

RECORD OF SURVEY FOR SHORT PLAT NO. SP-1-09
in the SW1/4 of the NE1/4 of Section 25, 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 ACCORDING TO THE "PLAT OF METCALFE MEADOWS", RECORDED IN VOLUME 16 OF PLATS AT PAGE 204 AND FILED IN A.F.#980161182.
3. ZONING - R-7
4. SEWER - CITY OF SEDRO-WOLLEY.
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 38,539 S.F. / 0.88 ACRES.
8. SUBJECT PROPERTY MAY BE ENCLUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#199910290278; A.F.#200112140120; A.F.#200309190279; A.F.#200310240134.
9. CONTOUR INTERVAL - 1 FOOT.
10. ELEVATION DATUM - NGVD 29
11. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED ON THE SOUTH SIDE OF MARSHALL AVENUE NEAR THE CUL-DE-SAC AS SHOWN ON SHEET 2.
12. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
13. LOTS 1 AND 2 OF THIS SHORT PLAT ARE OF A SIZE AND WIDTH THAT WOULD ALLOW FOR DUPLEXES, HOWEVER SAID LOTS ARE NOT APPROVED FOR DUPLEX PURPOSES AT THIS TIME. IF OWNER(S) WISH TO DEVELOP LOTS 1 AND 2 OF THIS SHORT PLAT FOR DUPLEX PURPOSES IN THE FUTURE THEY WILL BE REQUIRED TO PROVIDE A PLAYGROUND OR PAYMENT IN LIEU OF A PLAYGROUND DEPENDING ON THE RULES IN EFFECT AT THE TIME OF THE APPLICATION FOR BUILDING PERMIT.

Vicinity Sketch



Legal Description

LOT 9, "PLAT OF METCALFE MEADOWS," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 204, RECORDS OF SKAGIT COUNTY, WASHINGTON,
EXCEPT THAT PORTION OF LOT 9 LYING SOUTHEASTERLY OF A LINE DESCRIBED AS COMMENCING AT THE CORNER BETWEEN LOT 8 AND LOT 9 ON THE CUL-DE-SAC RIGHT OF WAY LINE FOR MARSHALL AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTHERLY ALONG SAID CUL-DE-SAC RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 305°49' AND AN ARC LENGTH OF 24.32 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE SOUTH 58°27'39" WEST, A DISTANCE OF 95.28 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9 WHICH LIES 143.92 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF AND THE TERMINUS OF THIS LINE DESCRIPTION.
SITUATE IN THE CITY OF SEDRO-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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.
Larry Nalbach
LARRY NALBACH ATTORNEY IN FACT OF MARILYN G. NALBACH

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY NALBACH SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT, AND THAT HE SIGNED THIS INSTRUMENT ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ATTORNEY IN FACT OF MARILYN G. NALBACH TO BE THE FREE AND VOLUNTARY ACT OF MARILYN G. NALBACH FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE *Larry Nalbach* TITLE *Attorney*
DATE *5/24/2010* MY APPOINTMENT EXPIRES *July 2010*

City Treasurer's Certificate

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.
Ruby K. Nielsen DATE *6-3-10*
CITY TREASURER

Skagit County Treasurer's Certificate

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 2010.
Larry Nalbach DATE *5-27-2010*
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16, AND 17 OF THE SEDRO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 5th DAY OF JUNE 2010.
Larry Nalbach CITY ENGINEER
Larry Nalbach CITY PLANNER



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

COPYRIGHT 2008 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 March 2010 at the request of Larry Nalbach.

