

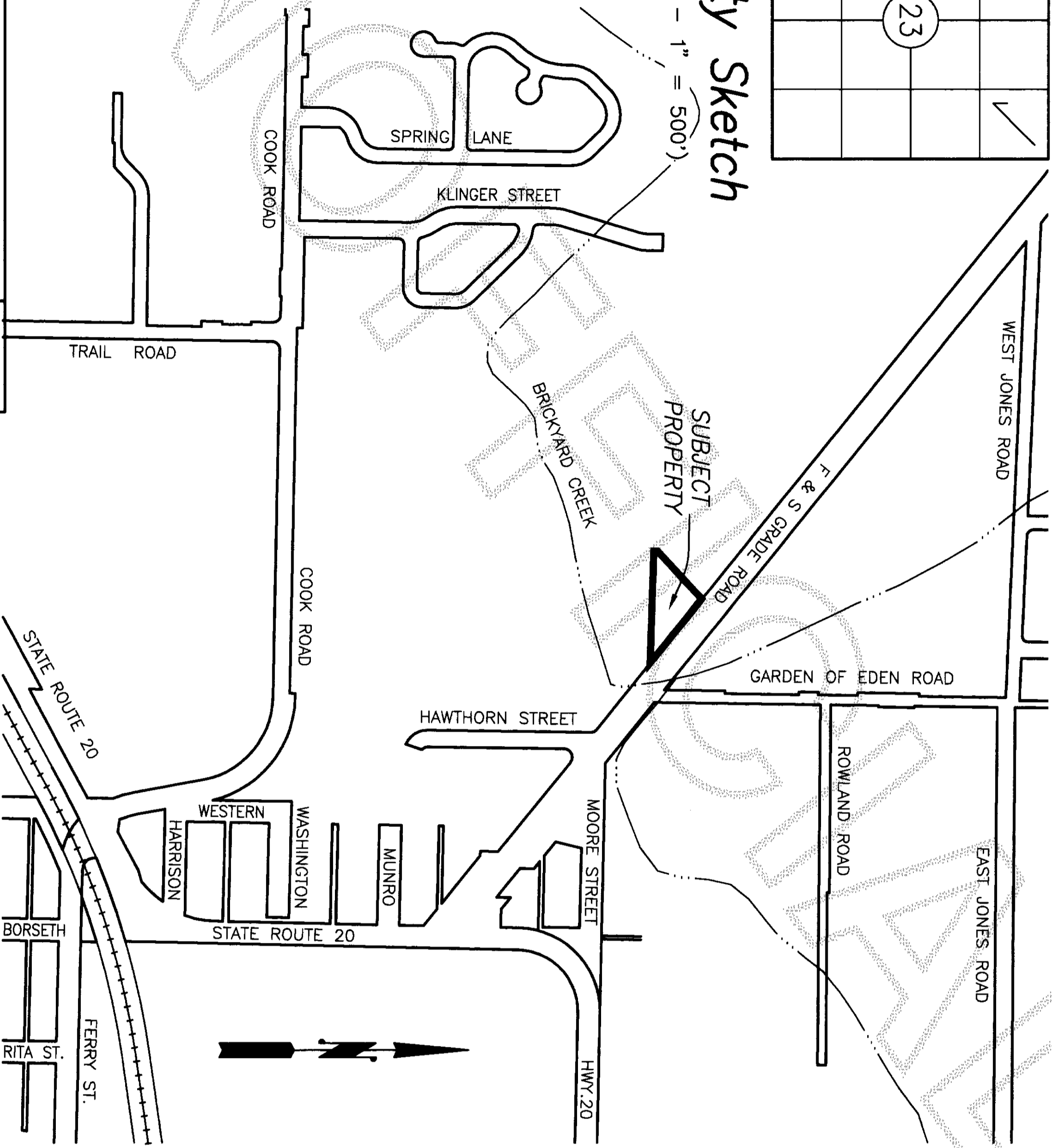
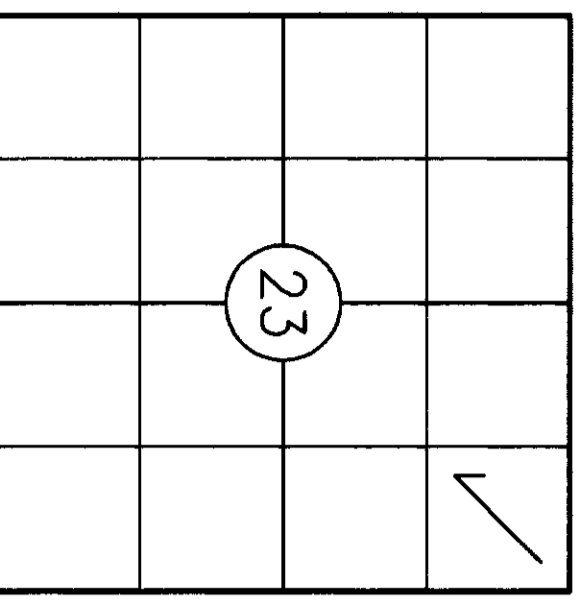
**RECORD OF SURVEY FOR SHORT PLAT NO. 3406
in the NE1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.**

