

SHORT PLAT FOR CLAYTON FRANKLIN No. SM-SP-4-04  
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T. 35 N., R. 5 E., WM.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18;

THENCE SOUTH 1°31'45" EAST ALONG THE EAST LINE THEREOF, 144.50 FEET;

THENCE SOUTH 84°47'00" WEST 21.41 FEET TO THE WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD;

THENCE CONTINUE SOUTH 84°47'00" WEST 120 FEET TO THE EAST LINE OF "WEDMORE ADDITION", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 115, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 1°34'30" WEST PARALLEL WITH SAID WESTERLY MARGIN OF THE FRUITDALE COUNTY ROAD AND ALONG THE EAST LINE OF SAID "WEDMORE ADDITION", A DISTANCE OF 76 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE NORTH 1°34'30" WEST ALONG SAID EAST LINE OF "WEDMORE ADDITION", A DISTANCE OF 4 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT 1 IN SAID PLAT;

THENCE SOUTH 88°52'46" WEST ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 54.00 FEET;

THENCE NORTH 01°07'14" WEST TO THE SOUTHEASTERLY MARGIN OF THE MCGARGLE COUNTY ROAD (FORMERLY THE PUGET SOUND AND BAKER RIVER RAILWAY COMPANY RAILROAD RIGHT OF WAY) WHICH WAS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED AUGUST 21, 1941, UNDER AUDITORS' FILE NO. 343308, IN VOLUME 184 OF DEEDS, PAGE 501;

THENCE NORTH 43°34'04" EAST ALONG SAID SOUTHEASTERLY MARGIN TO ITS INTERSECTION WITH THE WESTERLY MARGIN OF THE AFOREMENTIONED FRUITDALE COUNTY ROAD;

THENCE SOUTH 1°34'30" EAST ALONG SAID MARGIN TO A POINT NORTH 84°47'00" EAST OF THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84°47'00" WEST A DISTANCE OF 120 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT MINERAL RIGHTS AS RESERVED IN DEEDS FROM THE MCLVERINE COMPANY, RECORDED APRIL 30, 1906, AND JULY 25, 1908, IN VOLUME 63, PAGE 175 AND VOLUME 68, PAGE 357, RESPECTIVELY;

ALSO EXCEPT THAT PORTION OF SAID SUBDIVISION CONVEYED TO RODNEY C. GARDNER BY BOUNDARY LINE ADJUSTMENT DEED RECORDED NOVEMBER 20, 1945, UNDER AUDITORS' FILE NO. 951200073;

ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF SEDRO-WOOLLEY, A MUNICIPAL CORPORATION IN SKAGIT COUNTY, STATE OF WASHINGTON, AS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200902200107;

TOGETHER WITH THAT PORTION OF SAID SUBDIVISION CONVEYED TO DOUGLAS A. FRANKLIN ET UX, BY BOUNDARY LINE ADJUSTMENT DEED RECORDED NOVEMBER 20, 1945, UNDER AUDITORS' FILE NO. 951200074;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITIES OVER AND ACROSS A 5 FOOT STRIP OF LAND ADJACENT TO AND RUNNING PARALLEL WITH THE SOUTHEASTERLY MARGIN OF SAID MCGARGLE COUNTY ROAD BETWEEN THE WEST LINE OF THE ABOVE DESCRIBED MAIN TRACT AND THE NORTH LINE OF SAID "WEDMORE ADDITION";

AND ALSO 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.

OWNERS CERTIFICATE AND DEDICATION

I, KNOB 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 19th DAY OF February, 2014.

