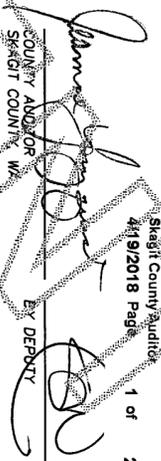


  
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 Skagit County Auditor  
 4/19/2018 Page 1 of 2 1:51 PM  
 \$163.00  
 BY DEPUTY  
  
 COUNTY AUDITOR WA  
 SKAGIT COUNTY WA

**CONSENT**  
 KNOW ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

MARIO BROWN  
  
 JOE BROWN  


**ACKNOWLEDGMENT**

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARIO BROWN AND JOE BROWN, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-13-2018

Meredith Callidbraden  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 Maedy A. Hedder  
 NOTARY NAME (PRINTED)  
 RESIDING AT: Mt. Vernon WA  
 MY APPOINTMENT EXPIRES: 4-30-2019



**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDRO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED THIS 16 DAY OF APRIL 2018.

CITY PLANNER  
  
 CITY ENGINEER  

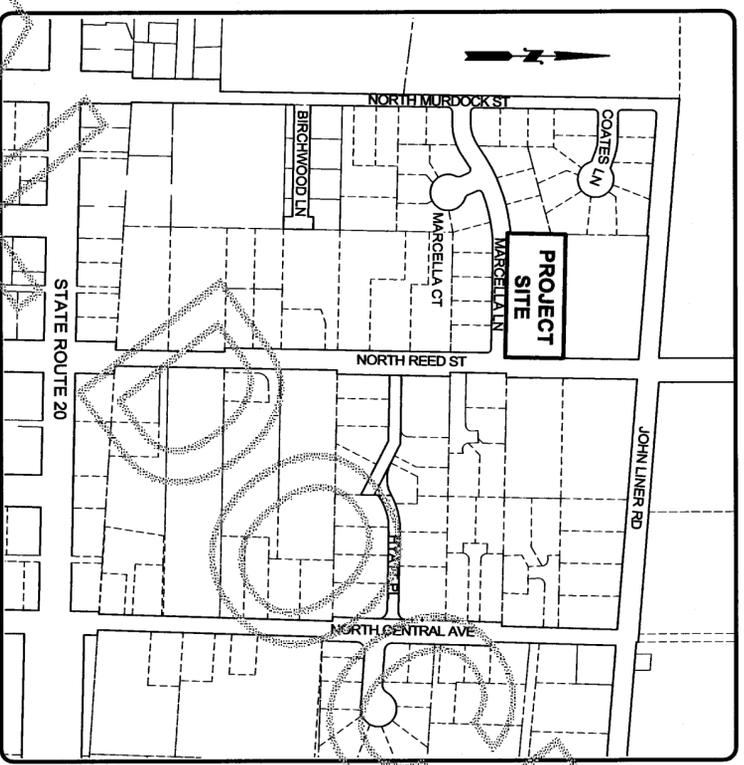

**SKAGIT COUNTY TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE AND WHICH HAVE BECOME A DEBT UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2018.

THIS 18 DAY OF APRIL 2018  
 Skagit County Treasurer  
  
 Skagit County Treasurer  


**CITY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

CITY TREASURER  
  
 DATE 4/16/18



VICINITY MAP  
 NOT TO SCALE

**DEDICATIONS**

LAND SHOWN HEREON ALONG THE FRONTAGE OF MARCELLA LANE AS INDICATED AND DEPICTED ON SHEET 2 OF 2 IS HEREBY RESERVED AND DEDICATED TO THE CITY OF SEDRO-WOLLEY FOR RIGHT-OF-WAY PURPOSES.

**EASEMENT PROVISIONS**

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, COMCAST CABLE, AND AT&T BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FRONTAGE OF ALL LOTS IN THIS SHORT PLAT, BEING THE NORTH 10 FEET OF THE SOUTH 12 FEET OF LOTS 1, 2, 3 AND 4 AND THE EAST 10 FEET OF LOT 4, AS SHOWN HEREON, ALONG MARCELLA LANE AND NORTH REED STREET, 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 THERETO 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.

