

Legal Description

PARCEL "A":
 Lot 1 of Sedro Woolley Short Plat No. 98-04, approved September 10, 1998, recorded October 16, 1998, in Volume 13 of Short Plats, page 173, under Auditor's File No. 9810160075, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.
TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over, under and through the South 10 feet of Lot 2 of said Short Plat No. SW 98-04.

PARCEL "B":
 Lot 2 of Sedro Woolley Short Plat No. 98-04, approved September 10, 1998, recorded October 16, 1998 in Volume 13 of Short Plats, page 173, under Auditor's File No. 9810160075, being a portion of Lot 16, Block 1, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY", as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.
TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the North 10 feet of Lot 1, Short Plat No. SW 98-04, filed in Volume 13 of Short Plats, page 173 and 174, records of Skagit County, Washington.

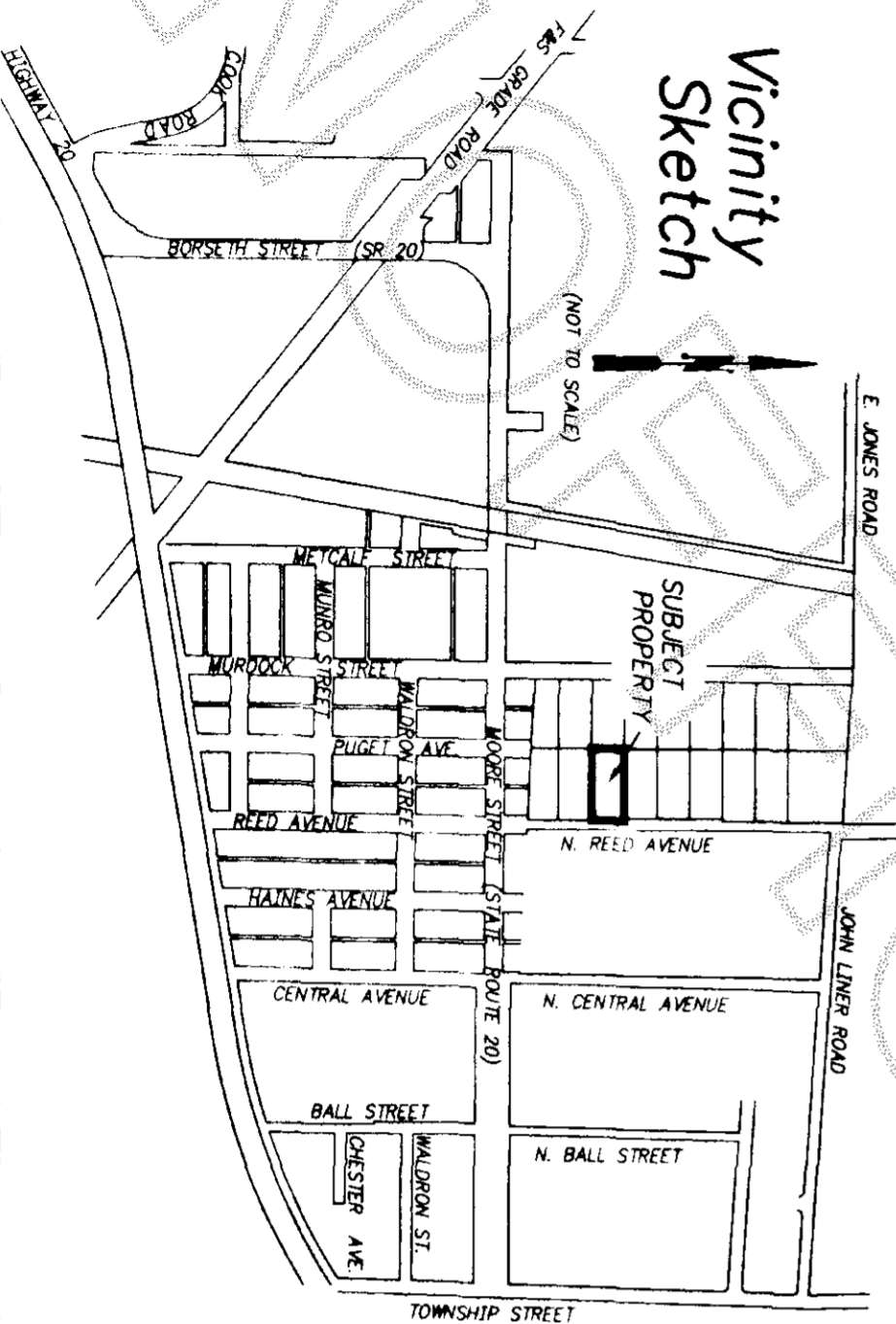
Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Construction and maintenance of roads and utilities shall be the responsibility of the homeowners association with the lot owners as members. See maintenance agreement filed under A.F.# 800103210061
3. Basis-of-bearings - Assumed S88°37'22"E on the North line of the Northeast Quarter of Section 24.
4. Zoning - SF-1
5. Sewer - City of Sedro-Woolley
6. 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.
7. Water - Public Utility District No. 1 of Skagit County.
8. The site surface storm water collection system was designed to control the runoff from the proposed new impervious surfaces on lots B and C. New impervious surfaces created in excess 3,700 square feet per lot on Lots B or C will require further drainage analysis and design. (Impervious surfaces include: concrete or asphalt paving, gravel driveways or roads, and roofs)
9. Variance #04-00 allows construction of single family residences only and requires posting the private road with 'No Parking' signs.

