

Legal Description

NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 10 WEST, COUNTY OF LINCOLN, NEBRASKA EXCEPT THAT PORTION OF LOT 2 LYING SOUTH

RECORDS OF SKAGIT COUNTY, WASHINGTON: B
NORTHEAST QUARTER OF SECTION 23, TOWNSH

NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 12 EAST, T13S R12E S44

RECORDS OF SKAGIT COUNTY, WASHINGTON: B
NORTHEAST QUARTER OF SECTION 23, TOWNSH

FILE NO.9512290100, RECORDS OF SKAGIT CO

1. BASIS-OF-BEANSINGS 500731.54"E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON SHORT PLAT NO. SW-09-95 RECORDED IN VOL. 12 OF NORTH ST. PLATS AT PAGE 61.
2. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVELER USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
3. ALL RUNOFF FROM IMPERIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
4. ANY ADDRESSES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.
5. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS. IN INSTRUMENTS FILED IN: A.F.#198912280100, A.F.#200807270155, A.F.#200902020119, A.F.#200902230144, A.F.#200902230145, A.F.#200903300196, A.F.#200903300197, A.F.#200903300198, A.F.#200903300199, A.F.#200903300200, A.F.#200903300201, A.F.#200903300202, A.F.#200903300203, A.F.#200903300204, A.F.#200903300205, A.F.#200903300206, A.F.#200903300207, A.F.#200903300208, A.F.#200903300209, A.F.#200903300210, A.F.#200903300211, A.F.#200903300212, A.F.#200903300213, A.F.#200903300214, A.F.#200903300215, A.F.#200903300216, A.F.#200903300217, A.F.#200903300218, A.F.#200903300219, A.F.#200903300220, A.F.#200903300221, A.F.#200903300222, A.F.#200903300223, A.F.#200903300224, A.F.#200903300225, A.F.#200903300226, A.F.#200903300227, A.F.#200903300228, A.F.#200903300229, A.F.#200903300230, A.F.#200903300231, A.F.#200903300232, A.F.#200903300233, A.F.#200903300234, A.F.#200903300235, A.F.#200903300236, A.F.#200903300237, A.F.#200903300238, A.F.#200903300239, A.F.#200903300240, A.F.#200903300241, A.F.#200903300242, A.F.#200903300243, A.F.#200903300244, A.F.#200903300245, A.F.#200903300246, A.F.#200903300247, A.F.#200903300248, A.F.#200903300249, A.F.#200903300250, A.F.#200903300251, A.F.#200903300252, A.F.#200903300253, A.F.#200903300254, A.F.#200903300255, A.F.#200903300256, A.F.#200903300257, A.F.#200903300258, A.F.#200903300259, A.F.#200903300260, A.F.#200903300261, A.F.#200903300262, A.F.#200903300263, A.F.#200903300264, A.F.#200903300265, A.F.#200903300266, A.F.#200903300267, A.F.#200903300268, A.F.#200903300269, A.F.#200903300270, A.F.#200903300271, A.F.#200903300272, A.F.#200903300273, A.F.#200903300274, A.F.#200903300275, A.F.#200903300276, A.F.#200903300277, A.F.#200903300278, A.F.#200903300279, A.F.#200903300280, A.F.#200903300281, A.F.#200903300282, A.F.#200903300283, A.F.#200903300284, A.F.#200903300285, A.F.