John L. Abenroth CERT#17651

Date *6/1/10*

AUDITOR'S CERTIFICATE

201006080049
Skagit County Auditor

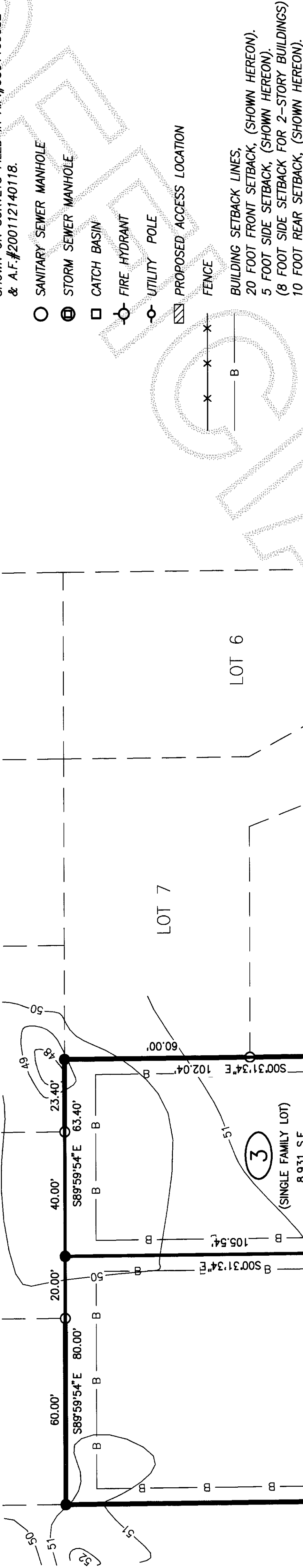
6/8/2010 Page 1 of 2 1:40PM

John L. Abenroth County Auditor
John L. Abenroth Deputy Auditor

RECORD OF SURVEY FOR SHORT PLAT NO. SP-1-09
in the SW1/4 of the NE1/4 of Section 25, Twp. 35 N., Rng. 4 E., W.M.

PLAT OF METCALFE MEADOWS

FILED IN A.F.#9801160082

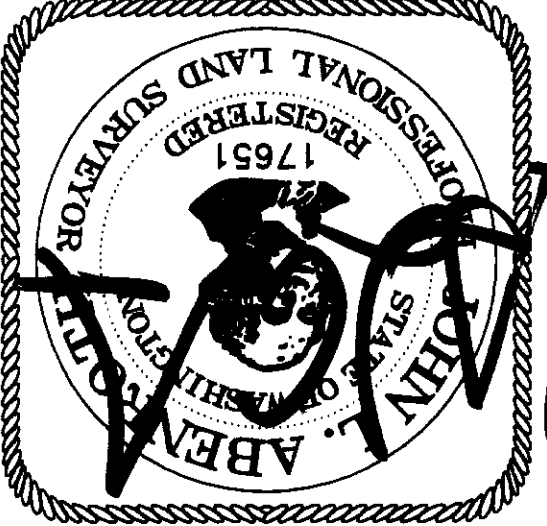


Legend

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE.
- 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AS SHOWN ON SURVEYS FILED IN A.F.#9801160082 & A.F.#200112140118.
- SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ▨ PROPOSED ACCESS LOCATION
- FENCE
- BUILDING SETBACK LINES, 20 FOOT FRONT SETBACK, (SHOWN HEREON).
- 5 FOOT SIDE SETBACK, (SHOWN HEREON).
- 10 FOOT REAR SETBACK, (SHOWN HEREON).

SURVEYOR'S CERTIFICATE
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John L. Abernethy CERT#17651
Date 6/1/10



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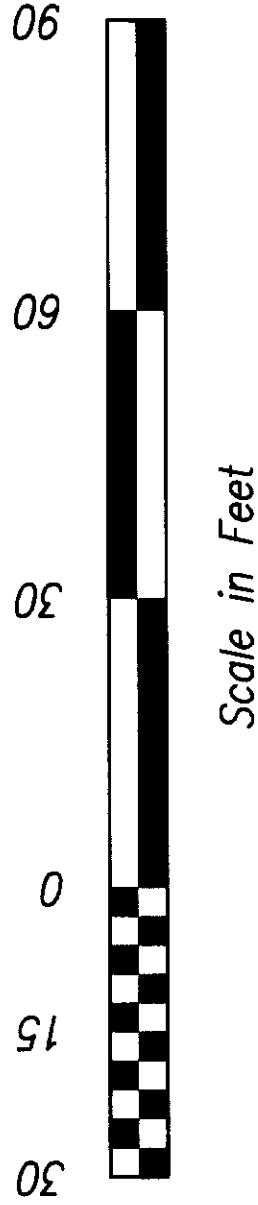
Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Addresses

- LOT 1 = 501 MARSHALL AVENUE
- LOT 2 = 503 MARSHALL AVENUE
- LOT 3 = 500 MARSHALL AVENUE

Owner/Subdivider

MARILYN G. NALBACH
C/O LARRY NALBACH
12816 EAST LAKE DRIVE
SEDRO-WOOLLEY, WA. 98284
(360) 856-6949



Short Plat for Marilyn Nalbach

SEDRO-WOOLLEY S.P.# SW-09-98

FILED IN A.F.#20112140118

DATE	REVISION	BY	SRM	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
14APR10							15DEC08	1" = 30'	2 OF 2