

SHORT PLAT NO: 17-85

DATE: REV 5/86

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER'S, HEREBY DECLARE THIS SHORT SUBDIVISION OF "VIEW RIDGE SHORT PLAT" WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Jack Schorr
JACK SCHORR
HUSBAND

Mary Schorr
MARY SCHORR
WIFE

SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SKAGIT COUNTY SHORT SUBDIVISION ORDINANCE NO. 5544, AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON.

DATED IN BOTHELL, MAY 1, 1986.

John J. Vadai
JOHN J. VADAI
CERTIFICATE NO. 9636



ACKNOWLEDGMENT:

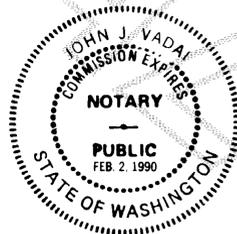
STATE OF: WASHINGTON )
COUNTY OF: SKAGIT ) S.S.

THIS IS TO CERTIFY THAT ON THIS 7TH DAY OF JUNE, 1986 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JACK AND MARY SCHORR HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John J. Vadai

NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: ANACORTES



TREASURER'S CERTIFICATE:

I HEREBY 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 1986.

THIS 30th DAY OF June, 1986.

Ruth Colybie
TREASURER OF SKAGIT COUNTY

BY: DEPUTY TREASURER

CERTIFICATE OF TITLE:

RECORDED THIS DAY OF 1986, UNDER AUDITOR'S FILE NO: OF OFFICIAL RECORDS, AT PAGE(E) RECORDS OF SKAGIT COUNTY WASHINGTON.

REMARKS:

- 1) THE INFORMATION SHOWN ON THIS "SHORT PLAT" WAS BASED ON THE FOLLOWING SOURCES:
A) FIRST AMERICAN TITLE COMPANIES "SHORT PLAT CERTIFICATE" NO: 16560.
B) THE INFORMATION SHOWN ON THE "SURVEY MAP" OF "SCHORR'S SHORT PLAT" (SHORT PLAT NO. 2-80 AUDITOR'S FILE NO: 8003170005).
2) WATER SUPPLY: INDIVIDUAL WELLS. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT, THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO THE AVAILABILITY OF SAID WATER.
3) SEWAGE DISPOSAL: PERCOLATIONS TESTS AND SOIL LOG DATA FOR INDIVIDUAL SEPTIC TANKS AND DRAIN FIELD DISPOSAL SYSTEMS WERE SUBMITTED TO THE SKAGIT COUNTY HEALTH DEPARTMENT BY: MIKE MEEUWSEN P.E., ON APRIL 22, 1985 AND BY NW SEPTIC IN MARCH, 1986.
4) EXISTING ZONING: RESIDENTIAL 1 ACRE MINIMUM.
5) ALL LOTS ARE MONUMENTED WITH 5/8" REBARS AND CAPS, UNLESS NOTED OTHERWISE.
6) THE RESUBDIVISION OF THESE TRACTS, ALSO THE CONSTRUCTION OF BUILDINGS AND DRIVEWAYS ETC., ARE SUBJECT TO THE APPROVALS OF THE APPROPRIATE COUNTY OFFICIALS.
7) THE MAINTENANCE OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND SHALL BE IN DIRECT RELATIONSHIP TO THE USAGE OF THE ROADS.
8) THE EXISTING DUG WELL AT THE NORTHWESTERLY CORNER OF LOT 1 DOES NOT MEET COUNTY'S SET-BACK REQUIREMENT.
9) THE WESTERLY ACCESS ROAD (60'R/W) WEST OF "TRACT C" OF "SCHORR'S SHORT PLAT", BUILT AND EXISTS AS SHOWN AS OF 4/10/85.
10) "WELL-PROTECTION ZONE" - AN AREA AROUND A WELL THAT IS UNDER THE CONTROL OF THE WATER USER/PURVEYOR THAT PROTECTS THE WELL WATER FROM CONTAMINATION. NO PHYSICAL, CHEMICAL, BIOLOGICAL, OR RADIOLOGIC SUBSTANCE THAT IS DELETERIOUS TO HEALTH SHALL BE CONSTRUCTED, STORED, DISPOSED OF, OR APPLIED IN THE PROTECTION ZONE." (ORD. 10136 (PART), 1984).
11) ALL PRESENT AND/OR FUTURE LOT OWNERS OF THIS SHORT PLAT WILL HAVE AN ACCESS TO THIS EXISTING POWER TRANSFORMER, THRU A PRIVATE UTILITY EASEMENT OF THEIR OWN AND/OR THE POWER COMPANY'S CHOICE.

APPROVALS:

THE WITHIN AND FOREGOING SHORT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT SUBDIVISION ORDINANCE NO. 5544, THIS 19TH DAY OF JUNE, 1986.

