

SURVEY DESCRIPTION

PARCEL "A"

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 33 North, Range 3 East, lying Northerly and Easterly of Dry Slough, EXCEPT Dike District No. 2 right of way as condemned in Skagit County Superior Court Cause No. 3049 on July 19, 1900; EXCEPT roads, and EXCEPT all that portion thereof lying Easterly of the right of way line of said Dike and Westerly of a line 25 feet East of and parallel to the following described line; beginning at a point on the South section line of said Section 2 which is 330.1 feet West of the section corner common to Sections 1, 2, 11 and 12; thence North 39° 31' East 6.15 feet; thence North 40° 30' East 248.4 feet; thence North 18° 15' East 133.2 feet; thence North 2° 11' West 50.3 feet; thence North 15° 36' East 97.8 feet; thence North 37° 27' West 90.5 feet; thence North 58° 24' West 388.8 feet to the termination of line description; except therefrom county roads.

PARCEL "B"

That portion of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 2, Township 33 North, Range 3 East, lying Easterly of Dry Slough, EXCEPT Dike District No. 2 right of way as condemned in Skagit County Superior Court Cause No. 3049 on July 19, 1900; EXCEPT roads AND EXCEPT that portion thereof lying Easterly of Dike District No. 2 and Westerly of the following described line:

Beginning at a point on the North line of the South 1/2 of the North 1/2 of said Southeast 1/4 which is North 87° 36' 20" West 1880.5 feet from the Northeast corner of said South 1/2 of the North 1/2 of the Southeast 1/4; thence South 8° 22' 10" West 458 feet.

Situate in County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

Filed for record this 8 day of March, 1988, at 8:48 AM o'clock
A.M., in book 8 of Short Plats at page 26, at the request of Don Semrau and Associates under Auditor's File No. 8803080006.

Gerry McIntyre Skagit County Auditor
Don Semrau Deputy

NOTES

- 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.
- Short Plat number and date of approval shall be included in all deeds and contracts.
- Zoning - AGRICULTURAL (SEE VARIANCE V-88-004)
- Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM (SEE NOTE #9)
- Water - INDIVIDUAL WELL
Water of sufficient quantity and/or quality for normal domestic purposes is not provided for tract 2 at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. Skagit County requires a 100' radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zone.
- - Indicates iron rod set with yellow cap marked D.S. 9622.
 - - Indicates existing iron pipe or iron rod found.
 - - Indicates existing monument found.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Bruce Lissner, PLS, Certificate No. 22960
Don Semrau & Associates
2124 Riverside Drive Suite 107
Mount Vernon, WA 98273

Date: 3-8-88

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

Jim Koetje, husband

Cathy Koetje, wife

John Polstra

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 1987.
This 7th day of March, 1988.

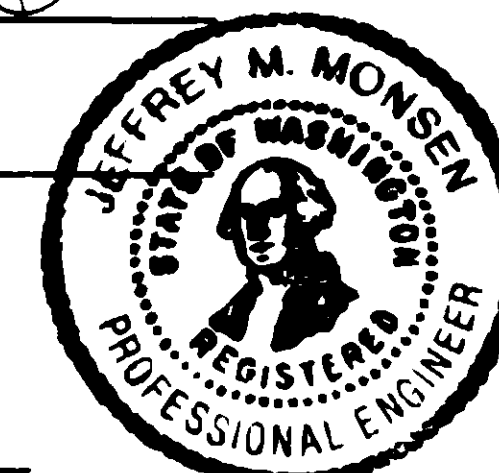
South Washington State Engineer
Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 7th day of MARCH, 1988.

John Polstra
Short Plat Administrator

Jeffrey M. Monsen
Skagit County Engineer



ACKNOWLEDGEMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence JOHN POLSTRA, as his separate property, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3-8-88
Signature John Polstra
Title Short Plat Administrator
My appointment expires 1-1-1991

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence JIM KOETJE and CATHY KOETJE, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 3-8-88
Signature Jim Koetje
Title Owner
My appointment expires 1-1-1991

- See Variance No. V-88-004 A.F. NO. 8802180045
- Bench Mark = 8.7 M.S.L.
Spike set in south face of telephone pole north of house No. 1874 Dry Slough Road and west of the existing road.
- Alternate on site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.
- For section subdivision see Short Plat No. 1-78, approved January 25, 1978 and recorded in Book 2 of Short Plats, at page 183, under Auditor's File No. 872672.
- The survey meridian is according to the above mentioned subdivision. The bearings and distances in the EXCEPTIONS, easements, and Dike District No. 2 descriptions have been rotated and proportioned to the mentioned subdivision.
- Lot Areas
Lot 1 = 2.40 acres
Lot 2 = greater than 20 acres

SHORT PLAT NO. 6 - 88 DATE 3-8-88

SURVEY OF A PORTION OF THE SE 1/4 OF
SECTION 2, T. 33 N., R. 3 E., W.M.
FOR: JIM KOETJE

FB LL
MERIDIAN - SEE NOTE 12.

DON SEMRAU AND ASSOCIATES
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 200'
JOB NO. 88-003