

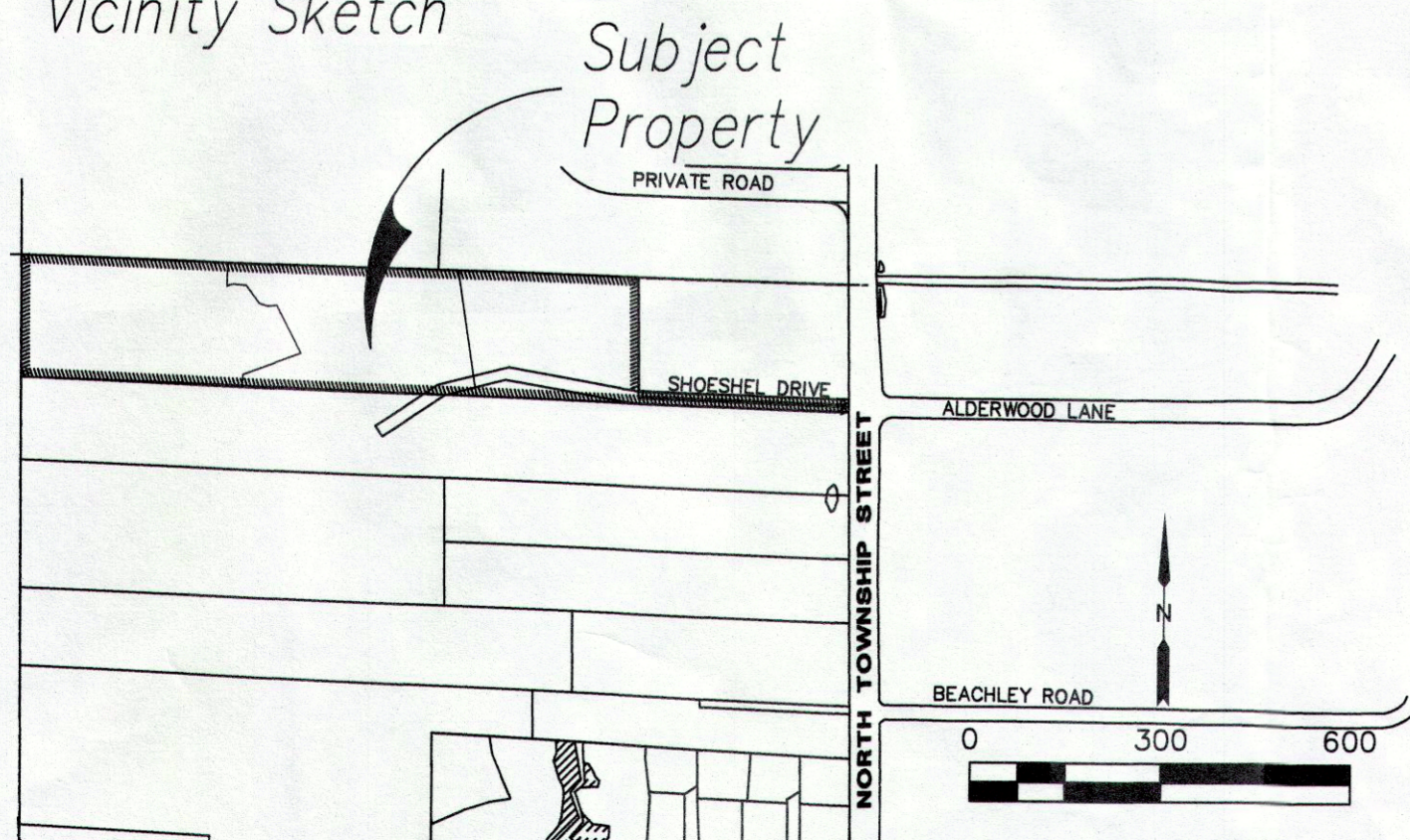
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPERATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT MAY ALSO USE THE FACILITY.
3. BASIS-OF-BEARINGS - ASSUMED N00°46'12"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13.
4. 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.
5. ZONING - RESIDENTIAL DISTRICT.
6. SEWER - CITY OF SEDRO-WOOLLEY.
7. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
8. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 192,377 S.F. / 4.42 ACRES.
9. THE NEAREST EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF SHOESHIEL DR. AND SR 9 NORTH.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