Robert Schaefer
SKAGIT COUNTY PLANNING DIRECTOR



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 5th DAY OF May, 1986, AT 11:00 A.M., IN VOLUME 7 OF SHORT PLATS AT PAGE(S) 17, UNDER AUDITOR'S FILE NO. AT THE REQUEST OF JOHN J. VADAI.

SKAGIT COUNTY AUDITOR

BY: DEPUTY AUDITOR

VIEW RIDGE SHORT PLAT
"LOT D - SCHORR'S SHORT PLAT"
SKAGIT COUNTY, WASHINGTON



Phone: (206) 486-8277

Table with 2 columns: Field Name and Value. Fields include PREPARED FOR, SCALE, DATE, DESCRIPTION, and MERIDIAN.

LEGAL DESCRIPTION:

1) TOTAL PROPERTY: (PER FIRST AMERICAN TITLE COMPANIES SHORT PLAT CERTIFICATE NO. 16560)

"TRACT D" OF SHORT PLAT NO. 2-80, APPROVED MARCH 7, 1980 AND RECORDED MARCH 17, 1980 UNDER AUDITOR'S FILE NO. 8003170005, IN VOLUME 4 OF SHORT PLATS, PAGE 47 AND 48, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY EASEMENT FOR TRAVEL UPON, OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTH 360 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALSO OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTH 360 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING EAST OF THE HART LAKE ROAD IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 1 EAST W.M..

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF TRACT "C" OF SAID SHORT PLAT NO. 2-80, AS DELINEATED ON THE FACE OF THE SHORT PLAT."

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AS SHOWN AND OF RECORDS.

2) LOT 1

BEGINNING AT THE NW CORNER OF SAID "TRACT D"; THENCE: S89°37'31"E - ALONG THE NORTH LINE OF SAID "TRACT D" 195.01 FEET; THENCE: S21°05'18"W - 302.48 FEET; THENCE: S89°51'41"W - 198.74 FEET TO THE WESTERLY LINE OF SAID "TRACT D"; THENCE: N21°37'26"E - ALONG SAID WESTERLY LINE, 305.48 FEET TO THE POINT OF BEGINNING, CONTAINING: 1.280 ACRES, MORE OR LESS.

