

RECORD OF SURVEY FOR SHORT PLAT NO. (SW) SP-1999  
in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Legal Description

Lot 11, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

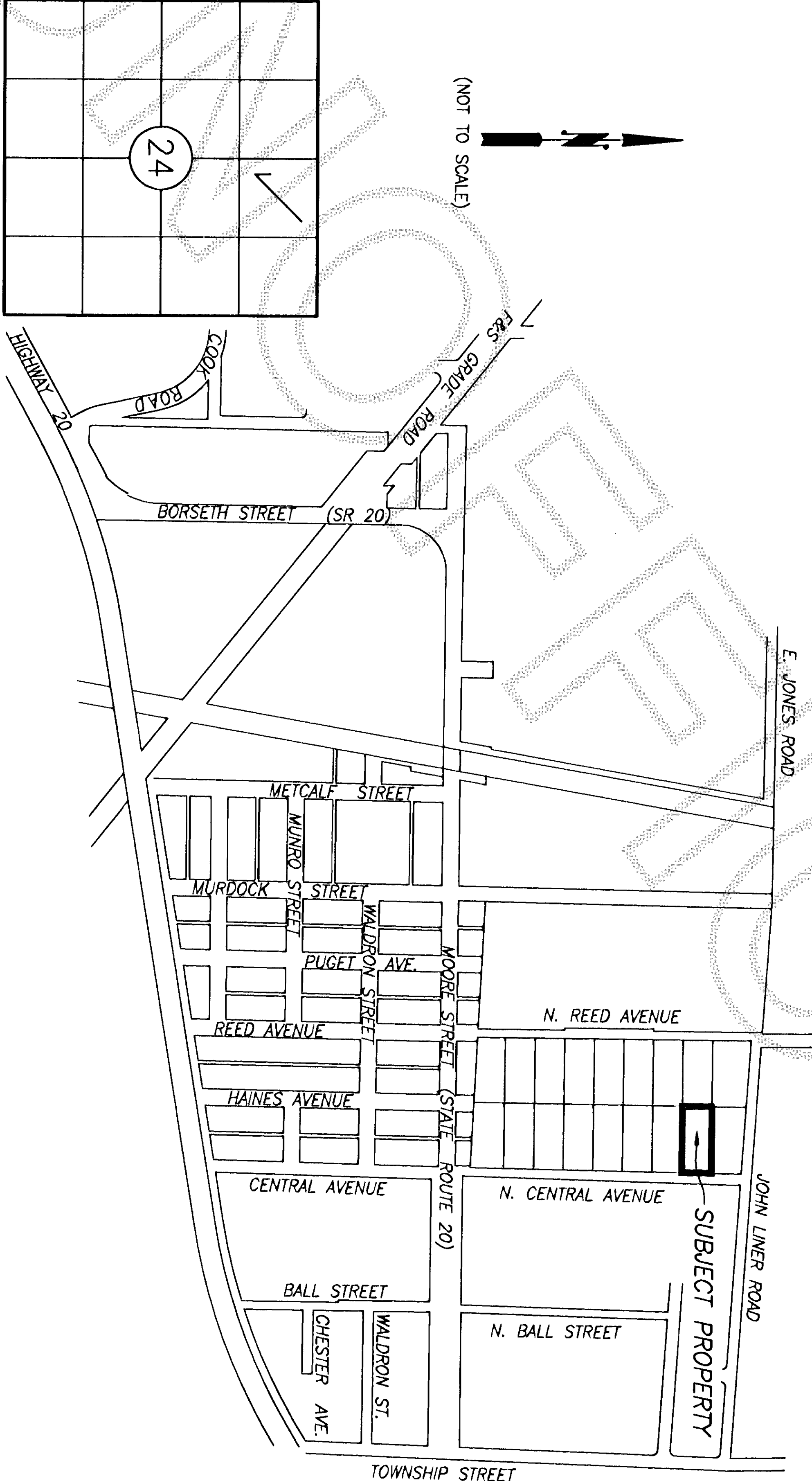
Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads and drainage facilities shall be the responsibility of the homeowners association with the lot owners as members. See A.F.# 200304190082.
3. Basis-of-bearings - Assumed S88°37'22"E on the north line of the Northeast Quarter of Section 24.
4. Zoning at the time of vesting - SF-1. Current Zoning - R-7.
5. Sewer - City of Sedro-Woolley
6. 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.
7. Water - Public Utility District No. 1 of Skagit County.
8. Variance No. 17-00 was approved to reduce the minimum lot width at the building line on Lot 3 and Lot 4. The Variance also granted a reduction of the setback on Lot 1 adjacent to the proposed road to 10.5 feet to conform with the existing buildings. The Variance also granted a reduction of the private road right of way width to 40 feet.

