

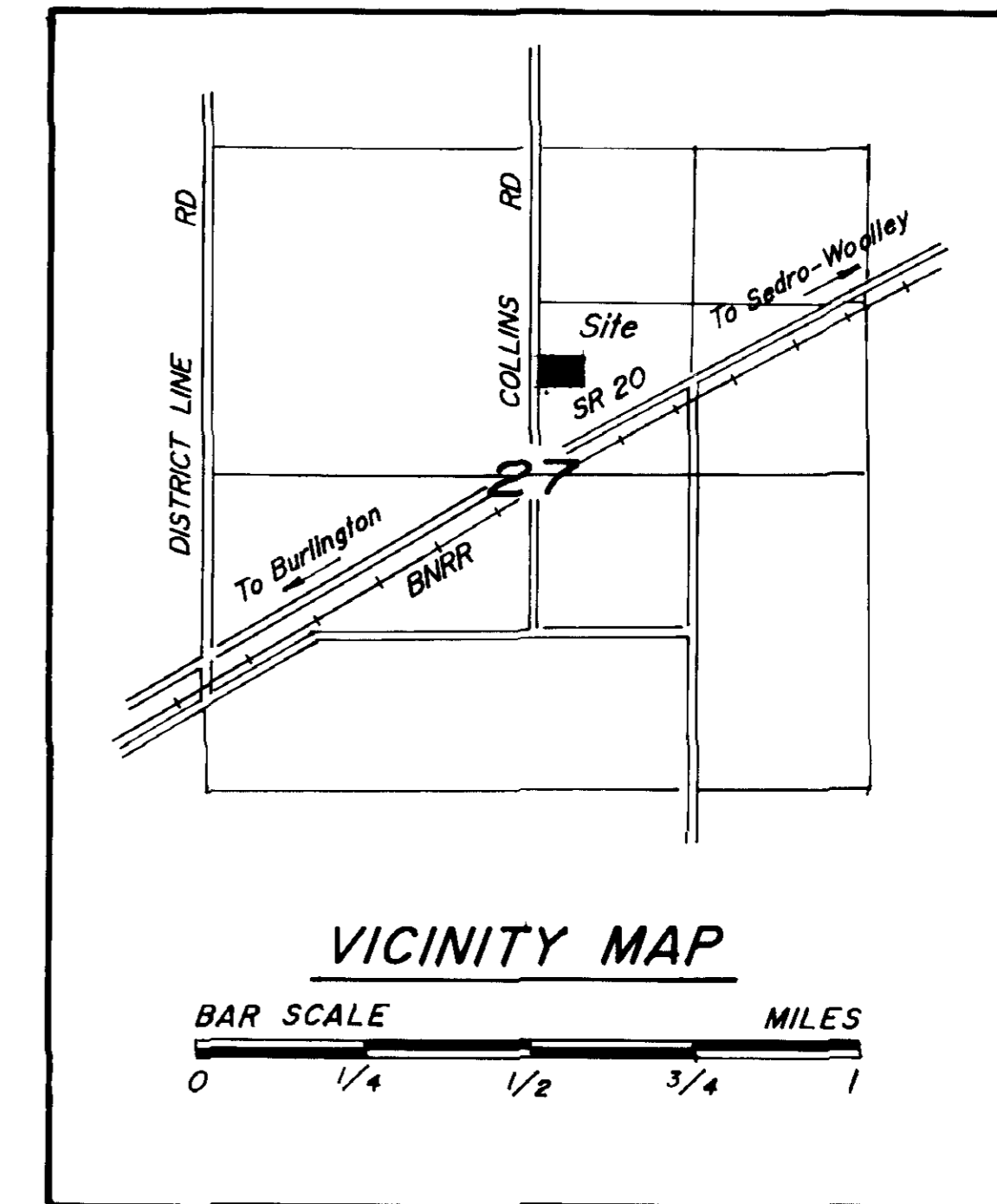
30
24
40
60

UTILITIES NOTE

The Utility locations shown hereon are from field observation where possible and from available utility records of the Cascade Natural Gas Corporation and Public Utility District No. 1 of Skagit County (Water).

