

SEDRO-WOLLEY SHORT PLAT NO. SP-2018-201
PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., M.

OWNER'S CERTIFICATE AND DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNER OWNERS OF THE LAND INCLUDED WITH THIS SHORT PLAT DO HEREBY ASSESS THE NECESSARY PUBLIC PURPOSES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS FOR CUTS AND FILLS FROM THE LOTS AND BLOCKS SHOWN ON THIS PLAT TO THE SHOWN HEREBON.
 IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEALS THIS 17th DAY OF December 2018

Shelley Camacho
 SHELLEY L. CAMACHO
 AS HER SEPARATE PROPERTY

Allen L. Alexander
 ALLEN ALEXANDER
 AS HIS SEPARATE PROPERTY

ACKNOWLEDGMENTS
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHELLEY L. CAMACHO AS HER SEPARATE PROPERTY IS THE PERSON WHO SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: Dec 11, 2018

BRUCE G. LISSER
 STATE OF WASHINGTON
 NOTARY -- PUBLIC
 My Commission Expires 07-14-2020

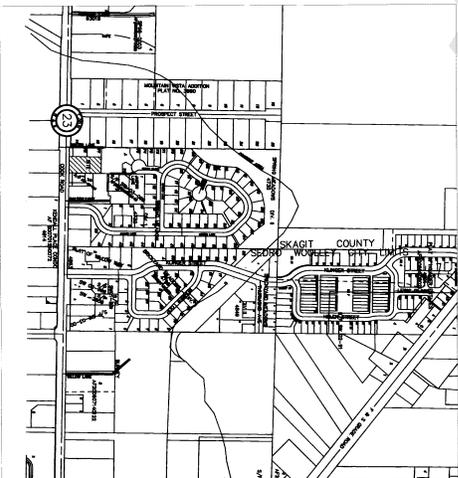
STATE OF Washington
 COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALLEN ALEXANDER, AS HIS SEPARATE PROPERTY IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON KNOWS THE CONTENTS OF THE INSTRUMENT AND FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: Dec 11, 2018

BRUCE G. LISSER
 STATE OF WASHINGTON
 NOTARY -- PUBLIC
 My Commission Expires 07-14-2020

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE CORNERS HAVE BEEN SET AS SHOWN AND ALL DISTANCES AND BEARINGS ARE ACCURATE.

DATE: Dec 19 2018
 BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
 LISSER AND ASSOCIATES, PLLC
 10000 UNIVERSITY BLVD, SUITE 1104
 MOUNT VERNON, WA 98275
 PHONE: (360) 414-7442
 FAX: (360) 414-0581
 E-MAIL: BRUCE@LISSER.COM



VICINITY MAP

DESCRIPTION
 THE EAST 85 FEET OF THE SOUTH 200 FEET OF THE FOLLOWING DESCRIBED TRACT:
 THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, 1M,
 EXCEPT THE SOUTH 20 FEET THEREOF,
 AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE AS-BUILT AND EXISTING COUNTY ROAD COMMONLY KNOWN AS COOK ROAD;
 SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, EASES, COURT ORDERS AND OTHER INSTRUMENTS OF RECORD,
 SITUATE IN THE CITY OF SEDRO-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEDRO-WOLLEY SHORT PLAT ORDINANCE THIS 17th DAY OF December 2018

[Signature]
 SHORT PLAT ADMINISTRATOR

[Signature]
 CITY ENGINEER

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 PAID TO AND DISCHARGED BY THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2018
 THIS 21st DAY OF December 2018

[Signature]
 SKAGIT COUNTY TREASURER

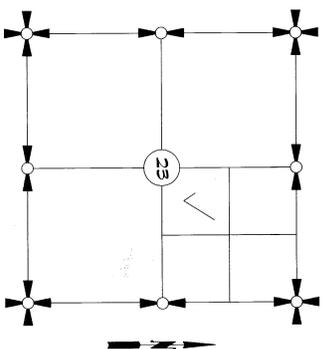
DEPUTY



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 17th DAY OF Dec, 2018 AT 3:38 MINUTES PAST 10 O'CLOCK EDPM IN VOLUME 201812240090 OF SHORT PLATS ON PAGES 10 UNDER AUDITOR'S FILE NO. 201812240090
 RECORDS OF SKAGIT COUNTY, WASHINGTON.

