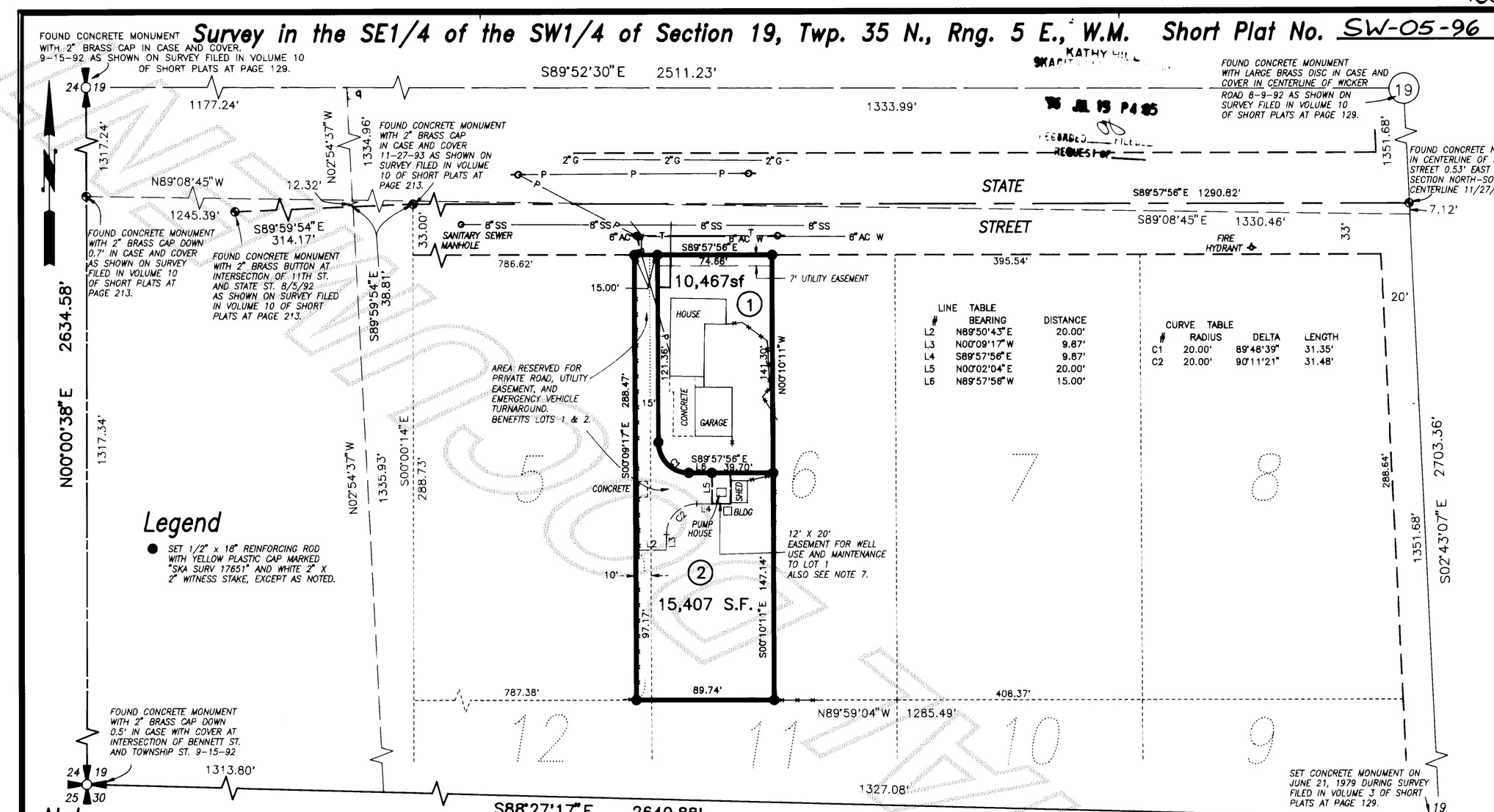
9607150149

Survey in the SE1/4 of the SW1/4 of Section 19, Twp. 35 N., Rng. 5 E., W.M. Short Plat No. SW-05-96



LINE TABLE #	BEARING	DISTANCE
L2	N89°50'43"E	20.00'
L3	N00°09'17"W	9.87'
L4	S89°57'56"E	9.87'
L5	N00°02'04"E	20.00'
L6	N89°57'56"W	15.00'

CURVE TABLE #	RADIUS	DELTA	LENGTH
C1	20.00'	89°48'39"	31.35'
C2	20.00'	90°11'21"	31.48'

Legend

● SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

2. ZONING – SF-2, SEE VARIANCE NO. 07-95 APPROVED OCTOBER 17, 1995 FOR ADDITIONAL INFORMATION.

3. WATER – PUBLIC UTILITY DISTRICT NO.1 OF SKAGIT COUNTY.

4. SEWER – CITY OF SEDRO-WOOLLEY.

5. BASIS-OF-BEARINGS – ASSUMED N88°27'17"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19.

6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.

