



**LEGEND**

- Mon. Monument
- Rod Property Corner Set 3/8" diam. x 18" length steel Re-bar with Yellow Plastic Cap Imprinted: "JUDY" 7528
- ▲ Nail & B.T. Nail and Brass Tag Imprinted: "L.S." 7528
- Elev. = 25.58 Ground Elevation = 25.58 feet above Sea Level U.S.G.S. Datum.
- SL-1 Soil Log Hole No. 1
- FH Fire Hydrant
- WV's Water Valves
- ⊗ Blow 2" Waterline Flushing Assembly

**LOT AREAS**

- Tract 1. = 16,876.1233 Sq. Ft.  
= 0.3874 Acres
- Tract 2. = 18,751.2482 Sq. Ft.  
= 0.4305 Acres
- Tract 3. = 13,384.5116 Sq. Ft.  
= 0.3073 Acres
- Tract 4. = 381,026.8931 Sq. Ft.  
= 8.7472 Acres

**PLAN**

Scale: 1" = 100'



SHORT PLAT NO. 41-86 16-86  
**WALTER E. "NUB" POPPE PROPERTY SURVEY**  
 PTN. TRACT "D" OF SHORT PLAT NO. 9-81  
 IN THE NE 1/4 NE 1/4  
 SEC. 14, T. 34 N., R. 3 E.W.M.  
 SKAGIT COUNTY, WASHINGTON

**OWNER - DEVELOPER**

Walter E. "Nub" Poppe  
1408 Avon-Allen Road  
Mount Vernon, Washington  
Phone : 424-1561

**RESTRICTIONS**

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

**APPROVALS**

Examined and approved this 11 day of November, 1986, by the Planning Department of Skagit County, Washington.

Robert C. Schofield  
ROBERT C. SCHOFIELD

Examined and approved this 11 day of November, 1986, by the County Engineer of Skagit County, Washington.

W. Eugene Sampley  
W. EUGENE SAMPLEY

**GROUND ELEVATION**

Subject site is located within the flood plain of the Skagit River. Lot elevations (feet above Sea Level) to U.S.G.S. Datum are shown hereon (refer to sheet 1).

**WATER SUPPLY**

Water of sufficient quantity and/or quality for normal domestic purposes shall be provided by that Skagit County Public Utility District No. 1 approved 6" PVC. water main off of the existing 8" A.C. pipeline located in Avon-Allen Road, designed to provide service to Tract "B" of Short Plat No. 9-81 and to Tracts 1, 2, 3 and any future development upon Tract 4 of this Short Plat, in that roadway commonly called Hall Place.

**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 previously submitted and are on record with the Skagit County Health Department.

The test site locations have been annotated hereon. (Refer to Sheet 1)

**LEGAL DESCRIPTION**

Tract "D" of Short Plat No. 9-81, approved March 4, 1981 and recorded March 4, 1981 under Auditor's File No. 8103040045 in Volume 5 of Short Plats, pages 32 and 33, records of Skagit County, Washington, being a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Fourteen (14), Township Thirty-four (34) North, Range Three (3) East of the Willamette Meridian.

EXCEPT the following described tracts:

1. The Easterly 20 feet of the Southerly 129.33 feet of Tract "D" of said Short Plat No. 9-81, abutting the Westerly line of Tract "B" of said Short Plat No. 9-81, by that instrument dated October 19, 1984 and recorded October 19, 1984 under Auditor's File No. 8410190016 and re-recorded December 21, 1984 under Auditor's File No. 8412210068;
2. The Southerly 30 feet of the Easterly 230 feet of said Tract "D" of Short Plat No. 9-81, abutting the Northerly line of Tracts "A" and "B" of said Short Plat No. 9-81, and the Westerly extension of said line, by that instrument dated October 19, 1984 and recorded October 19, 1984 under Auditor's File No. 8410190016 and re-recorded December 21, 1984 under Auditor's File No. 8412210068;
3. Beginning at the Northwest corner of Tract "C" of said Short Plat No. 9-81; thence N 88°20'02"W a distance of 10.00 feet; thence S 0°55'02"W a distance of 129.33 feet; thence S 88°20'02"E a distance of 10.00 feet to the Southwest corner of said Tract "C"; thence N 0°55'02"E along the West line thereof 129.33 feet to the point of beginning, by that instrument dated February 28, 1986 and recorded March 3, 1986 under Auditor's File No. 8603030029;
4. That portion deceded to Skagit County for road purposes under Auditor's File No. 8103170004.

Situate in the County of Skagit, State of Washington.

**OWNER'S CERTIFICATE**

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 26 day of SEPTEMBER, 1986.

Walter E. Poppe Barbara Poppe  
WALTER E. POPPE BARBARA POPPE

**ACKNOWLEDGEMENT**

State of Washington } s.s.  
County of Skagit }

On this day personally appeared before me WALTER E. POPPE and BARBARA POPPE, husband and wife, to me known to be the individuals who executed the within and foregoing instrument 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 26 day of SEPTEMBER, 1986.

Denny D. Lehto  
Notary Public in and for the State of Washington, residing at Mount Vernon.

**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 1986.

This is day of September, 1986.

John W. ...  
Skagit County Treasurer

**AUDITOR'S CERTIFICATE**

Filed for the record this 11 day of November, 1986, at 11 minutes past 11 o'clock A.M. in Volume 5 of Short Plats of Pages 32 and 33 and recorded under Auditor's File No. 8611190017 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. 5544 as amended September 3, 1974, at the request of W.E. "Nub" Poppe.

LEGO & JUDY  
Engineer & Surveyors  
815 Cleveland Avenue  
Mount Vernon, Wa.

Denny D. Lehto  
Gwynne D. Lego  
Registered Professional  
Engineer & Land Surveyor  
License No. 3475

**SHORT PLAT NO.**

11-86  
**WALTER E. "NUB" POPPE PROPERTY SURVEY**  
PTN. TRACT "D" OF SHORT PLAT NO. 9-81  
IN THE NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$   
SEC. 14, T. 34 N., R. 3 E.W.M.  
SKAGIT COUNTY, WASHINGTON