2. THE STORMWATER MANAGEMENT AND DRAINAGE EASEMENTS SHOWN ON THE FACE OF THIS SHORT PLAT ARE TO BENEFIT ALL LOT OWNERS FOR DRAINAGE COLLECTION, DETENTION, AND TREATMENT OF STORMWATER RUNOFF ASSOCIATED WITH THE DEVELOPMENT OF LOTS ASSOCIATED WITH THIS SHORT PLAT. THE MAINTENANCE OF PRIVATE STORM DRAINAGE FACILITIES, IN THE EASEMENTS OVER, ACROSS AND UNDER THE LOTS IN THIS DEVELOPMENT AS SHOWN HEREON, SHALL BE THE RESPONSIBILITY OF ALL LOT OWNERS AND NOT THE CITY OF SEDRO-WOLLEY.

**LEGAL DESCRIPTION**

LOT 11, BLOCK 1, ROSEDALE GARDEN, TRACTS OF SEDRO-WOLLEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE EAST 10 FEET THEREOF AS CONDEMNED AND DISCLOSED UNDER AUDITOR'S FILE NO. 950240017. SITUATE IN SKAGIT COUNTY, WASHINGTON.

**GENERAL NOTES AND PROJECT DATA**

1. THE LEGAL DESCRIPTION HEREON IS RECITED FROM CHICAGO TITLE COMMITMENT NO. 620027954, DATED JUNE 24, 2016. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DISCLOSED IN SAID TITLE REPORT.

2. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED ON ALL DEEDS AND CONTRACTS.

3. OWNER/DEVELOPER: MARIO & JOE BROWN  
 23932 NORTH WESTVIEW ROAD  
 MOUNT VERNON, WA 98274

4. SKAGIT COUNTY ASSESSOR'S PARCEL NUMBER: P78870

5. SITE ADDRESS: 310 NORTH REED STREET, SEDRO-WOLLEY, WA

6. TOTAL PARCEL ACREAGE: 0.967 ACRES

7. EXISTING ZONING: R-7

8. MINIMUM SETBACK REQUIREMENTS (SMWC 17.12.020):  
 FRONT YARD = TWENTY (20) FEET  
 SIDE YARD = FIVE (5) FEET MINIMUM FOR ONE STORY. TWO STORY DWELLINGS SHALL HAVE MINIMUM OF EIGHT (8) FEET AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL FOUR FEET, FOR EACH STORY.  
 REAR YARD = TEN (10) FEET. FIVE (5) FEET FOR ACCESSORY STRUCTURES

9. SEWAGE DISPOSAL FOR THIS SUBDIVISION IS THROUGH CITY OF SEDRO-WOLLEY PUBLIC SEWER.  
 10. WATER SERVICE FOR THIS SUBDIVISION IS PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.  
 11. EACH LOT WITHIN THIS SHORT PLAT MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
 12. ALL LOTS IN THIS SHORT PLAT ARE SUBJECT TO AND BENEFIT FROM THAT OFFSITE DRAINAGE DITCH AGREEMENT RECORDED JANUARY 31, 1948, UNDER AUDITOR'S FILE NUMBER 415111, RECORDS OF SKAGIT COUNTY, WASHINGTON. (NOT SHOWN ON THIS MAPPING.)  
 13. REFERENCE MAINTENANCE AGREEMENT AND STORMWATER OPERATION AND MAINTENANCE MANUAL RECORDED UNDER AUDITOR'S FILE NUMBER 201804120038.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SEDRO-WOLLEY AND THE WASHINGTON STATE SURVEY RECORDING ACT, AT THE REQUEST OF MARIO BROWN IN MARCH OF 2018.

  
 JAMES B. SMITH, P.L.S., C.F.S.  
 CERTIFICATE NO. 27327  
 DATE 4/13/18



**BROWN SHORT PLAT**

SEDRO-WOLLEY SHORT PLAT NO. SW 2017-110

SCALE: 1" = 40'	SHEET 1 OF 2
DRAWN BY: JTB	S.I.R. INDEX
REVISED: 4/13/2018	NW 1/4, NE 1/4
MW-111	24-35N-4E
F/R: 17-913	

**HARMSEN & ASSOCIATES INC.**

603 SOUTH FIRST STREET  
 MOUNT VERNON, WA 98273  
 TEL: (360) 336-9199

**CITY OF SEDRO-WOLLEY SHORT PLAT NO. SW 2017-110**  
**IN THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4E, W.M.**

