

RECORD OF SURVEY FOR SHORT PLAT NO. SW-2579
Survey in the NW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED S87°23'08"E ON THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 23.
3. ZONING - R-7
4. SEWER - CITY OF SEDRO-WOOLLEY
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 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 24,300 S.F., (0.56 ACRES).
8. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE THE PLAT OF SPRING MEADOWS DIV. I RECORDED IN VOLUME 17 OF PLATS AT PAGES 65 AND 66, AND THE PLAT OF SPRING MEADOWS DIV. II RECORDED IN VOLUME 17 OF PLATS AT PAGES 75 AND 76.
9. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#200505020130; A.F.#200805190156; A.F.#200805190157.

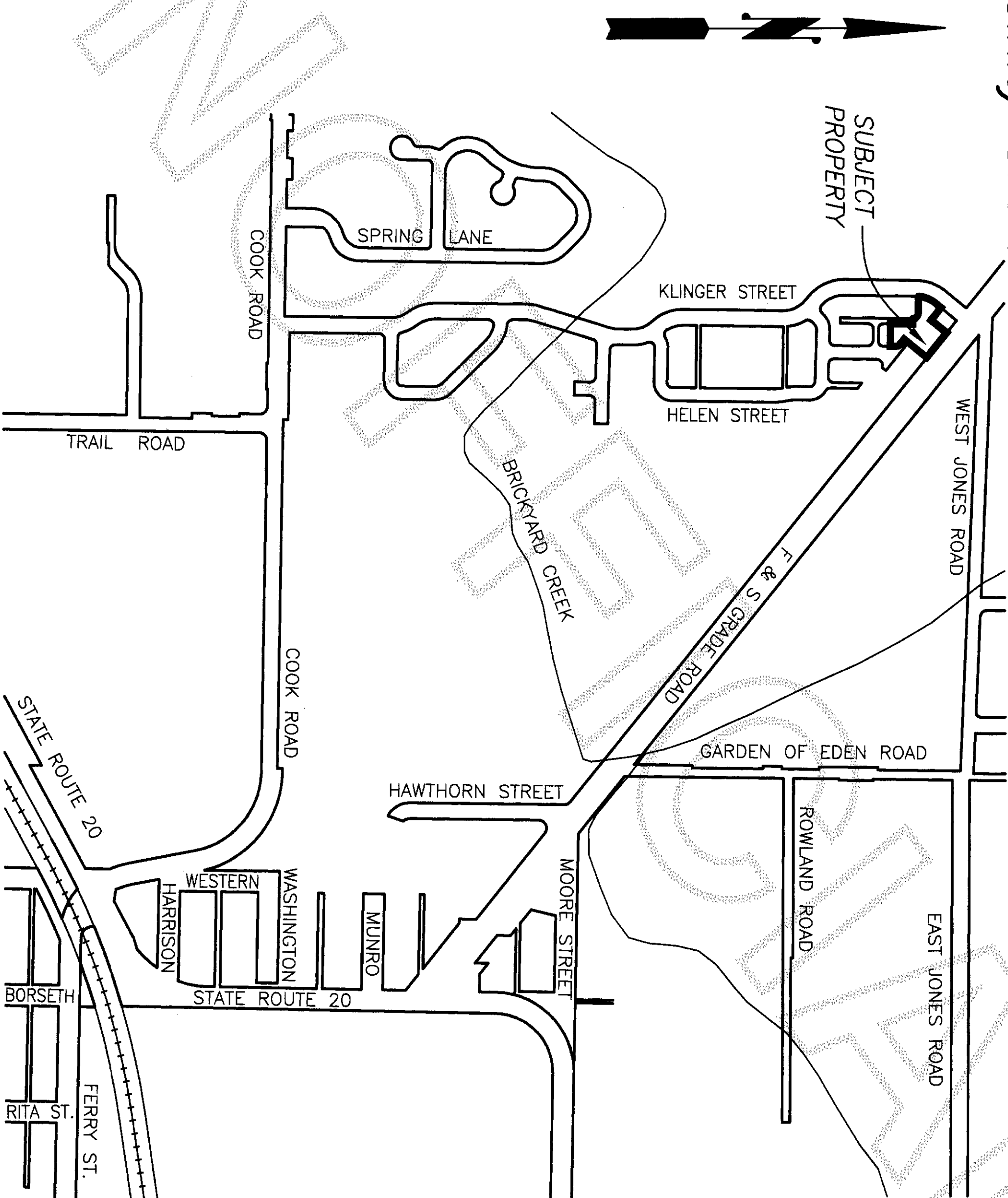
Utility Easement Note

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, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPLIANCES THEREFOR 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 STREET(S), IF ANY, ALL LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Owner/Developer