Utility Easements

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 Northwest, Comcast, and their respective successors and assigns, under and upon those areas indicated as utility easements on sheet 2, herein, in which to construct, operate, 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 easements at all times for the purposes herein stated.

Vicinity Sketch



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.

Cary L. Hamilton

Cary L. Hamilton

Heidi L. Hamilton

Heidi L. Hamilton

Sherril D. Pellmar, A.V.P.

Bank of America, N.A.  
Sherril D. Pellmar, A.V.P.

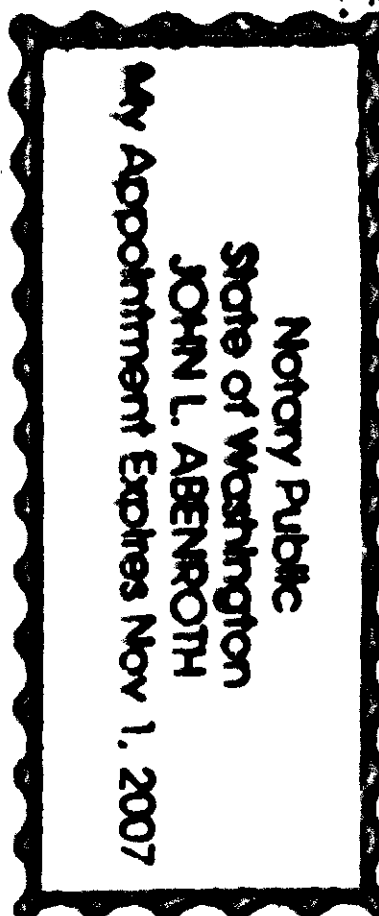
Acknowledgments

State of Washington, County of SKAGIT

I certify that I know or have satisfactory evidence that Cary L. Hamilton and Heidi L. Hamilton, 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 [Signature] Title Notary