Utility Easements

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 those areas indicated as utility easements on sheet 2, herein, 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, electricly, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private easements at all times for the purposes herein stated.

Vicinity Sketch



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.

Danny L. Cabe *Joan E. Cabe*
 Danny L. Cabe Joan E. Cabe
Brett Hanson *John E. Cabe*
 Brett Hanson Washington Federal Savings

Acknowledgments

State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that Danny L. Cabe and Joan E. Cabe h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature *Doreen K. Nystrom* Title Notary
 Date 3-09-01 My appointment expires 3-10-02



State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that Brett Hanson signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature *Doreen K. Nystrom* Title Notary
 Date 3-09-01 My appointment expires 3-10-02



State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that *Gregory A. Beck* signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the *Vice-President and Branch Mgr.* of *Washington Federal Savings* to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature *Doreen K. Nystrom* Title Notary
 Date 3-09-01 My appointment expires 3-10-02



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 2001.

Doreen K. Nystrom Date 3-15-01
 Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance, this 21st day of March, 2001.

Doreen K. Nystrom *John E. Cabe*
 Short Plat Administrator 3/21/01 City Engineer 3-21-01

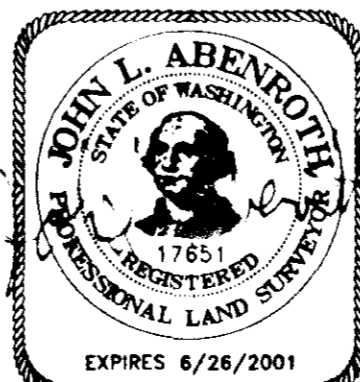
3/21/01	Revised owner signature lines	dm	JOB#	200179	DRAWN	sm	CHECKED	jo	DATE	14SEP00	SCALE	SHEET	1 OF 2
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Short Plat for
Brett Hanson and Danny Cabe



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

COPYRIGHT 2001 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2000 at the request of Brett Hanson and Danny Cabe
 John L. Abenroth CERT#17651
 Date 3/8/2001

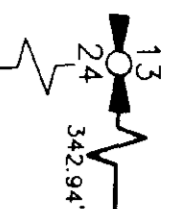
AUDITOR'S CERTIFICATE
 200103210062
 Skagit County Auditor
 3/21/2001 Page 1 of 2 2:27:16PM
Norma Drummetti
 County Auditor or Deputy Auditor

Survey in the NW1/4 of the NE1/4 of Section 24, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No.