GRANDVIEW INC.
P.O. BOX 159
ARLINGTON, WA, 98223
(360) 435-7171

Vicinity Sketch



Legal Description

THAT PORTION OF THE EAST 660 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF THE PUGET SOUND AND BAKER RIVER RAILWAY, RIGHT-OF-WAY AS CONVERTED BY DEED RECORDED JULY 30, 1907, IN VOLUME 62 OF DEEDS, PAGE 582, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING SOUTHWESTERLY OF THE FORMER FAIRHAVEN AND SOUTHERN RAILWAY RIGHT-OF-WAY AS CONVERTED BY DEED RECORDED JULY 10, 1890, IN VOLUME 12 OF DEEDS AT PAGE 491, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 264 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN WITH THE SOUTH LINE OF THE FAIRHAVEN AND SOUTHERN RAILWAY RIGHT-OF-WAY AS CONVERTED BY DEED RECORDED JULY 10, 1890, IN VOLUME 12 OF DEEDS AT PAGE 491, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE N 50°56'17"W ALONG THE SOUTH LINE OF SAID FAIRHAVEN AND SOUTHERN RAILWAY RIGHT-OF-WAY, A DISTANCE OF 2.36 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 39°03'43"E, A DISTANCE OF 110 FEET; THENCE S 50°56'17"E, A DISTANCE OF 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 51°53'22" AND AN ARC DISTANCE OF 18.11 FEET; THENCE S. 00°57'06"W, A DISTANCE OF 22.10 FEET; THENCE N 89°02'54"W, A DISTANCE OF 85 FEET; THENCE N 00°57'06"E, A DISTANCE OF 84.99 FEET; THENCE N 89°02'54"W, A DISTANCE OF 20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20 FEET; THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET, (THE CHORD OF SAID CURVE BEARS N 44°02'54"W, A DISTANCE OF 28.28 FEET); THENCE N 89°02'54"W, A DISTANCE OF 64.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 110 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°06'47" AND AN ARC DISTANCE OF 67.41 FEET, (THE CHORD OF SAID CURVE BEARS N 21°30'20"E, A DISTANCE OF 66.36 FEET); THENCE N 39°03'43"E, A DISTANCE OF 30.71 FEET; THENCE S. 50°56'17"E, A DISTANCE OF 60 FEET; THENCE N 39°03'43"E, A DISTANCE OF 75.63 FEET TO THE SOUTHWESTERLY LINE OF SAID FAIRHAVEN AND SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE S 50°56'17"E, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Covenants, Conditions, & Restrictions

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS SHORT PLAT ARE FILED WITH THE SKAGIT COUNTY AUDITOR IN A.F.# 200805190156

Consent

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

GRANDVIEW INC.

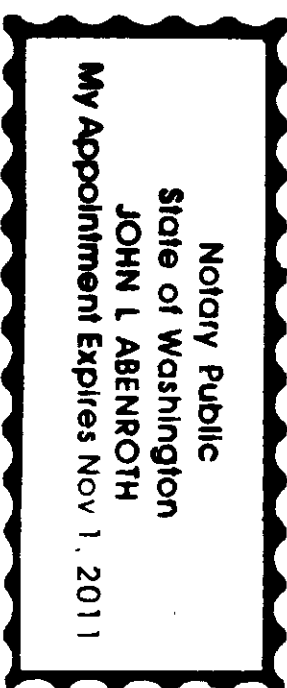
SUMMIT BANK

JOHN L. ABERNETHY

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT WAMMACK, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF GRANDVIEW INC. 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 MAY 3, 2008 MY APPOINTMENT EXPIRES 11/1/2011



STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN L. ABERNETHY, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE LOAN OFFICER OF SUMMIT BANK 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 8/29/08 MY APPOINTMENT EXPIRES 7/8/09