Utility Easements

1. A 30 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITY PUPOSES HAS BEEN ESTABLISHED ALONG SHOESHIEL DRIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO FUTURE OWNERS OF LOTS 1, 2, & 3 OF THIS SHORT PLAT. SEE AUDITORS FILE No. 201512010096.
2. A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES HAS BEEN ESTABLISHED ON PARCELS #36405 AND #36407, DESCRIBED AS FOLLOWS: THE SOUTH 20 FEET OF THE EAST 860 FEET OF THE ABOVE DESCRIBED TRACT OF LAND. SEE AUDITORS FILE No. 715626.
3. A 20 FOOT EASEMENT FOR PUD WATER UTILITY PUPOSES IS GRANTED TO FUTURE OWNERS OF LOTS 2 AND 3 OF THIS SHORT PLAT. UTILITY EASEMENT SHALL BE THE SOUTH 20 FEET OF LOTS 2 AND 3 AND RUN FROM THE WEST END OF THE 20 FOOT EASEMENT DESCRIBED IN NOTE 3, TO THE WEST END OF LOT 3 OF THIS SHORT PLAT. EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE CITY OF SEDRO-WOOLLEY, PUGET SOUND ENERGY, PUBLIC UTILITY DISTRICT No. 1, VERIZON, COMCAST, CASCADE NATURAL GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TWENTY (20) FEET PARALLEL AND ADJACENT TO THE SOUTH PROPERTY LINE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER, AND CABLEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PUPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVLEGES HEREIN.

Vicinity Sketch



Legal Description

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT IN THE SOUTH 130 FEET THEREOF, EXCEPT ROAD AND EXCEPT THE NORTH 180 FEET OF THE EAST 360 FEET OF THAT PORTION THEREOF LYING WEST OF HIGHWAY 9, FORMERLY 1-A.

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.

NEAL PRATHER

MARY E. BESS-PRATHER

Acknowledgments

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NEAL PRATHER AND MARY E. BESS-PRATHER (HUSBAND AND WIFE) AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MEMBER THAT EXECUTED THIS SHORT PLAT AND ACKNOWLEDGED THIS SHORT PLAT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

BY _____ RESIDING AT _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES _____

City Treasurer's Certificate

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.

CITY TREASURER _____ DATE _____

Skagit County 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 _____.

SKAGIT COUNTY TREASURER _____ DATE _____

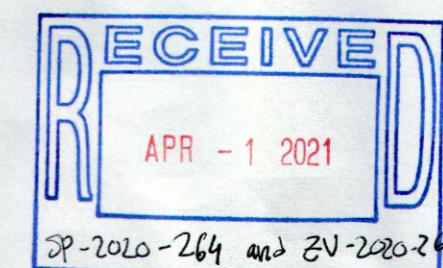
Approvals

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 _____ DAY OF _____ 2020.

