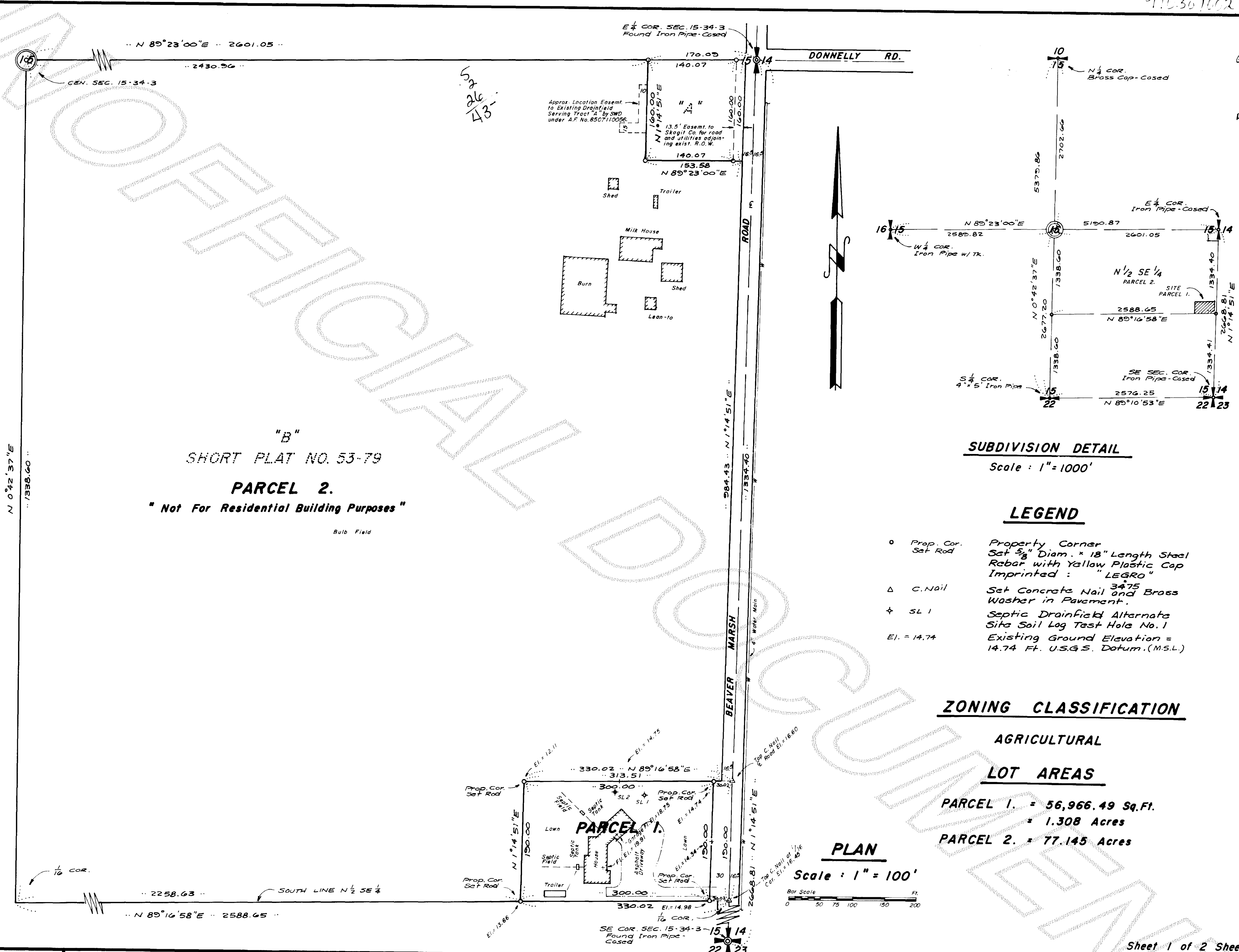


110367002



"B"
SHORT PLAT NO. 53-79
PARCEL 2.
" Not For Residential Building Purposes "

SUBDIVISION DETAIL
Scale : 1" = 1000'

LEGEND

- Prop. Cor. Set Rod Property Corner Set 3/4" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted : "LEGRO"
- △ C. Nail Set Concrete Nail and Brass Washer in Pavement.
- ✦ SL 1 Septic Drainfield Alternate Site Soil Log Test Hole No. 1
- El. = 14.74 Existing Ground Elevation = 14.74 Ft. U.S.G.S. Datum. (M.S.L.)

