

## Survey in the NE1/4 and in the NW1/4 of the NE1/4 of Section 23, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No.

## Legal Description

02-91

## Legend

- Set 1/2" X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

## PARCEL A:

That portion of the Northeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of Fairhaven & Southern Railway right-of-way, as conveyed by deed recorded July 10, 1890, in Volume 12 of Deeds, page 491, records of Skagit County, Washington, 264 feet Northwest from the point of intersection of said right-of-way centerline with a line that would divide that portion of the Northeast Quarter on the Northeast Quarter, South and West of said right-of-way into two equal parts. (Said line being more particularly described in the second parcel in Warranty Deed recorded under Auditor's File No. 653189); thence running Northwest along the South line of said right-of-way to a point which is S51°15'E 225 feet from the intersection of the West line of said Northeast Quarter of the Northeast Quarter with the South line of said right-of-way; thence Southwest to a point on the West line of said Northeast Quarter of the Northeast Quarter which is 496.5 feet South of the intersection of said West line with the South line of said right-of-way; thence South along said West line to a point 332 feet North of the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence Northeast to point of beginning; EXCEPT that portion described as follows:

Beginning at a point on the South line of said Fairhaven & Southern Railway right-of-way, 264 feet Northwest from the point of intersection of said right-of-way centerline with a line that would divide that portion of the Northeast Quarter of the Northeast Quarter, South and West of said right-of-way into two equal parts, said line being more particularly described in the second parcel in Warranty Deed recorded under Auditor's File No. 653189, records of Skagit County, Washington, the true point of beginning of this description; thence Southwest along a line that would intersect the West line of said Northeast Quarter of the Northeast Quarter at a point 332 feet North of the Southwest Corner thereof, for a distance of 102 feet; thence Northwest parallel with the Southwest line of said Fairhaven & Southern Railway right-of-way 70 feet; thence Northeast 100 feet to a point on the Southwest line of said right-of-way, that is 110 feet Northwest from the true point of beginning; thence Southeast along Southwest line of said right-of-way 110 feet to the true point of beginning.

## PARCEL B:

That part of the East 264 feet of the North Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, lying South of the old Fairhaven & Southern Railway right-of-way, as conveyed by deed recorded July 10, 1890, in Volume 12 of Deeds, page 491, records of Skagit County, Washington; TOGETHER with the North half of the East two fifths of the Southeast Quarter of the Northwest quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East, W.M., as conveyed by deed recorded January 17, 1908, under Auditor's File No. 65826.

## Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Lewis Klinger  
Lewis Klinger

Helen Klinger  
Helen Klinger

Dennis Klinger  
Dennis Klinger

Florence Klinger  
Florence Klinger

## Developer:

Dennis Klinger  
707 F & S. Grade Road  
Sedro-Woolley, Washington  
98284

(206) 856-0141

## Acknowledgements

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that Lewis Klinger & Helen Klinger signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.  
Notary signature [Signature] Title Notary  
Date Jan. 17, 1992 My appointment expires Nov. 1, 1995

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that Dennis & Florence Klinger signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.  
Notary signature [Signature] Title Notary  
Date Jan. 17, 1992 My appointment expires Nov. 1, 1995

## Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1992, 1991.

[Signature]  
Skagit County Treasurer

1-24-92  
Date

## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Sedro-Woolley Short Plat Ordinance this 1 day of Jan, 1992.

[Signature]  
Planning Commission Chairman

1/22/92  
Date

Short Plat for  
Dennis and Lewis Klinger

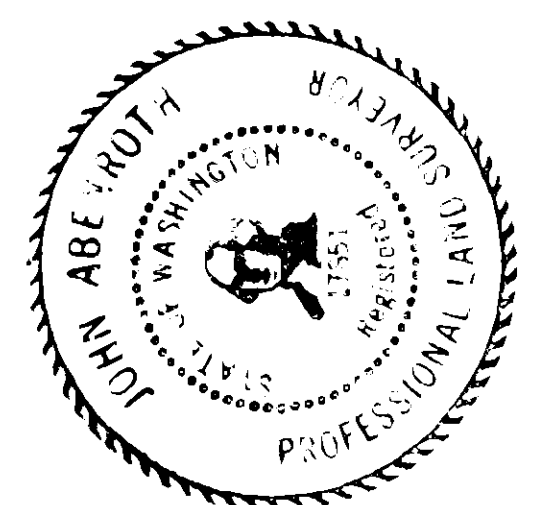
## AUDITOR'S CERTIFICATE

Filed for record this 27th day of Jan, 1992 at 11 minutes past 11 o'clock A.M., and recorded in Volume 10 of Short Plats at page 17 records of Skagit County, Wa.

