

RECORD OF SURVEY FOR SHORT PLAT NO. SW 2015-174

SITUATE IN A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., CITY OF SEDRO WOOLLEY, SKAGIT COUNTY, WASHINGTON

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LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED A.F. NO. 201506120003
LOT 5, BLOCK 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

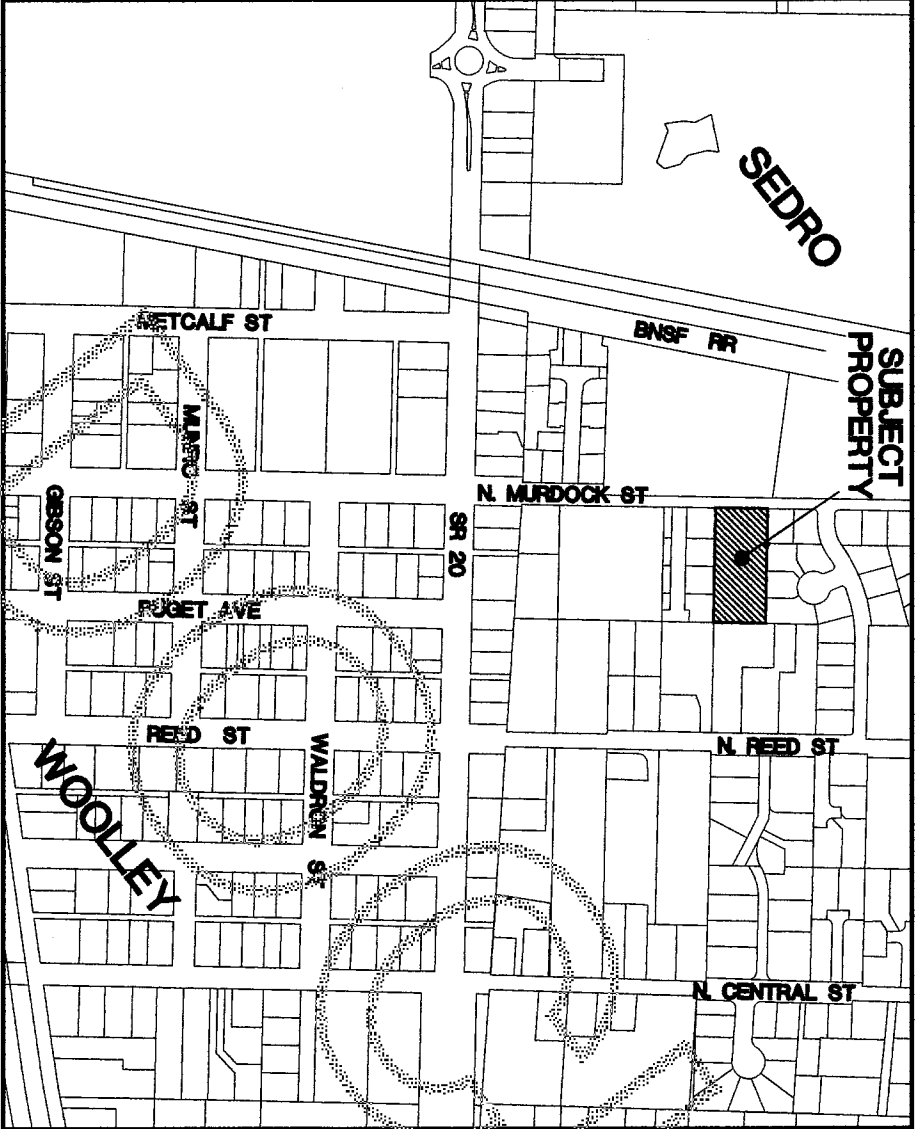
SURVEY NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY OF 2016.
2) EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
3) HORIZONTAL DATUM: LOCAL (ASSUMED)
BASIS OF BEARINGS: THE INVERSE BETWEEN THE NORTH QUARTER SECTION CORNER AND THE REAR AND CAP AT SW CORNER OF LOT 1 S.W. 02-988 PER R.O.S. 200611140076. BEARING: N25°18'59"E, 735.35' [735.24' RECORD] (NOT SHOWN)
4) OCCUPATIONAL INDICATOR NOTE
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS AND ENCROACHMENTS. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
5) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6) ZONING- R-7
7) SEWER- PUD NO. 1 OF SKAGIT COUNTY
8) WATER- PUD NO. 1 OF SKAGIT COUNTY
9) LOTS 1 AND 2 RESTRICTED TO SINGLE FAMILY RESIDENTIAL CONSTRUCTION, LOTS 3 AND 4 APPROVED FOR SINGLE FAMILY OR DUPLEX CONSTRUCTION.
10) LOTS 3 AND 4 ARE SERVED BY THE PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT DEPICTED HEREON. MAINTENANCE RESPONSIBILITIES ARE DETAILED IN THE EASEMENT AGREEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2015-012-50195.
11) LOTS 1-4 ARE SERVED BY THE PRIVATE DRAINAGE EASEMENTS DEPICTED HEREON. MAINTENANCE RESPONSIBILITIES ARE DETAILED IN THE EASEMENT AGREEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2015-012-50195.
12) OWNER/DEVELOPER: TURKEY DEVO, LLC
C/O BOB HAYDEN
9688 WEST 34TH CREST
BLAINE, WA 98230
13) EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF BUILDING PERMIT.
14) BUILDING SETBACK REQUIREMENTS (SMC 12.12.030):
FRONT YARD: 20'
SIDE YARD: 5' (ONE STORY), 8' (TWO STORY), AND 4' FOR EACH STORY BEYOND TWO.
REAR YARD: 10'
15) ALL LOTS WITHIN THIS SUBDIVISION SUBJECT TO PUEBT SOUND ENERGY EASEMENT PER SKAGIT COUNTY AUDITOR'S FILE NO. 20151789018 (LOCATION NOT DEFINED).
16) OFFSITE DRAINAGE DITCH EASEMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 43171. BENEFITS SUBJECT PROPERTY AND OTHERS (NOT SHOWN).
17) CITY RECORDS INDICATE THE PRESENCE OF A SANITARY SEWER FORCEMAIN SERVING A NEIGHBORING PROPERTY IN PROXIMITY TO THE SOUTH PROPERTY LINE. NO EASEMENT WAS FOUND FOR THIS LINE.