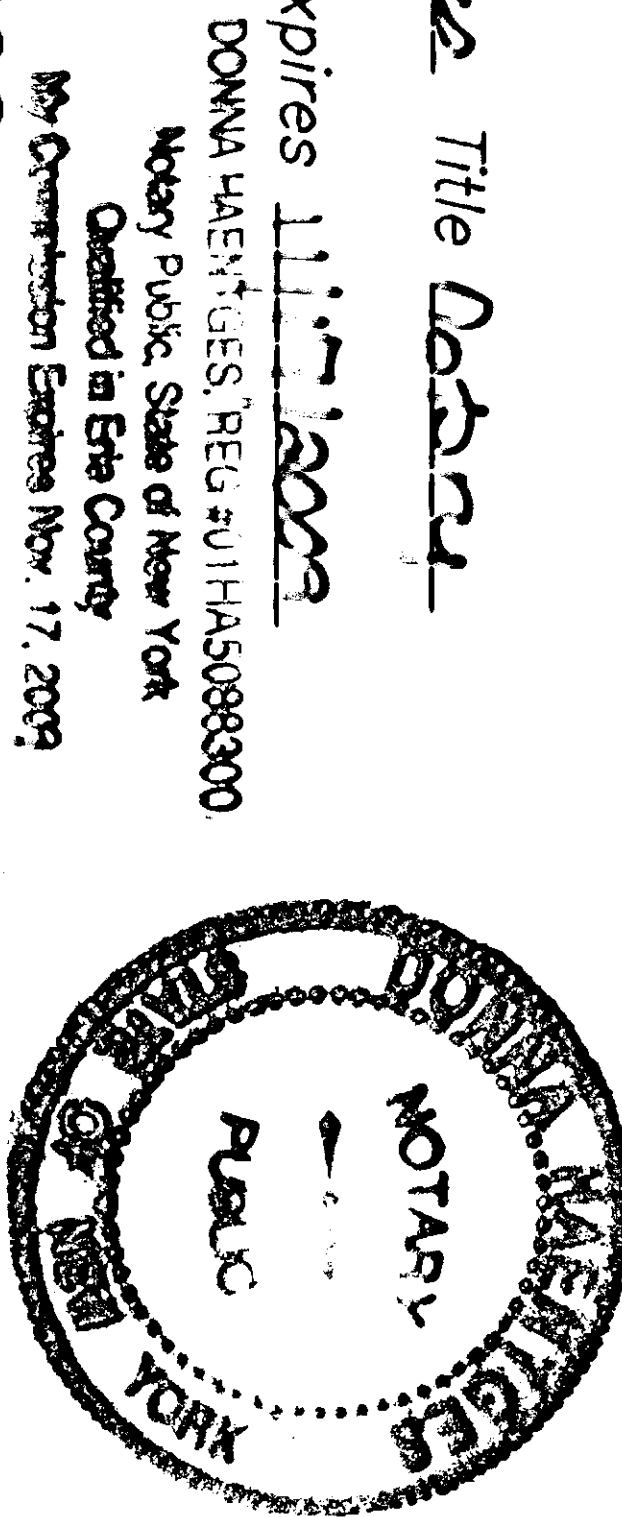
Date Mar. 28, 2007 My appointment expires 11/1/2007



State of New York County of Seneca  
I certify that I know or have satisfactory evidence that Sherril D. Pellmar signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Assistant Vice President of Bank of America, N.A. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Notary

Date April 2, 2007 My appointment expires 11/1/2007



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.

Cathy K. Nielsen

City Treasurer

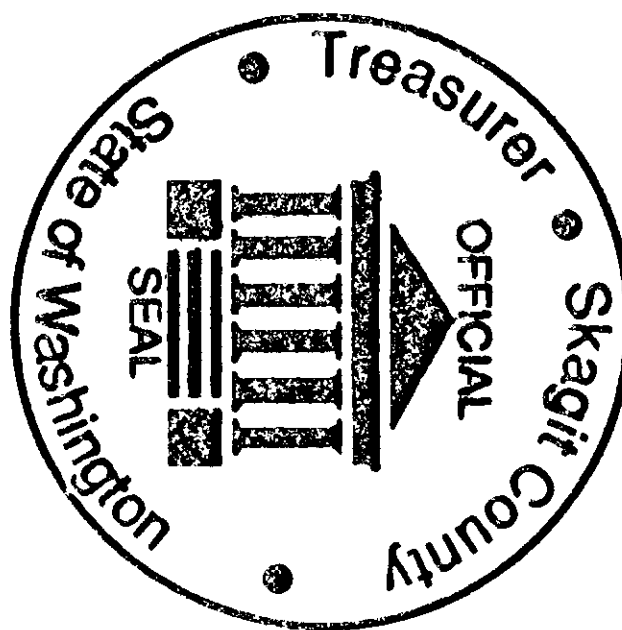
Date 4-16-07

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 2007.

Paula D. Dugan

Skagit County Treasurer

Date April 16, 2007



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 this 16th day of April 2007.

