GRANT SHORT PLAT

A PORTION OF THE E/2 OF THE SE1/4 OF SECTION 18,
TOWNSHIP 35 N., RANGE 2 E, W.M.
FILE NO. SW 2020-065

ACKNOWLEDGEMENT & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PATRICK GRANT OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE ADJOINING 10 (FEET) OF THE NOW NORTH FRUITDALE ROAD, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO A RECIPROCAL 20'X20' INGRESS AND EGRESS EASEMENT FOR ACCESS.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

PATRICK GRANT
THIS 27th DAY OF December, 2020
PRINT: Patrick Grant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PATRICK GRANT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 27 2020.

SIGNATURE Sheryl L. Carman
NOTARY PUBLIC
MY APPOINTMENT EXPIRES : 10-10-23
RESIDING AT : Mount Vernon, WA

SHERYL L. CARMAN
MY COMM. EXP. 10-10-23
NOTARY PUBLIC
COMM. NO. 22068
STATE OF WASHINGTON

LEGAL DESCRIPTION

THE SOUTH 90 FEET OF THE WEST 183 FEET OF THE SOUTH 200 FEET OF THE NORTH 400 FEET OF THE EASE HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT THE COUNTY ROAD COMMONLY KNOWN AS THE FRUITDALE ROAD ALONG THE WEST LINE THEREOF.

SITUATED IN SKAGIT COUNTY,STATE OF WASHINGTON.

(LEGAL FROM FIRST AMERICAN TITLE INSURANCE GUARANTEE/COMMITMENT NO. 19-2897-TO DATED SEPTEMBER 18, 2019 AND UPDATED FEBRUARY 19, 2020)

SCHEDULE "B" ITEMS

A. EASEMENT AND THE TERMS AND CONDITIONS OF AFN 541529-PACIFIC NORTHWEST PIPELINE CORP. -PIPE LINE- THE LOCATION OF THE 1956 LOCATION FALLS EAST OF THE TITLE POSITION

(SCHEDULE "B" FROM FIRST AMERICAN TITLE INSURANCE GUARANTEE/COMMITMENT NO. 19-2897-TO DATED SEPTEMBER 18, 2019 AND UPDATED FEBRUARY 19, 2020)

SURVEYORS CERTIFICATE

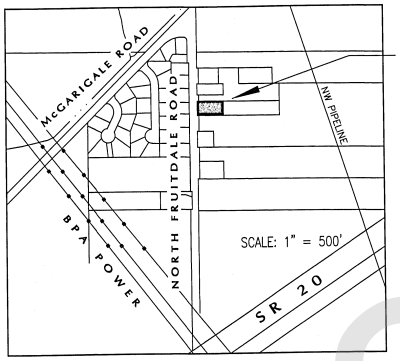
I HEREBY CERTIFY THAT THIS SHORT PLAT FOR PATRICK GRANT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, WM, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF SEDRO-WOOLLEY, WASHINGTON.

MYLES J. STANDISH, PLS
CERTIFICATE No. 52089

1-8-2021
DATE

1-8-2021
MYLES J. STANDISH
STATE OF WASHINGTON
52089
REGISTERED
PROFESSIONAL LAND SURVEYOR

VICINITY MAP



PROJECT SITE

SHORT PLAT NOTES:

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SITE AREA BEFORE ROW DEDICATION: 14,670 SF (0.34 ACRES) - AREA OF DEDICATION 900 SF (0.39 ACRES). SITE AREA AFTER DEDICATION: 13,770 SF (0.32 ACRES).
3. FOR ADDITIONAL SUBDIVISION INFORMATION SEE SEDRO-WOOLLEY SHORT PLAT No. 62-77 [REVISED2-5-79] RECORDED UNDER SKAGIT COUNTY AUDITOR'S NO. 7902270054.
4. SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
   STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
   STREET STANDARD: CITY OF SEDRO-WOOLLEY
   WATER: SKAGIT COUNTY PUD NO. 1.
   POWER: PUGET SOUND ENERGY
   TELEPHONE: FRONTIER COMMUNICATION
   GAS: CASCADE NATURAL GAS
   TELEVISION CABLE: COMCAST CORPORATION
   GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY.
5. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS AS DISCLOSED IN THE TITLE REPORT AS SHOWN ON THIS SHEET UNDER "SCHEDULE "B."
6. ZONING AND SETBACKS:
   THIS PARENT PARCEL HAS TWO EXISTING DWELLING UNITS AND A CARPORT COVER AREA AT THE TIME OF THE SHORT PLAT ACTION AND SHOWN HEREON.
7. SUBJECT TO MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR FILE NUMBER 202101120030