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, PUEBT SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND ORIGIN THE PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN HEREON AND THE EXTERIOR SEVEN (7) FEET OF LOTS 1 AND 2 OF THIS SUBDIVISION BEING PARCEL WITH AND ADJOINING N. MURDOCK STREET, ALSO SHOWN HEREON, WITHIN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND AND GROUND MOUNTED APPURTENANCES THERE TO 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 LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

VICINITY MAP (NTS)



CITY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTIES HEREIN COMPAILED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.
Robby K. Morrow
CITY TREASURER
DATE 7-27-16

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 2016.
Robby K. Morrow
Skagit County Treasurer
DATE 7-25-16

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 13, 18 AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 21 DAY OF JULY 2016.
CITY PLANNER
CITY ENGINEER

AUDITOR'S CERTIFICATE

Filed for record at the request of PACIFIC SURVEYING AND ENGINEERING SERVICES, INC.
J. Youngquist
Skagit County Auditor
Deputy

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SIGNER(S) HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
ROGER ANDERSON, MEMBER
TURKEY DEVO, LLC
ROBERT HAYDEN, ITS MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS
COUNTY OF SKAGIT )
ON THIS 19th DAY OF JULY, 2016,
THE UNDERSIGNED, PERSONALLY APPEARED ROGER ANDERSON AND ROBERT HAYDEN, A WASHINGTON LIMITED LIABILITY COMPANY DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH, IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR LAST MENTIONED.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SELDENHAM, WA
MY APPOINTMENT EXPIRES 9-2-19

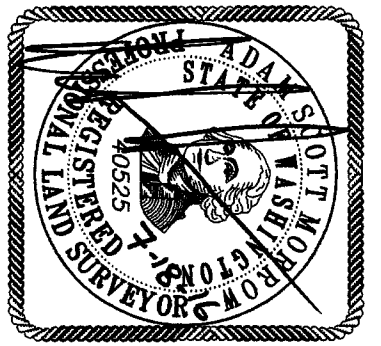
ACKNOWLEDGMENT

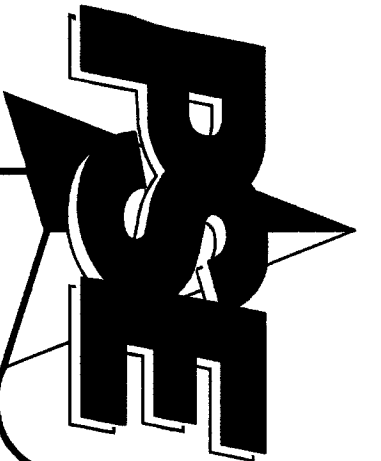
STATE OF WASHINGTON ) SS
COUNTY OF SKAGIT )
ON THIS 19th DAY OF JULY, 2016,
THE UNDERSIGNED, PERSONALLY APPEARED ROBERT HAYDEN, A WASHINGTON LIMITED LIABILITY COMPANY, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH, IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR LAST MENTIONED.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SELDENHAM, WA
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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of Turkey Devo, LLC in July 2015.
Adam Scott Morrow, PLS
Certificate No.: 40525
Date 7-18-16

