

SHORT PLAT FOR LEE AND MARY SUE DALLAS NO. SW-06-SP-2
IN A PORTION OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., W.M.

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 840 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 23;
THENCE SOUTH 90 FEET;
THENCE NORTH 88°15' WEST 171 FEET;
THENCE NORTH 90 FEET;
THENCE SOUTH 88°15' EAST 171 FEET TO THE POINT OF BEGINNING.

EXCEPT COUNTY ROAD ALONG THE EAST LINE THEREOF.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

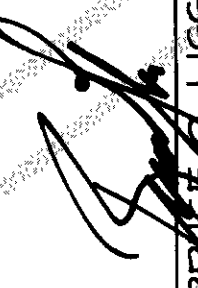
SITUATE IN THE CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

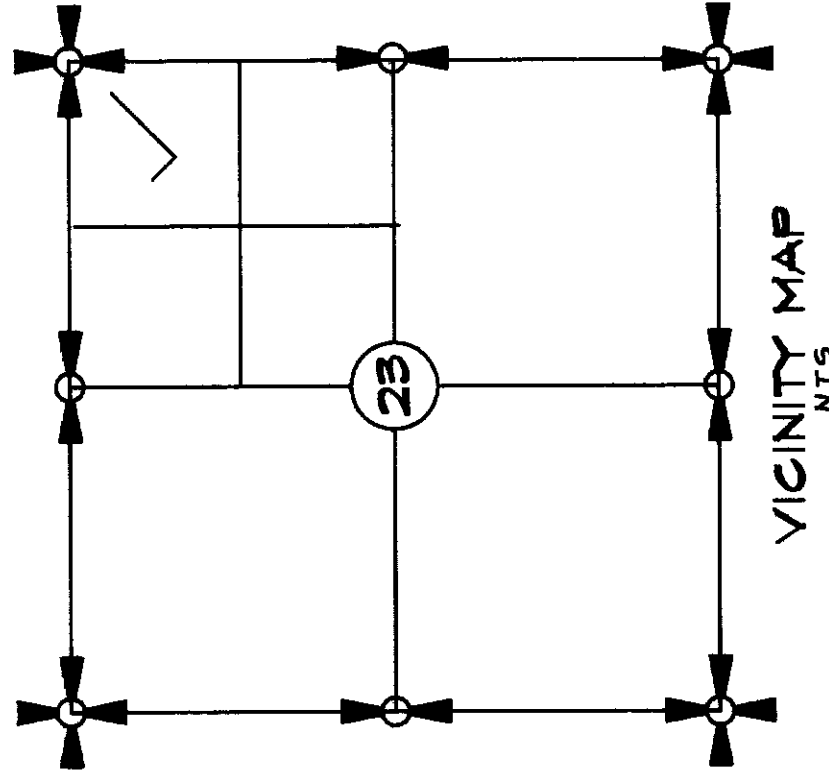
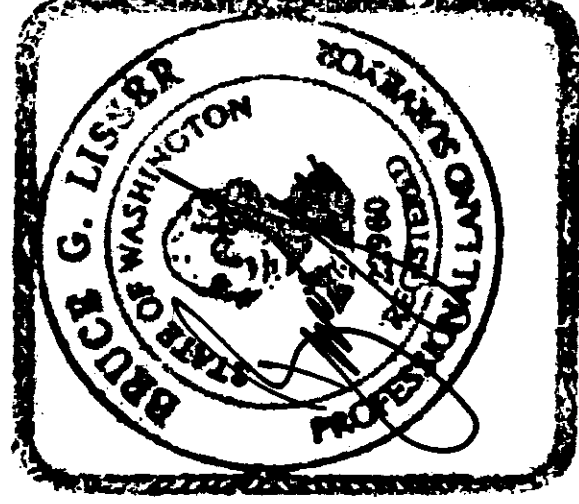
NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING: RT (MINIMUM LOT AREA = 6,000 SQ. FT.)
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: P.U.D. NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY INSCRIBED LISSER 22460
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: EAST LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON SHORT PLAT SW-01-045, RECORDED UNDER AUDITOR'S FILE NUMBER 4504210048, BEARING = NORTH 00°31'54" WEST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT NO. SW-01-086 RECORDED UNDER AUDITOR'S FILE NO. 8602270013; SHORT PLAT NO. SW-01-45 RECORDED UNDER AUDITOR'S FILE NO. 4504210048, AND RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4108080004, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM CHICAGO TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 1C34582, DATED JUNE 23, 2006.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: LEE AND MARY SUE DALLAS
10 CHUCKANUT DRIVE
BELLINGHAM WA 98224
PHONE: (360) 220-0245
14. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. BUILDING SETBACK REQUIREMENTS (PER CHAPTER 17.12.020)
FRONT: 20 FEET
SIDE: ONE STORY AND ACCESSORY STRUCTURES: 5 FEET
TWO STORY STRUCTURE: 8 FEET, ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY
REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES
16. DATUM = NAD 83
17. PROJECT BENCH MARK = TOP SANITARY SEWER MANHOLE NO. 153
ELEVATION= 58.2'
18. SPOT ELEVATIONS ARE SHOWN ON THE X MARK
19. ASSESSORS PARCEL NO. P-37181
20. SEE WAIVER OF PROTEST REGARDING ULID/LID FOR DEVELOPMENT WITHIN THE CITY OF SEDRO-WOOLLEY FILED IN AUDITOR'S FILE NO. 200907210101.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

