

PLAN
Scale : 1" = 100'



LOT AREAS

- Tract 1 = 103,533.418 sq. ft.
= 2.377 Acres
- Tract 2 = 152,612.179 sq. ft.
= 3.504 Acres
- Tract 3 = 147,592.669 sq. ft.
= 3.388 Acres

ZONING CLASSIFICATION

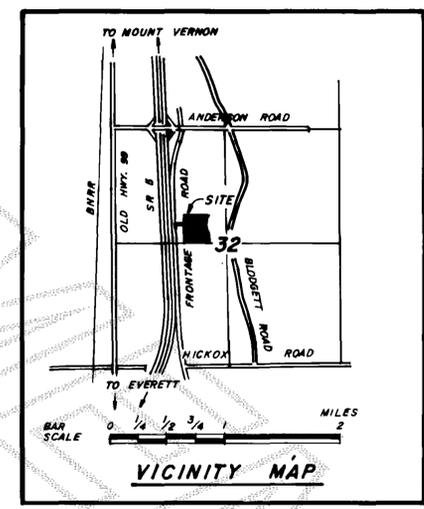
Commercial - Limited Industrial (C-LI)
Agricultural District (A)

BENCHMARK

BM# B-4 - Set Railroad Spike in East face of Power Pole at NE Cor. of Cedarvale Road and Dale Way at ground line as Benchmark. Top of Spike Elev. = 14.14 U.S.G.S.

LEGEND

- Prop. Cor. Set Rod: Property Corner Set 2" diam. x 18" Steel Re-bar with Yellow Plastic Cap Imprinted "JUDY" 7598
- w — Water Line (6" Pipe)
- G — Gas Main
- T — Telephone Line
- P — Power Line
- P-10: Percolation and Soil Log Test Hole Site No. 10
- + El. = 13.30: Ground Elevation = 13.30 feet (U.S.G.S.)
- Mon.: Monument
- △ Set Nail B.T.: Set Nail and Brass Tag Imprinted "L.S." 7598
- Set Hub: Set 2"x2" Square Fir Hub Stake w/ Tack



SHORT PLAT NO. 16-85
D. GUNERIUS, ETAL. PROPERTY SURVEY
PTN. S 1/2 SE 1/4 NW 1/4
SEC. 32, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

OWNERS CERTIFICATE & DEDICATION

Know All Men by these presents, that we, the undersigned owners of the land included within this SHORT PLAT and within the 60 feet EASEMENT described herein in the Legal Description do hereby CERTIFY that the decision to make this Short Plat was our free act and deed and do hereby further dedicate the said 60 feet Easement for ingress, egress and utility systems to the non-exclusive usage of the adjacent property owners in accordance with the provisions of the Articles Of Incorporation of the Cedarvale Industrial Park Association, and in Witness whereof we have caused our names to be hereunto subscribed this 12th day of APRIL, 1985.

Allen B. Fredrickson Barbara A. Fredrickson
ALLEN B. FREDRICKSON BARBARA A. FREDRICKSON

Dale G. Gunerius Sheila Gunerius
DALE G. GUNERIUS SHEILA GUNERIUS

SEATTLE-FIRST NATIONAL BANK
a National Banking Association:

Cecilia L. Johnson G.D. Vandenberg
CECILIA L. JOHNSON G.D. VANDENBERG
ASST. Vice President BKG BANKING OFFICER

RESTRICTIONS

- 1. Short Plat Number and date of approval shall be included in all deeds and contracts.
- 2. Buyer should beware that this short plat subdivision is located within the floodplain and significant elevation may be required for building construction.
- 3. Access to this site across Tracts B and C of Short Plat No. 40-78 is subject to those conclusions and decisions of the Skagit County Hearing Examiner by that Variance Request No. V-84-038 as filed December 4, 1984, under Auditor's File No. 841204001a, records of Skagit County, Washington.
- 4. Tract 3 of this Short Plat shall be subject to those conditions as cited in Skagit County Resolution No. 10422 as approved April 1, 1985, by the Board of County Commissioners, said Resolution approving the application of Draper Valley Farms, Inc., for Special Use Permit (SP-84-033).
- 5. SUBJECT TO that Easement granted to Puget Sound Power & Light Company by that instrument recorded January 12, 1925, under Auditor's File No. 180100, records of Skagit County, Washington.
- 6. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility shall be in direct relationship to usage of road.

OWNERS CERTIFICATE & DEDICATION

Know All Men by these presents, that we, the hereinabove signed owners of the land included within this SHORT PLAT as described herein in the Legal Description do hereby further CERTIFY that the decision to dedicate a 40 feet Drainage Easement along the East side of this plat to Drainage District No. 17, the West line of said 40 feet Drainage Easement being parallel to and 40 feet distant at right angles from the East line of Tract "A" of this short plat, said easement being shown hereon, and in witness whereof we have caused our names to be hereunto subscribed above.

