

9901020068

Short Plat No. SW-06-98

Survey in the SW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

29
20
55

Legal Description

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., described as follows:
Beginning at a point on the North line of Cook Road 330 feet East and 20 feet North of the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence North 150 feet; thence East 80 feet; thence South 150 feet; thence West 80 feet to the point of beginning, EXCEPT ditch right of way.

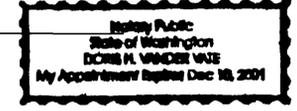
Utility Easement

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

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.

Kevin R. Hayes
Kerri H. Sheehan



Acknowledgements

State of Washington, County of SNOHOMISH I certify that I know or have satisfactory evidence that KEVIN R. HAYES 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 Douglas Vanderwater Title _____
Date May 3, 1999 My appointment expires 12-10-2001

State of Washington, County of SNOHOMISH I certify that I know or have satisfactory evidence that KERRI H. SHEEHAN 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 Douglas Vanderwater Title _____
Date May 3, 1999 My appointment expires 12-10-2001

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 1999.

Judith M. Meish
Skagit County Treasurer

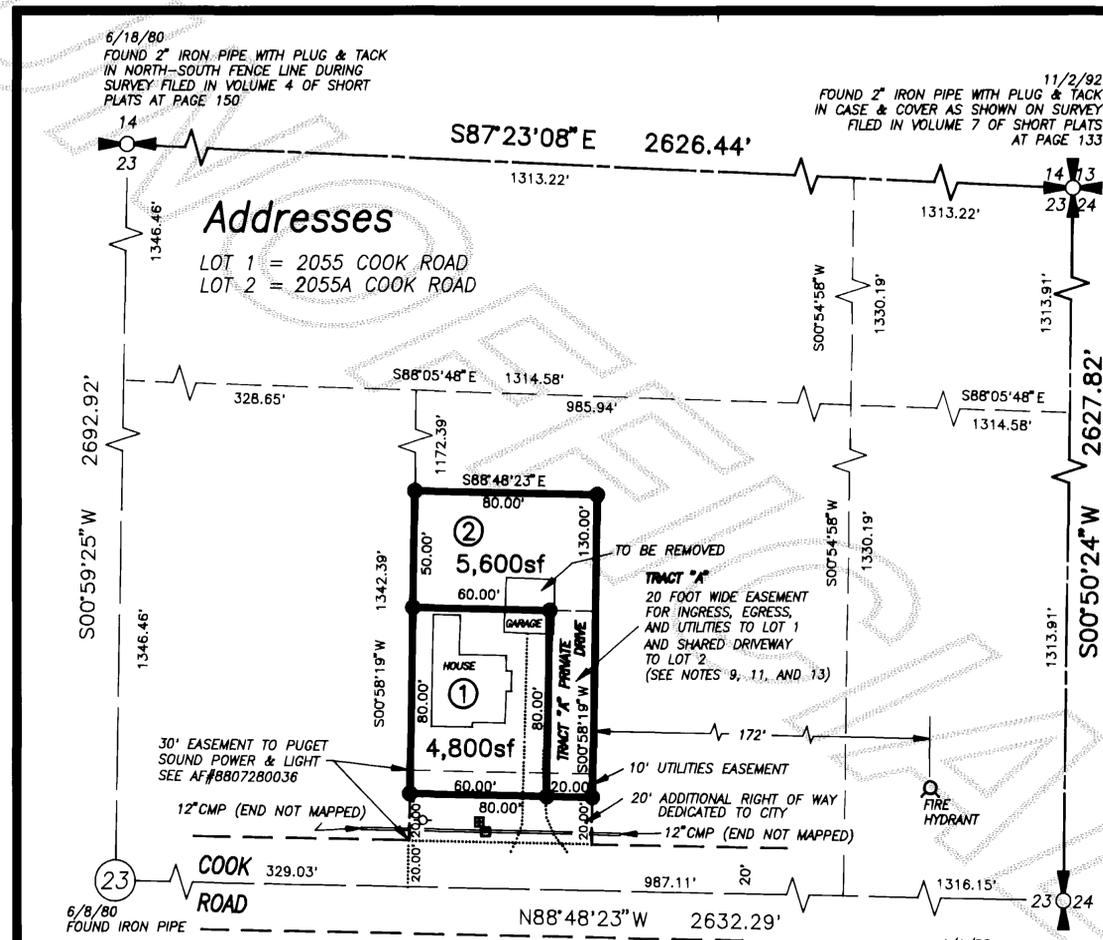


Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance.

