

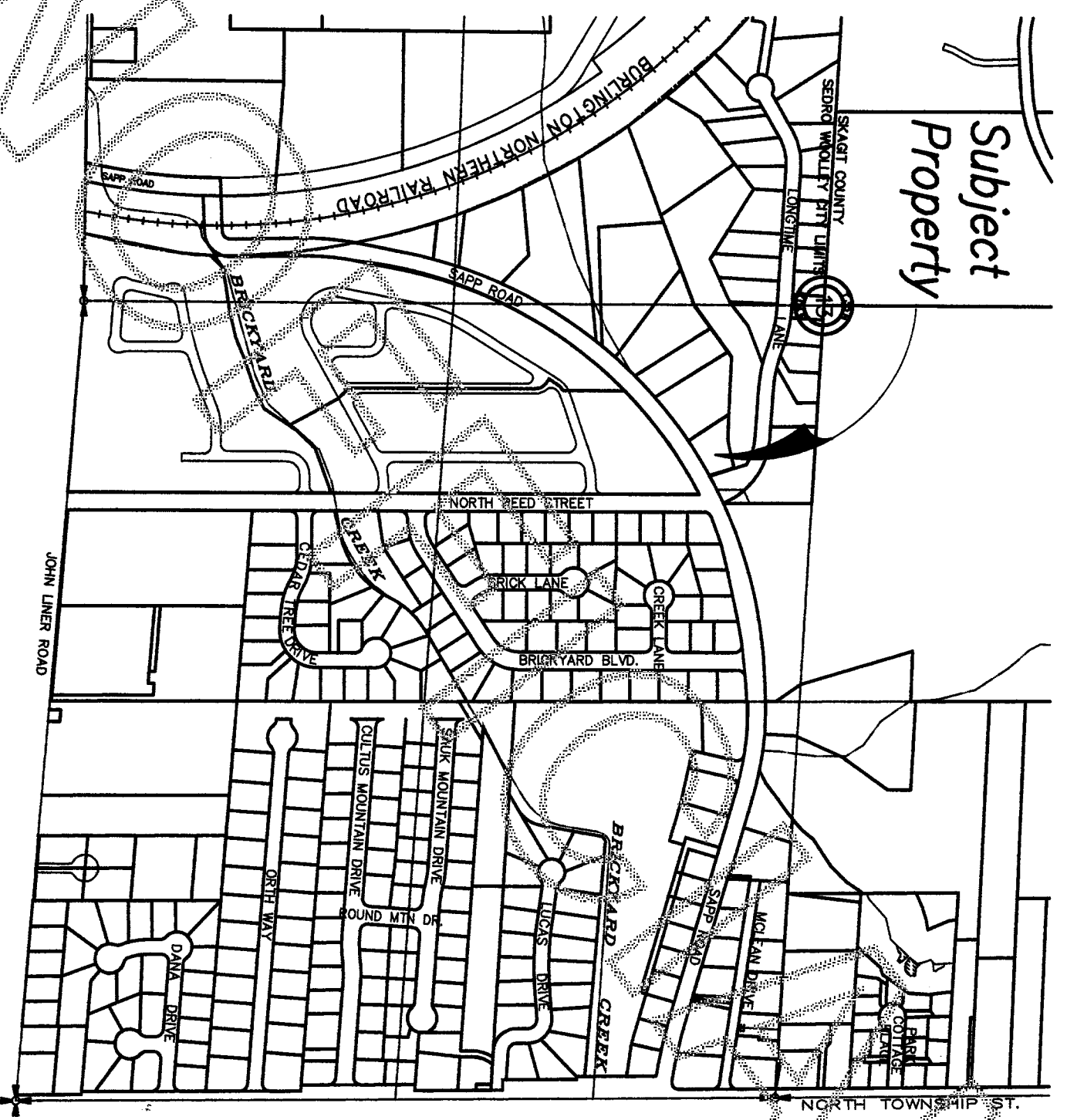
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT MAY ALSO USE THE FACILITY.
3. BASIS-OF-BEARINGS - ASSUMED S86°39'26"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13.
4. FOR ADDITIONAL INFORMATION SEE BOUNDARY LINE ADJUSTMENT SURVEY FILED IN A.F. # 200608220050.
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
6. ZONING - R-5.
7. SEWER - PRIVATE FORCE MAIN TO CITY SEWER SYSTEM. SEE AGREEMENT FILED IN A.F. # 201301300055.
8. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
9. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 17,653 S.F. / 0.41 ACRES.
10. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF NORTH REED ST. AND SAPP RD., AT 721 NORTH REED ST.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
12. ALL UTILITIES DEPICTED HEREON ARE APPROXIMATE, AND HAVE NOT BEEN SURVEYED.