3) LOT 2

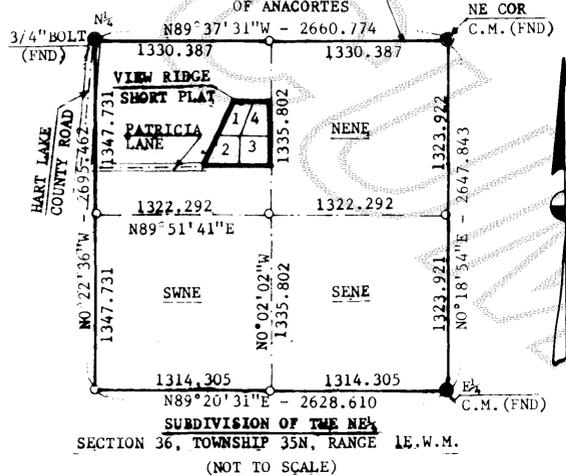
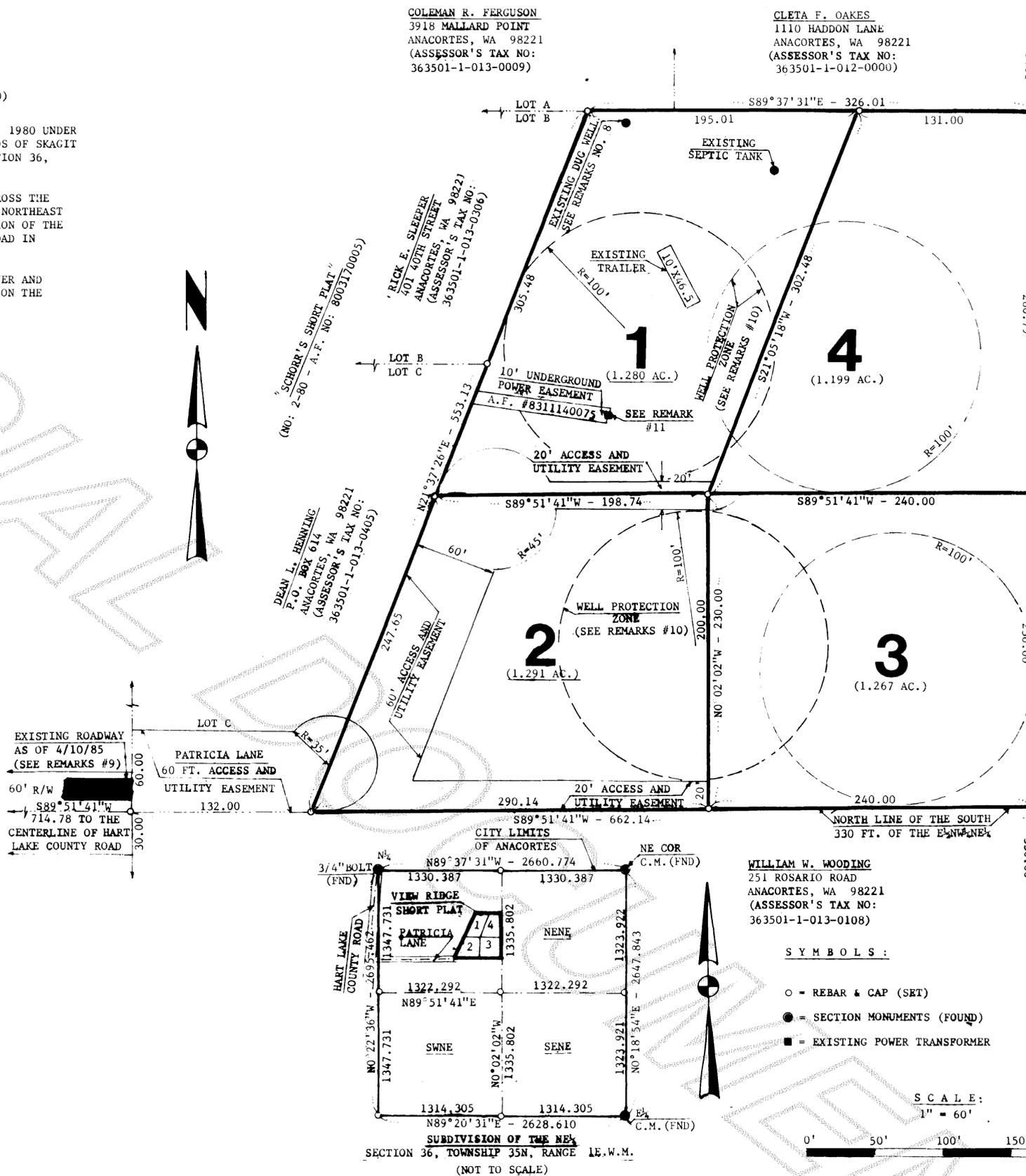
BEGINNING AT THE SW CORNER OF SAID "TRACT D"; THENCE: N21°37'26"E - ALONG SAID WESTERLY LINE 247.65 FEET; THENCE: N89°51'41"E - 198.74 FEET; THENCE: S0°02'02"E - 230.00 FEET TO THE SOUTHERLY LINE OF SAID "TRACT D"; THENCE: S89°51'41"W - ALONG SAID SOUTHERLY LINE 290.14 FEET TO THE POINT OF BEGINNING, CONTAINING: 1.291 ACRES, MORE OR LESS.

4) LOT 3

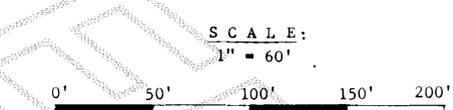
BEGINNING AT THE SE CORNER OF SAID "TRACT D"; THENCE: S89°51'41"W - ALONG SAID SOUTHERLY LINE 240.00 FEET; THENCE: N0°02'02"W - 230.00 FEET; THENCE: N89°51'41"E - 240.00 FEET TO THE EAST LINE OF SAID "TRACT D"; THENCE: S0°02'02"E - ALONG SAID EASTERLY LINE 230.00 FEET TO THE POINT OF BEGINNING, CONTAINING: 1.267 ACRES, MORE OR LESS.

5) LOT 4

BEGINNING AT THE NE CORNER OF SAID "TRACT D"; THENCE: S0°02'02"E - ALONG THE EASTERLY LINE OF SAID "TRACT D" - 280.79 FEET; THENCE: S89°51'41"W - 240.00 FEET; THENCE: N21°05'18"E - 302.48 FEET TO THE NORTHERLY LINE OF SAID "TRACT D"; THENCE: S89°37'31"E - ALONG SAID NORTHERLY LINE 131.00 FEET TO THE POINT OF BEGINNING, CONTAINING: 1.199 ACRES, MORE OR LESS.



- SYMBOLS:
O - REBAR & CAP (SRT)
● - SECTION MONUMENTS (FOUND)
■ - EXISTING POWER TRANSFORMER



VIEW RIDGE SHORT PLAT
"LOT D - SCHORR'S SHORT PLAT"
SKAGIT COUNTY, WASHINGTON



Table with 3 columns: PREPARED FOR (JACK AND MARY SCHORR), SCALE (1" = 60'), DATE (MAY 1, 1986), DRAWING NO., and other project details.