Treasurer's Certificates

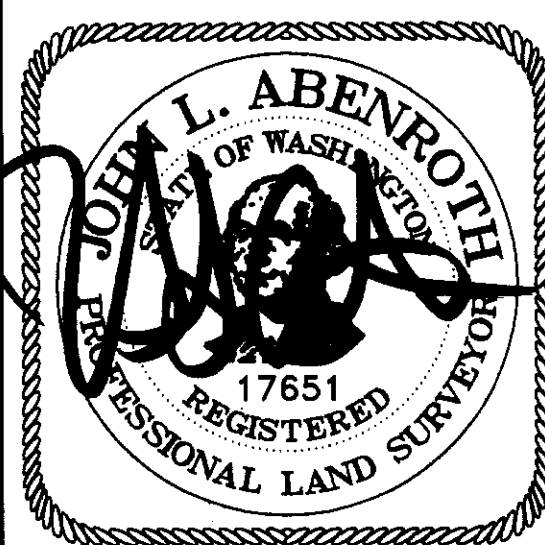
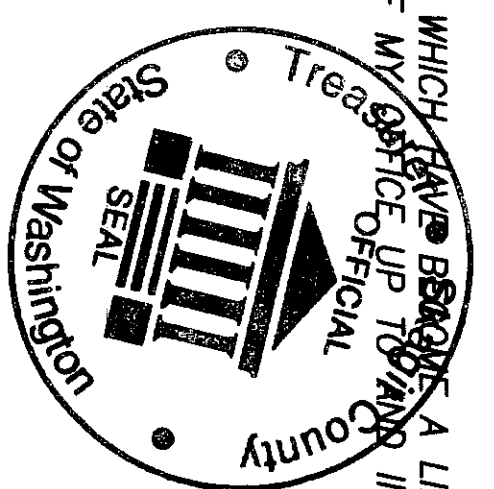
THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

CITY TREASURER Andrew K. Nelson DATE 10/23/08

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 2008.

Approvals

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16, AND 17 OF SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 22ND DAY OF October, 2008.



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 2008 at the request of Grandview Inc.