Easement

1. AN EASEMENT FOR INGRESS, EGRESS, AND TURNAROUND PURPOSES OVER LOTS 1 & 2 AS SHOWN HEREON, IS HEREBY GRANTED TO FUTURE OWNERS OF LOTS 1 & 2 OF THIS SHORT PLAT.

Vicinity Sketch



Subject Property

Legal Description

LOT 4 OF SEDRO-WOOLLEY SHORT PLAT # SW-0285 AS APPROVED DECEMBER 13, 1985, AND RECORDED DECEMBER 17, 1985, IN VOLUME 7 OF SHORT PLATS, PAGE 60, UNDER A.F. #8512170015, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF LOT 1 OF SEDRO-WOOLLEY SHORT PLAT # 05-94 AS RECORDED IN VOLUME 17 OF SHORT PLATS AT PAGE 31 UNDER A.F. #9509210102, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: A 13.61 FEET WIDE STRIP OF LAND LYING BETWEEN SAPP ROAD AND THE NORTH LINE OF SAID LOT 1, AND LYING ADJACENT TO, CONTIGUOUS WITH AND ON THE SOUTHWESTERLY SIDE OF THE NORTHEASTERLY LINE OF SAID LOT 1.

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.

DARLENE HANSON, MANAGER OF HANSON FAMILY INVESTMENTS, LLC

Acknowledgments

STATE OF Washington
COUNTY OF Snohomish

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN HANSON, MANAGER OF HANSON FAMILY INVESTMENTS, LLC, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MEMBER OR DESIGNATED AGENT OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS SHORT PLAT AND ACKNOWLEDGED THIS SHORT PLAT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THIS SHORT PLAT AND IN FACT EXECUTED THE SHORT PLAT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

BY Brian Hanson RESIDING AT Sedro-Woolley
NOTARY PUBLIC IN AND FOR THE STATE OF WA MY COMMISSION EXPIRES 11/1/19

City Treasurer's Certificate

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

CITY TREASURER Scotty Stevens DATE 7/13/17

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 2017.

SKAGIT COUNTY TREASURER John A. Abernethy DATE 7-18-17

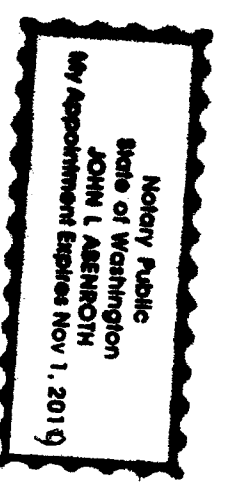
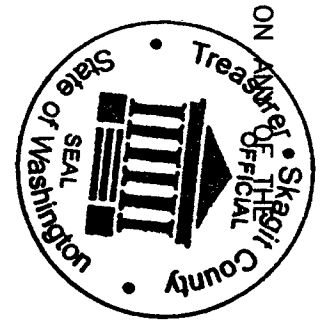
Approvals

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 15 DAY OF July 2017.

CITY PLANNER [Signature] CITY ENGINEER [Signature]

Owner/Developer

HANSON FAMILY INVESTMENTS, LLC
P.O. BOX 678
SEDRO-WOOLLEY, WA 98284
360-661-4085



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Sep 2016 at the request of Hanson Family Investments, LLC.