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SEDRO-WOOLLEY, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, COMCAST, CASCADE NATURAL GAS CORPORATION, FRONTIER AND AT&T BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 12th DAY OF Jan. 2021 AT 8:46 AM
M., AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC, WITHIN THE RECORDS OF SKAGIT COUNTY
WASHINGTON, UNDER AUDITORS FILE NUMBER 202101120029

Sandra Perkins
SKAGIT COUNTY AUDITOR

SKAGIT COUNTY DEPUTY

SKAGIT COUNTY TREASURER

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 2020.

THIS 11th DAY OF January, 2021

Julie Brunson
SKAGIT COUNTY TREASURER

DEPUTY

Treasurer • Skagit County
OFFICIAL
SEAL
State of Washington

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE AREA 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 7th DAY OF January, 2021

CITY TREASURER'S CERTIFICATE

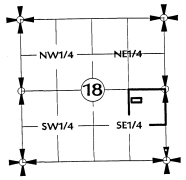
APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF January, 2021

CITY ENGINEER

EXAMINED AND FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE. CONTROLS AND APPROVED THIS 8th DAY OF JANUARY, 2021

PLANNING DIRECTOR



SECTION 18, TWP 35 N, RGE 5 E, W.M.

INDEX 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

GRANT SHORT PLAT
FILE NO. SW 2020-065
A PORTION OF THE E1/2 OF THE SE1/4 A OF SECTION 18, TOWNSHIP 35 N., RANGE 5 E., W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNER
PATRICK GRANT

DATE: 12.18.2020	BY: MJS	SCALE: 1"=20'
PROJECT NO. 20011		FILE: 2011SPlat.dwg

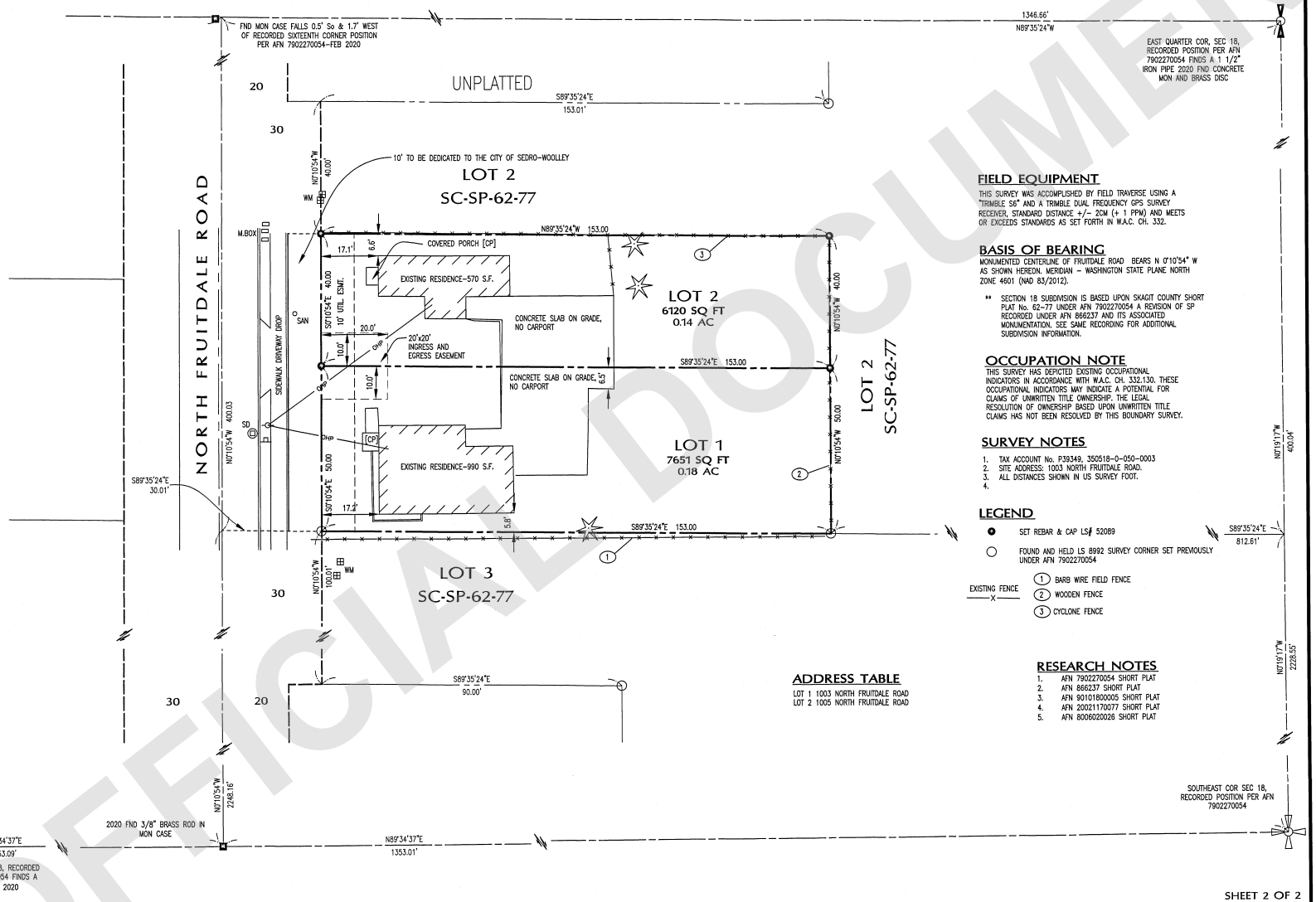
202101120029
01/12/2021 08:46 AM Pages: 1 of 2 Fees: $192.50
Skagit County Auditor