John L. Abernethy CERT#17651
Date 9/3/08

AUDITOR'S CERTIFICATE



200810280082
Skagit County Auditor
10/28/2008 Page 1 of 2 1:14PM

[Signature] County Auditor or Deputy Auditor



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

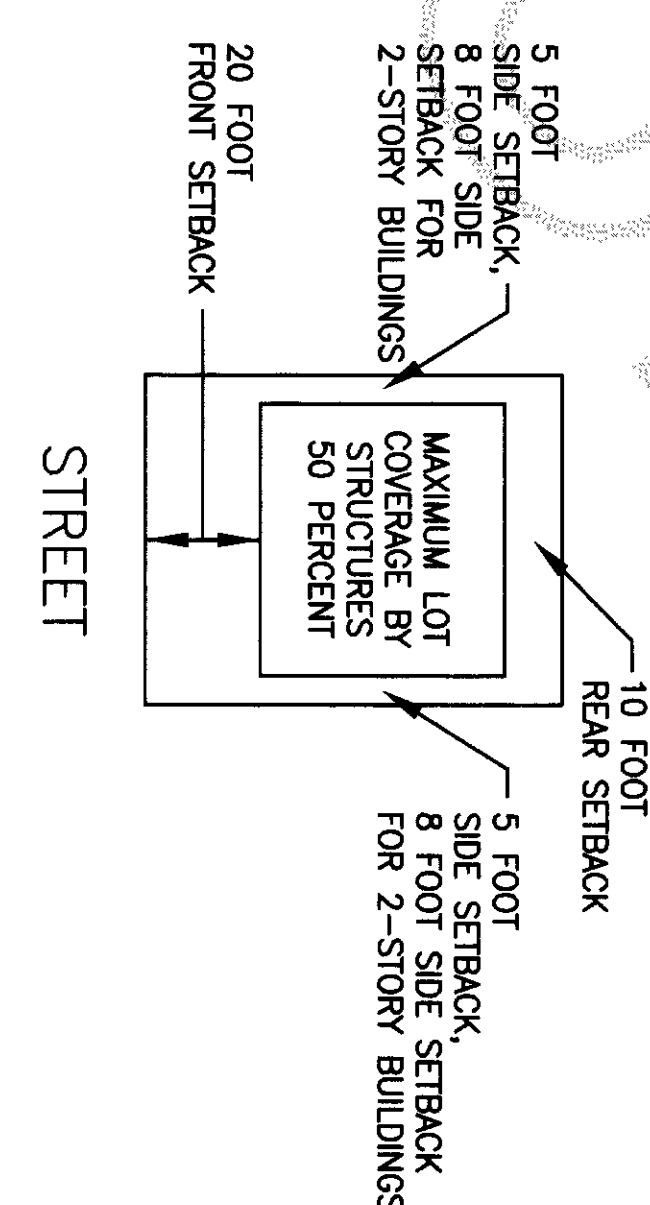
14
23
FOUND 2" IRON PIPE WITH PLUG &
TACK IN NORTH-SOUTH FENCE
LINE, 6/18/80

RECORD OF SURVEY FOR SHORT PLAT NO. SW-2579
Survey in the NW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

