

EXCEPTIONS:

- Any question that may arise due to shifting or changing in course of Skagit River.
- Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 13-77
As Follows:

- Water: P.U.D.
- Sewer: Septic Tank
- Lot 3 cannot be used for a building site until an access for ingress, egress and utilities, conforming to Skagit County standards, is provided from a State or County roadway;

D. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Michael B. Pierce
Recorded: SEPTEMBER 5, 1989
Auditor's File No.: 8909050007
As Follows:

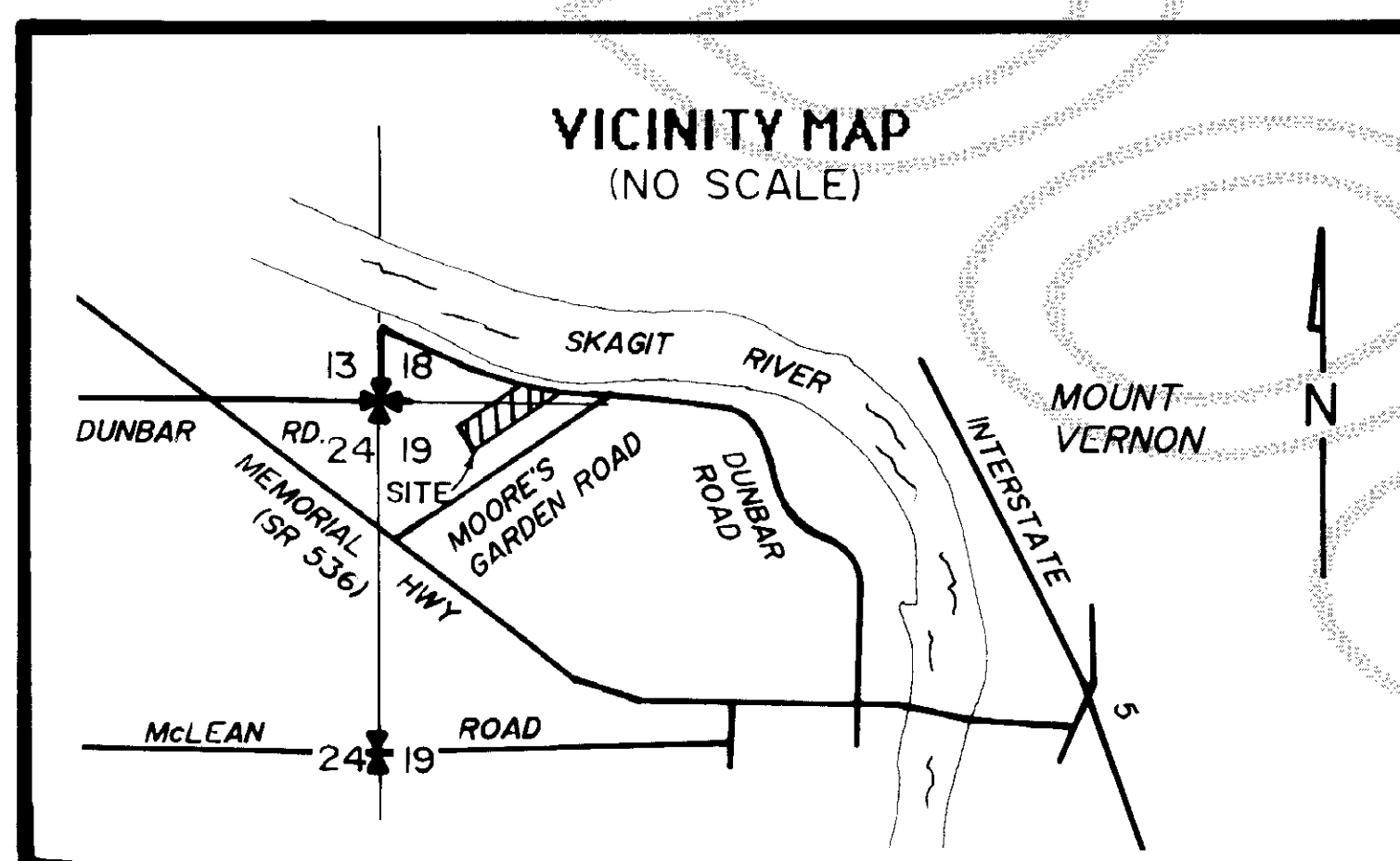
"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 19____, at _____ o'clock _____ M., in book _____ of Short Plats at page _____, at the request of SEMRAU & LISSER under Auditor's File No. _____.

Skagit County Auditor

Deputy



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 _____ day of February, 1990.

Andrew Menash
Skagit County Treasurer

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, P.E. & P.L.S., Certificate No. 9622
Bruce G. Lisser, P.L.S., Certificate No. 22960
SEMRAU & LISSER
2118 Riverside Drive Suite 104
Mount Vernon, WA 98273

Date: Feb. 13, 1990



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.

Donald B. Pierce *Margaret E. Pierce*
DONALD B. PIERCE MARGARET E. PIERCE

INTEREST SAVING BANK
ISLAND SAVINGS & LOAN ASSOCIATION, a Washington Corporation

Charles R. Jennings
Charles R. Jennings

ACKNOWLEDGEMENTS

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence DONALD B. PIERCE and MARGARET E. PIERCE, 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: Feb. 10, 1990
Signature: *Jan Willis*
Title: Notary Public
My appointment expires: 10-1-90

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence that *Charles R. Jennings* signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the *Asst. Vice President of Interest Saving Bank* of ISLAND SAVINGS & LOAN ASSOCIATION, a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/9/90
Signature: *Russell Liff*
Title: *Notary Public*
My appointment expires: 7-22-91

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 Feb., 1990.

Short Plat Administrator

Mark D. Spahr
Skagit County Engineer



SURVEY DESCRIPTION

Tract 2 of Skagit County Short Plat No. 13-77, approved March 2, 1977 and recorded March 3, 1977, as Auditor's File No. 851894, in Volume 2 of Short Plats, page 37, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 in Section 18 and Government Lot 1 in Section 19; all in Township 34 North, Range 4 East, W.M.; EXCEPT the Westerly 240 feet thereof. SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record. Situate in the County of Skagit, State of Washington.

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 - RESIDENTIAL RESERVE
- Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM
- Water - P.U.D. NO. 1
- Indicates iron rod set with yellow cap marked LISSER 22960.
- Indicates existing iron pipe or iron rod found.
- Survey description is from First American Title Co. Order No. 25674. See Short Plat No. 13-77 for additional survey information and meridian.
- 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.
- Bench Mark = Subject property is located in flood zone AO, no Bench Mark required.
- Meridian and Basis of Bearing assumed from Short Plat 13-77, recorded in Book 2 of Short Plats, page 37.
- Instrumentation: Nikon NTD-3 Theodolite Distance Meter
- Survey Procedures: Standard Field Traverse

SHORT PLAT No. 53-89

DATE: 10-3-89

SURVEY OF A PORTION OF GOV'T LOTS 1, 4, AND 5
SECTION 18 & 19, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DONALD B. PIERCE

FB PG.
MERIDIAN

SEMRAU & LISSER
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 50'
JOB NO. 89-070