Legal Description

A certain tract of land lying and being South and West of the right-of-way of the Fairhaven and Southern Railroad in the Northeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:
Commencing at a point 124.5 feet West of the Southeast corner of said Northeast Quarter of the Northeast Quarter, where said right-of-way of said railroad intersects the South line of said Northeast Quarter of the Northeast Quarter, the point of beginning;
thence running Northwest along the South line of said right-of-way a distance of 297.5 feet;
thence Southwesterly a distance of 236 feet to a point 20 feet from where said line, if continued, would intersect the South line of said Northeast Quarter of the Northeast Quarter;
thence Southeasterly to a point on said South line of said Northeast Quarter of the Northeast Quarter, which is 404.5 feet West of the point of beginning;
thence East, along said South line of the Northeast Quarter of the Northeast Quarter a distance of 404.5 feet to the point of beginning.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S88°46'00"E on the north line of the northeast quarter of section 23.
3. Zoning - R-7
4. Sewer - City of Sedro-Woolley.
5. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
6. Water - P.U.D. No. 1 of Skagit County.
7. The total area in this short subdivision is 37,581 S.F. / 0.86 acres.
8. See Development Agreement between the City of Sedro-Woolley and Brian and Darlene Hanson, dated July 27, 2006 and filed in A.F.#200612210069.
9. As per Development Agreement between the City of Sedro-Woolley and Brian and Darlene Hanson, dated July 27, 2006, payment in lieu of construction of street improvements for a four lot short plat was made on February 14, 2007
10. Short plat is subject to Maintenance Agreement filed in A.F.# 2007021500716 which is incorporated herein and shall not be amended, modified or altered without the written consent of the City of Sedro-Woolley.



Utility Easement Note

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, Verizon, AT&T Broadband, and their respective successors and assigns, under and upon the exterior ten (10) feet of Lot 2 and Lot 3 of this subdivision lying parallel with and adjoining F & S Grade Road 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 Lot 2 and Lot 3 at all times for the purposes herein stated.

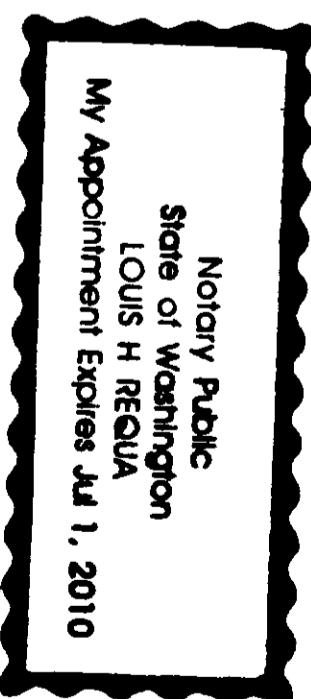
Consent

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.

Brian D. Hanson *Darlene L. Hanson*
Brian D. Hanson Darlene L. Hanson

Acknowledgments

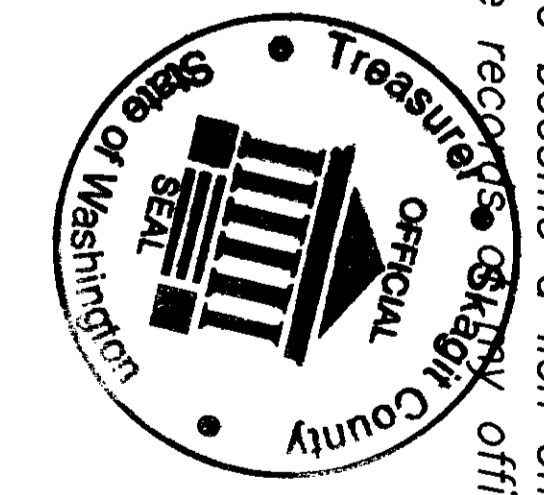
State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Brian D. Hanson and Darlene L. Hanson, h/w, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature Sam H. Nelson Title Notary
Date Feb 13th 2007 My appointment expires July 1, 2010



