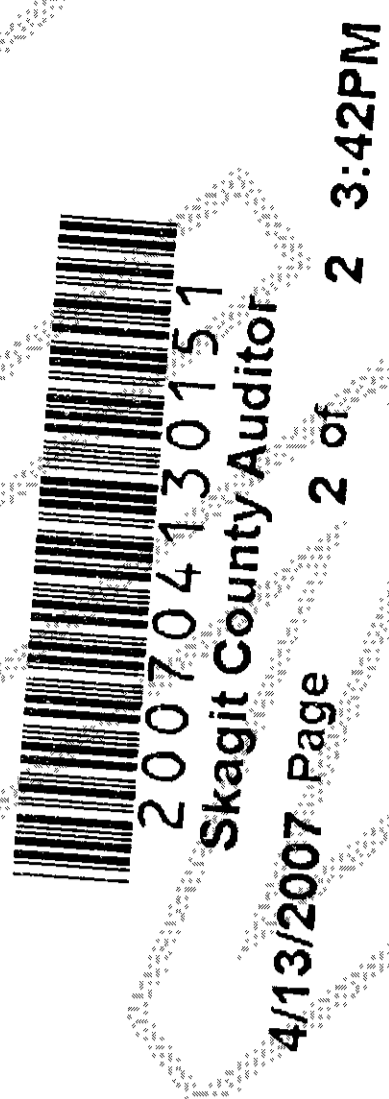
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4

RECORD OF SURVEY for SHORT PLAT NO. (SW) 2532-03
in SW1/4 of SW 1/4 Section 24, Twp. 35 N., Rng. 4 E., W.M.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 13 DAY OF April 2007
AT THE REQUEST OF AZIMUTH NORTHWEST, INC., UNDER AUDITOR'S FILE NO.



SUBJECT TO THE FOLLOWING:

- EASEMENT OR RIGHT OF WAY FOR WATER PIPE LINE GRANTED TO PUBLIC UTILITIES DISTRICT NO. 1 OF SKAGIT COUNTY, RECORDED MARCH 3, 1947 UNDER AUDITOR'S FILE NO. 401584.
- EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, FILED OCTOBER 18, 1948 AND RECORDED UNDER AUDITOR'S FILE NO. 423993 IN VOLUME 230 OF DEEDS, PAGE 314.
- EASEMENT GRANTED TO JAN LOPACKI AND OPAL G. LOPACKI FOR INGRESS AND EGRESS DATED AUGUST 17, 1949, RECORDED SEPTEMBER 3, 1949 UNDER AUDITOR'S FILE NO. 435415.
- EASEMENT GRANTED TO THE CITY OF SEDRO-WOOLLEY FOR STREET PURPOSES, AND TO VARIOUS UTILITIES FOR UTILITY PURPOSES, DATED JULY 7, 1992 AND RECORDED JULY 10, 1992 UNDER AUDITOR'S FILE NO. 9207100010.
- EASEMENT GRANTED TO MERLEE M. DAVIS, A WIDOW FOR INGRESS AND EGRESS, RECORDED OCTOBER 29, 1974 UNDER AUDITOR'S FILE NO. 809409.

LEGAL DESCRIPTION

LOTS 2 AND 3, TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE NORTH 70 FEET OF SAID LOTS 2 AND 3, AND EXCEPT THAT PORTION OF THE EAST 85 FEET OF SAID LOT 2 LYING SOUTH OF A LINE THAT IS 120 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 2.

SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PARCELS "A" AND "B":
PARCEL "A":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.85 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 34.24 FEET THROUGH A CENTRAL ANGLE OF 78 DEGREES 27'47";
THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 50.13 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET;
THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 8.86 FEET TO THE WEST LINE OF THE EAST 85.00 FEET OF SAID LOT 2 OF SAID TROWBRIDGE ADDITION;
THENCE NORTH 0 DEGREES 00' EAST ALONG SAID WEST LINE OF EAST 85.00 FEET OF LOT 2 OF TROWBRIDGE ADDITION, A DISTANCE OF 14.39 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 38 DEGREES 32'38" WEST AT A DISTANCE OF 25.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.15 FEET THROUGH A CENTRAL ANGLE OF 39 DEGREES 18'37" TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL C:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF THE TROWBRIDGE ADDITION TO THE TOWN OF SEDRO WOOLLEY AS RECORDED IN VOLUME 3 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 120.00 FEET; THENCE SOUTH 89 DEGREES 23'28" WEST PARALLEL TO AND 120.00 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SAID TROWBRIDGE ADDITION, A DISTANCE OF 76.14 FEET TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 89 DEGREES 23'28" EAST A DISTANCE OF 26.01 FEET TO A POINT ON NON-TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 79 DEGREES 04'19" EAST AT A DISTANCE OF 25.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13"; THENCE SOUTH 0 DEGREES 36'33" EAST A DISTANCE OF 5.00 FEET;
THENCE SOUTH 89 DEGREES 23'28" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 0 DEGREES 36'32" WEST A DISTANCE OF 5.00 FEET TO A POINT TO THE BEGINNING OF A TANGENT CURVE HAVING A RADIUS POINT BEARING SOUTH 89 DEGREES 23'28" WEST AT A DISTANCE OF 25.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 5.03 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 32'13" TO THE TRUE POINT OF BEGINNING.

NOTES:

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- BASIS OF BEARING: NORTH 90 DEGREES EAST ALONG THE MONUMENTED CENTERLINE OF FERRY STREET BETWEEN BORSETH AND RITA STREETS.
- ZONING: CENTRAL BUSINESS DISTRICT.
A CONDITIONAL USE PERMIT (#66-CUP-4) REGARDING THIS PROJECT WAS APPROVED ON JULY 31, 2006
- SEWER: CITY OF SEDRO-WOOLLEY.
- THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- WATER: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
- ACREAGE OF SHORT PLAT: 26,523 Sq. Ft. (0.6088 ACRES).
- DEVELOPER: JOHN J. PIAZZA, 224 STEWART RD., MT. VERNON
- SKAGIT COUNTY TAX PARCEL NUMBERS P77322 AND P77325.
- VERTICAL DATUM: NAVD. 1988.
- SEE DEDICATION OF RIGHT OF WAY, BOUNDARY LINE ADJUSTMENT AND RELEASE OF EASEMENT RECORDED: 200704130147
A.F. # 200704130149
- HOMEOWNERS ASSOCIATION AGREEMENT AND STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER A.F. # 200704130150

CITY TREASURER'S CERTIFICATE

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

DATED THIS 9th DAY OF April, 2007

Cathy K. Nelson
CITY TREASURER

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 2007, THIS 13th DAY OF April.

Walter S. Johnson
SKAGIT COUNTY TREASURER
4-13-07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Stuart B. VanBuren, Jr.
SURVEYOR
STATE OF WASHINGTON
CERTIFICATE NO. 21551
4/13/07

CONSENT

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

John J. Piazza
JOHN J. PIAZZA
Dorothy Piazza
DOROTHY PIAZZA

Kim Stafford
STEVEN STAFFORD
KIM STAFFORD

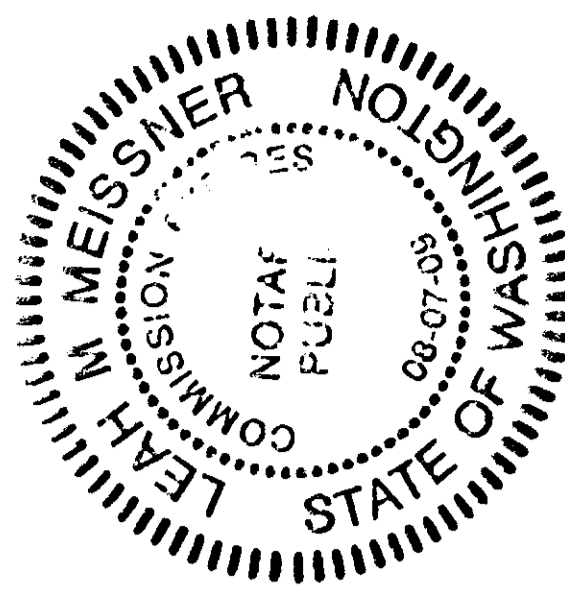
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS:

ON THIS 9th DAY OF April, 2007
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN J. PIAZZA AND DOROTHY PIAZZA, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS 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 ABOVE WRITTEN.