CITY PLANNER _____ CITY ENGINEER _____

Owner/Developer

NEAL PRATHER
MARY E. BESS-PRATHER
720 SHOESHIEL DR.
SEDRO-WOOLLEY, WA 98284



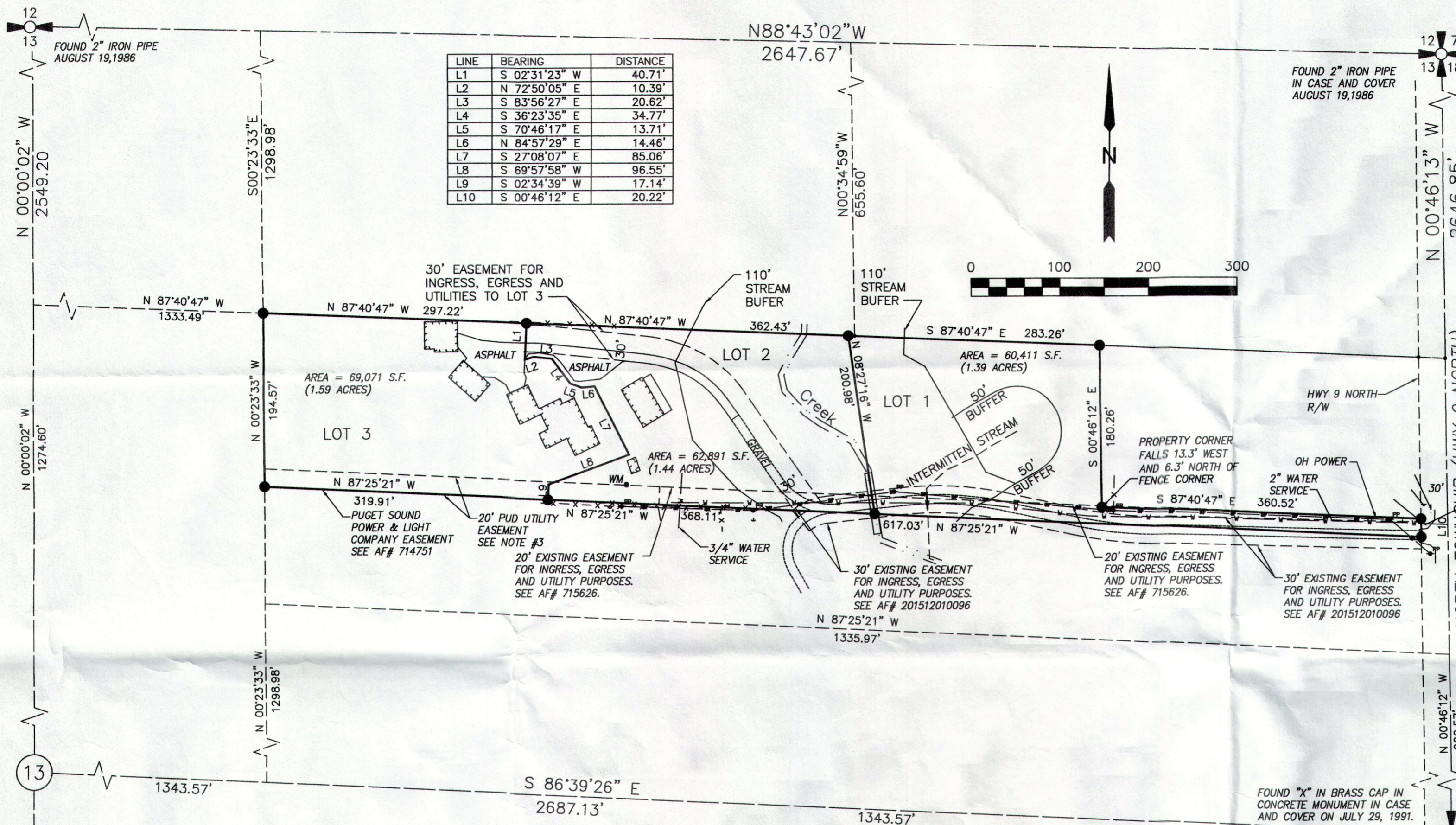
AUDITOR'S CERTIFICATE
 SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2016 at the request of Neal Prather and Mary E. Bess-Prather.
 Louis H. Requa CERT#16224
 Date



COPYRIGHT 2008 SKAGIT SURVEYORS, INC.
Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB# 214093	DRAWN jjn	CHECKED lhr	DATE 14Jun16	SCALE 1" = 300'	SHEET 1 OF 2
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Short Plat for
Neal Prather & Mary E. Bess-Prather



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2016 at the request of Neal Prather and Mary E. Bess-Prather.

AUDITOR'S CERTIFICATE

Filed for record this ... day of ... at ... M. in book ... of ... at page ... at the request of



Louis H. Requa CERT#16224
County Auditor or Deputy Auditor
Date

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

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.
- EASEMENT
- - - - - DRIVEWAY
- x - x - x - FENCE
- - - - - OH POWER
- - - - - WATER

Addresses

- LOT 1 = _____ SHOSHTEL DR.
- LOT 2 = _____ SHOSHTEL DR.
- LOT 3 = _____ SHOSHTEL DR.

Owner/Developer

NEAL PRATHER
MARY E. BESS-PRATHER
720 SHOESHTEL DR.
SEDRO-WOOLLEY, WA 98284

Short Plat for
Neal Prather & Mary E. Bess-Prather

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			214093	jjn	lhr	14Jun17	1" = 100'	2 OF 2