

# Survey in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 13, Twp. 35 N., Rng. 7 E., W.M.

92 OCT 19 P.1:29

Short Plat No. 91-030

Request of skagit planning

AUDITOR'S CERTIFICATE  
Filed for record this 19 day of Oct 1992 at 10:30 minutes past 10 o'clock P.M. and recorded in Volume 18 of Short Plats at pages 32 records of Skagit County, Wa.  
Chargaud  
County Auditor or Deputy Auditor  
A.F.# 9210190077

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 1991 at the request of Gail Worden et al  
John L. Abenroth  
Date 6/9/91  
John L. Abenroth  
CERT.# 17651



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

## Legal Description

**Parcel A**  
The North 21.905 acres of that portion of Lot 8, PLAT OF SUN RIVER RANCHETTES, according to the plat thereof recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington, lying Easterly of the following described line:  
Beginning at a point on the South line of said Lot 8, which is N89°23'55"W, 500 feet from the South Quarter corner of Section 13, Township 35 North, Range 7 East of the Willamette Meridian, as shown on the face of said plat; thence N00°36'05"E to the North line of said Lot 8, said point also being on the South line of Lower Finney Creek Road.

**Parcel B**  
An easement over a portion of Section 13, Township 35 North, Range 7 East of the Willamette Meridian, the Southeast Quarter of the Southwest Quarter, described as follows:  
Commencing at the South Quarter corner of said section; thence N00°36'28"E along the center line of said section, a distance of 1,119.40 feet to the North line of Lot 8 as shown on the Plat of Sun River Ranchettes, according to the plat thereof recorded in Volume 14 of Plats, pages 55 and 56, records of Skagit County, Washington; thence continuing N00°36'28"E, a distance of 30.04 feet to the North line of the 30 foot Lower Finney Creek Road shown on said plat; thence N86°27'26"W along the North line of said road, a distance of 325.19 feet to the point of beginning of this description; thence N72°59'26"W, a distance of 283.74 feet; thence N54°54'26"W, a distance of 124.84 feet to the Southeasterly right-of-way line of the South Skagit Highway No. 360 as shown on said plat; thence S57°42'30"W along said right-of-way line, a distance of 32.50 feet to the North line of said Lower Finney Creek Road; thence S54°54'26"E along the North line of said Lower Finney Creek Road, a distance of 142.11 feet; thence S72°59'26"E along the North line of said Lower Finney Creek Road, a distance of 163.24 feet; thence S86°27'26"E, along the North line of said Lower Finney Creek Road, a distance of 128.82 feet to the point of beginning of this description.

## Notes

- Short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of private roads shall be the responsibility of the lot owners.
- Zoning - Rural (RU)
- Water - Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
- Sewer - individual on-site sewage systems.
- Basis-of-bearings - Assumed S89°23'55"E on the South line of the Southwest Quarter of Section 13, as shown on the Plat of Sun River Ranchette filed in Vol. 14 of Plats at pages 55-56.
- This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
- 30' Right-of-way referenced in AF#565476, the location of which was determined from the Plat of Sun River Ranchettes.
- 30' non-exclusive easement for ingress egress and utilities created by this Short Plat.
- The easement granted in Auditor's File No. 610006 does not give sufficient data to determine whether or not it affects the subject property.
- Applicants Charles R. and Janice M. Neumann do own adjacent and contiguous property known as Lot No. 7 of Sun River Ranchettes, Volume 14 of Plats, pages 55 & 56, records of Skagit County, Washington. Said Lot 7 is 5.7 acres and cannot be further segregated at the time of filing this Short Plat.

