

SHORT PLAT IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, T. 35 N., R. 5 E., W.M.

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT 200 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND 120 FEET NORTH OF THE NORTH LINE OF SAID SUBDIVISION;
 THENCE NORTH TO THE NORTH LINE OF SAID SUBDIVISION;
 THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 200 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 200 FEET TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST 200 FEET TO THE POINT OF BEGINNING.
 EXCEPT THE FOLLOWING DESCRIBED TRACT:
 COMMENCING AT A POINT 200 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND 120 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD TRAVERSING SAID SUBDIVISION;
 THENCE NORTH 2 FEET;
 THENCE SOUTHEAST TO A POINT 4 FEET EAST OF THE POINT OF BEGINNING;
 THENCE WEST 4 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH THE EAST 20 FEET OF THE FOLLOWING DESCRIBED TRACT:
 THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT 200 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND 120 FEET NORTH OF THE NORTH LINE OF THE COUNTY ROAD TRAVERSING SAID SUBDIVISION;
 THENCE SOUTH 120 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
 THENCE SOUTH 120 FEET TO THE NORTH LINE OF SAID COUNTY ROAD;
 THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID COUNTY ROAD TO AN INTERSECTION WITH THE EAST LINE OF SAID SUBDIVISION;
 THENCE WEST ALONG THE EAST LINE OF SAID SUBDIVISION TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

AN EASEMENT FOR INGRESS AND EGRESS FOR THE MOVEMENT OF OTHER PERSONS AND VEHICLES FROM THE WEST 20 FEET OF THE NORTH 45 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT COUNTY ROAD.

LOT ADDRESS INFORMATION

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD AND/OR ACCESS. SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.54.
 LOT 1 - 1531 FRUITDALE RD.
 LOT 2 - 1533 FRUITDALE RD.
 LOT 3 - 1533 FRUITDALE RD.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SEBRO-WOOLLEY SHORT PLAT ORDINANCE ON THIS DAY OF December 2021.

CITY PLANNING DIRECTOR *[Signature]*

CITY 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 2021. THIS 22nd DAY OF December 2021.

CITY ENGINEER *[Signature]*

SUBREYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACED AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

JOHN B. SEARAU, P.E., P.L.S., CERTIFICATE NO. 28626
 2718 RIVERSIDE DRIVE, SUITE 209
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566

DATE: 11-30-2021

NOTES

1. POINT OF BEGINNING, THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., AS SHOWN ON RECORD OF SURVEY, AEN 9011150095.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE NO. 620028337, BEARING = N 89°18'39" W.
3. UPDATE 21 NOVEMBER 12, 2021, PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
4. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE NO. 620028337, BEARING = N 89°18'39" W.
5. EFFECTIVE 8/13/2019.
6. POINT OF COMMENCEMENT IN THE LEGAL DESCRIPTION IS AS SHOWN ON SKAGIT COUNTY SHORT PLAT NO. 2020-250 RECORDED UNDER AUDITOR'S FILE NUMBER 800520006. EASEMENT TO THE CITY ACCESS EASEMENT IS GRANTED TO THE CITY OF SEBRO-WOOLLEY OVER LOTS 1 AND 2 TO OBSERVE THE WETLAND AREA AND BUFFER.
7. A PROTECTED CRITICAL AREA AND CONSERVATION EASEMENT (PCEA) HAS BEEN RECORDED UNDER AUDITOR'S FILE NUMBER 202112170095.
8. DECORATIONS OF THE PERMANENT ROAD MAINTENANCE AGREEMENT HAS BEEN RECORDED UNDER AUDITOR'S FILE NUMBER 202112170095.
9. PERMANENT STORMWATER FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS IN ACCORDANCE WITH THE STORMWATER OPERATIONS MANUAL RECORDED UNDER AUDITOR'S FILE NUMBER 202112170095.
10. BUILDING SETBACK: 120214
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, USES, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THESE INSTRUMENTS LISTED IN THE TITLE REPORT MENTIONED IN NOTE 2 ABOVE, RECORDED NO. 202104060299, 202101160019, AND 202110500109.