#200903300286, A.F.#200903300287, A.F.#200903300288, A.F.#200903300289, A.F.#200903300290, A.F.#200903300291, A.F.#200903300292, A.F.#200903300293, A.F.#200903300294, A.F.#200903300295, A.F.#200903300296, A.F.#200903300297, A.F.#200903300298, A.F.#200903300299, A.F.#200903300300, A.F.#200903300301, A.F.#200903300302, A.F.#200903300303, A.F.#200903300304, A.F.#200903300305, A.F.#200903300306, A.F.#200903300307, A.F.#200903300308, A.F.#200903300309, A.F.#200903300310, A.F.#200903300311, A.F.#200903300312, A.F.#200903300313, A.F.#200903300314, A.F.#200903300315, A.F.#200903300316, A.F.#200903300317, A.F.#200903300318, A.F.#200903300319, A.F.#200903300320, A.F.#200903300321, A.F.#200903300322, A.F.#200903300323, A.F.#200903300324, A.F.#200903300325, A.F.#200903300326, A.F.#200903300327, A.F.#200903300328, A.F.#200903300329, A.F.#200903300330, A.F.#200903300331, A.F.#200903300332, A.F.#200903300333, A.F.#200903300334, A.F.#200903300335, A.F.#200903300336, A.F.#200903300337, A.F.#200903300338, A.F.#200903300339, A.F.#200903300340, A.F.#200903300341, A.F.#200903300342, A.F.#200903300343, A.F.#200903300344, A.F.#200903300345, A.F.#200903300346, A.F.#200903300347, A.F.#200903300348, A.F.#200903300349, A.F.#200903300350, A.F.#200903300351, A.F.#200903300352, A.F.#200903300353, A.F.#200903300354, A.F.#200903300355, A.F.#200903300356, A.F.#200903300357, A.F.#200903300358, A.F.#200903300359, A.F.#200903300360, A.F.#200903300361, A.F.#200903300362, A.F.#200903300363, A.F.#200903300364, A.F.#200903300365, A.F.#200903300366, A.F.#200903300367, A.F.#200903300368, A.F.#200903300369, A.F.#200903300370, A.F.#200903300371, A.F.#200903300372, A.F.#200903300373, A.F.#200903300374, A.F.#200903300375, A.F.#200903300376, A.F.#200903300377, A.F.#200903300378, A.F.#200903300379, A.F.#200903300380, A.F.#200903300381, A.F.#200903300382, A.F.#200903300383, A.F.#200903300384, A.F.#200903300385, A.F.#200903300386, A.F.#200903300387, A.F.#200903300388, A.F.#200903300389, A.F.#200903300390, A.F.#200903300391, A.F.#200903300392, A.F.#200903300393, A.F.#200903300394, A.F.#200903300395, A.F.#200903300396, A.F.#200903300397, A.F.#200903300398, A.F.#200903300399, A.F.#200903300400, A.F.#200903300401, A.F.#200903300402, A.F.#200903300403, A.F.#200903300404, A.F.#200903300405, A.F.#200903300406, A.F.#200903300407, A.F.#200903300408, A.F.#200903300409, A.F.#200903300410, A.F.#200903300411, A.F.#200903300412, A.F.#200903300413, A.F.#200903300414, A.F.#200903300415, A.F.#200903300416, A.F.#200903300417, A.F.#200903300418, A.F.#200903300419, A.F.#200903300420, A.F.#200903300421, A.F.#200903300422, A.F.#200903300423, A.F.#200903300424, A.F.#200903300425, A.F.#200903300426, A.F.#200903300427, A.F.#200903300428, A.F.#200903300429, A.F.#200903300430, A.F.#200903