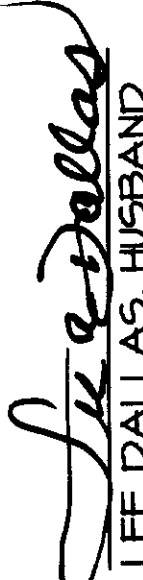
 DATE Aug. 11, 2009
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22460
LISSNER & ASSOCIATES, PLLC
370 MILWAUKEE STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-1442
FAX (360) 419-0591
EMAIL BRUCE@LISSNER.COM



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 13TH DAY OF August, 200 9.

 Lee Dallas
LEE DALLAS, HUSBAND
 Mary Sue Dallas
MARY SUE DALLAS, WIFE

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEE DALLAS AND MARY SUE DALLAS, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug. 13, 2009


BRUCE G. LISSNER
STATE OF WASHINGTON
NOTARY PUBLIC
NOTARY --P-- PUBLIC
RESIDING IN Mount Vernon
MY APPOINTMENT EXPIRES 7-14-12
My Commission Expires 7-14-2012

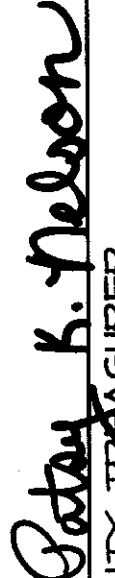
UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PIGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS, CO. AND COMCAST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 (TEN) FEET OF ALL LOTS ADJOINING GARDEN OF EDEN ROAD AND OTHER UTILITY EASEMENTS SHOWN HEREON (UTILITIES EASEMENT ALONG THE NORTH 10 (TEN) FEET OF LOT B FOR BENEFIT OF LOT A) IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

CITY TREASURER'S CERTIFICATE

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

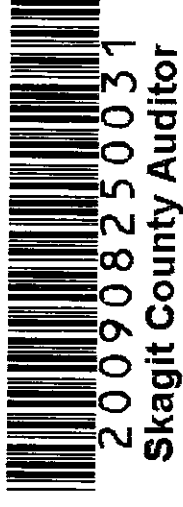
THIS 21st DAY OF August, 200 9.