*Clayton Franklin*  
CLAYTON FRANKLIN,  
AS HIS SEPARATE PROPERTY

AMERICAN MORTGAGE NETWORK, INC.,  
A DELAWARE CORPORATION, its successors and/or assigns  
Mortgage Electronic Registration Systems, Inc. as Nominee for

BY: *Ralph L. Hall*  
PRINT NAME: Ralph L. Hall  
TITLE: Vice President

ACKNOWLEDGEMENTS  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CLAYTON FRANKLIN, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Feb. 19, 2014

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 7-14-2016

SIGNATURE  
NOTARY PUBLIC  
RESIDING IN Skagit County  
MY APPOINTMENT EXPIRES 7-14-16

STATE OF Washington  
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ralph L. Hall SIGNED THIS INSTRUMENT, ON OATH

STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Vice President OF AMERICAN MORTGAGE NETWORK, INC., A DELAWARE CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. \*Mortgage Electronic Registration Systems, Inc. as Nominee for

DATED: April 7, 2014

*Steve Blum*  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES Sept. 12, 2014  
RESIDING AT Carroll County, Maryland

NOTARY PUBLIC  
MY COM. EX. 09/12/2014

AUDITOR'S CERTIFICATE

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

201404230063  
\$148.00  
Skagit County Auditor  
4/25/2014, Page 1 of 3 1:28PM

*J. Van Wageningen*  
SKAGIT COUNTY AUDITOR

APPROVED

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16, AND 17 OF THE CITY OF SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 6 DAY OF April, 2014.

*William*  
PLANNING DIRECTOR

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.

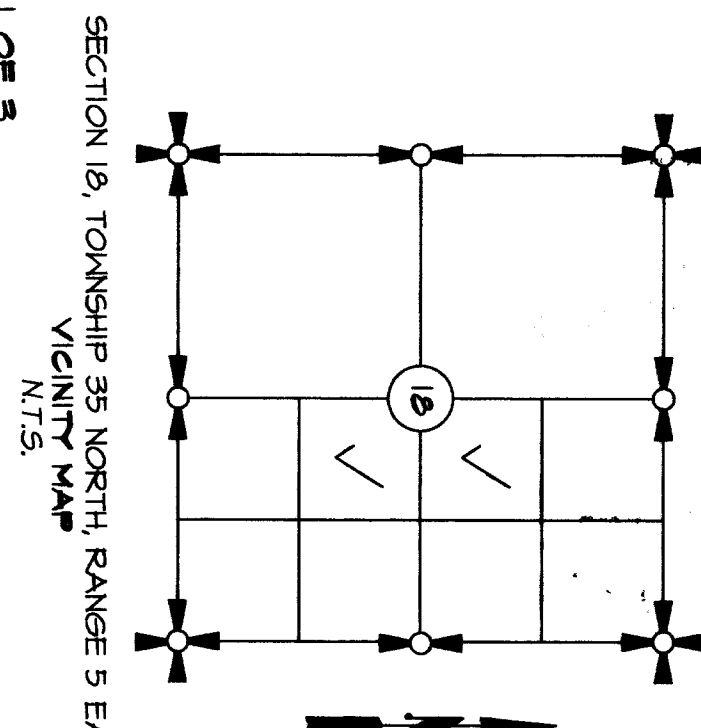
THIS 24th DAY OF April, 2014.

COUNTY 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 25th DAY OF April, 2014.

*Katie Jungquist, Skagit County Treasurer*



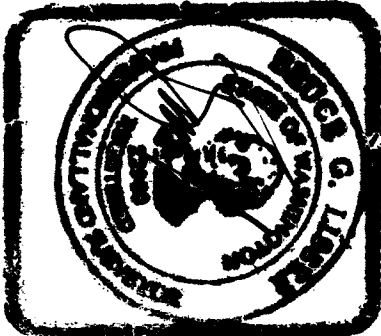
SHEET 1 OF 3

SHORT PLAT NO. SM-SP-4-04

DATE: 01/21/14

SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, WM., CITY OF SEDRO-WOOLLEY, WASHINGTON FOR: CLAYTON FRANKLIN

FB: N/A  
SURVEYING & LAND-USE CONSULTATION  
LISSE & ASSOCIATES, PLLC  
MOUNT VERNON, WA 98273  
SCALE: N/A  
DRAWING: 07-0235P



SHORT PLAT FOR CLAYTON FRANKLIN No. SM-SP-4-04  
IN A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 18, T. 35 N., R. 5 E., N.M.