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SNAKE RIVER COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND THROUGH THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING DEBBIE DRIVE, AS SHOWN ON THE PLAT OF DEBBIE DRIVES, WHICH, TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR THEREON, AND FOR THE PURPOSE OF SENDING 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 EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING DEBBIE DRIVE AS SHOWN ON THE PLAT OF EDEN'S ACRES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

THE PLAT OF EDEN'S ACRES IS BASED ON THE SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT LOT CORNERS AND STREET MONUMENTS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT.

[Signature]

11/30/10
DATE

SIGNATURE OF REGISTERED LAND SURVEYOR (CERT NO. 24223)

THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PLAT OF EDEN'S ACRES ARE FILED WITH THE SKAGIT COUNTY AUDITOR UNDER A.F.# 201101180065.

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SAGAT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, POWER, AND AUTHORITY ENABLING THE PID TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME, A PIPE OR PIPES LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM, SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE, THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT. GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS, HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

KNOW ALL MEN BY THESE PRESENTS THAT DAVID J. McLAUGHLIN, HUSBAND AND WIFE, ANDREW R. GREENE AND DARCY L. GREENE, HUSBAND AND WIFE, DAVID R. WEDENHOFF AND CLARICE WEDENHOFF, HUSBAND AND WIFE, ARN ARMO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACIS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HERON.

411 MORTGAGE INC
Shelley L. Hess, Assistant Vice President

STATE OF WASHINGTON, COUNTY OF Snohomish
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID J. MCLAUGHLIN AND NANCY J. MCLAUGHLIN, HUSBAND AND WIFE, 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 3/1/2010 MY APPOINTMENT EXPIRES July 1, 2010

Notary Public
 State of Washington

DATE 3/17/2010 MY APPOINTMENT EXPIRES July, 2010

DATE 3/15/2010 MY APPOINTMENT EXPIRES July 1, 2010

DATE August 18, 2009 MY APPOINTMENT EXPIRES May 5, 2010

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

CITY TREASURER Wally A. Peterson DATE 12-8-10

DATE 11-30-16

APPROVED FOR THE CITY OF SEDRO-WOOLLEY: 1/13/11
CITY MANAGER
JACK MOORE
CITY PLANNER 1-13-11
DATE

CITY ENGINEER 1/13/2011
DATE

of Washington



201101180064

1/18/2011 Page 1 of 2

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2009 at the request of David and Nancy McLaughlin.