[Signature]

City Planner

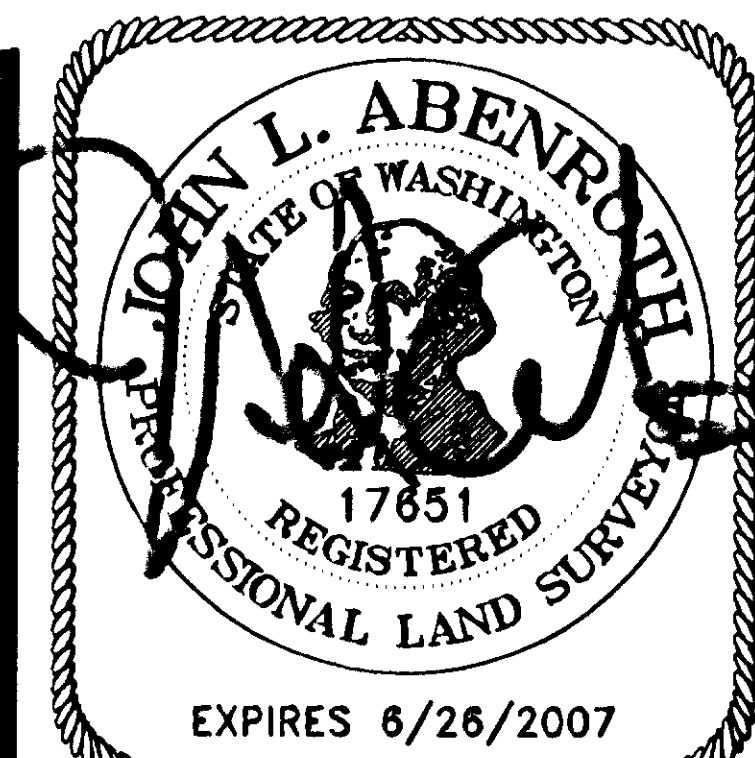
[Signature]

City Engineer

Owners/Developers

Cary L. Hamilton and Heidi L. Hamilton, h/w  
24847 Northwood Lane  
Sedro-Woolley, Wa. 98284

Short Plat for  
Cary and Heidi Hamilton



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2003 at the request of Cary and Heidi Hamilton.

John L. Abenroth CERT#17651  
Date 4/13/07

AUDITOR'S CERTIFICATE



200704190083  
Skagit County Auditor

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[Signature]  
County Auditor or Deputy Auditor



RECORD OF SURVEY FOR SHORT PLAT NO. (SW) SP-1999  
in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

13  
24

8/19/86  
FOUND 1" X 1 1/2"  
STEEL ROD 2" HIGH AT  
FENCE CORNER DURING  
SURVEY FILED IN VOLUME  
7 OF SHORT PLATS AT  
PAGE 133.