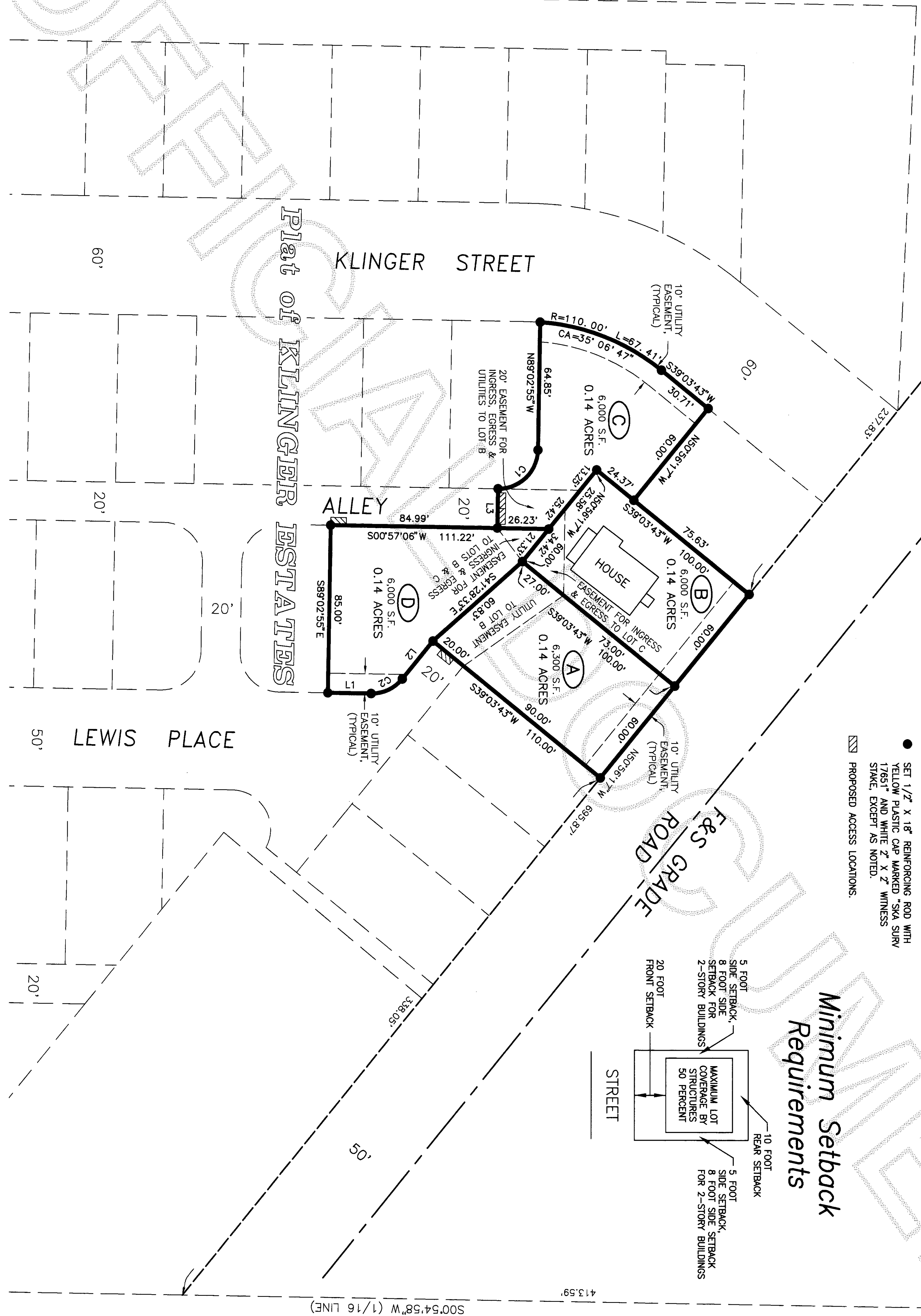
Legend

- 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.
- PROPOSED ACCESS LOCATIONS.

Minimum Setback
Requirements



1/16 CORNER AS SHOWN ON PLAT OF
SPRING MEADOWS DIV. I RECORDED IN VOL.
17 OF PLATS AT PAGES 65 AND 66, AND ON
PLAT OF SPRING MEADOWS DIV. II RECORDED
IN VOL. 17 OF PLATS AT PAGES 75 AND 76.



Addresses

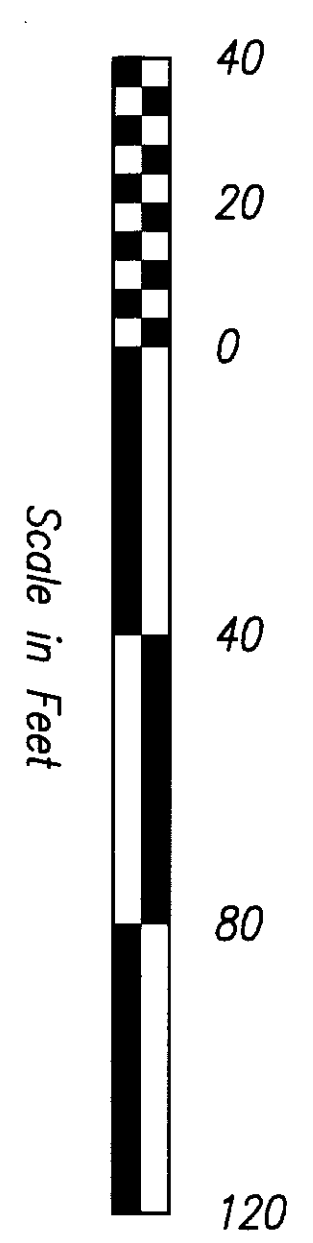
- Lot A = 279 Lewis Place
- Lot B = 275 Lewis Place
- Lot C = 277 Klinger Street
- Lot D = 270 Lewis Place

LINE TABLE

#	BEARING	DISTANCE
L1	N00°57'06"E	22.10'
L2	N60°56'17"W	24.81'
L3	N89°02'55"W	20.00'

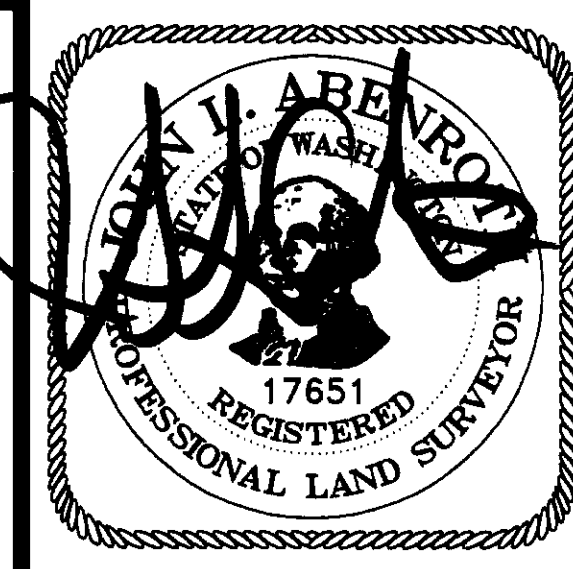
CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	51°53'22"	18.11'



Short Plat for Grandview Inc.

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



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This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2008 at the request of Grandview Inc.
John L. Abenroth CERT#17651
Date 9/3/08

AUDITOR'S CERTIFICATE
200810280082
Skagit County Auditor
10/28/2008 Page 2 of 2 1:14PM
J. Youngquist by: (signature)
County Auditor or Deputy Auditor