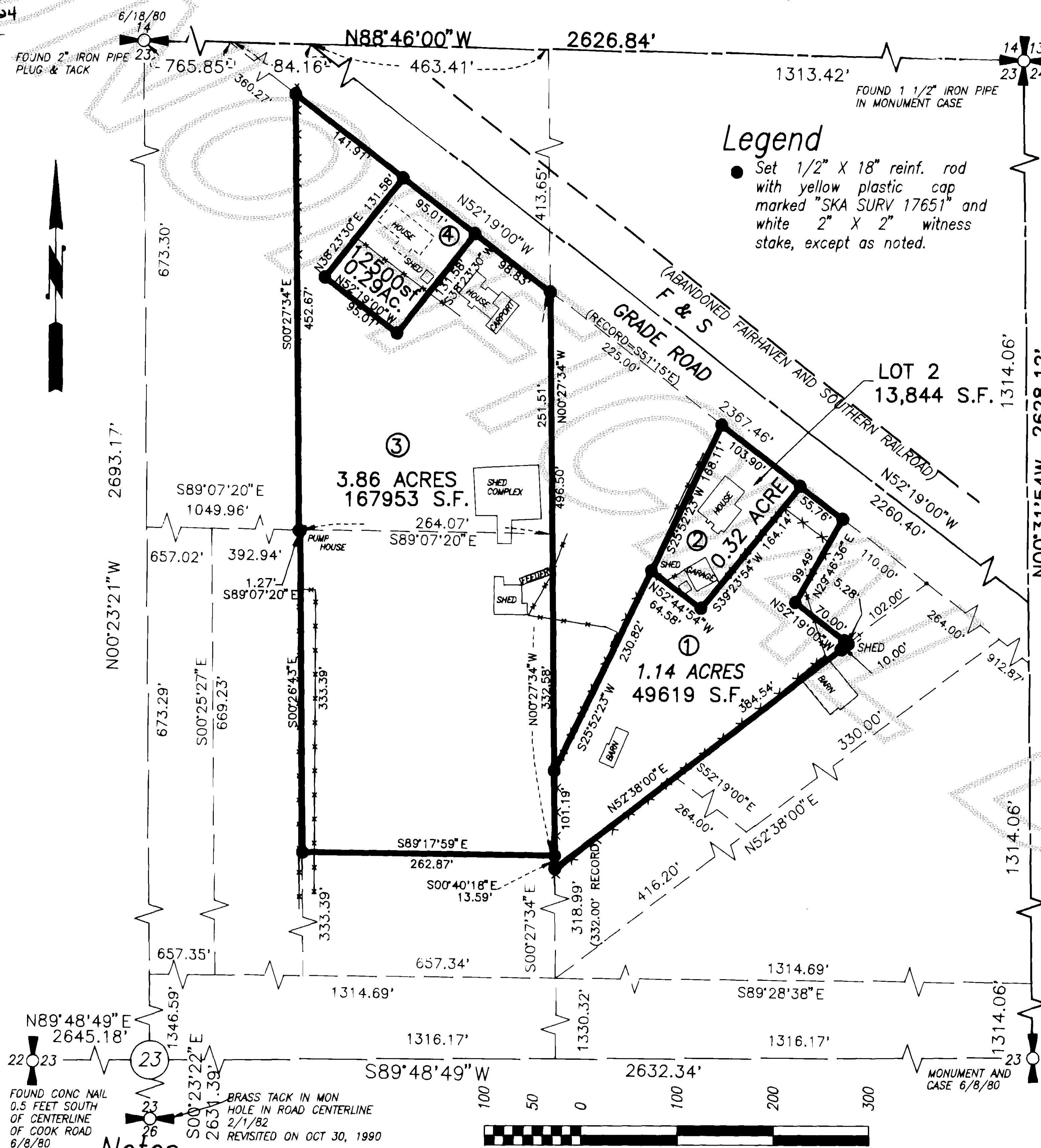
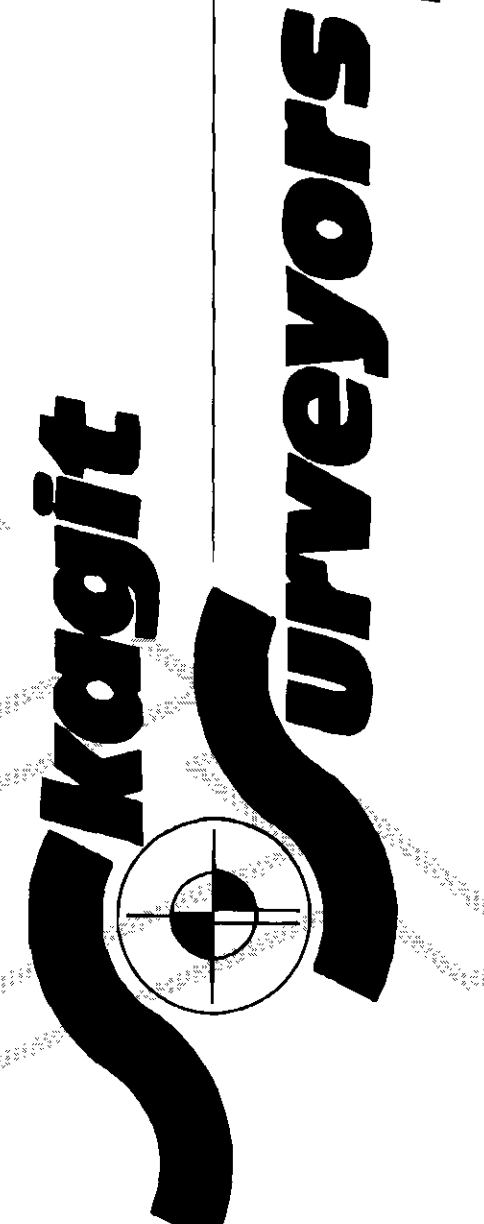
## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 1991 at the request of Dennis and Lewis Klinger.