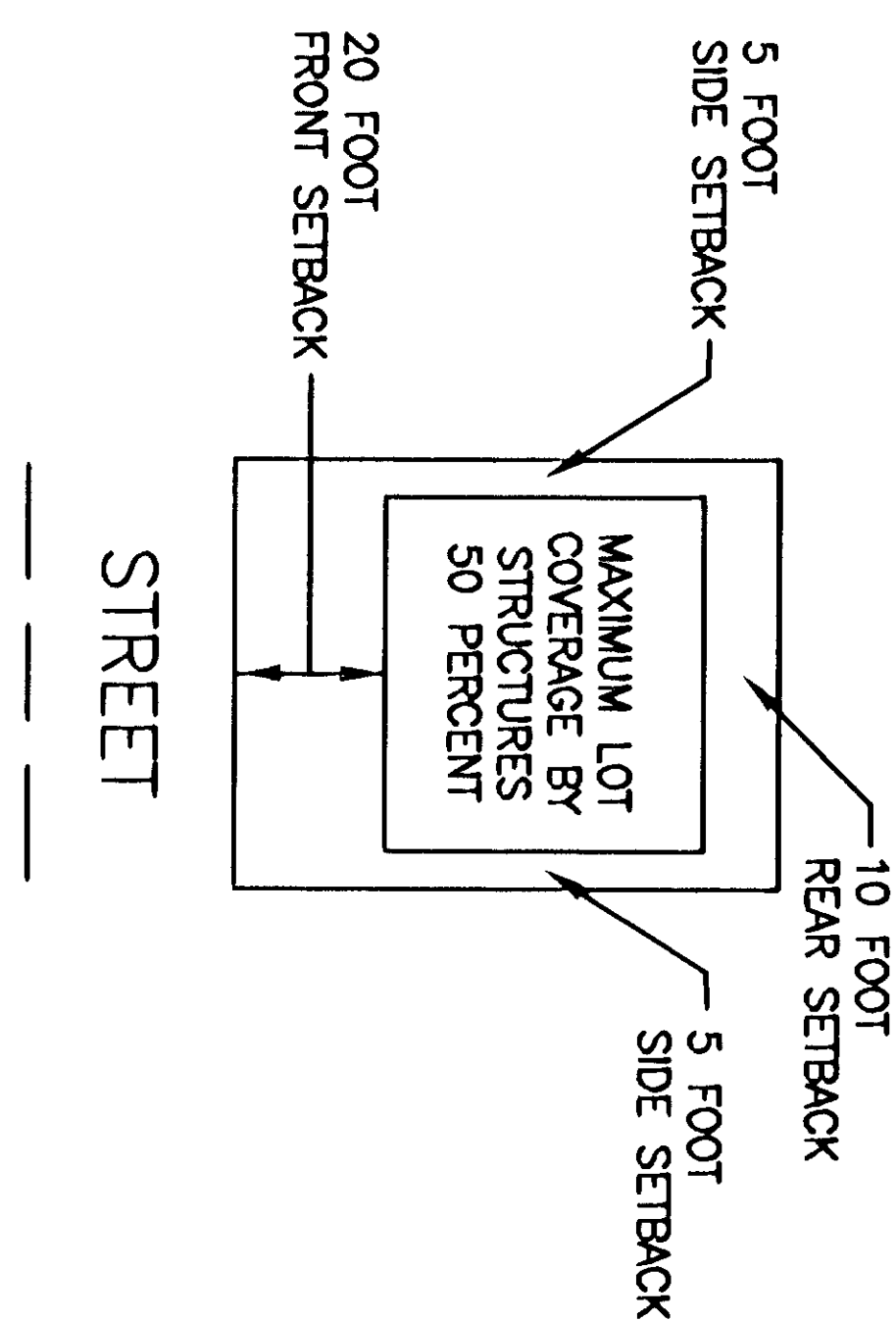
S88°37'22"E 2711.70'

1355.85'

13  
18

6/15/83  
FOUND BRASS DISC  
0.30 FEET DEEP IN  
CENTERLINE OF  
HIGHWAY 9.

### Minimum Setback Requirements



### Legend

- Set 1 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, as shown on short plat No. SW 05-98, A.F.#9811090176.
- Sanitary sewer manhole
- Utility pole
- Fire hydrant

N02°19'46"W 2741.44'

1370.72'

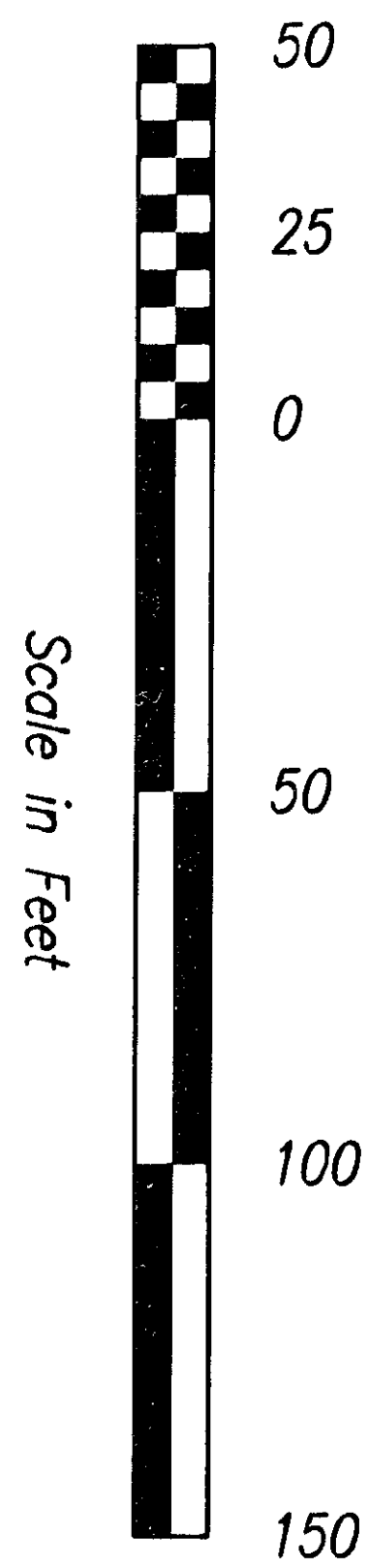
1370.72'

