

Survey in the NE1/4 of the NW1/4 of Section 26, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. SW 07-98

200110120085
Skagit County Auditor
10/12/2001 Page 1 of 2 1:47:46PM

Legal Description

Parcel A
That portion of Tract 7, "Map Of Acreage Property in North 1/2 of Northwest 1/4 and Lot 1, Sec. 26, Twp. 35 N., R 4 E., Jameson's Acreage", as per plat recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, described as follows:
Beginning at the Northeast corner of said Tract 7 (said point being 15 feet West of the North 1/4 corner of said Section 26); thence West along the North line thereof, 51 feet to the Southerly line of the Great Northern Railway right of way, thence Southwesterly along said right of way 340 feet; thence Southeasterly at right angles to the Southerly right of way line of said railway, a distance of 20 feet, more or less, to the Southerly line of an existing private roadway; thence in a general Northerly and Easterly direction along the Southerly line of said road to its intersection with the Northwesterly corner of that certain tract conveyed to Everett Bust, et ux, by Deed dated June 13, 1957, recorded June 19, 1957 in Volume 287 of Deeds, page 496, under Auditor's File No. 552717; thence East along the North line of said Bust tract, 129 feet to the Northeast corner thereof; thence North 218.7 feet to the point of beginning.
PARCEL B
That portion of Tract 7, "Map of Acreage Property in North 1/2 of Northwest 1/4 And Lot 1, Sec. 26, Twp. 35 N., Rng. 4 E., Jameson's Acreage", as per plat recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, described as follows:
Beginning at the Northeast corner of said Tract 7; thence West along the North line thereof 51 feet to the Southerly line of the Great Northern Railway right of way; thence Southwesterly along said right of way 340 feet; thence Southeasterly at right angles to the Southerly right of way line of said railway 20 feet to the point of beginning of this description; thence S81°30'57"E, a distance of 226.21 feet to the Northwest corner of that certain tract conveyed to Everett Bust, et ux, by deed dated June 13, 1957 and filed under Auditor's File No. 552717; thence West along the North line of that certain tract conveyed to Everett Bust, et ux, by deed dated June 25, 1968 and filed under Auditor's File No. 717978, a distance of 124.44 feet to the Northwest corner thereof; thence S48°39'37"W, a distance of 58.38 feet; thence N37°38'09"W, a distance of 90.84 feet to the point of beginning of this description.

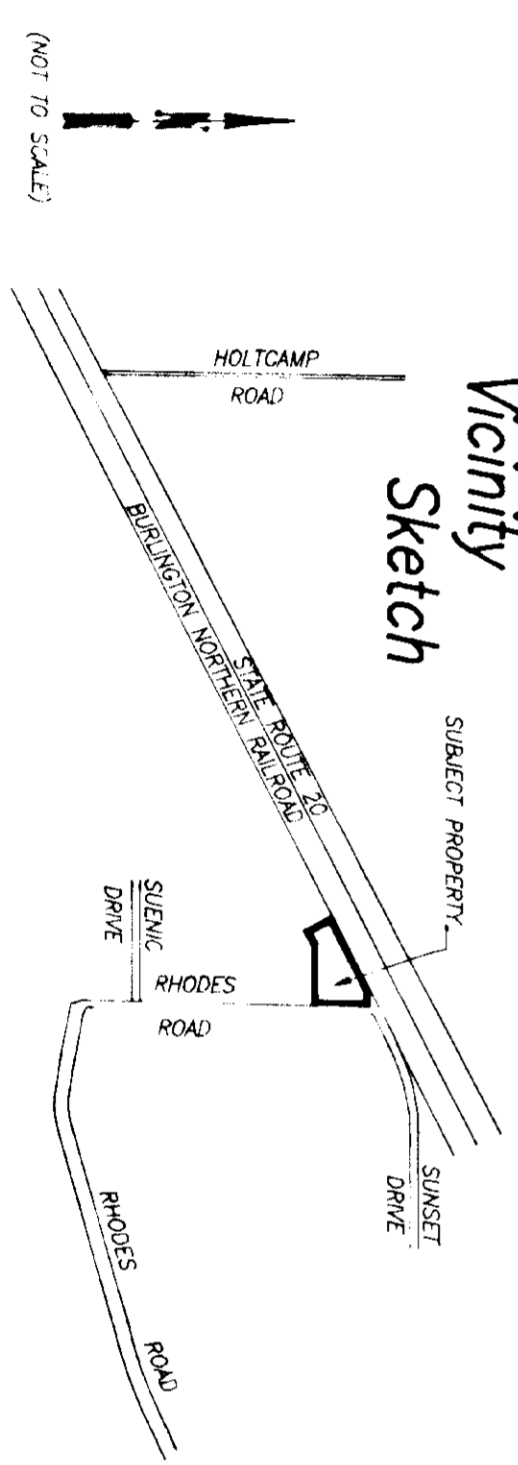
Utility Easement

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.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N88°32'35"E on the North line of the Northwest Quarter of Section 26.
3. Zoning - SF-2
4. Sewer - City of Sedro-Woolley
5. 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.
6. Water - Public Utility District No. 1 of Skagit County.
7. 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, except sanitary sewers.
8. Maintenance of sewer lateral lines to these lots is the responsibility of the lot owners.
9. 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 buildings permits.
10. At the time of building permits, driveways must have a thirty (30) foot long crushed compatible material for the connection to Rhodes Road.

