

Survey in the SE1/4 of the SE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW-SP-2018-187
Date 10-17-2018

Consent

THE UNDERSIGNED SURVEYORS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS PER THE HUSBAND AND WIFE ACT AND BEEN
 WITNESSED BY
 MARTHA ROSE
 SOUND COMMUNITY BANK

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT, I, MARTHA ROSE, DO hereby acknowledge that I have signed this instrument and acknowledged it to be my free and voluntary act for the uses and purposes mentioned in the instrument.
 NOTARY SIGNATURE: *Martha Rose* TITLE: *AWP*
 DATE: *10/15/18* BY APPOINTMENT EXPIRES: *4/15/19*

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT, I, LOUIS H. REAGAN, DO hereby acknowledge that I have signed this instrument and acknowledged it to be my free and voluntary act for the uses and purposes mentioned in the instrument.
 NOTARY SIGNATURE: *Louis H. Reagan* TITLE: *Notary Public*
 DATE: *10/15/18* BY APPOINTMENT EXPIRES: *12/31/2022*

City Treasurer's Certificate

THIS SHORT PLAT IS SUBJECT TO ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED RECORDED AS STREETS, ALLEYS FOR OTHER PUBLIC USE, ARE PAID IN FULL.
 CITY TREASURER: *Debra A. McLean* DATE: *10/15/2018*

Skagit County Treasurer's Certificate

THIS SHORT PLAT IS SUBJECT TO ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED RECORDED AS STREETS, ALLEYS FOR OTHER PUBLIC USE, ARE PAID IN FULL.
 COUNTY TREASURER: *Debra A. McLean* DATE: *10/15/2018*

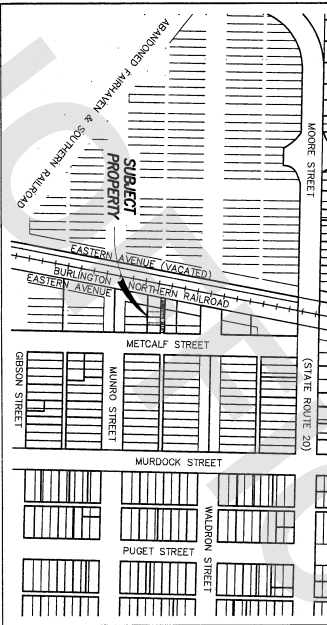
Approvals

THE WEDDING AND PROFESSIONAL SHORT PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH THE PROVISIONS OF THE 1978 ACT AND DISCLOSED ACCORDING TO THE RECORDS OF THE OFFICE UP TO AND INCLUDING THE YEAR 2018.
 CITY ENGINEER: *Debra A. McLean* DATE: *10/15/2018*

Surveyor's Certificate

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY WHICH IS METEORABLE AND BASED ON A TRUE AND CORRECT MEASUREMENT OF THE PROPERTY. THE SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 1978 ACT AND DISCLOSED ACCORDING TO THE RECORDS OF THE OFFICE UP TO AND INCLUDING THE YEAR 2018.
 SURVEYOR: *Louis H. Reagan* DATE: *10/15/2018*

Vicinity Map



Legal Description

THE SUBJECT PROPERTY IS A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 24, TWP. 35 N., RNG. 4 E., W.M., AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF MOVED EASTERN AVENUE ADJACENT THERETO WHICH ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

Notes

1. BASES-OF-BEARS - ASSUMED N02°04'44"W ON THE CENTERLINES OF METCALF STREET BETWEEN THE CENTERLINES OF METCALF STREET WITH WARDNE STREET AND THE PROJECTION OF THE WILSON STREET CENTERLINE.
2. THE SURVEY WAS ESTABLISHED BY GPS USING THE WEDDING AND PROFESSIONAL SURVEY CONDUCTED BY THE SURVEYOR USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND METERS OR EXCEEDS THE STIPULATED ACCURACY.
3. A PROBABLE SURVEY BEHIND NEIGHBORHOOD PROPERTY OF THE SURVEYOR IN THE VERTICAL CORNER OF WARD AND DO NOT SHOW POSSIBLE CONDITION REGARDING THE PROPERTY'S RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREIN. FIELD WORK WAS COMPLETED IN APRIL OF 2018.
4. BUILDING EAVES RUNNING IN AN EAST & WEST DIRECTION ARE 2', AND BUILDING EAVES RUNNING IN A NORTH & SOUTH DIRECTION ARE 3'.
5. SEPARATE GRANULAR CONTROL, FACILITIES OPERATION, AND MAINTENANCE MANUAL FOR ABBOTT'S ALLEY IS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201805200004.
6. ZONING AND COMPREHENSIVE PLAN DESIGNATION - CENTRAL BUSINESS DISTRICT.
7. THE HOMEOWNERS ASSOCIATION IS ENTIRELY RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF THE TWO ABBOTT'S ALLEY ARCHWAY SIGNS OVER THE ALLEY. THE SIGNS MUST BE IN GOOD CONDITION AND THE CITY HAS THE RIGHT TO REMOVE THEM IF THEY ARE DAMAGED OR REMOVED BY ANY PERSON, IN THE CITY'S DISCRETION.