Treasurer's Certificates

This is to certify that there are no delinquent special assessments and that all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full.
Date _____ My appointment expires _____
Cathy S. Nelson 2-14-07
Cathy S. Nelson Date
City Treasurer

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 the office up to and including the year 2007.
Paula J. Thompson 2-15-07
Paula J. Thompson Date
Skagit County Treasurer



Approvals

The within and foregoing short plat has been examined for conformance with the provisions of Title 15, 16, and 17 of the Sedro-Woolley Municipal Code and is hereby approved this 13th day of FEBRUARY, 2007.
Brian D. Hanson *W. J. [Signature]*
City Planner City Engineer

Short Plat for Brian Hanson

11/2/06	REVISED PER CITY STAFF REPORT	S.R.M.	JOB#	96193A	DRAWN	SRM	CHECKED	jia	DATE	09DEC05	SCALE	1" = 50'	SHEET	1 OF 2
9/19/06	REVISED NOTE # 4 & UTILITY ESM. NOTE	S.R.M.	BY											
	REVISION													

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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 November 2006 at the request of Brian Hanson.
John L. Abenroth CERT#17651
Date 2/1/07

AUDITOR'S CERTIFICATE
200702150075
Skagit County Auditor
2/15/2007 Page 1 of 2 2:12:00PM
J. Youngquist
County Auditor or Deputy Auditor

**RECORD OF SURVEY FOR SHORT PLAT NO. 3406
in the NE1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.**

1/16 CORNER AS SHOWN ON
SHORT PLAT # SW 02-996
FILED IN A.F.#200212300186

S88°46'00"E 2626.84'

1313.42'

1313.42'

14°13'24" FOUND 2" IRON PIPE WITH
PLUG & TACK IN CASE &
COVER 11/27/92

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.

- ▣ Existing Access Locations
- Existing Utility Pole
- Existing Fire Hydrant
- ⊠ Existing Water Meter
- Existing Sanitary Sewer Manhole
- Street Trees
- Existing Hedge
- Existing Fence
- Existing Property Lines