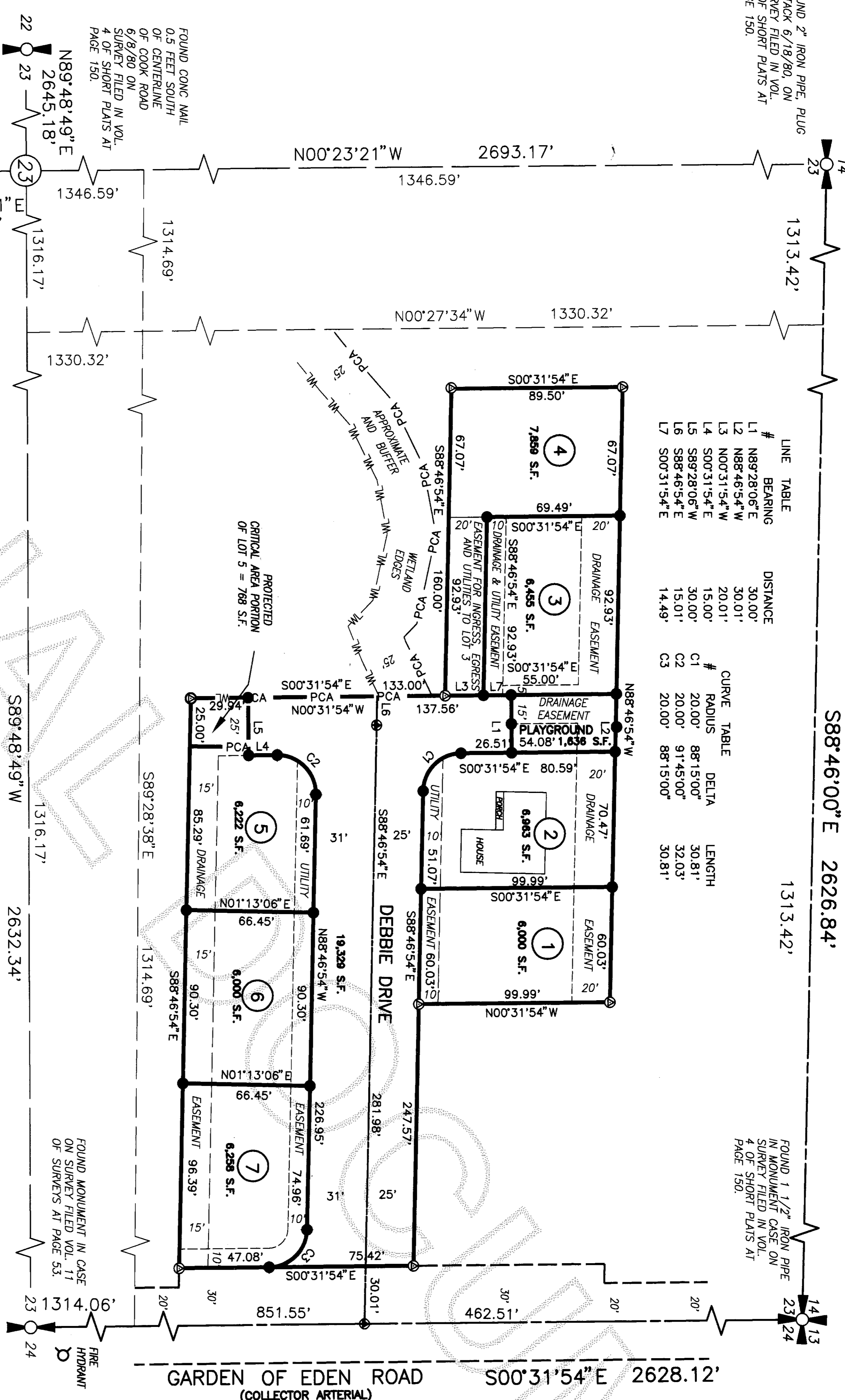
David J. McLaughlin CERT#24223

Record of Survey for Eden's Acres Plat No. LP-06-08 Survey in the NE1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

FOUND 2" IRON PIPE, PLUG
& TACK 6/18/80 ON
SURVEY FILED IN VOL.
4 OF SHORT PLATS AT
PAGE 150.

FOUND 1 1/2" IRON PIPE
IN REQUIRED SECTION
SURVEY FILED IN VOL.
4 OF SHORT PLATS AT
PAGE 150.

LINE TABLE			1313.42			
#	BEARING	DISTANCE				
L1	N89°28'06"E	30.00'				
L2	N88°46'54"W	30.01'				
L3	N00°31'54"W	20.01'				
L4	S00°31'54"E	15.00'	#	RADIUS	DELTA	LENGTH
L5	S89°28'06"W	30.00'	C1	20.00'	88°15'00"	30.81'
L6	S88°46'54"E	15.01'	C2	20.00'	91°45'00"	32.03'
L7	S00°31'54"E	14.49'	C3	20.00'	88°15'00"	30.81'



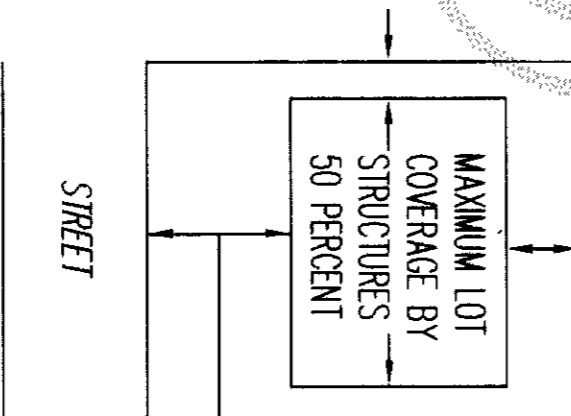
FOUND CONC. MAIL
0.5 FEET SOUTH
OF CENTERLINE
OF COOK ROAD
6/8/80 ON
SURVEY FILED IN VOL.
4 OF SHORT PLATS AT
PAGE 150.

BRASS TACK IN MON.
HOLE IN ROAD CENTERLINE
2/1/82
REVISED ON OCT. 30, 1990

FOUND MONUMENT IN CASE
ON SURVEY FILED VOL. 11
OF SURVEYS AT PAGE 53.

