

**AUDITORS CERTIFICATE**

FILED FOR RECORD AT THE OFFICE OF SOUND DEVELOPMENT GROUP, LLC

*[Signature]*  
 Skagit County Auditor  
 DEPUTY

**LEGAL DESCRIPTION**

THE EAST HALF OF THE WEST HALF OF LOT 2, "SEDR0 AGREAG", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 35, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THE NORTH 5 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 775444, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE NORTHERLY 15 FEET, MORE OR LESS, CONVEYED TO THE CITY OF SEDRO-WOOLLEY BY RIGHT OF WAY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 200001040041, RECORDS OF SKAGIT COUNTY, WASHINGTON; SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON. (LEGAL PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, OF SKAGIT COUNTY, ORDER NO. 153092-0, DATED: JULY 24, 2015.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT RUBICON DEVELOPMENT, LLC, OWNERS IN FEE SHARE OF THE LAND HEREBY PLATED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HERETO SUBSCRIBED AND AFFIXED THIS 13 DAY OF March 2018

RUBICON DEVELOPMENT, LLC  
 By: *[Signature]*

REPUBLIC BANK  
 By: *[Signature]*

**ACKNOWLEDGMENT**

STATE OF Washington  
 COUNTY OF Skagit  
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert A. Ruby IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (SHE) SIGNED THIS INSTRUMENT, ON 04th DAY OF March 2018, WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner OF RUBICON DEVELOPMENT, LLC, OF SEDRO-WOOLLEY, WA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 DATED: March 13, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
 (NOTARY NAME TO BE PRINTED) Andrea Garcia

RESIDING AT: 22222 Vernon  
 MY APPOINTMENT EXPIRES 3/11/2021

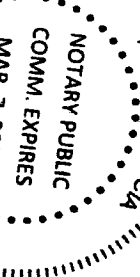


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 DATED: March 13, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington  
 (NOTARY NAME TO BE PRINTED) Andrea Garcia

RESIDING AT: 22222 Vernon  
 MY APPOINTMENT EXPIRES 3/11/2021



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WA, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY.

*[Signature]*  
 MYLES J. STANDISH, PLS  
 PLS 52089

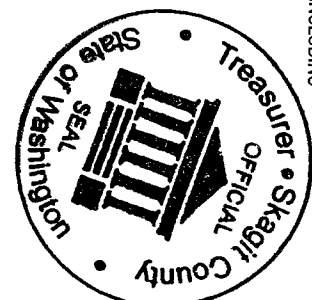
3-12-2018  
 DATE

**NOTES / RESTRICTIONS**

1. SETBACKS: MINED COMMERCIAL: FRONT: 20' REAR: 20' (ADJACENT TO MC ZONES)
2. MAXIMUM BUILDING HEIGHT: 35'; 25' FOR ACCESSORY BUILDING
3. OWNER OF RECORD: RUBICON DEVELOPMENT LLC, 133 STATE STREET, SEDRO-WOOLLEY, WA 98284
4. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. UTILITIES: SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY STORM SEWER: CITY OF SEDRO-WOOLLEY WATER PURVEYOR: PULLMAN POWER SOURCE: FRONTIER SOUND ENERGY COMMUNICATION: CASCADE NATURAL GAS CORPORATION
6. SUBJECT TO TERMS AND CONDITIONS OF EASEMENT, AEN 775444
7. SUBJECT TO THE TERMS AND CONDITIONS OF EASEMENT TO PROJECT SOUND ENERGY, INC, AEN 201007190112
8. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY, AEN 201104290022
9. SUBJECT TO MATTERS DISCLOSED BY RECORD OF SURVEY, AEN 201409170090.
10. STORMWATER SYSTEM MAINTENANCE AND OPERATION SHALL BE PER THE RECORDED OPERATION AND MAINTENANCE MANUAL, AEN # 201502810151.

**SKAGIT COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2018  
 THIS 13th DAY OF March 2018  
*[Signature]*  
 Skagit County Treasurer



**CITY FINANCE DIRECTOR**

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.  
 THIS 13th DAY OF March 2018  
*[Signature]*  
 City Finance Director