[Signature]
 SKAGIT COUNTY AUDITOR

[Signature]
 DEPUTY



VICINITY MAP

SHEET 1 OF 3
 DATE: 10/23/18
 SEDRO-WOLLEY SHORT PLAT NO. SP-2018-201
 SURVEY IN A PORTION OF THE
 SW 1/4 OF THE NE 1/4 OF
 SECTION 23, T. 35 N., R. 4 E., 1M,
 SKAGIT COUNTY, WASHINGTON
 FOR: SHELLEY L. CAMACHO AND ALLEN ALEXANDER
 BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
 LISSER AND ASSOCIATES, PLLC
 10000 UNIVERSITY BLVD, SUITE 1104
 MOUNT VERNON, WA 98275
 PHONE: (360) 414-7442
 FAX: (360) 414-0581
 E-MAIL: BRUCE@LISSER.COM

SEDRO-WOOLLEY SHORT PLAT NO. SP-2018-201
PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., N.M.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. SEE SHARED DRIVEWAY AGREEMENT RECORDED UNDER A.F. NO. 201812240037
3. ZONING: RT (MINIMUM LOT AREA = 6000 SQ. FT.)
4. SEWAGE DISPOSAL: CITY OF SEDRO WOOLLEY PUBLIC SEWER
5. WATER: P.U.D. NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY INSCRIBED L158R 22x60
- - INDICATES EXISTING REBAR OR IRON ROD FOUND
- ◎ - INDICATES MONUMENT IN CASE AS NOTED
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH RANGE 4 EAST, 1M1, BEARING = NORTH 89°48'23" WEST
9. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF MOUNTAIN VISTA ADDITION, RECORDED IN VOLUME 1 OF PLATS, PAGE 65, PLAT OF SPRING HEADOWS DIVISION NO. 1, RECORDED UNDER AUDITORS FILE NO. 9405140014, SHORT PLAT NO. SW-03-0491 RECORDED UNDER AUDITORS FILE NO. 200004120149, SHORT PLAT NO. SW-COC-048 RECORDED UNDER AUDITORS FILE NO. 94020203069 AND RECORD OF SURVEY MAY RECORDED UNDER AUDITORS FILE NO. 2007101019, ALL IN RECORDS OF SNOHOMI COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 6200390712, DATED JUNE 14, 2018.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS, EJECTA, LEASES, CONTRACTS, CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS FILE NUMBERS 87115009571.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: SHELLY L. CAMACHO
 ALLEN ALEXANDER
 808 OULDER-PARK AVENUE
 SEASIDE, WA 98284
 PHONE: 360-708-4377
15. EACH LOT WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. BUILDING SETBACK REQUIREMENTS (PER CHAPTER 1112.020) FRONT: 20 FEET
 SIDE: ONE STORY AND ACCESSORY STRUCTURES: 5 FEET
 TWO STORY STRUCTURE: 8 FEET, ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY
 REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES
17. ASSESSORS PARCEL NO. P-31201.
18. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL AND/OR DUPLEX
19. MAXIMUM ALLOWABLE LOT COVERAGE = 50%
20. LANDSCAPING FOR EACH LOT SHALL BE REQUIRED WITH FUTURE BUILDING PERMITS. CONTACT CITY OF SEDRO-WOOLLEY FOR ADDITIONAL INFORMATION.
21. DATING PER COOK ROAD IMPROVEMENT PLANS BY DAVID EVANS AND ASSOCIATES 01/23/01
22. PROJECT BENCHMARK: TOP OF MOUNT IN CASE AT INTERSECTION OF COOK AND PROJECT ROADS
23. NO UNDERGROUND UTILITY LINES WERE LOCATED AS A PART OF THIS SURVEY. THE LINES SHOWN ON THIS MAP SHOULD BE MARKED TO CONFIRM THE LOCATION OF THE MAPPED UTILITY LINES SHOWN HEREON AS WELL AS IDENTIFY ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.

25. ROOF DRAINS ARE TO BE CONVERTED TO ON SITE DRYWELLS ON EACH LOT.
26. A STORM DRAINAGE ANALYSIS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION ON EACH LOT.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO WOOLLEY, PUBLIC UTILITY DISTRICT NO. 1, RIGET SOUND ENERGY, VERIZON CASCADE NATURAL GAS CO. AND COMCAST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING AND OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND ACROSS ALL TYPICAL EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING AND MAINTAINING AND OTHER UTILITY EASEMENTS AND ANY GRANTER SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

PRIVATE SANITARY SEWER EASEMENT

A 10.00-FOOT WIDE EASEMENT IS HEREBY PROVIDED OVER, UNDER AND ACROSS THE WEST 10.00 FEET OF LOT 1 AS SHOWN FOR THE BENEFIT OF LOT 2. NO STRUCTURES OR LANDSCAPING TREES SHALL BE PLACED WITHIN SAID EASEMENT.