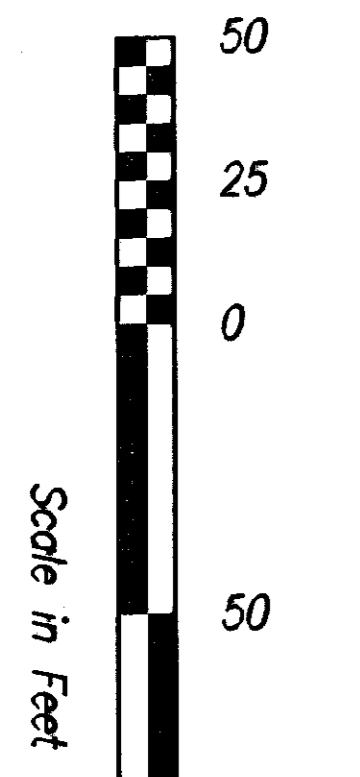
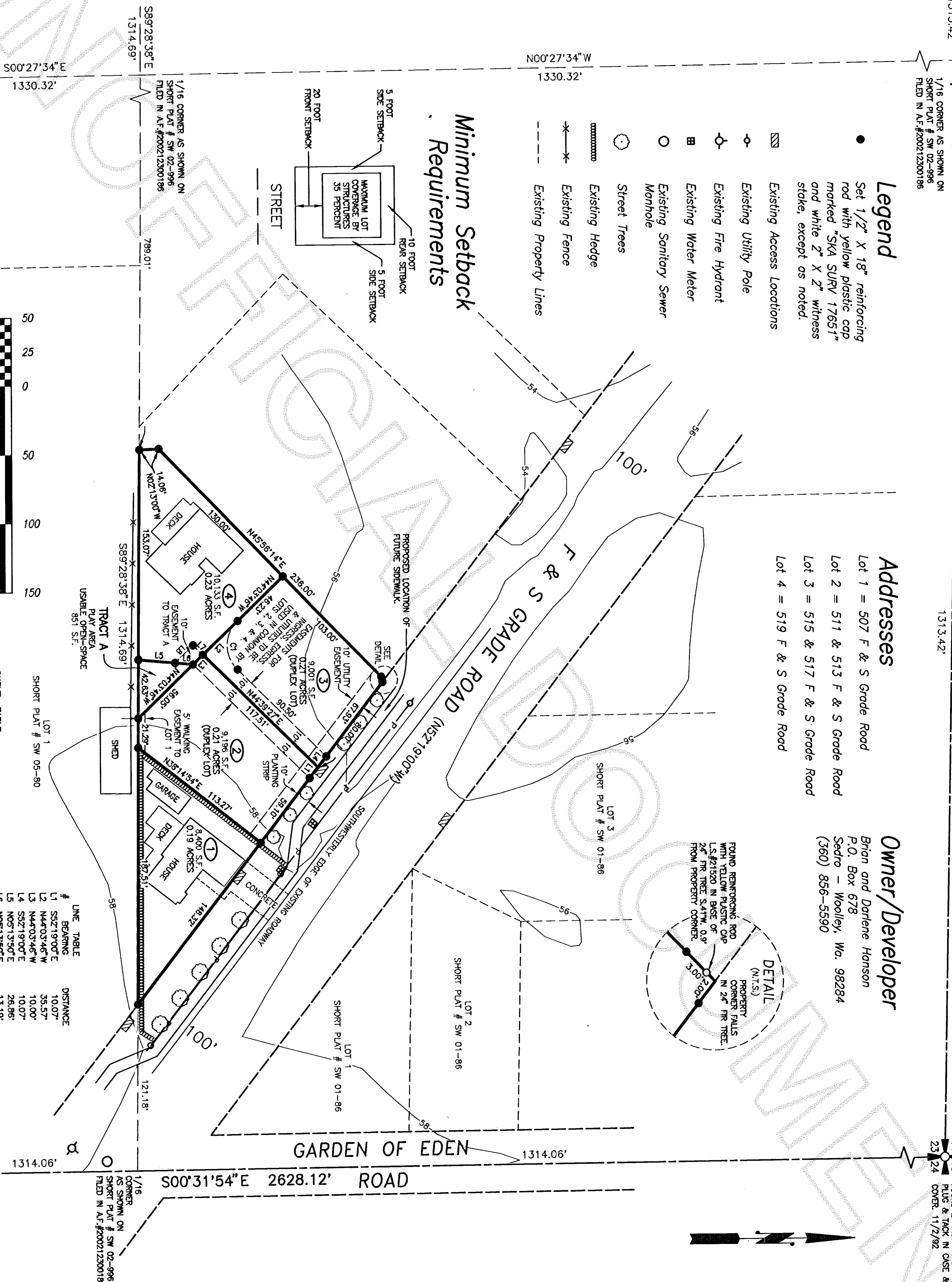
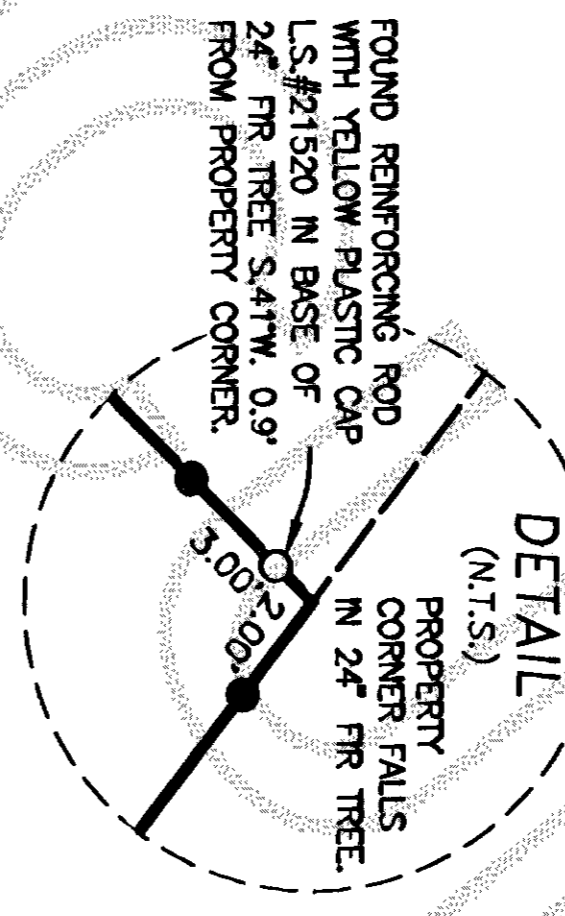
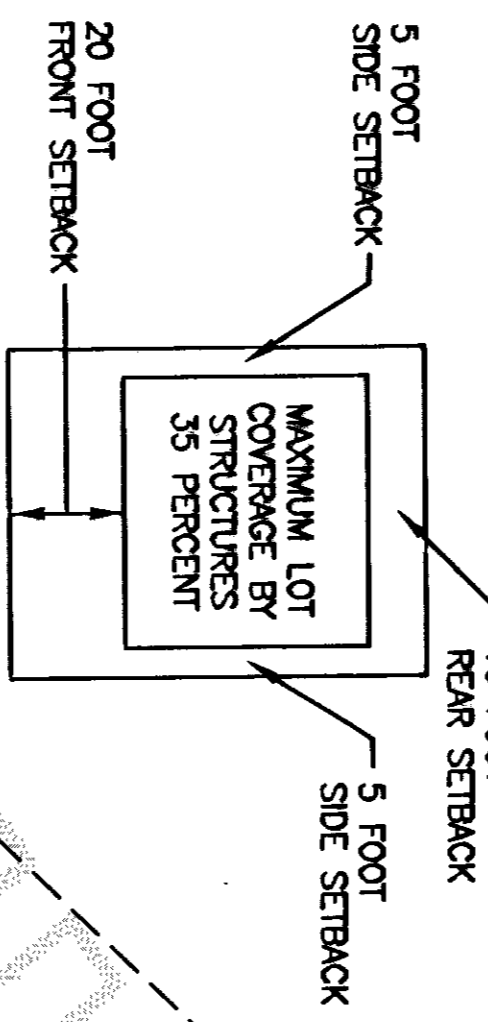
Addresses