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.

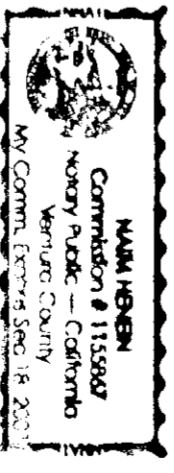
William R. Calkins
Susan C. Calkins
COUNTYWIDE HOME LOANS, INC.

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that William R. Calkins & Susan C. Calkins 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 William R. Calkins
Date 5-5-1999 My appointment expires 9-18-2001
Title Notary Public
COUNTY OF SKAGIT
WASH. STATE
MY COMMISSION EXPIRES JUL 1, 2002

State of Washington County of WENTWICH
I certify that I know or have satisfactory evidence that RONNIE A. FISHBURN signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the VICE PRESIDENT of COUNTYWIDE HOME LOANS, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Walter Herrick
Title _____ Date 6-1-99
My appointment expires 9-18-2001



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 A. Smith
Skagit County Treasurer
Date 6-10-99
Robin Thompson
Recorder

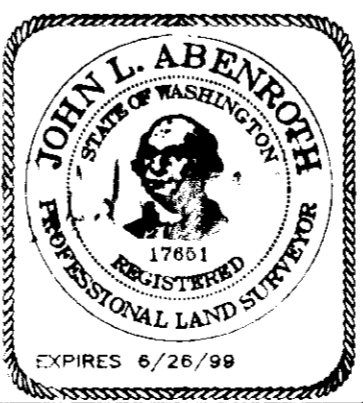
Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Subdivision Ordinance.
This 2nd day of February 1999.
Alan A. Kuni Short Plat Administrator
Christina Baratt City Engineer 6-21-99

Short Plat for Bill and Susan Calkins

AUDITOR'S CERTIFICATE
Filed for record this 12th day of Oct 1998 at 47 minutes past 1 o'clock P.m., and recorded in Volume 3 of Short Plats at page 20, records of Skagit County, Wa.
Norma Bhummal
Melinda L. Smith
County Auditor or Deputy Auditor
A.F.# 200110120085

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1998 at the request of Bill and Susan Calkins.
John L. Abenroth CERT.# 17651
Date 4-1-99



Skagit Surveyors & Engineers, LC

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

Survey in the NE1/4 of the NW1/4 of Section 26, Twp. 35 N., Rng. 4 E., W.M.