UNOFFICIAL DOCUMENT

202101120029
01/12/2021 08:46 AM Page 2 of 2

GRANT SHORT PLAT

A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 5 E, W.M.
FILE NO. SW 2020-065



FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TRIMBLE S6" AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD DISTANCE +/- 2CM (+ 1 PPM) AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

BASIS OF BEARING

MONUMENTED CENTERLINE OF FRUITDALE ROAD BEARS N 0°10'54" W AS SHOWN HEREON. MERIDIAN - WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/2012).

** SECTION 18 SUBDIVISION IS BASED UPON SKAGIT COUNTY SHORT PLAT No. 62-77 UNDER AFN 7902270054 A REVISION OF SP RECORDED UNDER AFN 866237 AND ITS ASSOCIATED MONUMENTATION. SEE SAME RECORDING FOR ADDITIONAL SUBDIVISION INFORMATION.

OCCUPATION NOTE

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

SURVEY NOTES

1. TAX ACCOUNT No. P39349, 350518-0-050-0003
2. SITE ADDRESS: 1003 NORTH FRUITDALE ROAD.
3. ALL DISTANCES SHOWN IN US SURVEY FOOT.
4.

LEGEND

- ● SET REBAR & CAP LS# 52089
- ○ FOUND AND HELD LS 8992 SURVEY CORNER SET PREVIOUSLY UNDER AFN 7902270054

EXISTING FENCE —X—

1. BARB WIRE FIELD FENCE
2. WOODEN FENCE
3. CYCLONE FENCE

ADDRESS TABLE

LOT 1 1003 NORTH FRUITDALE ROAD
LOT 2 1005 NORTH FRUITDALE ROAD

RESEARCH NOTES

1. AFN 7902270054 SHORT PLAT
2. AFN 866237 SHORT PLAT
3. AFN 90101800005 SHORT PLAT
4. AFN 20021170077 SHORT PLAT
5. AFN 8006020026 SHORT PLAT

SHEET 2 OF 2

20 0 20
SCALE: 1" = 20'
NORTH

1-8-2021

MILES J. STANDISH
STATE OF WASHINGTON
52089
REGISTERED
PROFESSIONAL LAND SURVEYOR

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ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
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