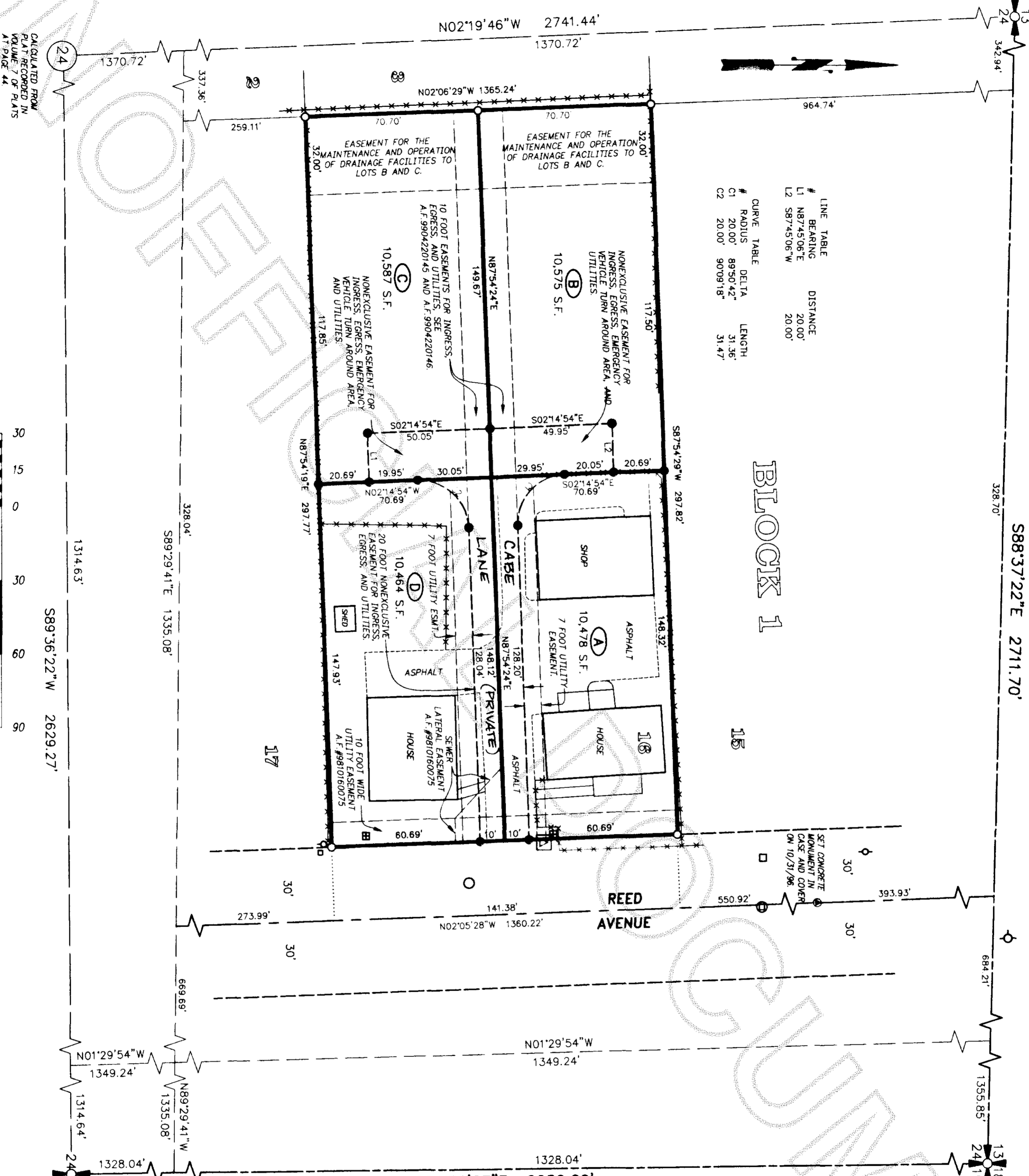
SW 06-00

FOUND 1" X 1/2" STEEL ROD
2" HIGH AT FENCE CORNER ON 8/19/86
DURING SURVEY FILED IN VOLUME 7 OF
SHORT PLATS AT PAGE 133



CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	20.00'	89°50'42"	31.36'
C2	20.00'	90°09'18"	31.47'

BLOCK 1



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.
- Found 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" set during survey filed under A.F.#9810160075, except as noted.
- ⊕ Storm Sewer Manhole
- ⊞ Storm Sewer Catch Basin
- ⊠ Sanitary Sewer Manhole
- ⊡ Water Meter
- ⊞ Power Transformer
- ⊕ Fire Hydrant

Addresses

- Lot A = 124 North Reed Ave.
- Lot B = 406 CABE Lane
- Lot C = 401 CABE Lane
- Lot D = 120 North Reed Ave.

SECTION CORNER FOUND BRASS DISC
0.30 FEET DEEP IN CENTERLINE OF
HIGHWAY 9 ON 6/19/83

FOUND BRASS DISC
IN CASE AND COVER
ON 3/26/92



Scale in Feet

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			200179	SRM	JG	14SEP00	30'	2 OF 2

Short Plat for
Brett Hanson and Danny Cabe

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2001 SKAGIT SURVEYORS, INC.

JOHN L. ABENROTH
 STATE OF WASHINGTON
 17651
 REGISTERED
 PROFESSIONAL LAND SURVEYOR
 EXPIRES 6/26/2001

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2000 at the request of Brett Hanson and Danny Cabe
 John L. Abenroth CERT#17651
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