LEGAL DESCRIPTION

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, and that portion of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, lying West of a ditch as delineated on that certain Short Plat No. 27-76, approved July 6, 1976, recorded July 9, 1976 under Auditor's File No. 838769; EXCEPT Drainage District No. 17 right-of-way, as condemned in Skagit County Superior Court Cause No. 17539, by Decree entered November 15, 1943.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across a strip of land, 60 feet wide, lying 30 feet on either side of the following described centerline and within a cul-de-sac with a 45 feet radius as also hereinafter described:

Beginning at the intersection of the line between Tracts B and C of Skagit County Short Plat No. 40-78, approved February 5, 1979 and recorded February 27, 1979 under Auditor's File No. 7902270055, in Volume 3 of Short Plats, page 79, and the East line of State Highway right-of-way as conveyed by Deeds recorded under Auditor's File Nos. 537745 and 754334, said East line now being the East line of that Skagit County Road commonly known as the Cedarvale Road (the T-5 East Frontage Road); thence N89°50'15"E along said line between Tracts B and C and said line extended, a distance of 626.54 feet to the point in the center of the aforementioned cul-de-sac with a 45 feet radius, which point is the terminal point of said centerline.

Situate in the County of Skagit, State of Washington.

NOTES

This Short Plat of the Dale Gunerius Etal. Property Survey represents a true and accurate survey of the SE 1/2 of the SE 1/4 of the NW 1/4 of Section 32, T. 34 N., R. 4 E.W.M. and the undersigned surveyor was duly cognizant of those previous surveys in this vicinity; namely, Short Plat Number 27-76 dated June 23, 1976, and recorded July 9, 1976, in Book 1 of Short Plats at Page 147 under Auditor's File No. 838769 and that Property Survey for Robert E. Frankhauser recorded Oct. 23, 1979, in Book 2 of Surveys at Page 130 under Auditor's File No. 7910230013.

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 1985. This 26th day of June, 1985.

Robert C. Schofield
Skagit County Treasurer

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is available from that Public Utility District No. 1 6" water main located in Cedarvale Road.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs and percolation tests for Tracts 1, 2 and 3 have been recently submitted and approved by the Skagit County Permit Center and are currently on file with the Permit Center.

GROUND ELEVATIONS

This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations (USGS Datum) have been annotated upon the face of this Short Plat.

APPROVALS

Examined and approved this 25th day of June, 1985, by the Planning Department of Skagit County, Washington.

Robert C. Schofield
ROBERT C. SCHOFIELD

Examined and approved this 26th day of June, 1985, by the Engineer of Skagit County, Washington.

W. Eugene Sampley
W. EUGENE SAMPLEY

OWNER - DEVELOPER

Dale G. Gunerius
1743 Cedarvale Road
Mount Vernon, Washington
Phone: 424-8589

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

On this day personally appeared before me ALLEN B. FREDRICKSON and BARBARA A. FREDRICKSON, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of APRIL, 1985.

Dennis R. Goo
Notary Public in and for the state of Washington, residing at MOUNT VERNON.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

On this day personally appeared before me DALE G. GUNERIUS and SHEILA GUNERIUS, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of APRIL, 1985.

Dennis R. Goo
Notary Public in and for the state of Washington, residing at MOUNT VERNON.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

This is to certify that on this 19th day of June, 1985, before me, the undersigned a Notary Public, personally appeared Dale G. Gunerius and Sheila Gunerius, husband and wife, to me known to be the individuals who executed the foregoing instruments and each of said named officers acknowledged the said instruments to be the free and voluntary act and deed of the corporation of which he is an officer and on oath stated that he was authorized to execute the said instruments, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Violet C. Martinson
Notary Public in and for the state of Washington, residing at MOUNT VERNON.

AUDITOR'S CERTIFICATE

Filed for the record this 26th day of June, 1985, at 4 minutes past 4 o'clock P.M. in Volume 7 of Short Plats at pages 28 and 29 and recorded under Auditor's File Number 8506260063, at the request of Denny LeGro.

Jerry McInturff
Auditor, Skagit County



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 534 as amended Sept. 3, 1974, at the request of Dale G. Gunerius.

Richard L. Judy
Engineer & Surveyor
818 Cleveland Avenue
Mount Vernon, Washington

Richard L. Judy
RICHARD L. JUDY
Registered Professional
Land Surveyor
License No. 7598

SHORT PLAT NO. 16-85

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