

SHORT PLAT NO. 38-89 DATE 7/19/89

Sheet 1 of 2

SURVEY OF A PORTION OF THE SW 1/4 OF SECTION 21, T. 35 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: MICHAEL V. FOHN

LOOSE LEAF NOTES MERIDIAN - SEE NOTE 8	SEMRAU & LISSER SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 100' JOB NO. 89-071
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2
16 County
+ 26 Stat
4400

JERRY MCINTURFF
SKAGIT COUNTY AUDITOR
07
89 SEP 22 P3:49

RECORDED FILED
REQUEST BY

Planning

SURVEY DESCRIPTION

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South 20 feet of the West 20 feet of the Northeast 1/4 of the Southwest 1/4 all in Section 21, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress egress and utilities over, under and across the West 60 feet of the Northeast 1/4 of the Southwest 1/4, EXCEPT the South 20 feet of the West 20 feet thereof:

RESERVING unto the Grantors, their heirs, successors and assigns, a non-exclusive easement for ingress, egress, and utilities, over, under and across the North 60 of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 21.

SUBJECT TO and TOGETHER WITH easements, reservation, restrictions covenants and other instruments of record.

Situate in the County of Skagit, State of Washington

NOTES

NOTES

- 11. There is evidence of groundwater contamination in wells near this short plat. No lot owner shall drill, construct or make use of any well so long as water service is available through the Samish Farms Water Association (or any successor thereto) or other approved public water supply, at commercially reasonable rates, and in substantial compliance with the laws and regulations pertaining to a public water system. The prohibition does not prevent Skagit County from drilling and maintaining one or more groundwater monitoring wells within the road easement or at another site mutually agreeable between Skagit County and the property owner(s). Skagit County shall in good faith determine whether water is provided at "commercially reasonable rates" and whether the public water provider is in "substantial compliance with the laws and regulations pertaining to a public water system."

- 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 - RURAL
- 4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM (Alternate Systems see Note No.7)
- 5. Water - Samish Farms Water District (See Note II)
- 6. 0 - Indicates iron rod set with yellow cap marked LISSER 22960.
- 7. 0 - Indicates existing iron pipe or iron rod found.
- 8. (Special septic system note) Lot 1 will require an alternate sewage disposal system. Alternate on site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- 9. Meridian Assumed from Short Plat 79-77
- 10. Description for this Short Plat is from Statutory Warranty Deed Recorded under Skagit County Auditor's File No. 8907280034.
- 11. This property is SUBJECT TO easements, reservation, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File No. 870552 and 8907280034.

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.

Michael V. Fohn
Michael V. Fohn, husband

Maureen Fohn
Maureen Fohn, wife

Glenn R. Dickinson
Glenn R. Dickinson, husband

Stella Dickinson
Stella Dickinson, wife

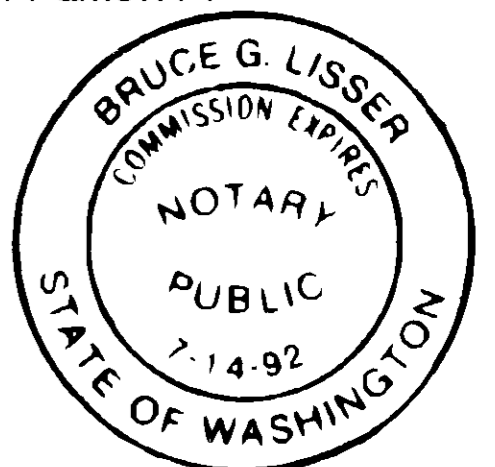
ACKNOWLEDGEMENTS

State of Washington
County of SKAGIT

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

Dated Aug. 2, 1989
Signature Bruce G. Lisser
Title NOTARY

My appointment expires 7-14-92

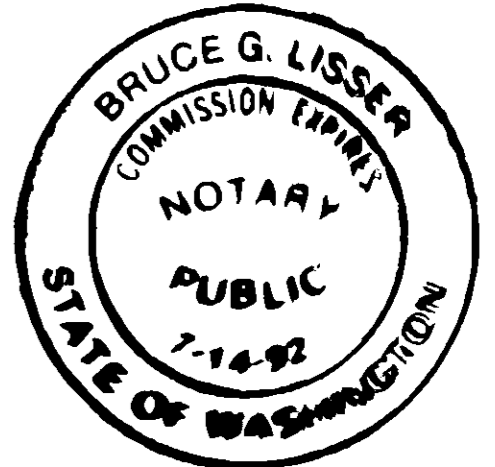


State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Glenn R. Dickinson, husband and Stella Dickinson, wife signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Aug. 2, 1989
Signature Bruce G. Lisser
Title NOTARY

My appointment expires 7-14-92

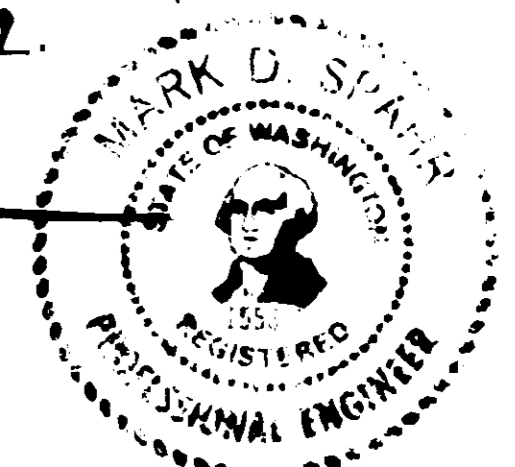


APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 2nd day of September, 1989.

Short Plat Administrator

Mark D. Sparks
Skagit County Engineer



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 1989. This 22nd day of September, 1989.

Dan O'Donnell by Valerie Jungquist
Skagit County Treasurer Chief Deputy

Sheet 2 of 2

AUDITOR'S CERTIFICATE

Filed for record this 22nd day of September, 1989, at 3:49 o'clock P.M., in book 8 of Short Plats at pages 160-161, at the request of SEMRAU & LISSER under Auditor's File No. 8909220077

Jerry McInturff
Skagit County Auditor

C. Taylor
Deputy

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.

Donald R. Semrau Date: Aug. 2, 1989
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2118 Riverside Drive Suite 104
Mount Vernon, WA 98273



Survey in a Portion of the SW 1/4 of
Section 21, T. 35 N., R. 3 E., W.M.
Skagit County, WA
For: Michael V. Fohn

Loose Leaf Notes	SEMRAU & LISSER SURVEYING-ENGINEERING-PLANNING MOUNT VERNON, WA 98273	Scale 1" = 100'
Meridian: See Note 8		Job No. 89-071