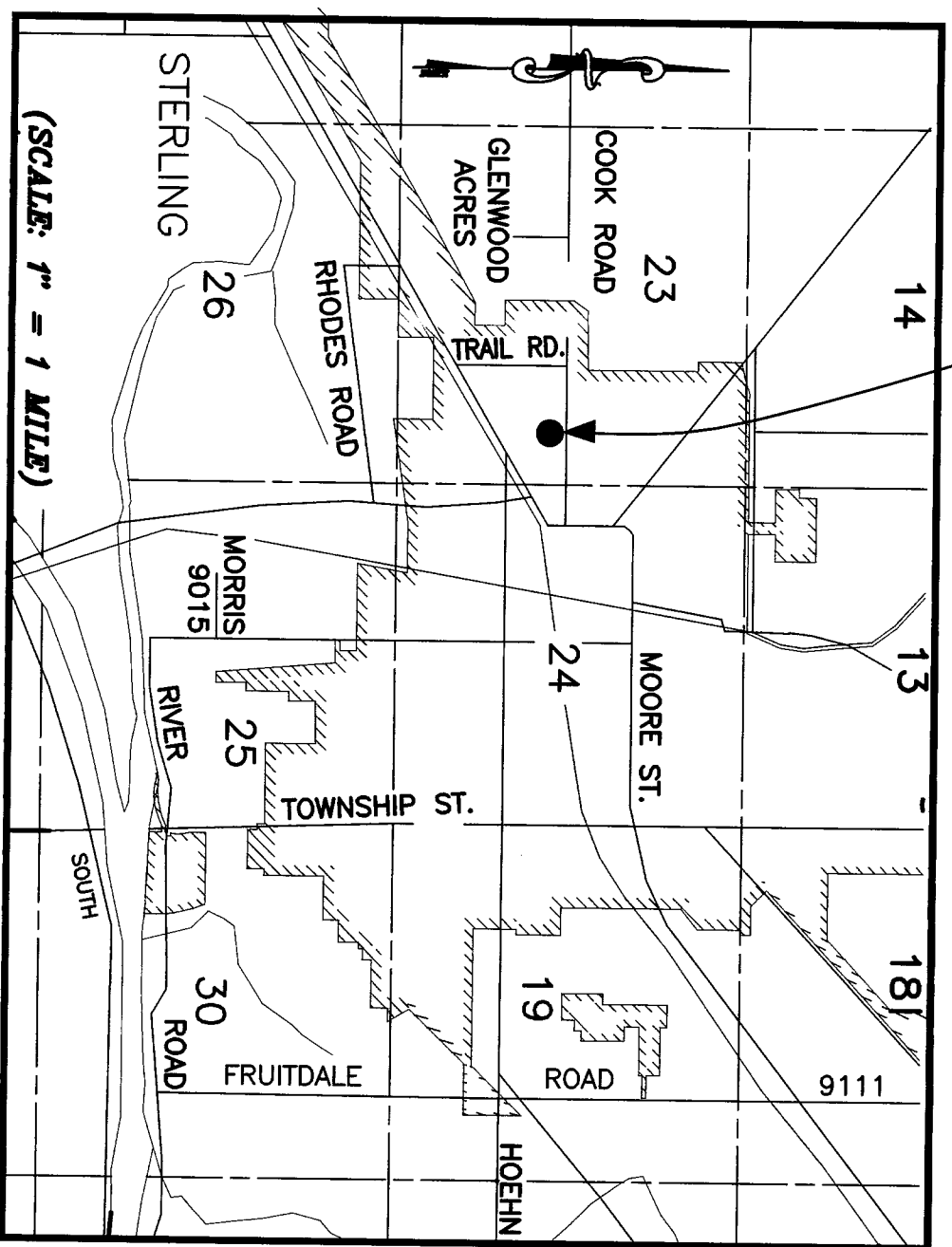
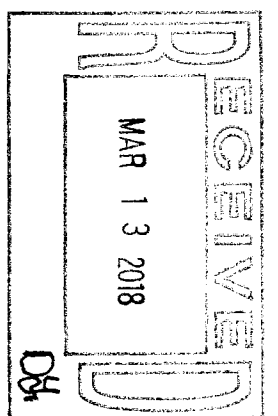
**APPROVALS**

EXAMINED AND APPROVED THIS 13th DAY OF March 2018  
*[Signature]*  
 CITY ENGINEER

EXAMINED AND FOUND IN CONFORMANCE WITH TITLE 16 SIMC, APPLICABLE ZONING AND OTHER LAND USE CONTROLS AND APPROVED THIS 13th DAY OF March, 2018.  
*[Signature]*  
 PLANNING DIRECTOR

**PROJECT LOCATION**

SEDRO WOOLLEY



**VICINITY MAP**

SHEET 1 OF 2

**Sound Development Group**  
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
 P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202  
 Mount Vernon, WA 98273  
 Tel: 360-404-2010 Fax: 360-404-2013

PLAT FILE NO. 2015-246  
 SHORT PLAT OF NICHOLAS COURT  
 SECTION 23, TOWNSHIP 35 N., RANGE 4 E, W.M.  
 SKAGIT COUNTY, STATE OF WASHINGTON  
 SEDRO-WOOLLEY  
 FOR  
 RUBICON DEVELOPMENT LLC

DATE: 02.21.2018 BY: TAZ SCALE: PROJECT NO.: 15040 15040.DWG F.B.