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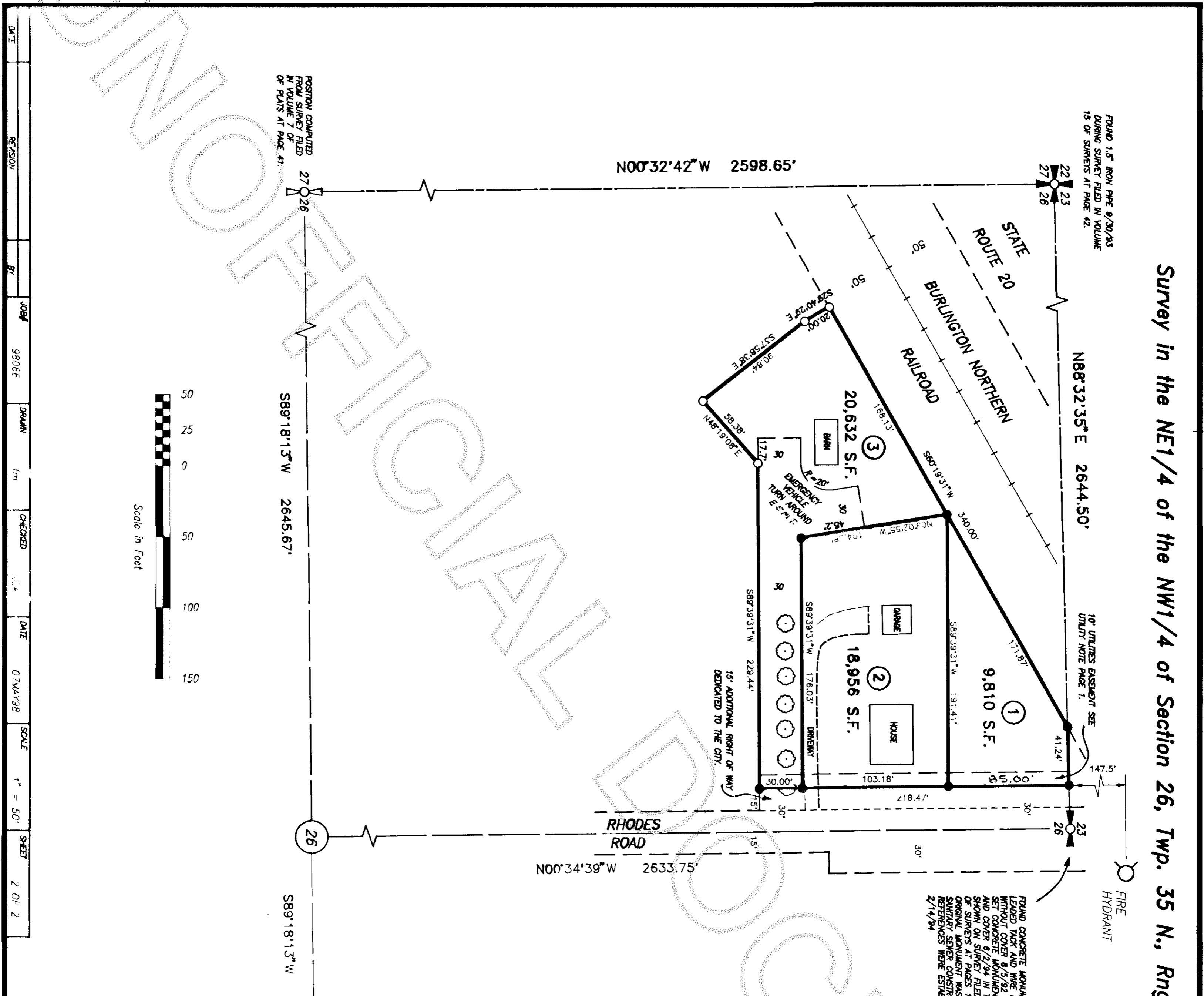
FOUND 1 1/2" ROD AND 18" RING
 DURING SURVEY FILED IN VOLUME
 13 OF SURVEYS AT PAGE 42.

10' UTILITY EASEMENT SEE
 UTILITY NOTE PAGE 1.

FIRE
 HYDRANT

FOUND CONCRETE MONUMENT WITH
 LEADED TAG AND WIRE IN CASE
 WITHOUT COVER 8/3/92
 SET CONCRETE MONUMENT IN CASE
 AND COVER 8/2/94 IN THE POSITION
 SHOWN ON SURVEY FILED IN VOLUME 13
 OF SURVEYS AT PAGES 143 & 144.
 ORIGINAL MONUMENT WAS REMOVED DURING
 SURVEY. SETTING CONSTRUCTION AFTER
 REFERENCES WERE ESTABLISHED.
 2/14/94

POSITION COMPUTED
 FROM SURVEY FILED
 IN VOLUME 7 OF
 OF PLATS AT PAGE 41.

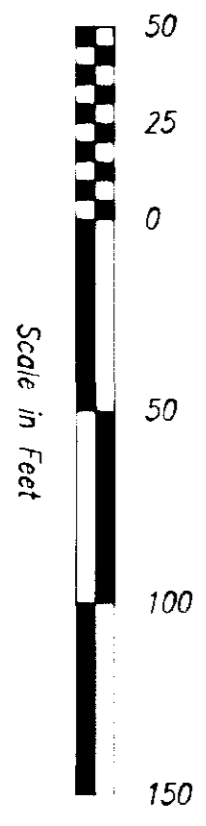


Legend

- 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" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on survey filed in Volume 13 of Surveys, pages 143 & 144.

Addresses

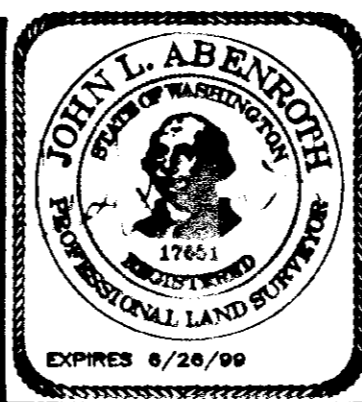
- LOT 1 = 1000 RHODES ROAD
- LOT 2 = 1002 RHODES ROAD
- LOT 3 = 1004 RHODES ROAD



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			99766	1m		07/14/98	1" = 50'	2 OF 2

Short Plat for
 Bill and Susan Calkins

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



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1998 at the request of Bill and Susan Calkins.
 John L. Abenroth CERT.# 17651
 Date 4/1/99

AUDITOR'S CERTIFICATE
 Filed for record this 12th day of Oct. 1999 at 41 minutes past 1 o'clock, 1 p.m., and recorded in Volume of Short Plats at page records of Skagit County, Wa.
 Melinda W. Wessett
 County Auditor or Deputy Auditor
 A.F.# 200110120085