 Reta K. Nelson
CITY TREASURER

8/21/09
DATE

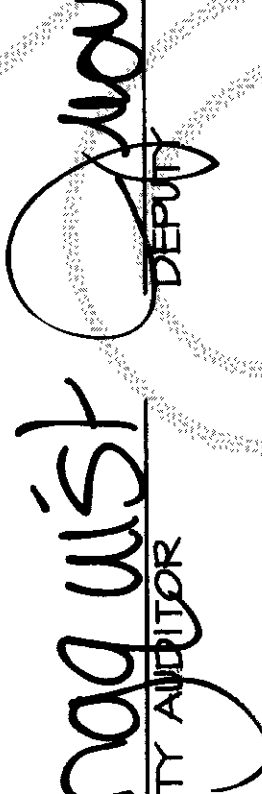
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



200908250031
Skagit County Auditor

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 J. Young Wist
DEPUTY
SKAGIT COUNTY AUDITOR

APPROVALS

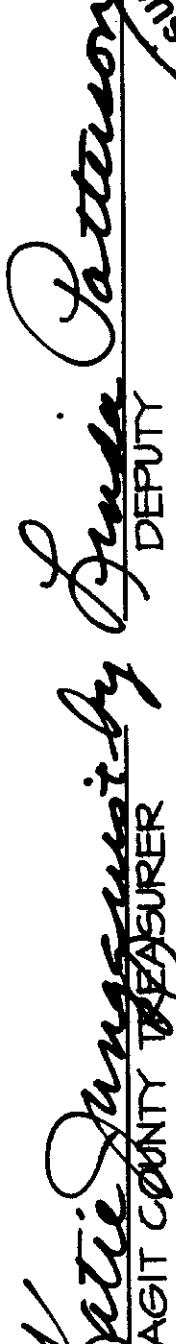
THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED
THIS 21st DAY OF August, 200 9.

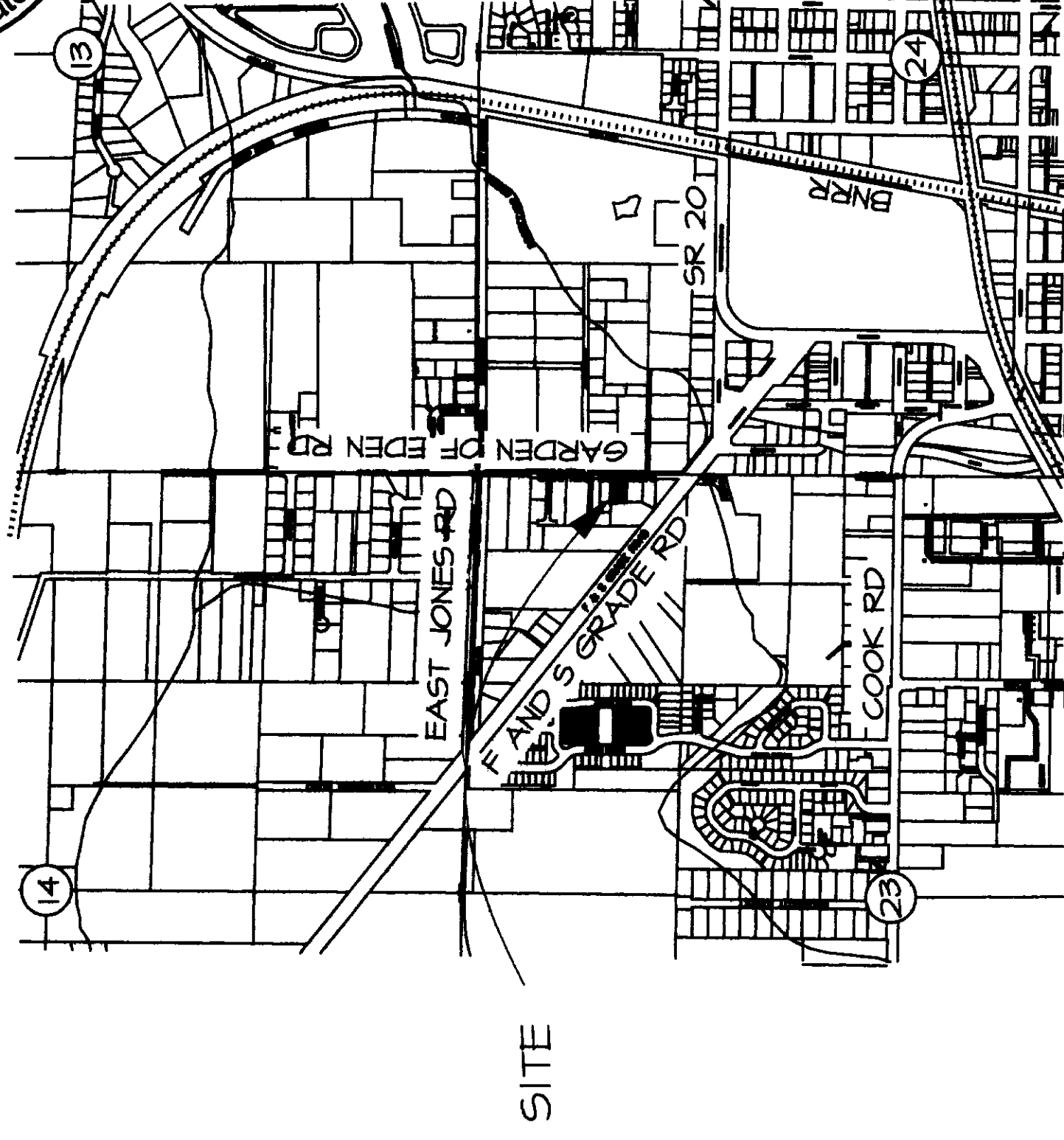
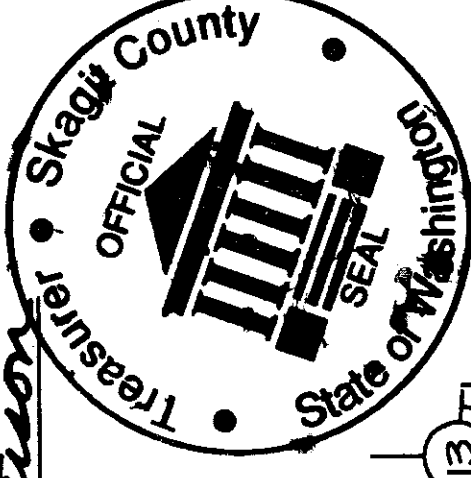
 Omar G. Zaid
PLANNING DIRECTOR
CITY ENGINEER