LOT AREA TABLE	
LOT 1	LOT AREA 13,608 SF
	EASEMENT 11-E1 -4,408
	EASEMENT 11-E2 -800
	BUILD AREA 8,400 SF
LOT 2	LOT AREA 12,311 SF
	EASEMENT 12-E1 -1,000
	BUILD AREA 11,311 SF
LOT 3	LOT AREA 8,996 SF
	EASEMENT 13-E1 -496 SF
	BUILD AREA 8,400 SF
ROW TO CITY	233 SF
	35,048 SF

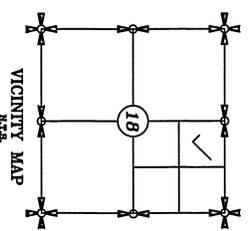
SKAGIT COUNTY TREASURER'S CERTIFICATE

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 2021. THIS 22nd DAY OF December 2021.

CITY ENGINEER *[Signature]*

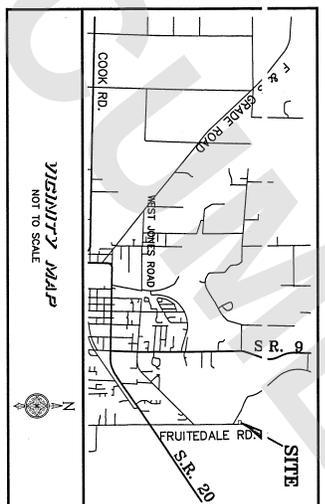
OWNERS
 ERIK JOHNSTON & SURVEYING, LLC
 22746 GUNNERSON ROAD
 MOUNT VERNON, WA 98273

DATE: 11-30-2021



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 17 DAY OF December, 2021, AT 2:12 PM.
 UNDER AUDITOR'S FILE # 202112170095, AT THE REQUEST OF SEARAU ENGINEERING AND SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, AND OF FULLY SOUND MIND AND CAPACITY, AND DEDICATE TO THE USE OF THE PUBLIC FOR THE PURPOSES OF THE CITY OF SEBRO-WOOLLEY, THE EAST 20 FEET OF THE NORTH 45 FEET OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

ERIK JOHNSTON *[Signature]*

ROGER LAGESCHULTE *[Signature]*

ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF SKAGIT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SEBRO-WOOLLEY

MY APPOINTMENT EXPIRES 12/2025

STATE OF WASHINGTON

ON THIS 17 DAY OF December 2021 BEFORE ME PERSONALLY APPEARED **ERIK JOHNSTON, ROGER LAGESCHULTE AND LEGALETTE LAGESCHULTE, HUSBAND AND WIFE**, KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES OF THE CITY OF SEBRO-WOOLLEY, THE EAST 20 FEET OF THE NORTH 45 FEET OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, AND ON DAUGHTER STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SEBRO-WOOLLEY

MY APPOINTMENT EXPIRES 12/2025

STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SEBRO-WOOLLEY

MY APPOINTMENT EXPIRES 12/2025



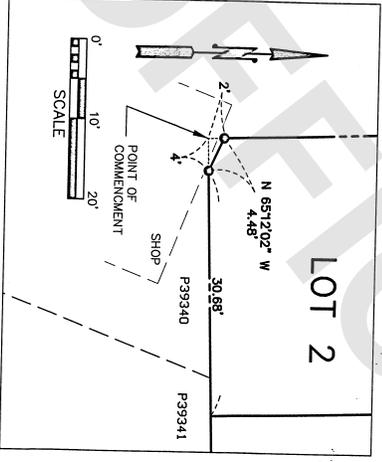
SHORT PLAT NO. SW-SP-2020-250 DATE: _____

SURVEY IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 18, T. 35 N., R. 5 E., W.M.