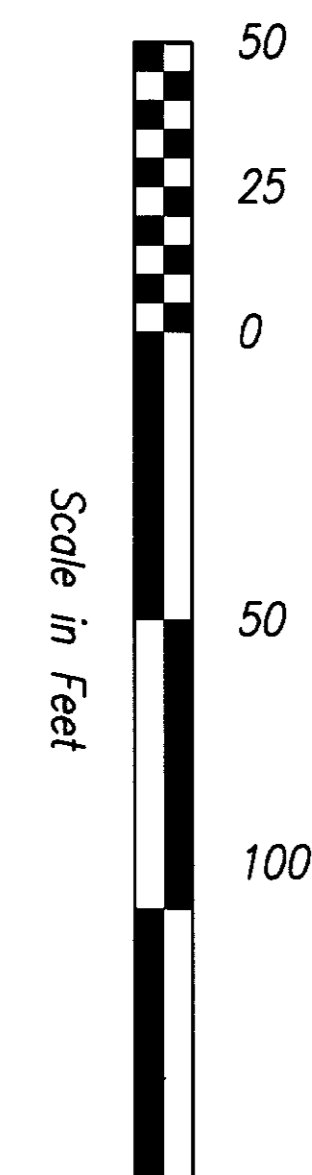
Legend

- SET 5/8" X 18" REIN. ROD WITH YELLOW PLASTIC CAP
MARKED "MCLAUGHLIN 24223" AND WHITE 2" X 2" WITNESS
STAKE DURING SHORT PLAT NO. SW-09-95.
- SET 6" X 6" X 18" CONCRETE MONUMENT WITH ALUMINUM CAP
MARKED "LS-24223" IN CASE AND COVER.
- SET 5/8" X 18" REIN. ROD WITH ALUMINUM CAP
MARKED "LS24223" IN CONCRETE FOR EXTERIOR
PLAT CORNERS.