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 2009.

THIS 21st DAY OF August, 200 9.

 Katie Jungsuewibly
DEPUTY
SKAGIT COUNTY TREASURER



SCALE 1"=1320'

SHEET 1 OF 2

DATE: 7/31/09

SHORT PLAT NO. SW-06-SP-2

SURVEY IN A PORTION OF
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

FOR: LEE AND MARY SUE DALLAS

FB 2718 PG 67
MERIDIAN: ASSUMED

LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442

SCALE: N/A
DRAWING: 06-022

ADJOINING OWNER INFORMATION

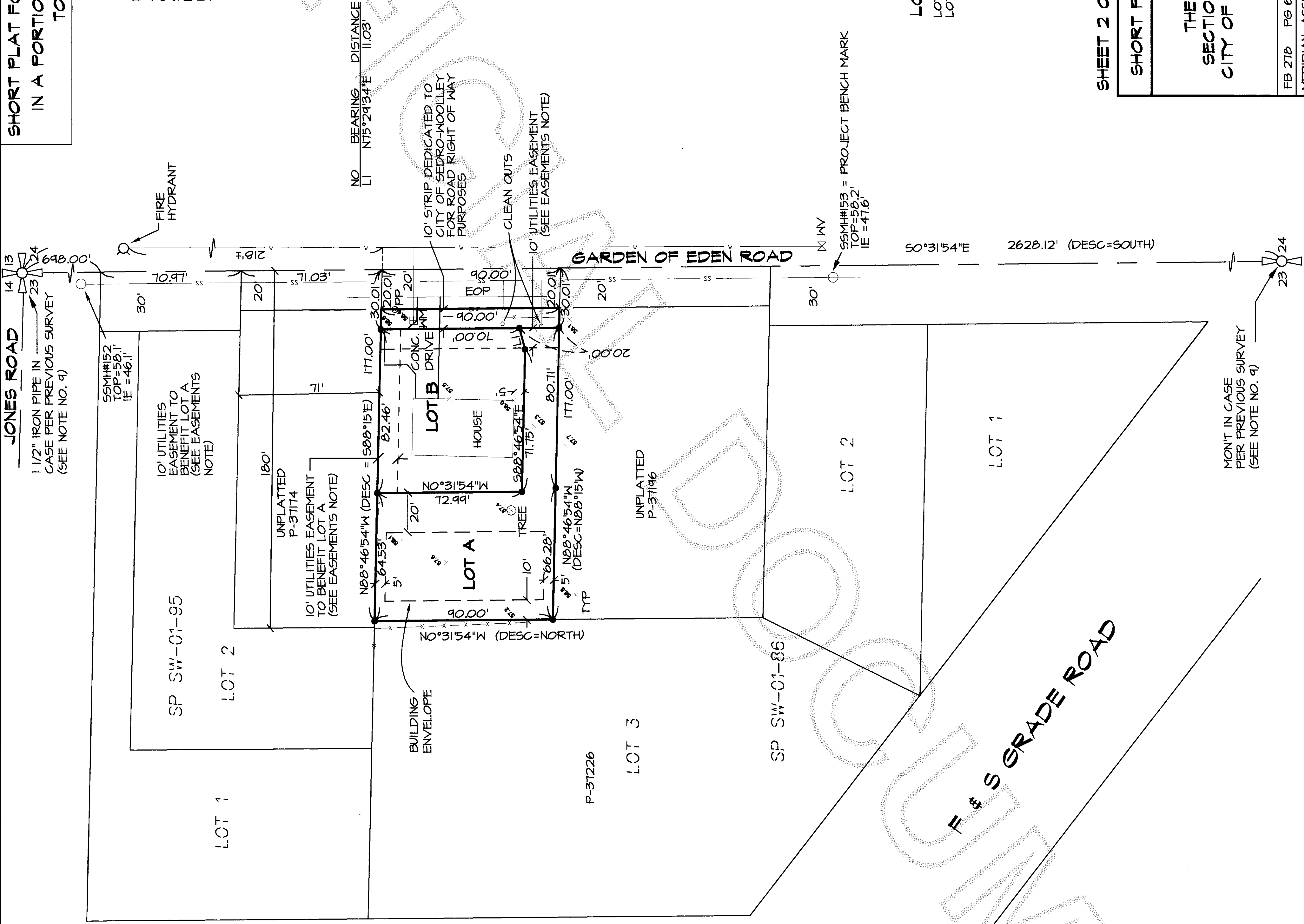
P-37174
TIM AND DIANE HASS
PO BOX 604
PRIEST RIVER, ID

P-37226
IAN CASSINOS
510 F & S GRADE ROAD
SEDRO-WOOLLEY WA

P-37196
JOSEPH YEAGER
714 JENNINGS AVE
SEDRO-WOOLLEY WA

NOTE: A DEFERRAL OF STREET IMPROVEMENTS WAS CITY-APPROVED BY THE PUBLIC WORKS DIRECTOR PER THE SEDRO-WOOLLEY PUBLIC WORKS DEVELOPMENT STANDARDS 13.0(B)(4), WHICH STATES: "THE REQUIRED IMPROVEMENT IS PART OF A LARGER PROJECT THAT HAS BEEN SCHEDULED FOR CONSTRUCTION IN THE CITY'S TRANSPORTATION IMPROVEMENT PROGRAM."

200908250031
Skagit County Auditor
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LOT AREA AND ADDRESS INFORMATION

LOT A	208	GARDEN OF EDEN ROAD	7,222 SQ. FT.
LOT B	210	GARDEN OF EDEN ROAD	6,000 SQ. FT.

SHEET 2 OF 2

DATE: 7/31/09

SHORT PLAT NO. SW-06-SP-02

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

FOR: LEE AND MARY SUE DALLAS

FB 27B PG 67	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"= 40'
MERIDIAN: ASSUMED		DRAWING: 06-022



60-11-8