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: MONUMENTED CENTERLINE OF MCGARIGLE ROAD BEARING = NORTH 44°56'03" EAST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF WEDMORE ADDITION RECORDED IN VOLUME 9 OF PLATS, PAGE 115, SHORT PLAT NO. 40-50 RECORDED UNDER AUDITORS' FILE NO. 2001060005; SHORT PLAT NO. PL-01-0438 RECORDED UNDER AUDITORS' FILE NO. 20021070071; AND RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 200904100103, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO. 148468-0, DATED JANUARY 10, 2014.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS' FILE NUMBERS 200603070034, 20305100080, 951200074, 200904100103 AND INSTRUMENT RECORDED IN VOLUME 63 OF DEEDS, PAGE 125.
12. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: CLAYTON FRANKLIN  
1442 RENIC DRIVE  
SEDRO WOOLLEY WA 98284  
PHONE: (360) 941-1182
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. BUILDING SETBACK REQUIREMENTS (PER CHAPTER 11.2.020) 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
17. DATUM = NAVD24
18. PROJECT BENCHMARK = TOP MONUMENT IN CASE AT THE INTERSECTION OF MCGARIGLE ROAD AND WEDMORE PLACE ELEVATION = 64.17
19. ASSESSORS PARCEL NO. P-34342.
20. A WAIVER OF STREET IMPROVEMENTS WAS APPROVED BY THE PUBLIC WORKS DIRECTOR PER CITY OF SEDRO-WOOLLEY PUBLIC WORKS DEVELOPMENT STANDARDS (3.10B)(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."
21. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND/OR DUPLEX
22. MAXIMUM ALLOWABLE LOT COVERAGE = 50%
23. A DRAINAGE REPORT WAS PREPARED FOR THIS SHORT PLAT BY RAVNIK & ASSOCIATES, INC., DATED AUGUST 11, 2004. A COPY IS AVAILABLE AT THE CITY OF SEDRO-WOOLLEY, PLANNING DEPARTMENT. THE REPORT INCLUDES THE FOLLOWING RECOMMENDATIONS:  
  
FUTURE IMPROVEMENTS ARE NOT KNOWN. THEREFORE PROPOSED IMPROVEMENTS FOR LOT 1 ARE CONSERVATIVELY ESTIMATED TO INCLUDE A 2,450 SQUARE FOOT RESIDENTIAL STRUCTURE TOGETHER WITH DRIVEWAY PARKING AREAS. IT IS RECOMMENDED THAT THE DRIVEWAY BE DESIGNED TO SLOPE IN SUCH A MANNER AS TO DIRECT SHEET FLOW RUNOFF ONTO AN ADJOINING LANDSCAPE OR LAWN AREA AND AWAY FROM ANY NEIGHBORING RESIDENCES. THE ROOF RUNOFF FROM THE FUTURE LOT 1 BUILDING SHALL BE TIGHT-LINED TO A DOWNSPOUT INFILTRATION SYSTEM.  
  
THERE ARE EXISTING IMPROVEMENTS ON LOTS 2 AND 3. AT THIS TIME NO INFILTRATION DATA IS NEEDED, AS THERE ARE NO IMPROVEMENTS PROPOSED FOR THESE LOTS. HOWEVER, IF THERE ARE ADDITIONAL IMPROVEMENTS TO LOTS 2 AND 3 THEN SUBSEQUENT INFILTRATION TRENCHES SHOULD BE DESIGNED.  
  
SEE REPORT FOR SPECIFIC DETAILS.