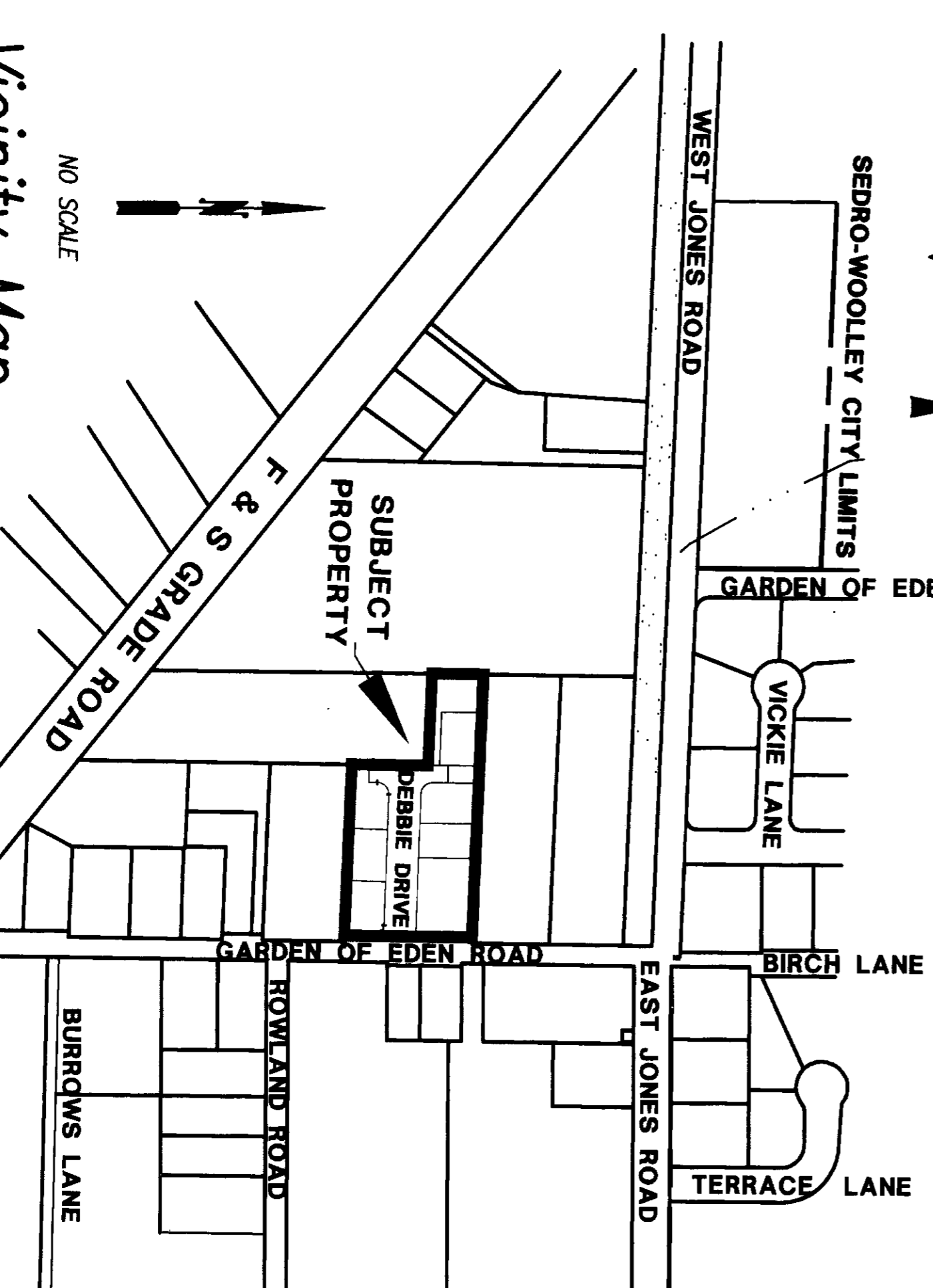


Addresses

- LOT 1 = 502 DEBBIE DRIVE
- LOT 2 = 504 DEBBIE DRIVE
- LOT 3 = 508 DEBBIE DRIVE
- LOT 4 = 510 DEBBIE DRIVE
- LOT 5 = 503 DEBBIE DRIVE
- LOT 6 = 503 DEBBIE DRIVE
- LOT 7 = 501 DEBBIE DRIVE
- PLAYGROUND = 506 DEBBIE DRIVE



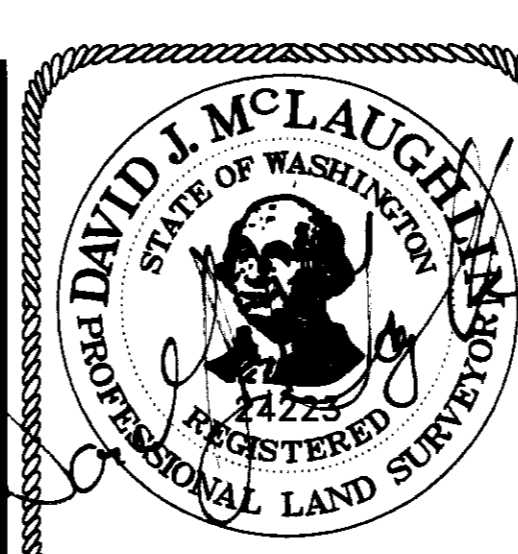
Vicinity Map



Owners/Developer

Dave & Nancy McLaughlin
4558 State Route 9
Sedro-Woolley, WA 98284
Andrew & Darcy Griffin
504 Debbie Drive
Sedro-Woolley, WA 98284
David & Clarice Wiedenhoft
312 Garden of Eden Road
P.O. Box 131
Sedro-Woolley, WA 98284
Affected Parties Only

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 2009 at the request of David and Nancy McLaughlin.



David J. McLaughlin CERT#24223
Date 3/3/10

AUDITOR'S CERTIFICATE



201101180064
Skagit County Auditor
1/18/2011 Page 2 of 2 2:10:00AM

County Auditor or Deputy Auditor