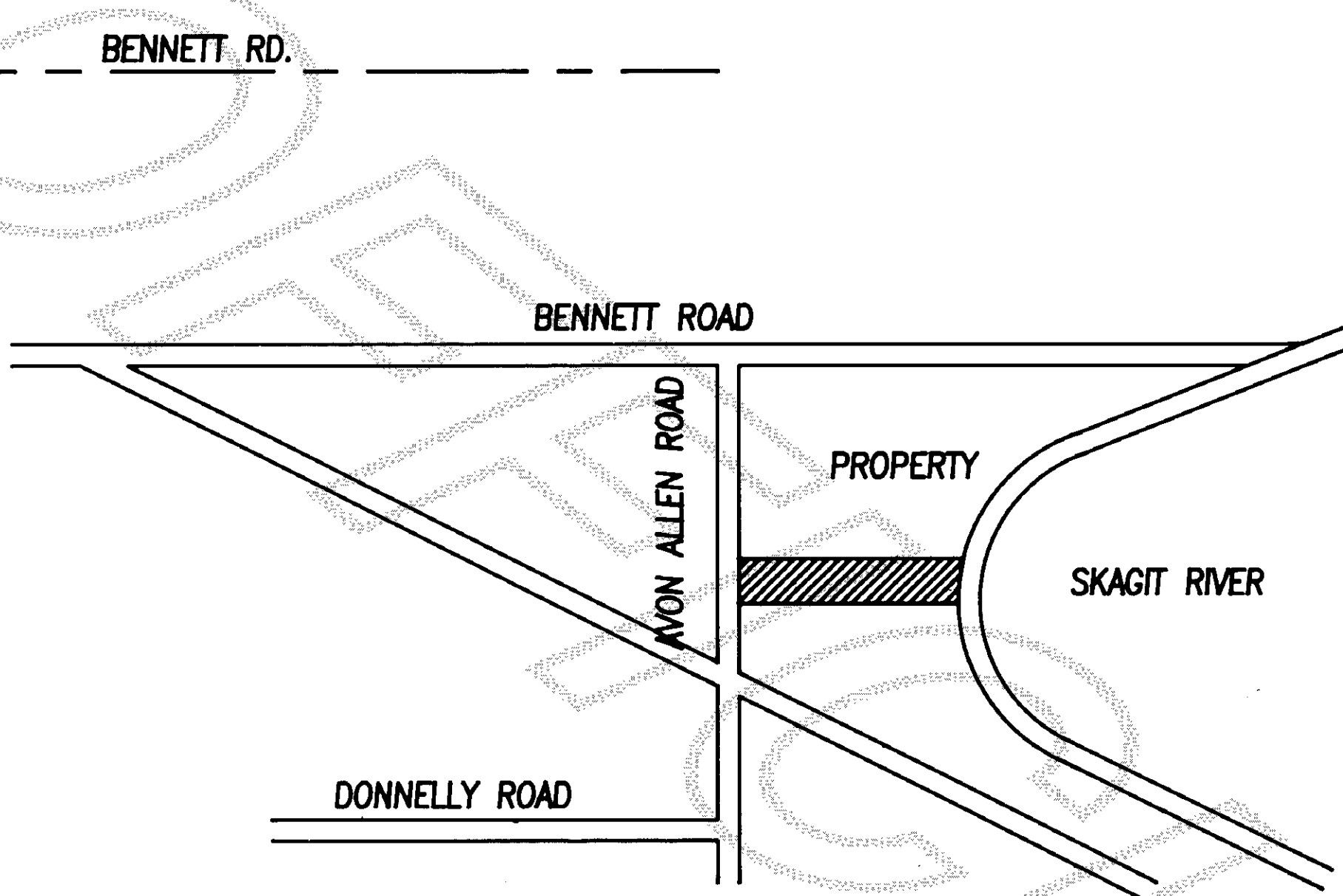


910114619

# SHORT PLAT IN GOV. LOT 2 OF SEC. 13, TWP. 34 N., RNG. 3 EAST W.M.

SHORT PLAT NO.: 90-79 DATE: 1/14/91

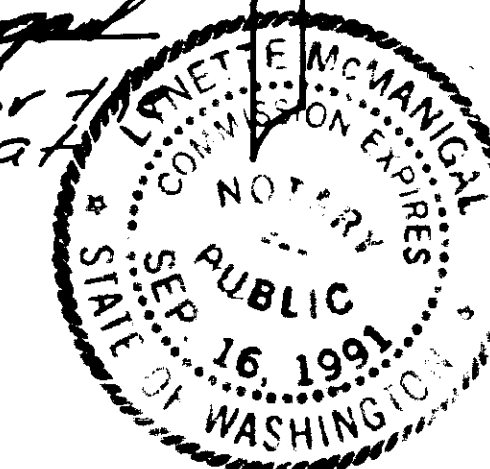
NW SEC. CORNER  
FND TK/1 1/2" IP IN CASE  
11 12  
14 13