**QUARTER CORNER**  
 FOUND 4" SQUARE CONCRETE MONUMENT  
 WITH 2" BRASS DISK WITH PUNCH  
 VISITED 1/24/2017

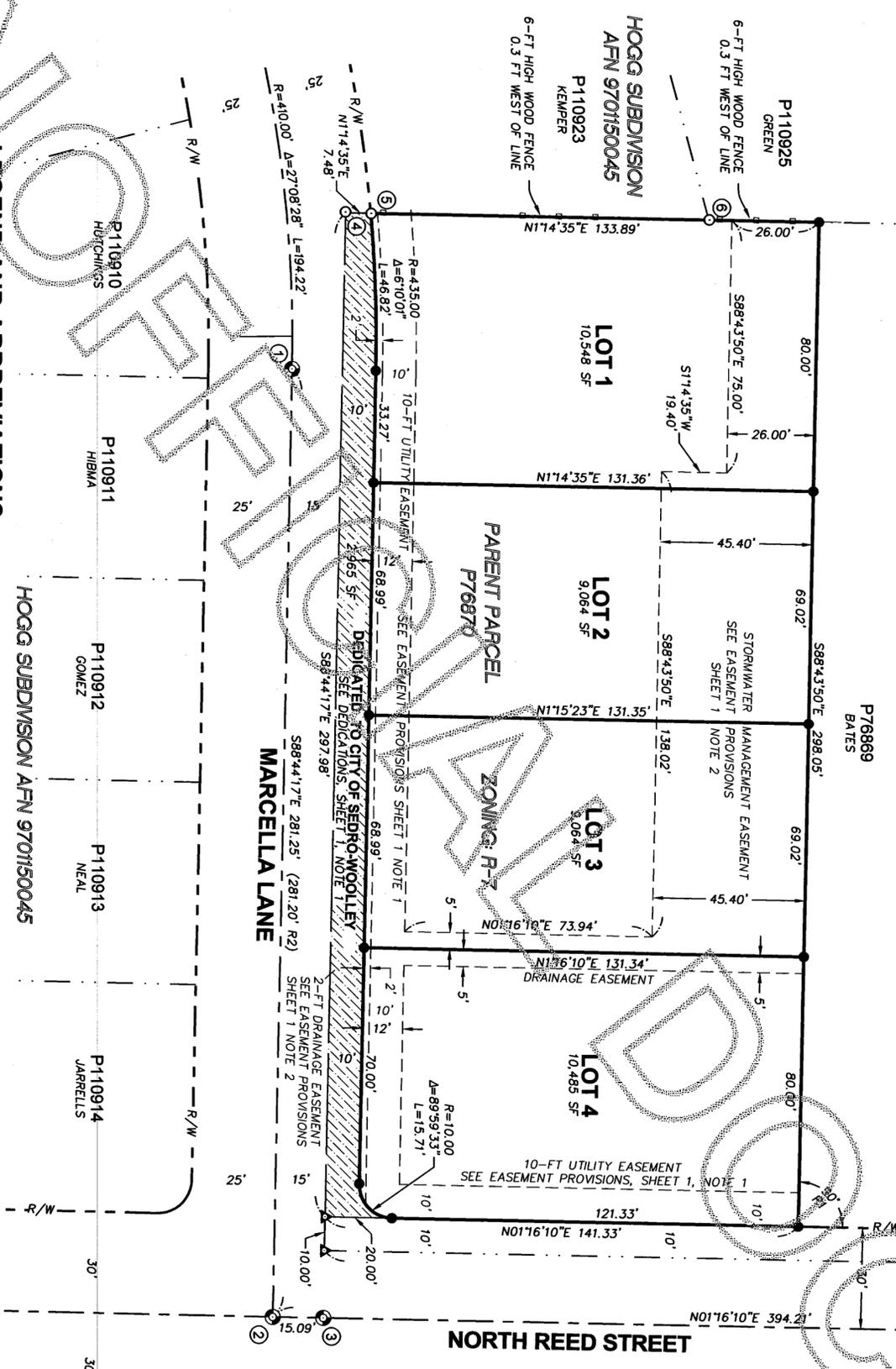
S85°15'50"E 2711.76' (2711.70' R2)  
 651.68' (651.38' R1)