NOTES CONTINUED

24. FRUITDALE ROAD AND MCGARIGLE ROAD ARE CLASSIFIED AS SECONDARY ARTERIALS. PARKING FACILITIES PROVIDED FOR EACH LOT SHALL INCORPORATE MANEUVERING ROOM SO AS NOT TO REQUIRE BACKING OUT ONTO A PUBLIC STREET, EXCEPT THAT PARKING SPACES SERVING SINGLE-FAMILY RESIDENCES AND DUPLEXES MAY UTILIZE A STREET FOR BACKING OUT, PROVIDED THE STREET IS NOT AN ARTERIAL AND LOCATION IS AT LEAST FIFTY (50) FEET FROM ALL STREET INTERSECTIONS. AT THE TIME OF CONSTRUCTION OF A DUPLEX ON LOT 1, APPROPRIATE ACCOMMODATIONS FOR PARKING AND TURN AROUND MUST BE PROVIDED ON THE LOT. AT THE TIME OF CONSTRUCTION OF A RESIDENCE ON LOT 3, APPROPRIATE ACCOMMODATIONS FOR PARKING AND TURN AROUND MUST BE PROVIDED ON THE LOT.
25. AN AERIAL UTILITY EASEMENT IS PROVIDED OVER AND ACROSS PORTIONS OF LOT 3, AS SHOWN, TO ACCOMMODATE THE EXISTING UTILITY LINES. AT SUCH TIME AS A BUILDING IS CONSTRUCTED ON LOT 3, THE UTILITY LINES MAY BE REQUIRED TO BE MOVED AND AT SUCH TIME THAT THE LINES ARE RELOCATED THIS EASEMENT SHALL TERMINATE.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJOINING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ADJOINING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.  
THE CITY OF SEDRO-WOOLLEY IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, PUGET 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 MCGARIGLE ROAD AND FRUITDALE PLACE AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, AT, CONTROL, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITIES, SYSTEMS, LINE FIXTURES AND APPURTENANCES ATTACHED HERETO, 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.

ADJOINING OWNER INFORMATION

P-34344 AND P-71555  
BLAKE AND SHERRY VAN FLEET  
814 DANA DRIVE  
SEDRO-WOOLLEY WA 98284  
  
P-34343  
DARREN AND ELISSA MCBEE  
8550 FRUITDALE ROAD  
SEDRO-WOOLLEY WA 98284



SHEET 2 OF 3

SHORT PLAT NO. SM-SP-4-04

DATE: 01/21/14

SURVEY IN A PORTION OF  
THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF  
SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, N.M.  
CITY OF SEDRO-WOOLLEY, WASHINGTON  
FOR: CLAYTON FRANKLIN

FB N/A	LISSER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION	DRAWING: 07-0235P
MOUNT VERNON, WA 98273		