IN THE EVENT OF BURST REPAIRS, OR MAINTENANCE TO THE SEWER LINE FOR LOT 2, THE SITE SHALL BE RETURNED TO THE CONDITION IT WAS PRIOR TO REPAIRS.

THE SOUTHERN PORTION OF THE SEWER LINE IS SHARED BETWEEN LOTS 1 AND 2, ANY MAINTENANCE COSTS RELATED TO THE SHARED PORTION SHALL BE BORNE EQUALLY BY THE OWNERS OF SAID LOTS 1 AND 2.

PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT

A 20.00 FOOT WIDE EASEMENT IS HEREBY PROVIDED OVER, UNDER AND ACROSS THE WEST 20.00 FEET OF LOTS 1 AND 2 AS SHOWN FOR THE BENEFIT OF LOTS 1 AND 2 AS A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT AREA FOR INGRESS, EGRESS AND UTILITIES.

LOT 1 SHALL BE ACCESSED FROM THE SHARED DRIVEWAY. LOT 1 SHALL NOT BE PERMITTED TO HAVE ACCESS TO COOK ROAD VIA THE EXISTING DRIVE-OUT AT THE WESTERN SIDE OF SAID LOT 1.

MAINTENANCE USE AND RESTRICTIONS SHALL BE PER THAT CERTAIN DOCUMENT RECORDED UNDER A.F. NO. 201812240037

ADJOINING OWNERSHIPS

- P-114893 DEERANK BRIGANOE
 WILSONVILLE BRIGANOE
 882 N FOXBORO DR APT #103
 N SALT LAKE UT 84054
- P-114891 DEBRA A. BEESON
 426 WINTER LANE
 SEDRO-WOOLLEY WA 98224
- P-114893 VINE STREET FUND, LLC
 70 BOY 450
 AKLINGTON WA 98223
- P-31219 SEAN RYAN MCNABER
 408 DALTON LANE
 SEDRO-WOOLLEY WA 98284
- P-115502 DEBRA A. BEESON
 1000 COOK ROAD
 SEDRO-WOOLLEY WA 98284
- P-31204 JACOB A. ELDRIDGE
 COJRINI ELDRIDGE
 1002 COOK ROAD
 SEDRO-WOOLLEY WA 98284