PLAN

Scale: 1" = 40'

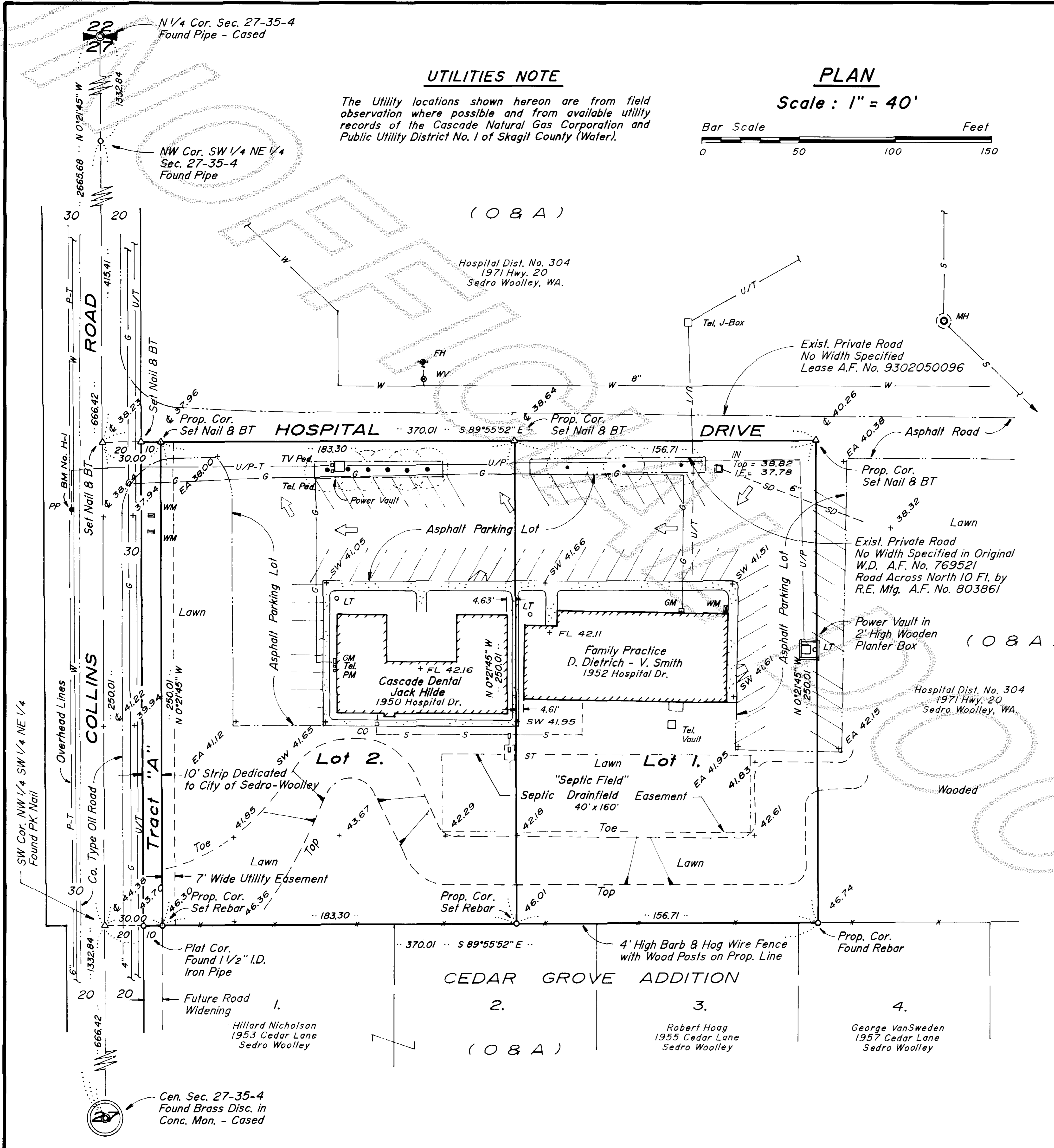


LEGEND

- Prop. Cor. Property Corner
- Set Rebar Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO - 3475"
- Found Rebar Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY - 7598"
- Nail & BT Concrete Nail and Brass Tag Imprinted: "LS - 3475"
- Mon. Monument
- PP Power Pole
- WM Water Meter
- WV Water Valve
- FH Fire Hydrant
- GM Gas Meter
- Tel. Ped. Telephone Pedestal
- TV Ped. Television Pedestal
- LT Parking Lot Light Standard
- ST Septic Tank
- CO Clean Out
- PM Power Meter
- 4" Gas Main
- U/P Underground Power
- U/T Underground Telephone (Dash Line - Location Unc.)
- 6" Storm Drain
- 6" Water Main
- Sanitary Sewer Pipe
- Concrete Sidewalk Elev. = 41.66'
- Edge of Asphalt Elev. = 41.12'
- Existing Ground Elev. = 39.94'
- Street Centerline Elev. = 44.38'
- Barb & Hog Wire Fence

LOT AREAS

| | | |
|---------|-------------|---------|
| LOT 1 | = 39,177.96 | Sq. Ft. |
| | = 0.8994 | Acre |
| LOT 2 | = 45,825.53 | Sq. Ft. |
| | = 1.0520 | Acre |
| Tract A | = 2,500.03 | Sq. Ft. |
| | = 0.0574 | Acre |
| Total | = 87,503.52 | Sq. Ft. |
| | = 2.0088 | Acres |



AUDITOR'S CERTIFICATE

Filed for the record this 15 day of Nov, 1993, at 41 minutes past 1 o'clock P.M. in Volume 11 of Short Plats at pages 17 and 18 and recorded under Auditor's File Number 931150090, at the request of Benny D. LeGro.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Sedro-Woolley Subdivision and Short Plat Ordinance No. 1104 as passed and adopted October 8, 1990.

SHORT PLAT NO. SW-03-93

VANoy H. SMITH, ETAL. PROPERTY SURVEY PTN. NW 1/4 SW 1/4 NE 1/4 SEC. 27, T. 35 N., R. 4 E.W.M. SEDRO-WOOLLEY, WASHINGTON

RESTRICTIONS