VICINITY MAP NOT TO SCALE  
(FOR REFERENCE ONLY)

Acknowledgment:  
State of Washington  
County of Skagit  
On this day personally appeared  
before me Sharon L. Neff to  
me known to be the individual  
described in and who executed  
the within and foregoing instrument  
and acknowledged to me that she  
signed the same as her free and  
voluntary act and deed.  
Given under my hand and  
official seal this 14th day of January,  
1991

Sharon L. Neff  
Notary Public in and for the  
State of Washington residing at  
1111 1st St. SE  
Mount Vernon, WA 98273



CONSENT:  
KNOW ALL MEN BY THESE PRESENTS THAT THE  
UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS  
SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY  
ACT AND DEED.

Lorna Ellestad  
Sharon L. Neff U.S. SAVINGS BANK  
ASS'T V.P.

ACKNOWLEDGEMENT:  
STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS DAY PERSONALLY APPEARED BEFORE ME

Lorna Ellestad TO ME  
KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND  
WHO EXECUTED THE WITHIN FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME  
AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Mary M. Fine  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT Mount Vernon

TREASURER'S CERTIFICATE:  
I DO HEREBY DECLARE THAT ALL REAL ESTATE  
TAXES ON THE ABOVE DESCRIBED TRACT OF LAND ARE  
FULLY PAID UP TO AND INCLUDING THE YEAR 1990

Judith M. Menick 1-9-91  
SKAGIT COUNTY TREASURER

APPROVALS:  
THE WITHIN AND FOREGOING SHORT PLAT IS  
APPROVED IN ACCORDANCE WITH THE SKAGIT COUNTY  
SHORT PLAT ORDINANCE.

THIS 4th DAY OF JAN. 19 91

Mark D. Spahr  
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER



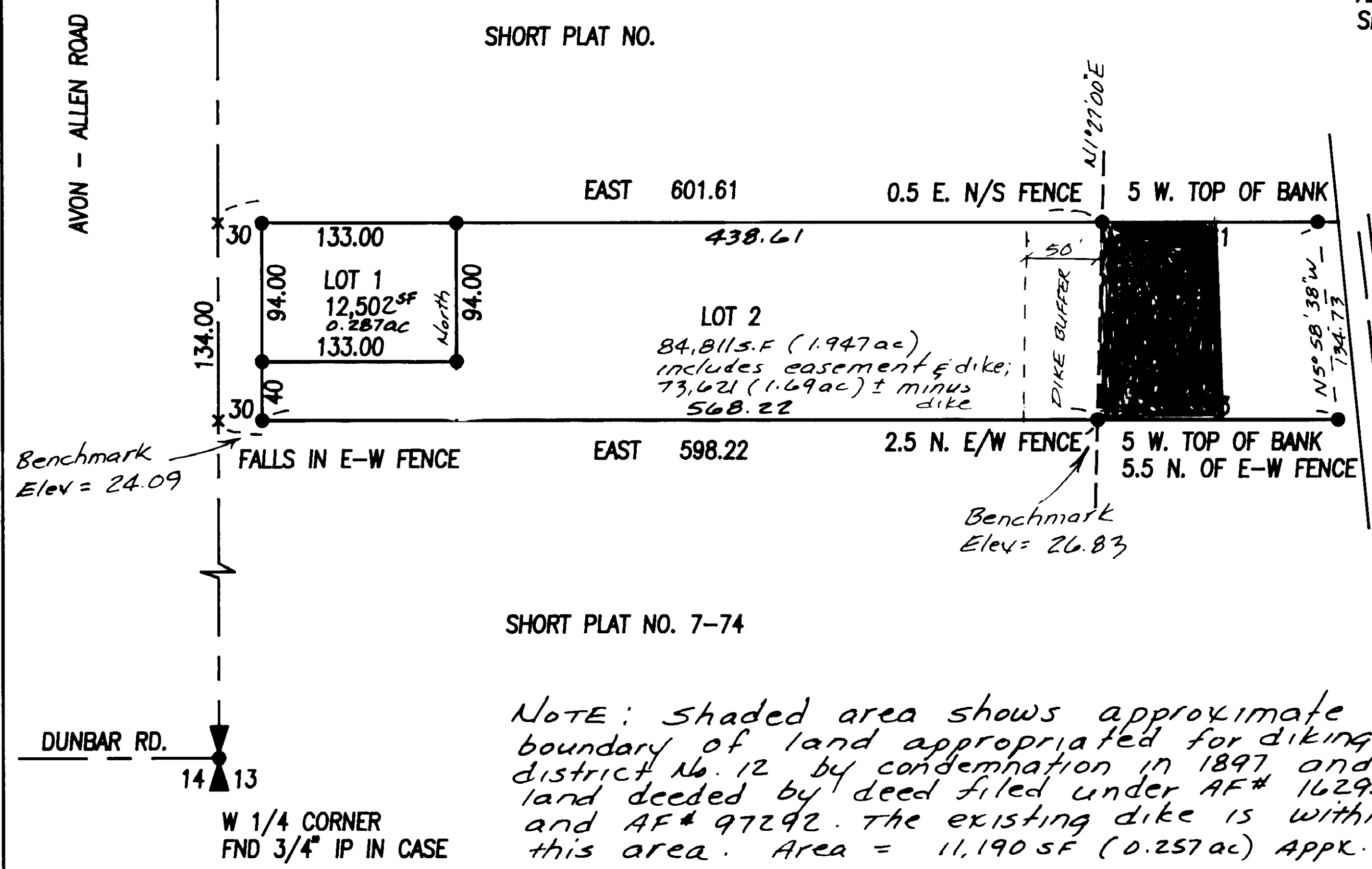
LEGAL DESCRIPTION:  
THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 13, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 13, 774 FEET SOUTH  
OF ITS NORTHWEST CORNER; THENCE SOUTH 134 FEET; THENCE EAST TO THE SKAGIT  
RIVER; THENCE NORTH ALONG THE RIVER TO A POINT DUE EAST OF THE POINT OF  
BEGINNING; THENCE WEST TO THE POINT OF BEGINNING,  
EXCEPT ROAD AND DIKE RIGHT-OF-WAY,  
AND EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE DIKE RIGHT-OF-WAY  
AND EAST OF A LINE RUNNING SOUTH 1°27' WEST FROM A POINT 640 FEET SOUTH  
AND 605 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 13.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