DATE: 10/03/18

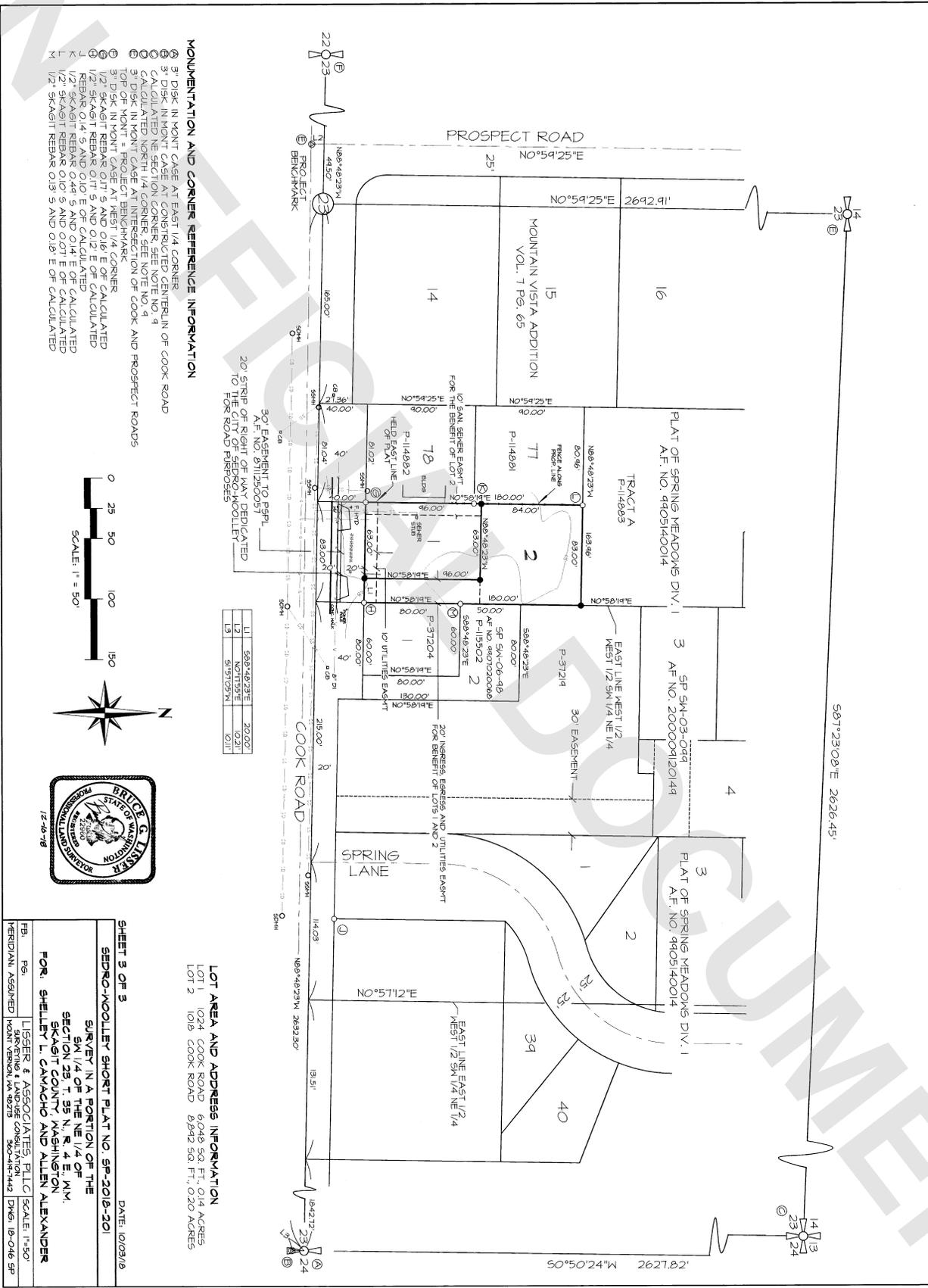
SHEET 2 OF 3

SEDRO-WOOLLEY SHORT PLAT NO. SP-2018-201

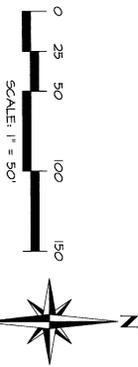
SURVEY IN A PORTION OF THE
 SW 1/4 OF THE NE 1/4 OF
 SECTION 23, T. 35 N., R. 4 E., N.M.
 FOR: SHELLY L. CAMACHO AND ALLEN ALEXANDER

FBI:	L158R & ASSOCIATES, PLLC	SCALE:
REG:	SURVEYING & LAND-USE CONSULTATION	DNM: 18-046 SP
MERIDIAN ASSIGNED:	MOUNT VERNON, WA 98275	360-418-7442

SEDRO-WOLLEY SHORT PLAT NO. SP-2018-201
PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., N.M.



- MONUMENTATION AND CORNER REFERENCE INFORMATION**
- 1. 3" DISK IN MOUNT CASE AT EAST 1/4 CORNER
 - 2. 3" DISK IN MOUNT CASE AT CONSTRUCTED CENTERLINE OF COOK ROAD
 - 3. CALCULATED NE SECTION CORNER SEE NOTE NO. 4
 - 4. CALCULATED NORTH 1/4 CORNER SEE NOTE NO. 4
 - 5. DISK IN MOUNT CASE AT INTERSECTION OF COOK AND PROSPECT ROADS
 - 6. 3" DISK IN MOUNT CASE AT EAST 1/4 CORNER
 - 7. 1/2" SKAGIT REBAR 0.17' S AND 0.16' E OF CALCULATED
 - 8. 1/2" SKAGIT REBAR 0.17' S AND 0.12' E OF CALCULATED
 - 9. REBAR 0.14' S AND 0.10' E OF CALCULATED
 - 10. 1/2" SKAGIT REBAR 0.44' S AND 0.14' E OF CALCULATED
 - 11. 1/2" SKAGIT REBAR 0.17' S AND 0.17' E OF CALCULATED
 - 12. 1/2" SKAGIT REBAR 0.15' S AND 0.18' E OF CALCULATED



L1	S88°48'23"W	20.00'
L2	N071°55'E	10.21'
L3	S71°05'W	10.11'

LOT AREA AND ADDRESS INFORMATION
 LOT 1 1024 COOK ROAD 6,048 SQ. FT., 0.14 ACRES
 LOT 2 1018 COOK ROAD 8,842 SQ. FT., 0.20 ACRES

SHEET 3 OF 3 DATE: 10/09/18

SEDRO-WOLLEY SHORT PLAT NO. SP-2018-201
 SURVEY IN A PORTION OF THE
 SW 1/4 OF THE NE 1/4 OF
 SECTION 23, T. 35 N., R. 4 E., N.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: SHELLEY L. CAMACHO AND ALLEN ALEXANDER
 LISBER & ASSOCIATES, PLLC SCALE: 1"=50'
 MERIDIAN ASSIGNED: NAD 83
 PLAT NO. SP-2018-201
 DRAWING NO. 18-046-SP