- Buyer should be aware that this Short Plat is located in the floodplain of the Skagit River as established by the Federal Emergency Management Agency (FEMA) for the National Flood Insurance Program. Bench Mark elevations and ground elevations (MSL) have been annotated upon the face of this Short Plat.
- All maintenance and/or replacement costs of the existing septic drainfield system serving Lots 1 and 2 of this Short Plat shall be shared equally. No further building construction or site improvements shall be allowed to encroach upon that area of Lots 1 and 2 of this Short Plat annotated hereon as "Septic Field", which lies South of the existing clinics to date, without the consent of all parties involved. The restriction hereinabove shall become null and void upon replacement of the existing joint system by individual septic drainfield systems and/or connection to City Sanitary Sewer Service. (Continued Below)

NOTES

- Short Plat Number and Date of Approval Shall be included in all Deeds and Contracts.
- Water is available and currently being provided to both Lots 1 and 2 of this Short Plat by Skagit County Public Utility District No. 1.
- Sewage Disposal is by a joint septic drainfield system. (See Restrictions)
- Benchmark No. "H-1": RR Spike in East Face Power Pole No. 25988 at SW corner of Collins Road and Hospital Drive intersection. Top of RR Spike Elevation = 39.315 Ft. MSL (USGS Datum).
- Legal Description furnished by Land Title Company of Skagit County, Order No. T-70831, dated March 19, 1993 at 8:00 A.M.
- The bearing reference for this survey is based upon the existing monumentation along the West line of the NE 1/4 of Section 27, T. 35 N., R. 4 E.W.M., as being N 0°21'45" W. For section subdivision information, refer to the plat of "Cedar Grove Addition" as filed August 29, 1963 and recorded in Volume 8 of Plats at Page 60, under Auditor's File No. 640207, records of Skagit County, Washington.
- Instrumentation: TOPCON GTS - 2B (20)

Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy ± (5mm + 5ppm)
- Tract "A" of this Short Plat, being that 10 Ft. wide strip along Collins Road as shown hereon, shall be dedicated to the City of Sedro-Woolley as additional street right-of-way upon approval of this Short Plat.
- This site lies within the City of Sedro-Woolley Sub-Flood Control District. Any new development upon either Lots 1 or 2 of this Short Plat shall be subject to SEPA and review by the Skagit County Flood Engineer.

RESTRICTIONS

(Continued)

- In the event the drainfields fail or any additional development of either Lots 1 or 2 takes place, and sanitary sewer service is available within 200 feet, then both Lots 1 and 2 shall be required to connect to sanitary sewer and abandon the septic system in accordance with State Department of Health regulations.
- Upon approval of this Short Plat, the property owner(s), heir(s) and/or assign(s) of Lot 2 of this Short Plat hereby agree to join and participate in the formation of a Local Improvement District or any Road Improvement Project sanctioned by the City of Sedro-Woolley upon that portion of Collins Road Frontage adjacent thereto, and further agree not to oppose or protest assessments therefor.

LEGAL DESCRIPTION

The South 250 feet of the West 370 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Thirty-five (35) North, Range Four (4) East of the Willamette Meridian, EXCEPT the as built and existing right of way for the County road known as Collins Road along the West line thereof.

SUBJECT TO AND TOGETHER WITH a Sewer Line Agreement, including the terms and conditions thereof, between the Public Hospital Districts No. 3 and 4 and the City of Sedro-Woolley, a Municipal Corporation, for sanitary sewer, by that instrument dated August 10, 1964 and recorded June 28, 1965 under Auditor's File No. 668143, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH those Covenants, Conditions and Restrictions contained in deed through which title is claimed, but omitting restrictions, if any, based on race, color, religion or national origin, by that instrument dated June 6, 1972 and recorded June 12, 1972 under Auditor's File No. 769521, records of Skagit County Washington.

SUBJECT TO AND TOGETHER WITH the Reciprocal Easement Agreement, including the terms and conditions thereof, between the joint owners of the subject property and providing for the right to use common areas, sidewalks, parking areas and utilities by all parties having interest in said subject property, by that instrument dated January 29, 1973 and recorded February 5, 1973 under Auditor's File No. 780218, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH the existing Hospital Access Road over and across the North 10 feet and the rights of parties to use the same as disclosed by recital in instruments recorded February 5, 1973 and July 19, 1974 and recorded under Auditor's File Nos. 780218 and 803861, records of Skagit County, Washington.

SUBJECT TO an Easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, to Puget Sound Power and Light Company, a Washington Corporation, for the right to construct, maintain, etc. an underground electric transmission and/or distribution system, said underground system to be located as staked and constructed and to be extended in the future with the mutual consent of all parties, by that instrument recorded April 9, 1973 under Auditor's File No. 783162, records of Skagit County, Washington.

AND FURTHER SUBJECT TO the terms and conditions of Conditional Use Written Order No. 50 as recorded February 18, 1982 under Auditor's File No. 8202180026, records of Skagit County Washington.

All situate in the County of Skagit, State of Washington.