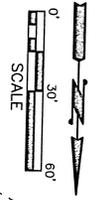
FOR: **ERIK JOHNSTON**

ERIK JOHNSTON & SURVEYING, LLC
 22746 GUNNERSON ROAD
 MOUNT VERNON, WA 98273
 PHONE (360) 424-9566

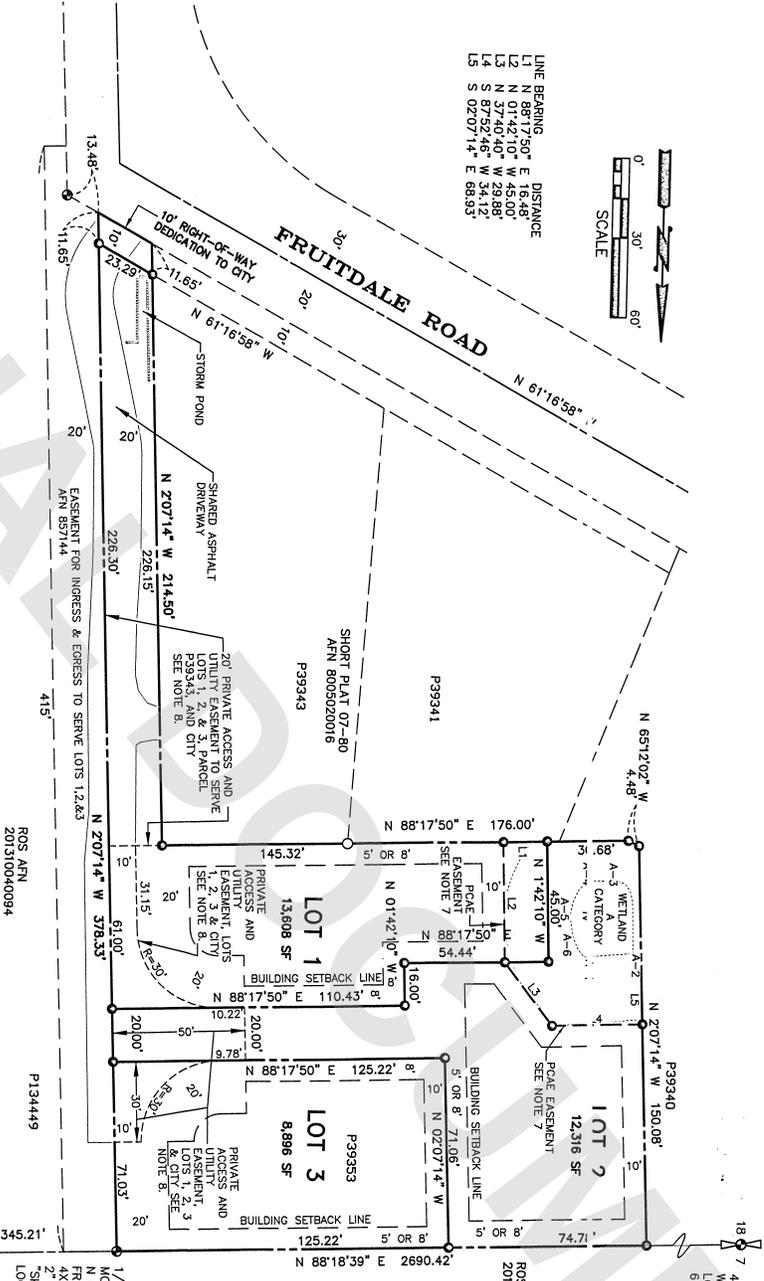
- KEY**
- - FOUND CORNER AS DESCRIBED
 - - SET CORNER "SEARAU 28926"
 - - FOUND MONUMENT AS DESCRIBED



- LINE BEARING DISTANCE**
- L1 N 88°17'50\"/>
 - L2 N 01°42'10\"/>
 - L3 N 37°40'40\"/>
 - L4 S 87°52'46\"/>
 - L5 S 02°07'14\"/>



4X4 CONC MON WITH
2\"/>



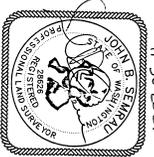
ADJOINING OWNERSHIP

- P39340 FRANK CLAYTON
7942 RENO DR
SEDRÖ-WOOLLEY, VA 98284
- P39341 CORY SWATZINA
700 FIDALCO ST
SEDRÖ-WOOLLEY, VA 98284
- P39343 DENNIS L ARBET
1537 N FRUITDALE RD
SEDRÖ-WOOLLEY, VA 98284
- P134447 ROS AFN
201310040094
- P134449 ROS AFN
201310040094

- 18 7 4X4 CONC MON WITH BRASS DISK, LOCATED 6-24-2019
- 18 7 4X4 CONC MON WITH BRASS DISK, LOCATED 4-28-2019

- 18 7 4X4 CONC MON WITH BRASS DISK, LOCATED ON 6-24-2019

DRAWING FILE: 588652.DWG 11/30/2021



SHORT PLAT NO. SW-SP-2020-250 DATE: 11/30/2021

SURVEY IN A PORTION OF THE
NW 1/4 OF THE NE 1/4 OF
SECTION 18, T. 35 N., R. 5 E., W.M.
FOR: ERIK JOHNSTON

FR. 314 PG. 38-47 SEARAU ENGINEERING & SURVEYING SCALE: 1" = 30'
HERDANI ASSUMED MOUNT VERNON, VA 98273 300-421-8566 JOB NO. 5886