**ADDRESS TABLE**

LOT #	SFR	DUPLEX
LOT 1	NA	401/403 MARCELLA LANE
LOT 2	405 MARCELLA LANE	NA
LOT 3	406 MARCELLA LANE	NA
LOT 4	NA	310A/310B NORTH REED STREET

EAST LINE OF BLOCK 1,  
 ROSEDALE GARDEN TRACTS  
 OF SEDRO-WOLLEY  
 REFERENCE RECORD R1

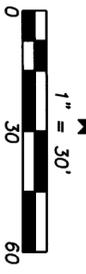
**BLOCK 1, PLAT OF ROSEDALE GARDEN TRACTS OF SEDRO-WOLLEY**



**LEGEND AND ABBREVIATIONS**

- FOUND SURVEY MONUMENT
- FOUND REBAR AND CAP
- SET 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "HAI 27327"
- △ CALCULATED POSITION
- ▨ LAND DEDICATED TO THE CITY OF SEDRO-WOLLEY FOR RIGHT-OF-WAY
- AFN - AUDITOR'S FILE NUMBER
- CL - CENTERLINE
- EX - EXISTING
- FT - U.S. SURVEY FOOT
- LS - LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- SFR - SINGLE FAMILY RESIDENTIAL

**SECTION CORNER**  
 FOUND CASED 2" BRASS DISK  
 WITH STAMPED "X"  
 INSIDE 4" METAL PIPE  
 VISITED 8/8/2015



**SURVEY NOTES**

- BASIS OF BEARINGS: GRID NORTH, WASHINGTON COORDINATE SYSTEM NORTH ZONE. SOUTH 85°15'50" EAST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AS MONUMENTED AND DEPICTED HEREON.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A 3-SECOND ELECTRONIC DIGITAL TOTAL STATION AND REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (GPS) DATA OBTAINED WITH THE WASHINGTON STATE REFERENCE NETWORK.
- ALL DISTANCES ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

**REFERENCED SURVEYS**

R1 PLAT OF ROSEDALE GARDEN TRACTS OF SEDRO-WOLLEY, RECORDED IN VOLUME 3 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
 R2 HOGG SUBDIVISION, RECORDED IN VOLUME 16 OF PLATS, PAGES 154 & 155, UNDER AUDITOR'S FILE NUMBER 9701150045, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**FOUND POINT DESCRIPTIONS**

- FOUND CASED 4" DIAMETER CONCRETE MONUMENT WITH 1/2" REBAR WITH CAP MARKED "WILSON 9642", HELD POSITION AS CENTERLINE OF MARCELLA LANE, SEE R2.
- FOUND CASED 4" DIAMETER CONCRETE MONUMENT WITH 1/2" REBAR WITH CAP MARKED "WILSON 9642", HELD POSITION AS INTERSECTION OF MARCELLA LANE AND N REED ST, SEE R2.
- FOUND CASED 4" DIAMETER CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH STAMPED "SKA SURV INC. LS 17851 1996", REFERENCE SURVEY AFN 201502090106.
- FOUND AND ACCEPTED 1/2" REBAR WITH CAP MARKED "MODUFFY LS 18041", POINT IS SOUTH 80°43'34" WEST, 0.30 FEET FROM CALCULATED CORNER POSITION, REFERENCE R2.
- FOUND 1/2" REBAR WITH CAP MARKED "WILSON LS 9642", POINT IS SOUTH 14°41'49" WEST, 0.14 FEET FROM CALCULATED POSITION, REFERENCE R2.
- FOUND 1/2" REBAR WITH CAP MARKED "WILSON LS 9642", POINT IS 0.04 FEET WEST OF CALCULATED PLAT BOUNDARY, REFERENCE R2.

**BROWN SHORT PLAT**

SEDRO-WOLLEY SHORT PLAT NO. SW 2017-110

SCALE: 1" = 30'

DRAWN BY: JTF  
 3/22/2018

REVIEWED: 4/13/2018  
 MN-111

1/8" 11-2013

**HARMSEN**  
 603 SOUTH FIRST STREET  
 MOUNT VERNON, WA 98273  
 TEL: (360) 336-9199

SHEET 2 OF 2  
 S.I.R. INDEX NW1/4 NE1/4 24-35N-4E

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