- Lot 1 = 507 F & S Grade Road
- Lot 2 = 511 & 513 F & S Grade Road
- Lot 3 = 515 & 517 F & S Grade Road
- Lot 4 = 519 F & S Grade Road

Owner/Developer

Brian and Darlene Hanson
P.O. Box 678
Sedro - Woolley, Wa. 98284
(360) 856-5590

Minimum Setback Requirements



#	CURVE TABLE	RADIUS	DELTA	LENGTH
C1	25.00°	91°16'47"	39.83'	

LINE #	BEARING	DISTANCE
L1	S52°19'00"E	10.07'
L2	N44°03'46"W	35.57'
L3	S52°19'00"E	10.07'
L4	S52°19'00"E	10.07'
L5	N05°13'50"E	26.86'
L6	N05°13'50"E	13.19'
L7	N44°03'46"W	10.00'
L8	N44°03'46"W	18.38'

DATE	REVISION	S.R.M.
11/2/06	REVISION PER CITY STAFF REPORT	S.R.M.
9/19/06	REVISION LOT LAYOUT TO 4 LOTS, ETC.	S.R.M.

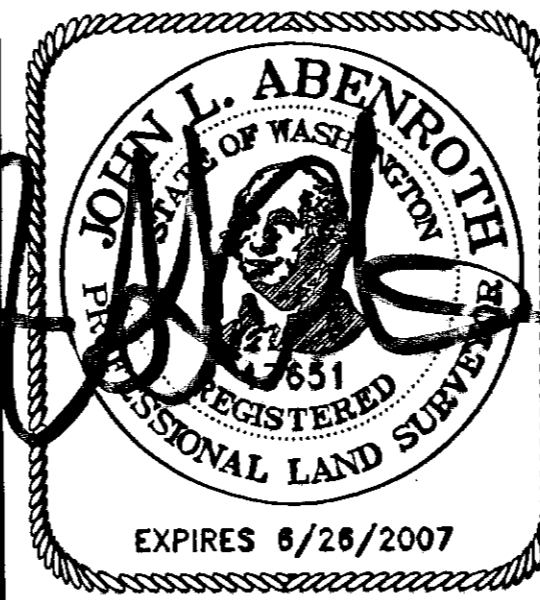
JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
961933A	STTN	jio	09DEC05	1" = 50'	2 OF 2

Short Plat for Brian Hanson

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