This 29th day of June 1999.
John A. Reiser Short Plat Administrator
Douglas Barnett City Engineer

Short Plat for John Sheehan



Addresses

LOT 1 = 2055 COOK ROAD
LOT 2 = 2055A COOK ROAD

30' EASEMENT TO PUGET SOUND POWER & LIGHT SEE AF#8807280036

6/8/80 FOUND IRON PIPE

4/1/80 FOUND 1 1/2" IRON PIPE WITH PLUG & TACK IN CASE & COVER HELD FOR 1/4 CORNER

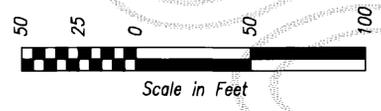
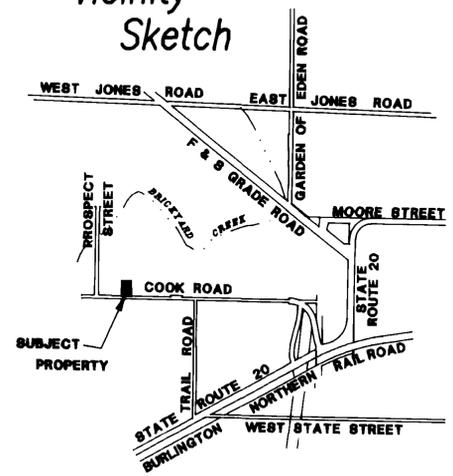
Legend

- 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.
- Power Pole
- Water Meter
- Catch Basin

Notes

- Short plat number and date of approval shall be included in all deeds and contracts.
- Basis-of-bearings - Assumed N88°48'23"W on the South line of the Northeast Quarter of Section 23.
- Zoning - SF-1
- Sewer - City of Sedro-Woolley
- This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
- Water - Public Utility District No. 1 of Skagit County.
- A Waiver of Protest has been filed with the Skagit County Auditor for future ULID's and LID's created for half street improvements, street lighting and all utilities.
- Maintenance of sewer lateral lines to these lots is the responsibility of the lot owners.
- Maintenance of the shared 20 foot wide driveway shall be the responsibility of the owners of Lot 1 and Lot 2. An easement declaration and maintenance agreement has been filed with the Skagit County Auditor under A.F. No. 9901020067.
- Future residential development on these lots may be subject to street, parks, fire, police, and school impact fees. Such fees shall be in the amounts in effect at the time of building permits.
- An asphalt taper shall be provided at the access point of the private drive to Cook Road at the time of building permit for Lot 2 with the cost of said asphalt taper to be shared by the owners of both Lot 1 and Lot 2.
- Parking for Lot 1 shall be restricted to the rear of the lot to continue to maintain safe passage for residential and emergency vehicles on the private drive.
- Variance No. 06-98 was approved on October 27, 1998 to allow the following: A) a twenty (20) foot wide private to serve both lots; B) a minimum lot area of 4,800 square feet for Lot 1 and 5,600 square feet for Lot 2; C) a rear yard setback of 2.75 feet on Lot 1; D) a minimum frontage of twenty (20) feet for Lot 2; E) a front yard setback of ten (10) feet for Lot 2.

Vicinity Sketch



AUDITOR'S CERTIFICATE
Filed for record this 29 day of June 1999 at 11:25 minutes past 12 o'clock P.M., and recorded in Volume 14 of Short Plats at page 55 records of Skagit County, Wa.
County Auditor or Deputy Auditor
John L. Abernethy
A.F.# 9901020068

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1999 at the request of John Sheehan
John L. Abernethy CERT#17651
Date



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



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			98194	fm	JLA	10OCT98	1"=50'	1 OF 1