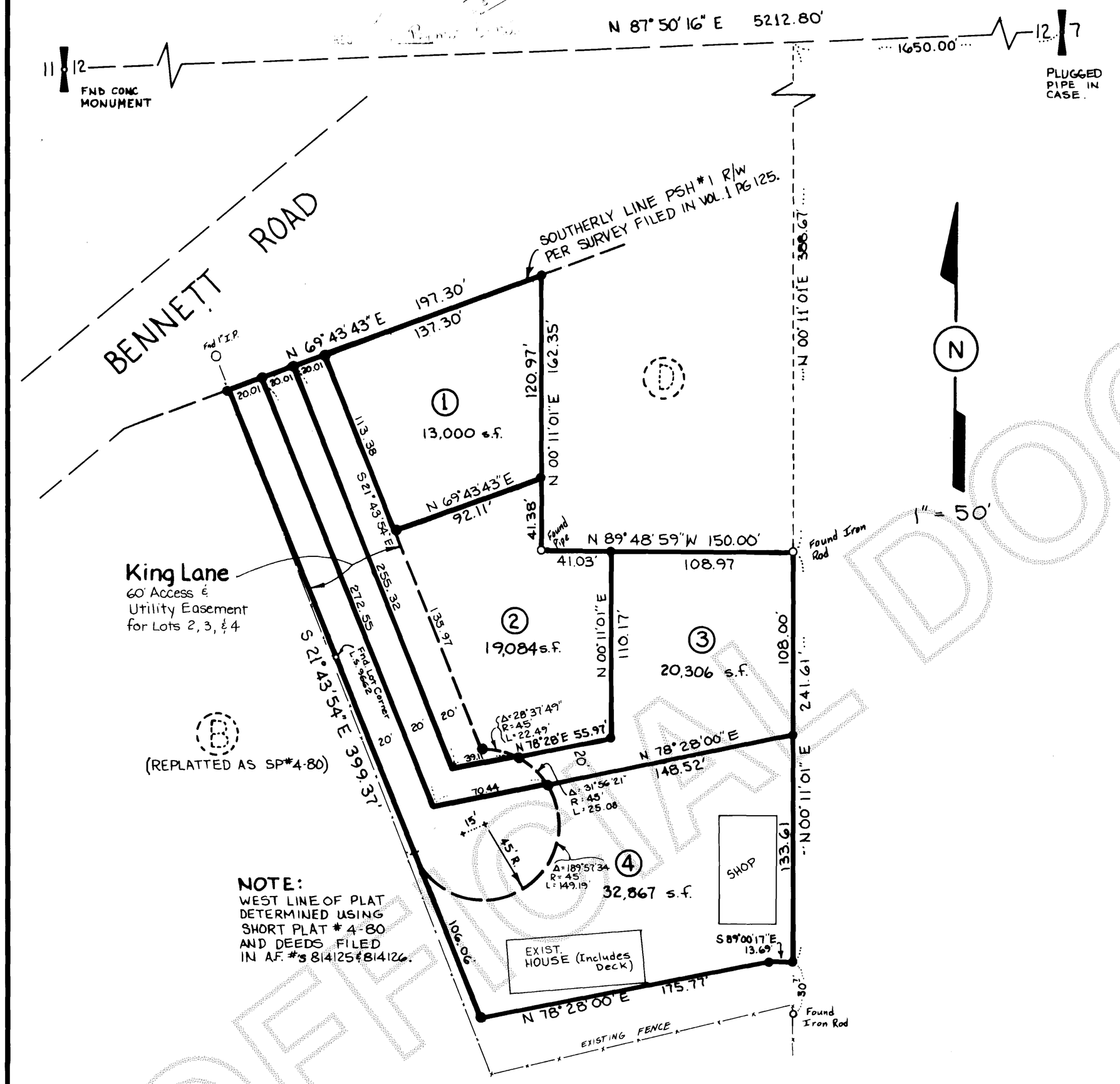
8502150019

SURVEY IN SEC. 12, TWP. 34N., R. 3 E., W.M.

SHORT PLAT NO. 34-84

DATE 8-1-84



NOTE:
WEST LINE OF PLAT DETERMINED USING SHORT PLAT # 4-80 AND DEEDS FILED IN A.F. #'s 814125 & 814126.