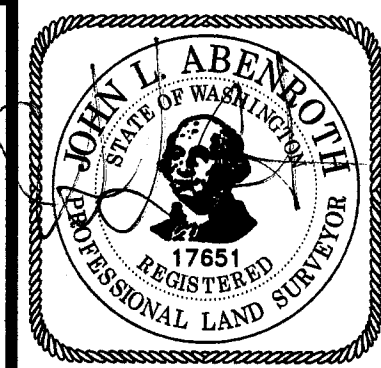
John A. Abernethy CERT#17651
Date 7/10/17

AUDITOR'S CERTIFICATE

Filed for record this 18 day of July, 2017 at M. in book ... of ... at page ... at the request of

[Signature]
County Auditor or Deputy Auditor

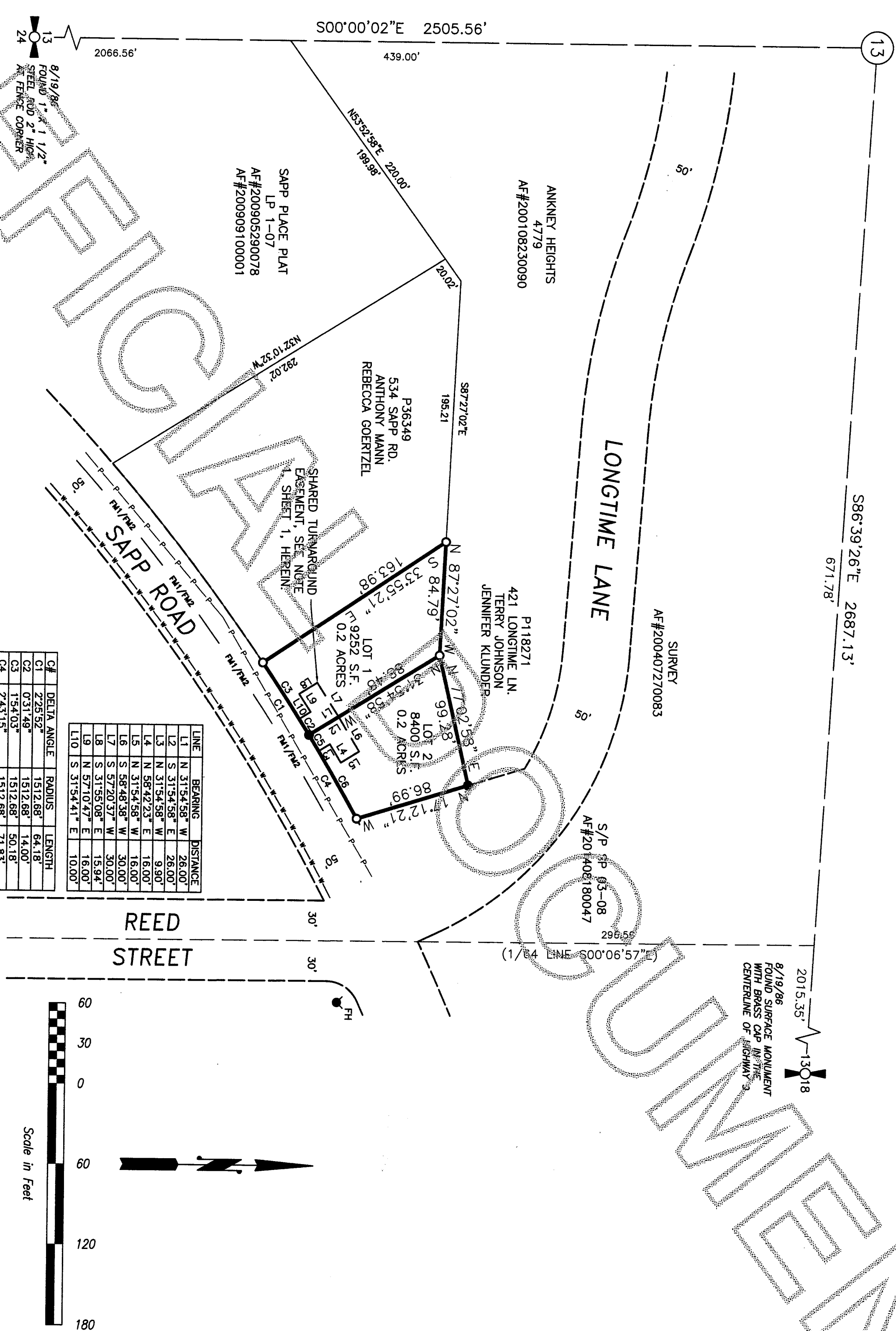
Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
COPYRIGHT 2008 SKAGIT SURVEYORS, INC.



