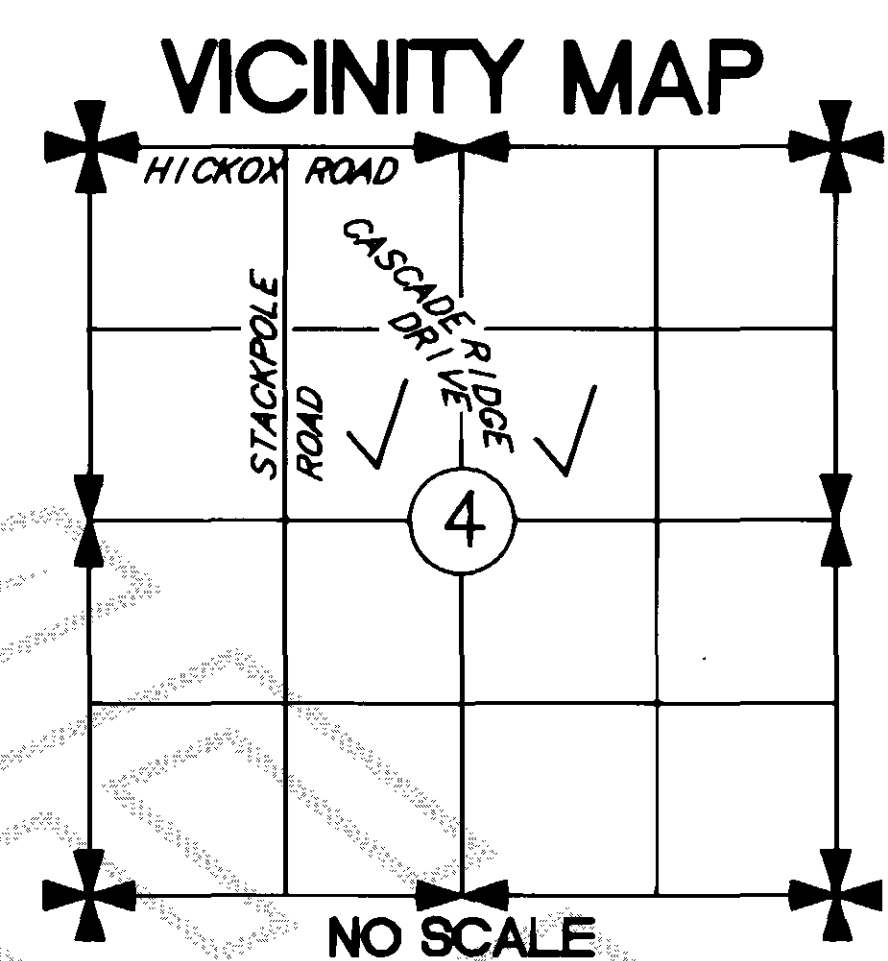


Skagit County Planning

CURVE TABLE			
NO.	RADIUS (FT)	DELTA	LENGTH (FT)
1	270.00	48° 41' 56"	229.49
2	570.00	19° 42' 40"	196.10
3	1970.00	5° 38' 52"	194.19
4	35.00	91° 55' 30"	56.15
5	180.00	20° 30' 12"	64.41
6	2000.00	7° 34' 22"	264.34
7	600.00	19° 42' 40"	206.42
8	300.00	48° 41' 56"	254.99
9	400.00	1° 20' 15"	9.34



**AUDITOR'S CERTIFICATE**  
Filed for record this 18<sup>th</sup> day of June, 1991, at 11:38 A M. in Book 9 of SHORT PLATS, on page 11-20 at the request of SEMRAU & LISSER. Auditor's File No. 9106180068  
*Cheryl Jungquist*  
Skagit County Auditor

**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.  
*Bruce G. Lisser*  
Donald R. Semrau, PE & PLS, Certificate No. 9622  
Bruce G. Lisser, PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
Date: MAY 21, 1991

SHEET 1 OF 2

SHORT PLAT NO. 91-022		DATE
SURVEY IN A PORTION OF THE NW 1/4 AND THE NE 1/4 OF SECTION 4, T. 33 N., R. 4 E., W.M. FOR: JOHNSON		
FB PG	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 206-424-9566	SCALE: 1"=100' JOB NO. 89-1705

**SURVEY DESCRIPTION****PARCEL "A"**

That portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 4, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at a point on the East line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4, 60 feet South of the Northeast corner of said subdivision; thence South along the East line of said subdivision 618 feet, more or less, to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence West along the South line of said Southeast 1/4 of the Northwest 1/4, a distance of 534 feet; thence Northeasterly to a point which is 60 feet South and 360 feet West of the Northeast corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4; thence East along a line which is 60 feet South of and parallel with the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4, a distance of 360 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for purpose of ingress and egress and utilities over and across the North 60 feet of that portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., lying Easterly of the County Road.