Easements

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING:
 THE CITY OF SEDRO-WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY/PUGET SOUND ENERGY, COCAKE, NATURAL GAS, WATERS, AND SEWERAGE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, SEVEN (7) FEET OF LOTS 1, 2, AND 3 OF THIS SUBDIVISION LING PARALLEL WITH AND ADJACENT METCALF STREET, ALSO SHOWN HEREIN, WITHIN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEPHONE, CABLE, SERVICE, AND OTHER PROPERTY WITH STEAM, WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE, AND OTHER UTILITIES, AND TO INSTALL, MAINTAIN, REPAIR, REPLACE, AND ENLARGE THEREON ANY SUCH UTILITIES, AND OTHER NECESSARY STRUCTURES AND EQUIPMENT, AND TO MAINTAIN, REPAIR, REPLACE, AND ENLARGE THE SAME, HEREIN STATED. SEE ALSO EASEMENT AND CONDITIONS THEREOF FOR PUGET SOUND ENERGY, INC. SKAGIT COUNTY AUDITOR'S FILE NO. 201709180194.

Conditions, Covenants & Restrictions

WE, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND DESCRIBED HEREIN, AND THE ASSOCIATION OF LOT OWNERS KNOWN AS ABBOTT'S ALLEY ASSOCIATION (THE "ASSOCIATION," AND TOGETHER THE "PARTIES"), HEREBY MAKE THE FOLLOWING DECLARATION OF RESTRICTED COVENANTS (THE "DECLARATION") AS A CONDITION OF APPROVAL FOR THIS SHORT PLAT LOCATED AT ABBOTT'S ALLEY IN THE CITY OF SEDRO-WOOLLEY, WASHINGTON. THE CITY OF SEDRO-WOOLLEY IS A PUBLIC RIGHT-OF-WAY, BUT ALL ADJACENT SIDEWALKS AND PESTRIAN AND BICYCLE ACCESS POINTS WITHIN THE PROJECT ARE LOCATED ON PRIVATE PROPERTY, AND WHEREAS A CONDITION OF PLANNING APPROVAL IS THAT BUILDINGS MAINTAIN THE EXISTING SIDEWALK SERVICE AND EMERGENCY PROVIDERS AND MAINTENANCE OF PUBLIC AND SEMI-PUBLIC UTILITIES, AND A RECIPROCAL EASEMENT FOR PEDESTRIAN AND BICYCLE INGRESS AND EGRESS TO ALL PARCELS DESCRIBED IN THIS DECLARATION, AND WHEREAS THE ASSOCIATION IS A CORPORATION, AND THE ASSOCIATION IS A NONPROFIT UTILITY BENEFIT CORPORATION, FOR THE PURPOSE OF DEVELOPING AND ADMINISTERING A COOPERATIVE PLAN FOR THE MANAGEMENT AND MAINTENANCE OF THE PROPERTY FOR THE BENEFIT OF ALL OWNERS OF PARCELS WITHIN THE PROJECT, THE LOT OWNERS, AND TO RESOLVE AND PREVENT THE ASSOCIATION WHEN IT IS CONFLICTED WITH THE INTERESTS OF THE LOT OWNERS AND THE ASSOCIATION WHEN IT IS CONFLICTED WITH THE INTERESTS OF THE LOT OWNERS AND THE ASSOCIATION, TO IMPOSE A PERMANENT NON-EXCLUSIVE RESTRICTIVE COVENANT FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF WALKWAYS AND ACCESS TO PROVIDE FOR INGRESS AND EGRESS TO, FROM AND THROUGH THE PROPERTY, AND TO PROVIDE FOR THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF WALKWAYS AND ACCESS TO PROVIDE FOR INGRESS AND EGRESS TO, FROM CURRENT AND FUTURE HOLDERS OF ANY RIGHT, TITLE, OR INTEREST IN THE PROPERTY, THEIR SUCCESSORS AND ASSIGNS, INCLUDING GUESTS, PATRONS AND INVITEES; NOW, THEREFORE, THE OWNER AND THE ASSOCIATION, AND THEIR SUCCESSORS IN INTEREST AND ASSIGNS, HEREBY IMPOSE THE RESTRICTIVE COVENANTS LISTED HEREIN UPON THE PROPERTY. THIS DECLARATION MAY NOT BE ALTERED.

Owner/Developer
 MARTHA ROSE
 2018 METCALF STREET
 SEDRO-WOOLLEY, WA 98284
 (360) 406-4385

Short Plat (South) for
Martha Rose

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2018 at the request of Martha Rose.

AUDITOR'S CERTIFICATE

Filed for record this 17th day of Oct, 2018 at 9:19 AM in book ... of ... at page ... at the request of ... 201810170055



Louis H. Reagan CERT#16224
 Date 10/18/18

County Auditor or Deputy Auditor

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

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