LEGAL DESCRIPTION

THAT PORTION OF GOV'T LOT 2, SECTION 12, TWP. 34 N., RNG. 3 E., W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE S-87°50'16"-W, ALONG THE NORTHERLY LINE OF GOVERNMENT LOTS 1 AND 2, SAID SECTION 12, A DISTANCE OF 1650 FEET; THENCE S-00°11'01"-W ALONG THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DEEDED TO VICTOR HOLLAND BY INSTRUMENT RECORDED 4/27/64, UNDER A.F.#649699, A DISTANCE OF 388.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE N-89°48'59"-W A DISTANCE OF 150.00 FEET; THENCE N-00°11'01"-E A DISTANCE OF 162.35 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY MARGIN OF PSH#1 AS CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED APRIL 6, 1959, UNDER SUPERIOR COURT CAUSE NO. 24797; THENCE S-69°43'43"-W (SHOWN AS S-70°39'36"-W ON PSH#1 MAP) ALONG SAID SOUTHEASTERLY MARGIN OF PSH#1 A DISTANCE OF 197.30 FEET; THENCE S-21°43'54"-E TO A POINT IN THE BASE OF THE DIKE AS THE SAME WAS LOCATED ON NOVEMBER 14, 1903; THENCE EASTERLY ALONG SAID BASE OF THE DIKE TO A POINT THART IS S-00°11'01"-W FROM THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 2865 FOR DIKING DISTRICT NO. 12 RIGHT OF WAY, AND ALSO EXCEPT ANY PORTION LYING WITHIN A TRACT CONVEYED TO DIKING DISTRICT NO. 12 BY DEED RECORDED MARCH 24, 1923 IN VOLUME 128 OF DEEDS, PAGE 598, RECORDS OF SKAGIT COUNTY, ALSO KNOWN AS TRACT "C" OF SHORT PLAT NO. 34-73, APPROVED AUGUST 13, 1973 AND REVISED JANUARY 13, 1975 BY SURVEY RECORDED JANUARY 13, 1975, UNDER A.F.#812302, BEING A PORTION OF GOVERNMENT LOT 2 IN SECTION 12, TOWNSHIP 34 N., RANGE 3 E., W.M.

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.

Beatrice J. Reed Koenig

BEATRICE J. REED, FORMERLY BEATRICE J. CONNER

ACKNOWLEDGEMENTS

STATE OF WA.
COUNTY OF SKAGIT

ON THIS 20 DAY OF JULY, 19 84 PERSONALLY APPEARED BEFORE ME BEATRICE J. REED, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WA, RESIDING AT Sedro-Woolley

Louis H. Regua

LOUIS H. REGUA NOTARY PUBLIC JULY 1, 1986 STATE OF WASHINGTON

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1984.
DATED THIS 13 DAY OF Feb 198 5.

Scott Wyle

SKAGIT COUNTY TREASURER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 30TH DAY OF ~~FEBRUARY~~ 198 5.

Roberta Schofield

SHORT PLAT ADMINISTRATOR

DIRECTOR OF PUBLIC WORKS

EUGENE SAMPSON STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

NOTES

ZONING - RESIDENTIAL
SEWER - INDIVIDUAL SEPTIC TANKS
WATER - SKAGIT COUNTY PUBLIC UTILITY DISTRICT #1
ROADS - ALL MAINTENANCE AND/OR CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF SAID ROADS.
BASIS OF BEARINGS - SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 125 AS A.F.#812302

SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

LEGEND

● SET STEEL ROD WITH YELLOW PLASTIC CAP MARKED "SKA.SURV. LS17651"

By	Revision	Date
MJT	Added R/W lot corners & revised R/W note	2/15/85
MJT	Revised lot lines on 60' access per client's request	1/23/85

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 1984 at the request of Gaspard Koenig

John Abenroth PLS — 7/30/84 Date
Certificate No. 17651

JOHN ABENROTH STATE OF WASHINGTON 17651 Registered PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE
Filed for record this 15th day of February 1985 at 56 min. past 12 o'clock, P.m., and recorded in volume 7 of S/P at page 6, records of Skagit County, Washington

COUNTY AUDITOR or DEPUTY AUDITOR

SKAGIT SURVEYORS INC.
330 Metcalf St.
SEDRO-WOOLLEY, WA. 98284
855-1810

SCALE 1" = 50'
DATE 7/18/84
DRAWN JLA
CHECKED
JOB NO. 292-84

SHORT PLAT FOR
GASPARD & BEATRICE KOENIG

VOL 7 S/P PG 6

UNOFFICIAL DOCUMENT