ZONING CLASSIFICATION

(O & A) Office & Apartment

RESTRICTIONS

(Continued)

- Lots 1 and 2 of this Short Plat have been provided access by that existing private road commonly known as Hospital Drive, being also partially constructed upon subject Lots (approximate South Half of full paving width) since conveyance of property by Skagit County Public Hospital District No. 304 by that instrument dated June 6, 1972 and recorded June 12, 1972 under Auditor's File No. 769521; and by that instrument referring to the existing Hospital Access Road as being within the North 10 feet of Lots 1 and 2 herein, dated July 18, 1974 and recorded July 19, 1974 under Auditor's File No. 803861, records of Skagit County, Washington.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 15th day of June, 1993.

Jack Hilde Joan Hilde
 Jack Hilde Joan Hilde

Dean Dietrich Lois Dietrich
 Dean Dietrich Lois Dietrich

Vanoy H. Smith Joan A. Smith
 Vanoy H. Smith Joan A. Smith

APPROVAL

Examined and approved this 12th day of November, 1993, by the Planning Director of the City of Sedro-Woolley, Washington.

Caryl K. Johnson, MCP
Planning Director

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 1993.

This 15th day of November, 1993.

Judyann Menech
Treasurer, Skagit County

RESTRICTIONS

(Continued)

- All maintenance and construction of private roads and parking areas are the responsibility of the lot owners and responsibility shall be in direct relationship thereto and/or as interpreted within that Reciprocal Easement Agreement referred to herein. (See: LEGAL DESCRIPTION)

OWNER - DEVELOPER

Vanoy H. Smith, Etal.
1952 Hospital Drive
Sedro-Woolley, WA 98284
Telephone: (206) 856-4141

ACKNOWLEDGEMENT

State of Washington }
County of Skagit } SS

On this 15th day of June, 1993, personally appeared before me JACK HILDE and JOAN HILDE, husband and wife, in undivided interest, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Garnet J. White
Notary Public in and for the State of Washington,
residing at Sedro-Woolley, Washington.

ACKNOWLEDGEMENT

State of Washington }
County of Skagit } SS

On this 15th day of June, 1993, personally appeared before me DEAN DIETRICH and LOIS DIETRICH, husband and wife, in undivided interest, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

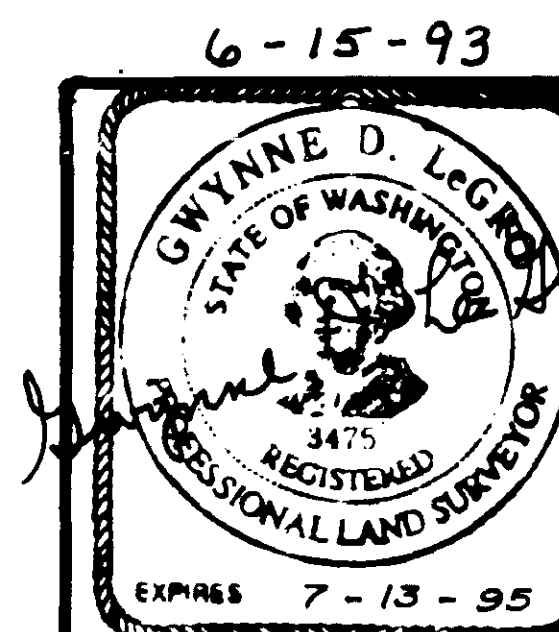
Garnet J. White
Notary Public in and for the State of Washington,
residing at Sedro-Woolley, WA 98284.

ACKNOWLEDGEMENT

State of Washington }
County of Skagit } SS

On this 15th day of June, 1993, personally appeared before me VANOY H. SMITH and JOAN A. SMITH, husband and wife, in undivided interest, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Garnet J. White
Notary Public in and for the State of Washington,
residing at Sedro-Woolley, Washington.



SHORT PLAT NO. SW-03-93

VANOY H. SMITH, ETAL.
PROPERTY SURVEY
PTN. NW 1/4 SW 1/4 NE 1/4
SEC. 27, T. 35 N., R. 4 E.W.M.
SEDRO-WOOLLEY, WASHINGTON