ZONING CLASSIFICATION

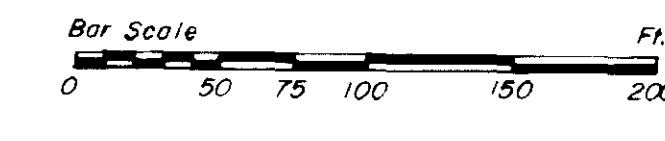
AGRICULTURAL

LOT AREAS

PARCEL 1. = 56,966.49 Sq.Ft.
= 1.308 Acres
PARCEL 2. = 77,145 Acres

PLAN

Scale : 1" = 100'



AUDITOR'S CERTIFICATE

Filed for the record this 7 day of May, 1974, at 11 minutes past 11 o'clock A.M. in Volume 9 of Short Plats of Pages 323 and 324 and recorded under Auditor's File No. 110367002 at the request of Denny D. Legro.
Denny D. Legro
JERRY MAINTURFF
Auditor, Skagit County

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Short Subdivision Ordinance No. 5544 as amended September 3, 1974, at the request of Stanley C. Walters.
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, Washington
Gwynne D. Legro
GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor

SHORT PLAT NO. 90-88 Date :

STANLEY C. WALTERS
PROPERTY SURVEY
OF PTN. OF TRACT "B", SHORT PLAT NO. 53-79
PTN. N 1/2 SE 1/4, SEC. 15, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is presently being provided to the existing residence upon PARCEL 1. and is available to PARCEL 2. from the Skagit County Public Utility District No. 1's 4" diameter water main in Beaver Marsh Road.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems.

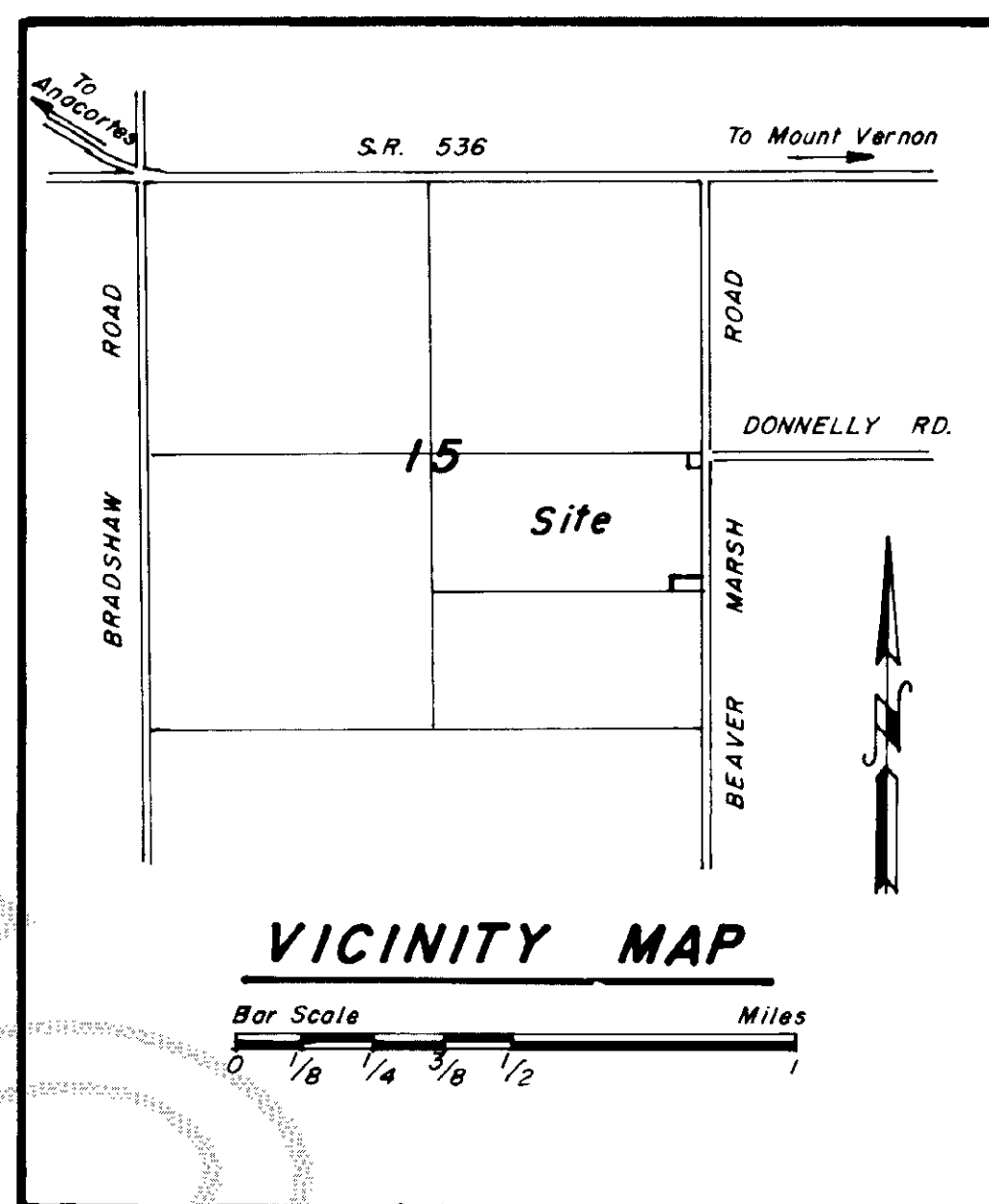
The required soil log tests, locations of which have been annotated hereon, for that alternate septic drainfield site to the existing system now serving the residence upon PARCEL 1., have been previously submitted by sewage designer Dean Bannister on August 31, 1990 and are currently on file with the Skagit County Permit Center.