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			216060	jln	jla	14Feb17	1" = 500'	1 OF 2

UNRECORDED

Short Plat for
HANSON FAMILY
INVESTMENTS, LLC



LINE	BEARING	DISTANCE
L1	N 31°54'58" W	26.00'
L2	S 31°54'58" E	26.00'
L3	N 31°54'58" W	9.90'
L4	N 58°42'23" E	16.00'
L5	N 31°54'58" W	16.00'
L6	S 38°48'38" W	30.00'
L7	S 57°20'37" W	30.00'
L8	S 31°55'08" E	15.94'
L9	N 57°10'47" E	16.00'
L10	S 31°54'41" E	10.00'

C#	DELTA ANGLE	RADIUS	LENGTH
C1	2°25'52"	1512.68'	64.18'
C2	0°31'49"	1512.68'	14.00'
C3	1°54'03"	1512.68'	50.18'
C4	2°43'15"	1512.68'	71.83'
C5	0°31'49"	1512.68'	14.00'
C6	2°11'26"	1512.68'	57.83'

Legend
 SET 1/2" X 18" REINFORCING ROD WITH ELBOW PLASTIC CAP MARKED 'SKA SURV 17651' AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
 FOUND-EXISTING CORNER AS SHOWN ON SURVEYS FILED IN A.F.#8512170015 AND A.F.#9509210102
 FIRE HYDRANT
 10" DUCTILE IRON WATER LINE
 TWO 2" PRIVATE SANITARY SEWER LINES (SEE PRIVATE SEWER NOTE, SHEET 2 AND PLAT NOTE #7, SHEET 1).
 OVERHEAD POWER

Private Sewer
 TWO 2" HDPE PRIVATE FORCE MAIN SEWER LINES ARE LOCATED IN THE NORTHERN PORTION OF SAPP ROAD. ONE LINE SERVES THE SAPP PLACE PLAT LOCATED WEST OF THE SUBJECT PROPERTY. THE SECOND LINE SERVES THE SUBJECT SHORT PLAT AND PARCEL P107812 (ALSO LOCATED WEST OF THE SUBJECT SHORT PLAT) AND IS SUBJECT TO THE AGREEMENT(S) INCLUDED IN PLAT NOTE #7 SHEET 1.

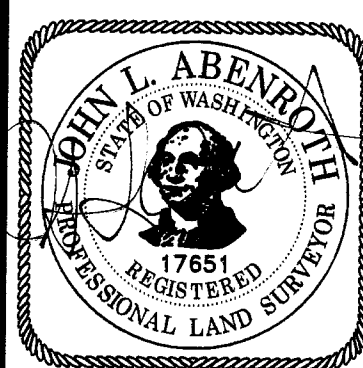
Owner/Developer
 HANSON FAMILY INVESTMENTS, LLC
 P.O. BOX 678
 SEDRO-WOOLLEY, WA 98284
 360-661-4085

Addresses
 LOT 1 = 360 SAPP ROAD
 LOT 2 = 362 SAPP ROAD

Short Plat for
HANSON FAMILY INVESTMENTS, LLC

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			216060	jln	jia	14Feb17	1" = 60'	2 OF 2

Skagit Surveyors & Engineers
 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 Sep 2016 at the request of Hanson Family Investments LLC.
 John L. Abenroth CERT#17651
 Date 7/10/17

AUDITOR'S CERTIFICATE
 Filed for record this ... day of ... 20... at ...M. in book ... of ... page ... at the request of
 James J. ...
 County Auditor or Deputy Auditor