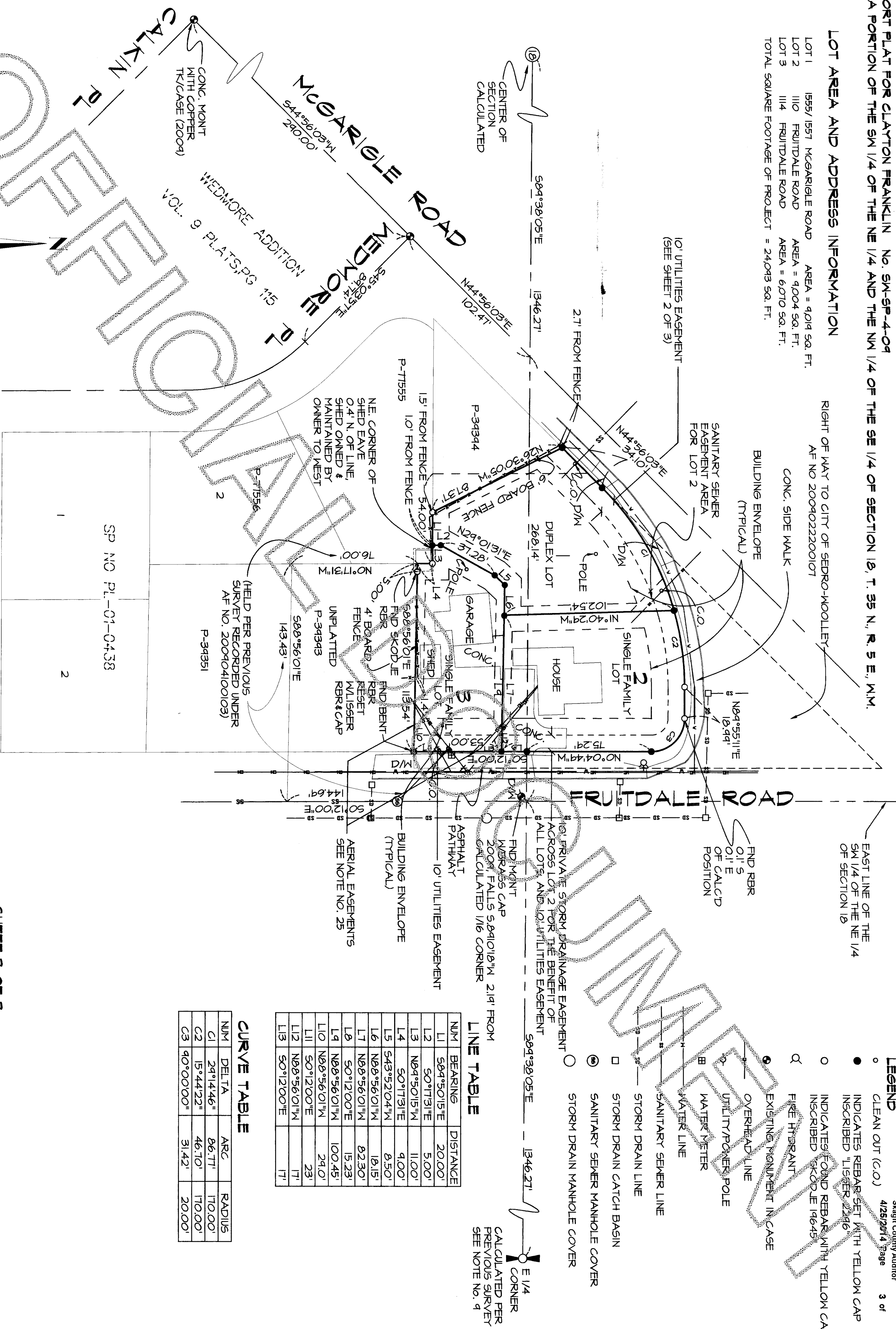
2-18-14

- CONTINUED -

## LOT AREA AND ADDRESS INFORMATION

LOT 1	1555/ 1557 MCGARIGLE ROAD	AREA = 4,014 SQ. FT.
LOT 2	1110 FRUITDALE ROAD	AREA = 4,004 SQ. FT.
LOT 3	1114 FRUITDALE ROAD	AREA = 6,070 SQ. FT.
TOTAL SQUARE FOOTAGE OF PROJECT = 24,093 SQ. FT.		

RIGHT OF WAY TO CITY OF SEDRO-WOOLLEY,  
AF NO 2009022200107



## LINE TABLE

NUM	BEARING	DISTANCE
L1	58°45'01"E	20.00
L2	50°17'31"E	5.00
L3	N64°50'15"W	11.00
L4	50°17'31"E	4.00
L5	S43°52'04"W	8.50
L6	N68°56'01"W	18.15
L7	N68°56'01"W	82.30
L8	50°12'00"E	15.23
L9	N68°56'01"E	100.45
L10	N68°56'01"W	29.0
L11	50°12'00"E	23
L12	N68°56'01"W	173
L13	50°12'00"E	17

CURVE TABLE			
NUM	DELTA	ARC	RADIUS
C1	29°14'46"	86.71'	170.00'
C2	15°44'22"	46.70'	170.00'
C3	40°00'00"	31.42'	20.00'

STEWART  
WOLF

**SHORT PLAT NO. SW-SP-4-09**

DATE: 01/21/14

SURVEY IN A PORTION OF  
THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF  
SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, N.M.  
CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON

**FOR: CLAYTON FRANKLIN**

FB 306/345 PG 6/24	LISER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 40'
MERIDIAN: ASSUMED		DRAWING: 07-0235P