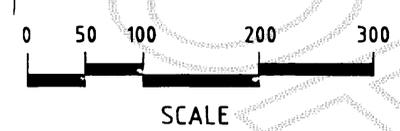


JERRY MONTAGNA
SMALL PLAT
NO. 13 P. 25
REQUEST
Planning
12/25/88
3/6/89



SCALE



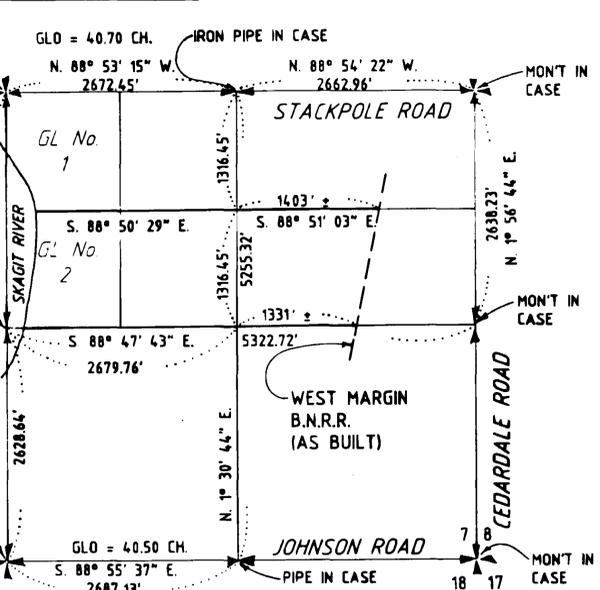
NOTE: 25' WIDE EASEMENT FOR FISHING PASSAGE ALONG THE EAST SIDE OF THE SKAGIT RIVER A.F. No. 515720

SKAGIT RIVER

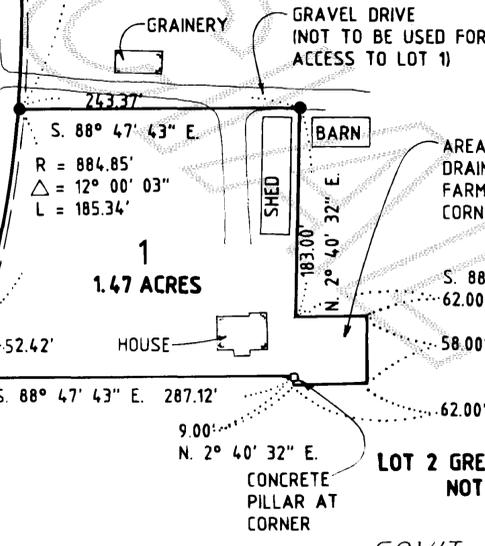
N. 1° 40' 19" E

S. 88° 47' 43" E. 284.10'
WEST 1/4 CORNER BY SINGLE PROPORTION

NORTH LINE OF GOV'T LOT 2
S. 88° 50' 29" E.



SECTION SUBDIVISION 7-33-4 (NOT TO SCALE)



1.47 ACRES

LOT 2 GREATER THAN 20 ACRES NOT SURVEYED

GOV'T LOT 2

35' EASEMENT TO P.U.D. No. 1 A.F. No. 8710160030

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 12th day of October, 1988.

[Signature]
Short Plat Administrator

[Signature]
Skagit County Engineer



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.

[Signature]
Donald R. Semrau, P.E. & P.L.S., Certificate No. 9622
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2124 Riverside Drive Suite 107
Mount Vernon, WA 98273

Date: 10-11-88



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.

[Signature]
GERTRUD TOBIASON, as her separate property

ACKNOWLEDGEMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence GERTRUD TOBIASON, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 10-11-88
Signature *[Signature]*
Title NOTARY PUBLIC
My appointment expires 7-14-92



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 1988.
This 12th day of October, 1988.

[Signature]
Skagit County Treasurer

SURVEY DESCRIPTION

Government Lot 2; the Southeast 1/4 of the Northwest 1/4; that portion of the South 1/2 of the Northeast 1/4 lying Westerly of the Burlington Northern Railroad right of way; all lying in Section 7, Township 33 North, Range 4 East, W.M., EXCEPT the three following described portions thereof:
1. Drainage District No. 17 rights of way;
2. Diking District No. 3 right of way; and
3. Skagit County road right of way commonly known as the Dike Road.
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
Situate in the County of Skagit, State of Washington.

NOTES

- 1. 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.
- 2. Short Plat number and date of approval shall be included in all deeds and contracts.
- 3. Zoning - AGRICULTURAL See Variance V-88-032
- 4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM
- 5. Water - P.U.D. NO. 1 (as to Lot 1)
Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water as to Lot 2. 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.
- 6. ● - Indicates iron rod set with yellow cap marked LISSER 22960.
○ - Indicates existing iron pipe or iron rod found.
- 7. Ownership west of Dike Road was not surveyed.
- 8. Bench Mark not required. Parcel lies within flood zone A0-3.
- 9. The number of residences allowed on the remaining acreage (Lot 2) shall be limited to two. (See Variance V-88-032.)
- 10. 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.

AUDITOR'S CERTIFICATE

Filed for record this 13 day of OCTOBER, 1988, at 1:25 o'clock P. M., in book 8 of Short Plats at page 25, at the request of SEMRAU & LISSER under Auditor's File No. 8810130019.

[Signature]
Skagit County Auditor

[Signature]
Deputy

SHORT PLAT NO. 45-88		DATE
SURVEY IN GOV'T LOT 2 AND PORTIONS OF THE NW 1/4 AND NE 1/4 OF SECTION 7, T. 33 N., R. 4 E., W.M. FOR: GERTRUD TOBIASON		
LOOSE LEAF NOTES	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 100' JOB NO. 88-095