**PARCEL "B"**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 33 North, Range 4 East, W.M., lying Southerly and Westerly of Cascade Ridge Drive as the same is shown on the Plat of "CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, pages 112 to 121, inclusive, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Northeast 1/4; thence South 88° 57' 30" East 217.32 feet along the South line thereof to the Point of Beginning; thence along a curve to the right, having an initial tangent bearing of North 76° 41' 03" East, a radius of 180.00 feet, through a central angle of 20° 30' 12", an arc distance of 64.41 feet to a point of reverse curvature; thence along said curve to the left having a radius of 35.00 feet, through a central angle of 91° 55' 30", an arc distance of 56.15 feet to the West margin of Cascade Ridge Drive as the same is shown on the Plat of "CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, pages 112 to 121, inclusive, records of Skagit County, Washington; thence Southerly along said West margin of Cascade Ridge Drive to the South line of said Southwest 1/4 of the Northeast 1/4; thence Westerly along said South line to the Point of Beginning.

**PARCEL "C"**

The North 60 feet of that portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 33 North, Range 4 East, W.M., lying Easterly of the County Road.

All of the above being SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All 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 - Rural Intermediate
4. Sewage Disposal - Individual septic system. (Alternate System See Note 14.)
5. Water - P.U.D. No. 1.
6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.  
○ - Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - North-South centerline of Section 4, T. 33 N., R. 4 E., W.M.  
= North 2° 43' 19" West.
9. Survey description is from Land Title Insurance Company of Skagit County, Certificate for Short Plat, Order No. T-64647, dated February 21, 1991.
10. For additional meridian and subdivision information see Record of Surveys recorded in Book 4 of Surveys, page 93, under Auditor's File No. 8303150054, and in Book 7 of Surveys, page 16, under Auditor's File No. 8701070042, and Plat of Cascade Ridge PUD recorded in Volume 14 of Plats, pages 112-121 (inclusive), records of Skagit County, Washington.
11. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 778353, 373093, 7909190056, 686736, 455955, 7909100054, and Deed recorded in Volume 164 of Deeds, page 136.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure - Field traverse.
14. Alternate on site sewage disposal systems may have special design, construction and maintenance requirements, see Skagit County Health Dept. for details.
15. Tract "X" is shown hereon for convenience purposes only. Said Tract "X" is to be Boundary Line adjusted to contiguous property to the North and is not for the purpose of a building lot.

**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.

Keith S. Johnson Alison R. Johnson  
Keith S. Johnson Alison R. Johnson

WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION

Ted Johnson Wendy L. Lusk

**ACKNOWLEDGEMENTS**

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence KEITH S. JOHNSON and ALISON R. JOHNSON, 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 5/17/91  
Signature Deanne E. Ramsey  
Title Notary Public  
My appointment expires 8-15-93

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that TED JOHNSON & DOUG ROWELL signed this instrument, on oath stated that they (was/are) authorized to execute the instrument and acknowledged it as the Asst. Vice Pres. & Sec. Vice of WASHINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5/17/91  
Signature Deanne E. Ramsey  
Title Notary Public  
My appointment expires 8-15-93

**TREASURERS 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 23 day of May, 1991.

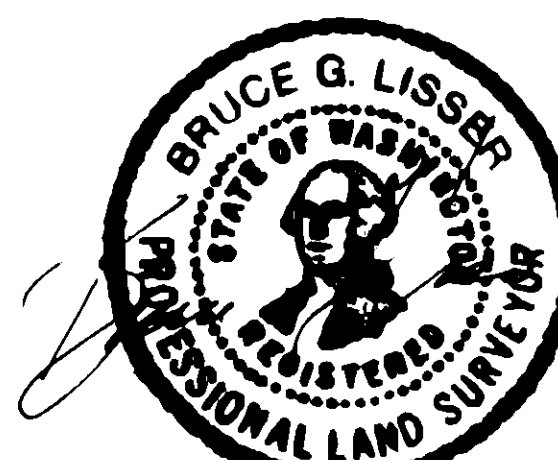
Linda Peterson for  
Skagit County Treasurer Judianne Marnell

**APPROVALS**

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 13th day of June, 1991.

Mark D. Spahr  
Short Plat Administrator  
Mark D. Spahr  
Skagit County Engineer

5/22/91



MAY 21, 1991

SHEET 2 OF 2

SHORT PLAT NO. <u>91-022</u>		DATE
SURVEY IN A PORTION OF THE NW 1/4 AND THE NE 1/4 OF SECTION 4, T. 33 N., R. 4 E., W.M. FOR: JOHNSON		
FB PG	SEMAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 206-424-9566	SCALE: 1"=100' JOB NO. 89-170s

JDL 9 Sp. Pg. 380