- NOTES:
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
  2. RESIDENTIAL ZONING, 12,500 S.F. MINIMUM LOT SIZE

4. SURVEY BASED ON FIELD TRAVERSE WITH 6 SECOND THEODOLITE AND EDM.
5. SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC SYSTEMS.
6. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS PRESENTLY PROVIDED BY THE SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1 AND AVAILABLE TO ALL LOTS FROM THE 8" A.C. WATER MAIN LOCATED ON THE AVON-ALLEN ROAD.

7. OWNER/DEVELOPER:  
LORNA ELLESTAD  
1415 AVON ALLEN ROAD  
MT. VERNON, WA. 98273, 424-4155

8. SET RE-BAR WITH CAP "MOWRER-21520"
9. BASIS OF BEARING: SHORT PLAT 7-74 BY RADER & LEONARD
10. ELEVATIONS: LOT ELEVATIONS (FEET ABOVE SEA LEVEL) TO U.S.G.S. DATUM ARE SHOWN HEREON. BENCHMARKS NOTED ARE TOP OF RE-BAR.
11. BUYER SHOULD BE AWARE THAT THIS SHORT PLAT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION. Additionally, any construction within 200 feet of the dike may require significant construction standards.



SHORT PLAT NO. 7-74

NOTE: Shaded area shows approximate boundary of land appropriated for diking district No. 12 by condemnation in 1897 and land deeded by deed filed under AF# 162958 and AF# 97292. The existing dike is within this area. Area = 11,190 SF (0.257 ac) APPX.

RECORDER'S CERTIFICATE  
Filed for record this 14th day of Jan 19 91 at 11:14 A.M.  
In book 9 of Short Plats at page 30 at the request of:  
MICHAEL T. MOWRER  
SURVEYOR'S NAME  
RECORDS OF SKAGIT CO. AUD.  
James M. Smith AUD. David M. Smith DEP. AUD.

SURVEYORS CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of: LORNA ELLESTAD  
In SEP, 19 90  
Michael T. Mowrer 10/12/90  
Certificate No: 21520

MICHAEL MOWRER & ASSOC.  
PROFESSIONAL LAND SURVEYORS  
1115B SOUTH 2nd ST.  
MOUNT VERNON, WA. 98273  
PHONE: (206) 336-5569

SHORT PLAT  
FOR  
LORNA ELLESTAD  
SCALE: 1" = 100'  
DATE: 8-30-90  
JOB NO: 89-12  
DRAWN BY: M.J.L.  
CHKD BY: M.T.M.  
SHEET: 1 OF: 1