Debra M. Mousnier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro Woolley
MY COMMISSION EXPIRES 8-7-09



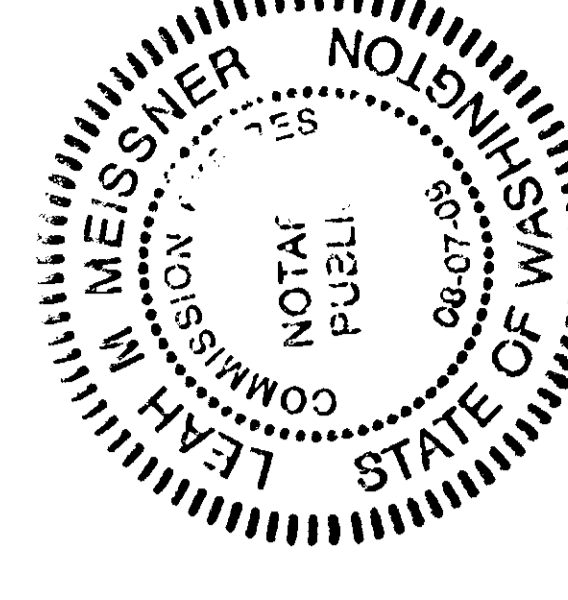
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STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS:

ON THIS 9th DAY OF April, 2007
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED STEVEN STAFFORD AND KIM STAFFORD, HUSBAND AND WIFE, KNOWN TO BE THE INDIVIDUALS 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.

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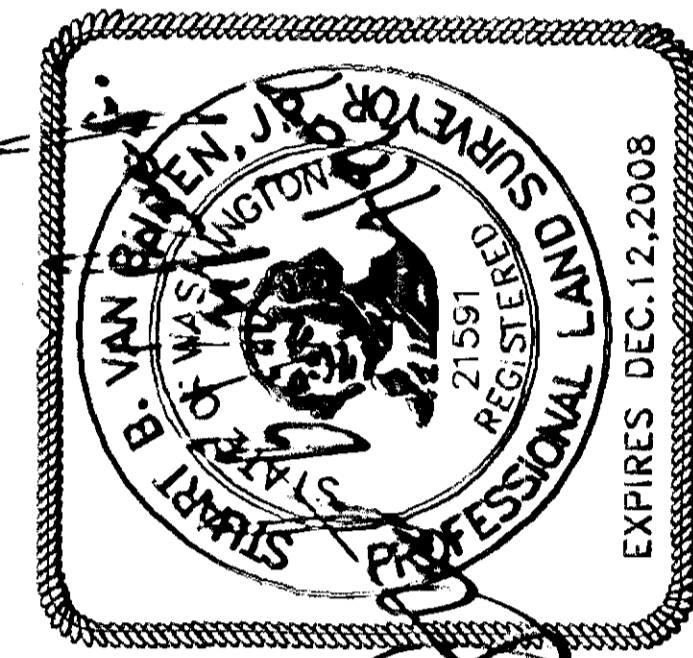
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RESIDING AT Sedro Woolley
MY COMMISSION EXPIRES 8-7-09



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDRO WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED ON THIS 9th DAY OF April, 2007

[Signature]
CITY ENGINEER



SHORT PLAT NO. (SW) 2532-03

SURVEY IN SOUTHWEST QUARTER
SECTION 24, TWN 35N., RNG 4E., W.M.

FOR
JOHN J. PIAZZA

FLD BK 70

CHKD SVB

AZIMUTH NORTHWEST INC.
17963 WOOD RD.
BOW, WASHINGTON 98232

SHEET 2 OF 2

JOB NO. 04.0736