[Signature]  
Date 1/17/92  
John L. Abernethy  
County Auditor of Skagit County, WA  
A.F.# 17651



INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (206) 855-2121 FAX: (206) 855-1658



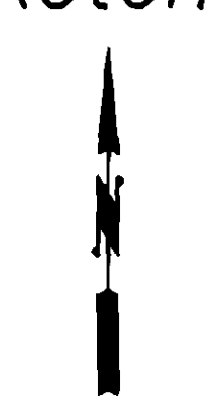
## Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning - Residential (R 8.4)
4. Water - Skagit County P.U.D. No. 1.
5. Sewer - individual on-site sewage systems.

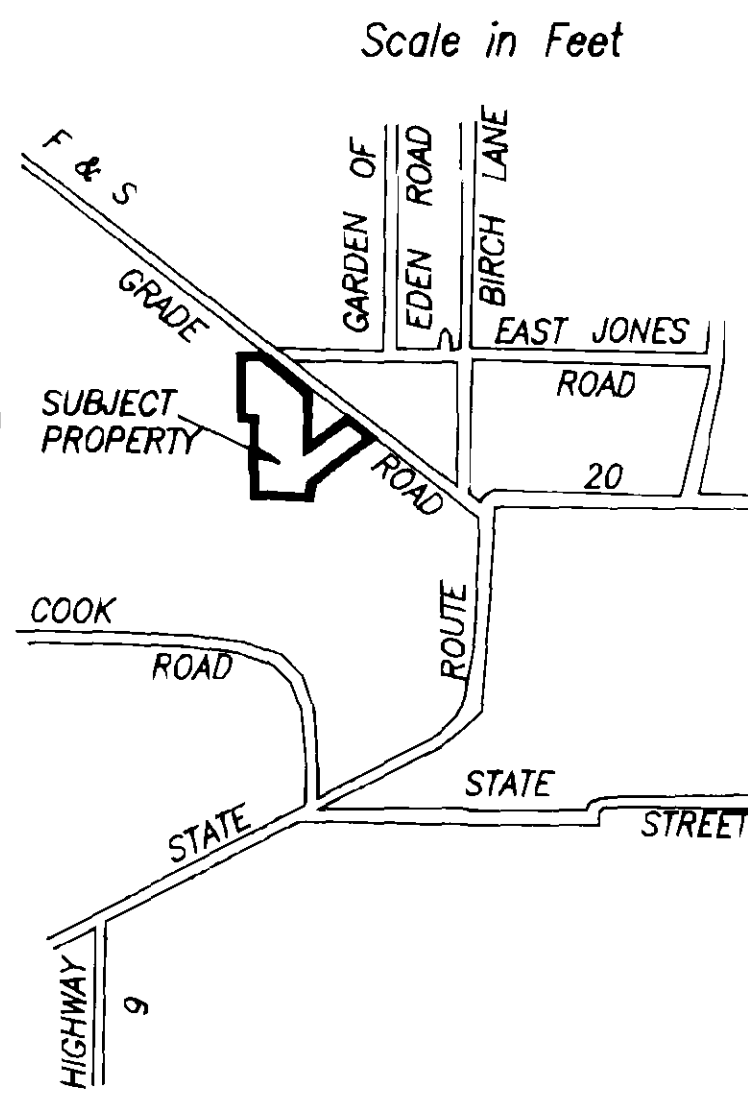
On January 7, 1992 the City of Sedro Woolley Planning Commission granted this short plat a waiver to allow for the installation of one additional septic system, in lieu of hooking into the City of Sedro Woolley sewer system. See January 7, 1992 Sedro Woolley Planning Commission meetings page 4, line 7.

6. Basis-of-bearings - Assumed N00°31'54"W on the East line of the Northeast Quarter of Section 23.
7. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.

## Vicinity Sketch



(NO SCALE)



DATE	REVISION	BY	JOB#	DPAWN	FW-M	CHECKED	DJM	DATE	SCALE	SHEET
			1127-91					11SEP91	1" = 100'	1 OF 1