

15  
26  
430

Skagit Co. Planning

**SURVEY DESCRIPTION**

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 3 East, W.M., less the following described tract:  
Beginning at the Southwest corner of said Northwest 1/4; thence East 1726 feet along the South line of said Northwest 1/4, to the POINT OF BEGINNING; thence North 0° 48' 00" East, 260 feet; thence East 85 feet; thence South 0° 48' 00" West 260 feet; thence West 85 feet to the POINT OF BEGINNING.

EXCEPT that portion within the McLean Road along the South line thereof.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.  
Situate in the County of Skagit, State of Washington.

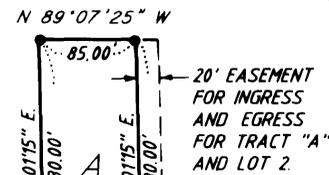
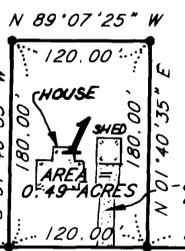
(Said tract also known as Tract B, Short Plat No. 15-71, approved December 7, 1971.)

**2**  
AREA =  
18.35 ACRES

ROS  
PK 8 PG 7

ROS  
BK 3 PG 164

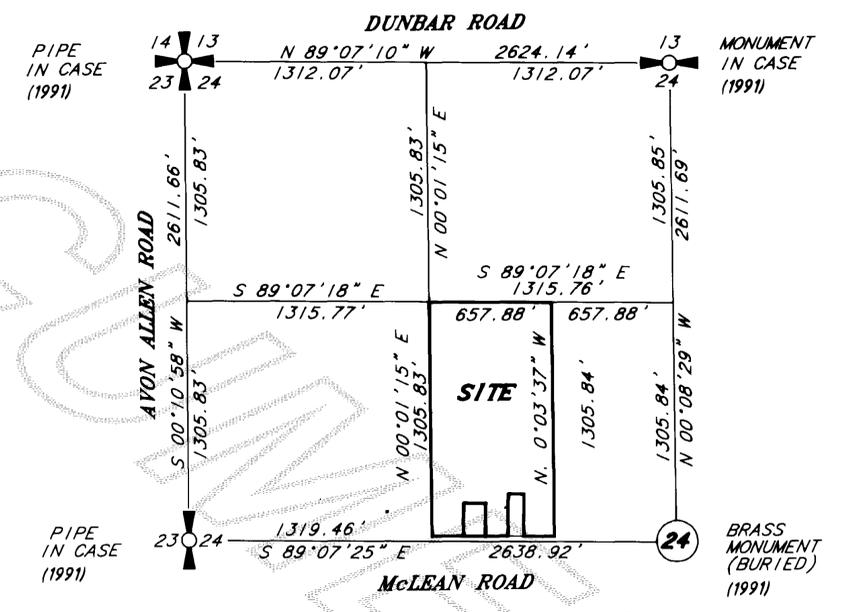
EXISTING REBAR  
0.2' SOUTH AND  
0.1' EAST OF  
CORNER



BOARD FENCE  
1' EAST OF  
PROPERTY LINE

**McLEAN ROAD** 2638.92'

BENCH MARK: SPIKE SET IN S.W.  
FACE OF UTILITY POLE NO. 13/214  
SEE NOTE 15



**AUDITOR'S CERTIFICATE**

Filed for record this 3rd day of July, 1991 at 10:32 AM in Book 9 of SHORT PLATS, on pages 384-385 at the request of SEMRAU & LISSER. Auditor's File No. 9107030008

Deputy Auditor

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, PE & PLS., Certificate No. 9622  
Bruce G. Lisser, PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273

Date: June 13, 1991

SHORT PLAT NO. 91-033		DATE
SURVEY IN A PORTION OF THE NW 1/4 OF SECTION 24, T. 34 N., R. 3 E. W.M. SKAGIT COUNTY, WASHINGTON FOR: DEANNE CROOK		
FB 54 PG 62	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 206-424-9566	SCALE 1" = 100' JOB NO. 90-148
MERIDIAN: ASSUMED		

NOTES CONTINUED

- 17. If the subject property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted best management practices.

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 - Agricultural (see Variance V-90-035 Rec)
- 4. Sewage Disposal - Individual septic system.
- 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 line of the N.W. 1/4 of Section 24, T. 34 N., R. 3 E., W.M. = South. 89° 07' 10" East.
- 9. Survey description is from Land Title Insurance Company of Skagit County, Certificate for Short Plat, Order No. T-64430, dated February 15, 1991.
- 10. For additional meridian and subdivision information see Skagit County Short Plat 37-84 recorded in Book 6 of Short Plats, page 177, and Skagit County Short Plat 15-71 and Records of Surveys recorded in Book 3 of Surveys, page 164, and in Book 8 of Surveys, page 7, 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 776877, 807724, 9011210012 and County Commissioners Resolution No. 12927.
- 12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- 13. Survey Procedure - Field traverse.
- 14. Property is located in the flood zone. 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.
- 15. Bench Mark Elevation = 17.28 Mean Sea Level
- 16. Lot 2 is not to be used for residential purposes unless approved by the appropriate county officials.

CONSENT

Known 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.

Deanne Crook  
Deanne Crook, individually and as personal representative for the Estate of Marian B. Olson, deceased

ACKNOWLEDGEMENTS

State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence DEANNE CROOK, individually and as personal representative for the Estate of Marian B. Olson, deceased, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated June 10, 1991  
Signature [Signature]  
Title Notary Public  
My appointment expires 12-19-91

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 15 day of JULY, 1991.

[Signature]  
Short Plat Administrator  
[Signature]  
Skagit County Engineer



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 13 day of June, 1991.  
[Signature]  
Skagit County Treasurer

SHEET 2 OF 2



SHORT PLAT NO. 91-033		DATE
SURVEY IN A PORTION OF THE NW 1/4 OF SECTION 24, T. 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: DEANNE CROOK		
FB 54 PG 82	SEMRAU & LISSER SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 206-424-9566	SCALE 1" = 100' JOB NO. 90-148