SHORT PLAT FOR TURKEY DEVO, LLC





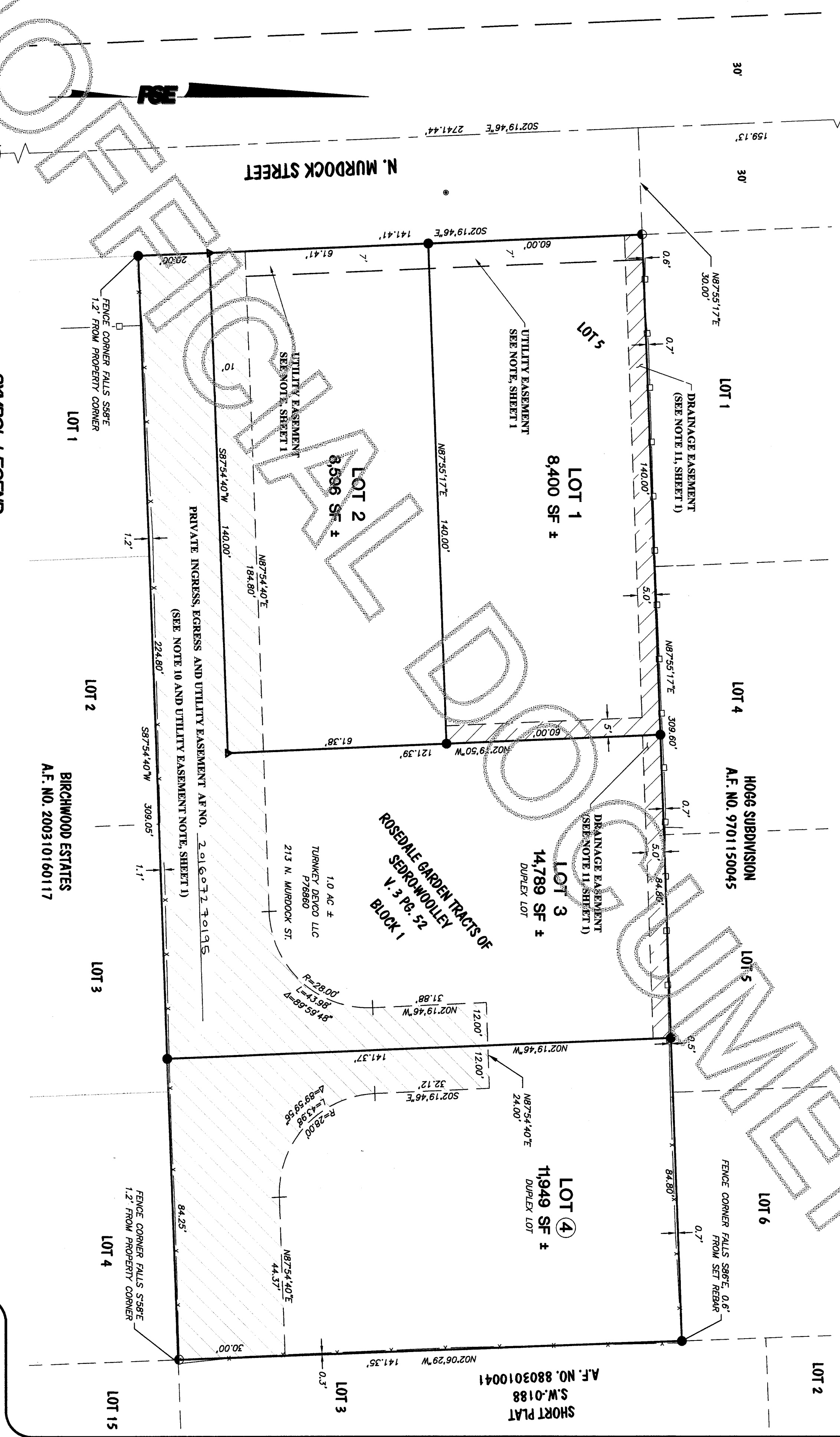
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ADDRESS TABLE (N. MURDOCK ST)

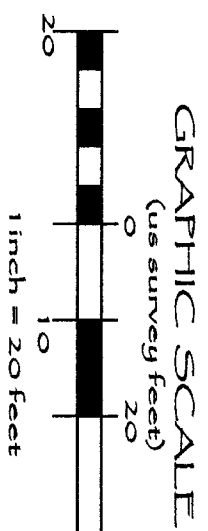
LOT #	SF	DUPLICATE	DATE
LOT 1	213	N/A	
LOT 2	241	N/A	
LOT 3	203	203/205	
LOT 4	207	207/209	

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 201607270194



**SYMBOL LEGEND**

- = FOUND REBAR AND CAP PLS#9589 (5/16)
- = FOUND REBAR AND CAP PLS#37549 (5/16)
- △ = SET PK NAIL/SHINER, PLS#40525 (5/16)
- = SET #4 REBAR AND CAP, PLS#40525 (6/16)
- ⊙ = FOUND CONCRETE MONUMENT (AS NOTED)



CALCULATED CENTER OF SECTION 24, COMPUTED FROM PLAT FILED IN V. 7 OF PLATS, PAGE 44.

DRAWN BY: AM CHECKED BY: PB F.B.# 370.02 DATE: 7.18.2016 JOB NO. 2015102 SHEET NO. 2 OF 2 DWG. NO. 2015102-six\_sp\_f.mxd

**SHORT PLAT FOR TURNKEY DEVCO, LLC**