COMPUTED FROM  
"ROETKERS ADDITION TO  
SEDERO-WOOLLEY", FILED  
IN VOLUME 7 OF PLATS  
AT PAGE 44.

24

### Addresses

- Lot 1 = 320 North Central Avenue
- Lot 2 = 330 North Central Avenue
- Lot 3 = 340/342 North Central Avenue (Duplex Lot)
- Lot 4 = 350/352 North Central Avenue (Duplex Lot)



S89°36'22"W 2629.27'

1314.63'

S00°38'27"E 2656.09'

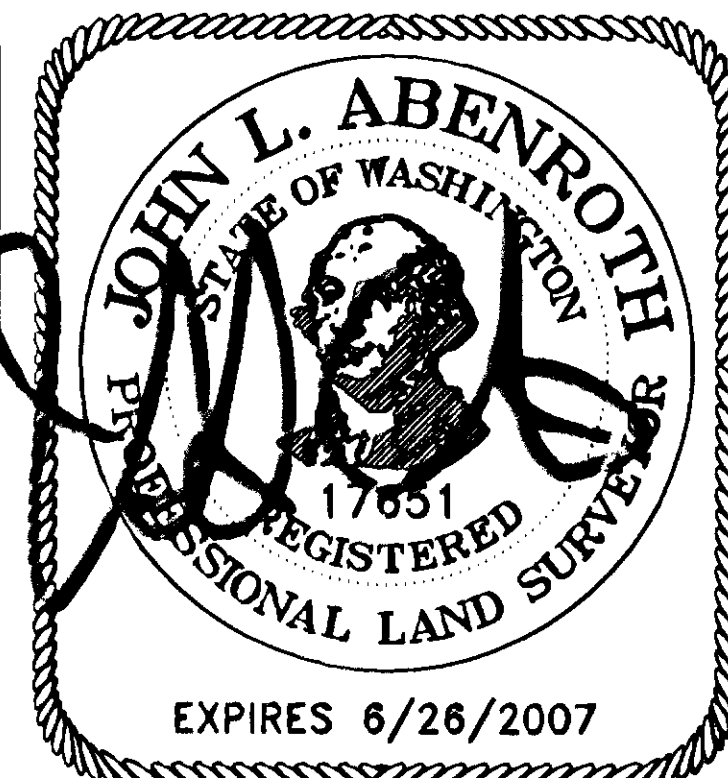
1328.04'

1314.64'

3/26/92  
FOUND BRASS  
DISC IN CASE  
AND COVER



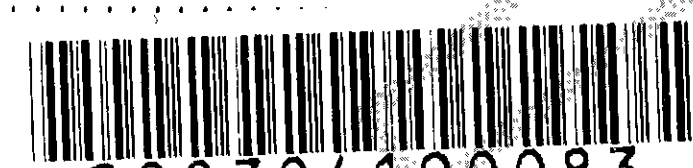
COPYRIGHT 2004 SKAGIT SURVEYORS, INC.



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2003 at the request of Cary and Heidi Hamilton.

John L. Abenroth CERT#17651  
Date 4/13/07

**AUDITOR'S CERTIFICATE**



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Signature of Auditor or Deputy Auditor

Short Plat for  
Cary and Heidi Hamilton

4/16/07