7. THE PUMP HOUSE SHOWN HEREON IS THE POTABLE WATER SOURCE FOR THE HOUSE ON LOT 1. THE WELL WAS NOT FOUND DURING THIS SURVEY.

8. ALL MAINTENANCE AND CONSTRUCTION OF THE PRIVATE ROAD SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 2. THE MAINTENANCE AND EASEMENT DECLARATION FOR THE PRIVATE ROAD IS FILED IN VOLUME _____ OF OFFICIAL RECORDS AT PAGE _____ AS AF# _____.

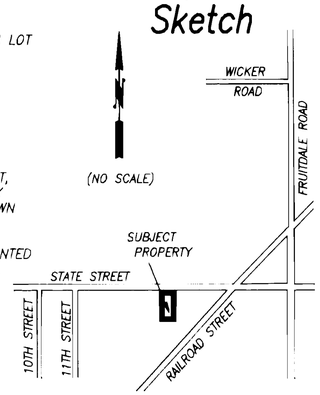
9. AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, GENERAL TELEPHONE OF THE NORTHWEST, TCI CABLEVISION COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND THE CITY OF SEDRO-WOOLLEY UNDER AND UPON THE AREA RESERVED FOR PRIVATE ROAD, ETC. SHOWN HEREON, AND A 7' UTILITY EASEMENT ALONG EAST STATE STREET IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

50 25 0 50 100
Scale in Feet

Addresses

LOT 1 = 1303 EAST STATE STREET
LOT 2 = 1305 EAST STATE STREET

Vicinity Sketch



Legal Description

THE EAST 10 FEET OF LOT 5 AND THE WEST 1/2 OF LOT 6, "STATE STREET ADDITION TO SEDRO, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 61, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Acknowledgements

STATE OF ~~WASHINGTON~~ Minnesota COUNTY OF Hennepin
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kathryn L. Revord
SIGNED THIS INSTRUMENT, ON OATH STATED THAT ~~HE~~/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Asst. Secretary
OF Norwest Mortgage, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Diane M. [illegible]
TITLE Service/Notary DATE 6 [illegible]
MY APPOINTMENT EXPIRES [illegible]

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gail D. Nicholas
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE ~~HIS/HER~~ FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT
NOTARY SIGNATURE [illegible]
TITLE NOTARY DATE 6-25-1996
MY APPOINTMENT EXPIRES July 9, 1998

Covenant

A WAIVER OF PROTEST OF FUTURE LID OR ULID FORMATION IS FILED IN VOLUME _____ OF OFFICIAL RECORDS AT PAGE _____ AS AF# _____.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Gail D. Nicholas
GAIL DARLENE NICHOLAS

by [illegible] Asst. Secretary
NORWEST MORTAGAGE INC., A CALIFORNIA CORP.

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1996.

[illegible] 7-5-96
SKAGIT COUNTY TREASURER DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOOLLEY SHORT PLAT ORDINANCE THIS 24th DAY OF June 1996.

[illegible] [illegible]
PLANNING DIRECTOR MAYOR

AUDITOR'S CERTIFICATE

Filed for record this 15th day of July 1996 at 3 minutes past 4 o'clock P.M., and recorded in Volume 12 of Short Plats at page 121, records of Skagit County, Wa.

Kathy Hill by [illegible]
County Auditor or Deputy Auditor
A.F.# 9607150149

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 1995 at the request of Gail Nicholas

John L. Abenroth CERT#17651
Date JUNE 14, 1996

JOHN L. ABENROTH STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 17651 EXPIRES 6/26/97

DATE	REVISION	BY	JOB# 95214	DRAWN FM	CHECKED JLA	DATE 13DEC95	SCALE 1" = 50'	SHEET 1 OF 1

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

Vol 12 Short Plats PG 121