Soil Log test information for the large acreage tract PARCEL 2. has not been submitted at this time and is not required. Said tract is "Not For Residential Building Purposes" subject to those conditions stipulated within Variance Permit No. V-81-034.

GROUND ELEVATION

Existing ground elevations, U.S.G.S. Datum, have been annotated upon PARCEL 1.

Buyer should beware that this subdivision is located in the flood plain and that significant elevation may be required for the first living floor of residential construction.



OWNER - DEVELOPER

Stanley C. Walters
1476 Beaver Marsh Road
Mount Vernon, WA. 98273
Phone: 424-6688

RESTRICTIONS

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility shall be in direct relationship to usage of road.
3. This subdivision has been permitted within an Agriculturally Zoned District subject to those conditions stipulated within Variance Permit No. V-81-034 as approved December 9, 1981 by the Skagit County Hearing Examiner.

NOTES

1. The Meridian for this Survey is based upon existing Monumentation on the East line of the SE 1/4 of Section 15, T. 34 N., R. 3 E.W.M. as being N 14° 51' E as shown upon Short Plat No. 53-79 as recorded July 11, 1979 in Book 3 of Short Plats at Page 142 under Auditor's File No. 7907110018, records of Skagit County, Washington.
2. Legal Description furnished by First American Title Insurance Company of Skagit County, Order No. 29304, dated July 5, 1990 at 8:00 A.M.
3. Instrumentation: TOPCON GTS-2B (20) Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy ± (5 mm + 5 ppm)

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 17th day of JULY, 1990.

Stanley C. Walters *Helen L. Walters*
STANLEY C. WALTERS HELEN L. WALTERS

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Skagit

On this day personally appeared before me STANLEY C. WALTERS and HELEN L. WALTERS, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of JULY, 1990.

Dennis D. Le Goo
Notary Public in and for the State of Washington, residing at Mount Vernon.

LEGAL DESCRIPTION

Tract B of Skagit County Short Plat No. 53-79, filed in Volume 3 of Short Plats, at page 142, records of Skagit County, Washington, under Auditor's File No. 7907110018, being a portion of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Thirty-four (34) North, Range Three (3) East of the Willamette Meridian.

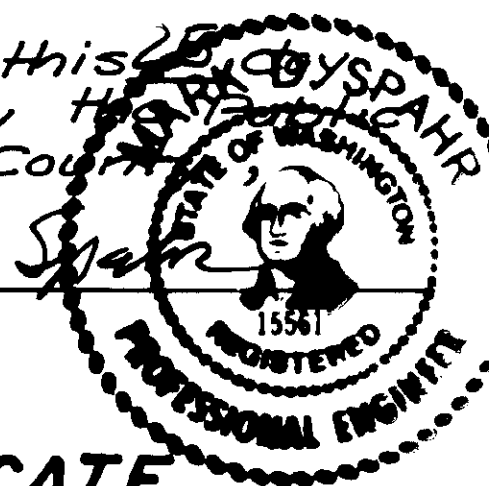
EXCEPT that portion thereof dedicated as County Road right-of-way; SUBJECT TO those terms, covenants, conditions, notes and restrictions contained in said Skagit County Short Plat No. 53-79; AND FURTHER SUBJECT TO that easement for existing drainfield upon said Tract B, with right of ingress and egress to said drainfield for purposes of maintaining, repairing and replacing the drainline located in said drainfield as described in that instrument from Stanley C. Walters and Helen L. Walters, husband and wife, Grantors, to Corey A. Mendoza, a single man, recorded July 11, 1985 under Auditor's File No. 8507110056, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

APPROVALS

Examined and approved this 6th day of MARCH, 1991, by the Planning Department of Skagit County, Washington.

Examined and approved this 2nd day of FEB, 1991, by the Planning Works Director of Skagit County, Washington.



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 1991.

This ___ day of ___, 1991.

Gregory M. ...
Skagit County Treasurer

SHORT PLAT NO. 90-88 Date: _____

STANLEY C. WALTERS
PROPERTY SURVEY
OF PTN. OF TRACT "B", SHORT PLAT NO. 53-79
PTN. N 1/2 SE 1/4, SEC. 15, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

Dennis D. Le Goo