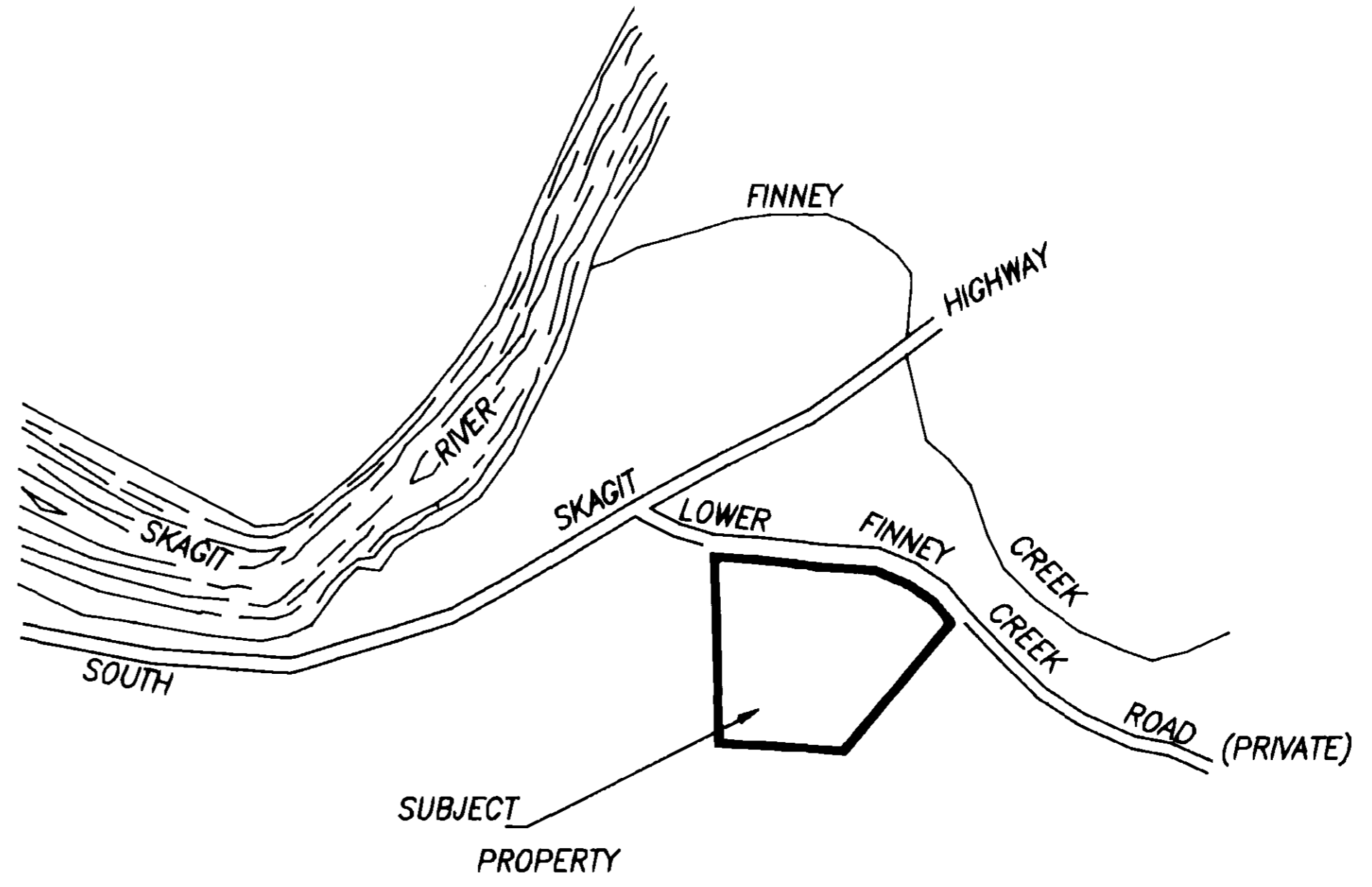
## Consent

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.

Wilma G. Loman President  
Loma Mortgage Investments, Inc., A Washington Corporation  
Charles R. Neumann Janice M. Neumann  
Charles R. Neumann Janice M. Neumann  
Howard W. Beckman Hildegard Beckman  
Howard W. Beckman Hildegard Beckman

## Acknowledgements

State of Washington  
County of Skagit  
I certify that I know or have satisfactory evidence that Wilma G. Loman signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of Loma Mortgage Investments, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.  
Notary signature Louis H. Regua  
Title Notary Public Date 9/21/91  
My appointment expires 7/1/94



## Approvals

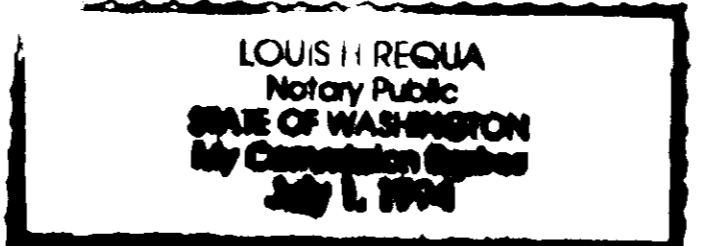
The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 19 day of Oct 1992.

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

## 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.

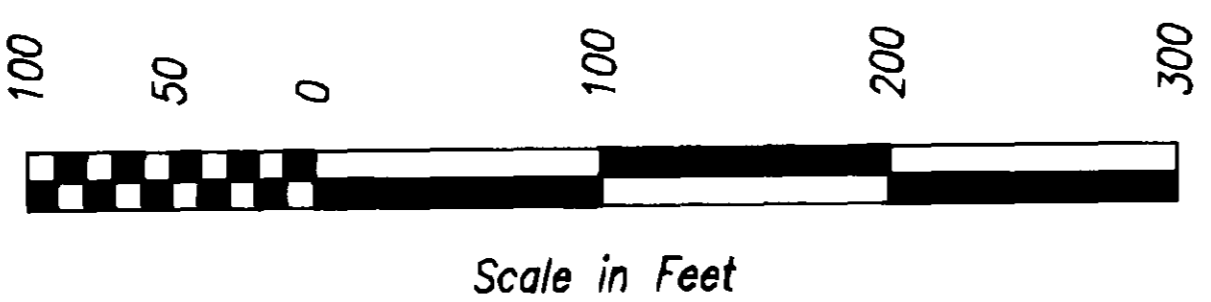
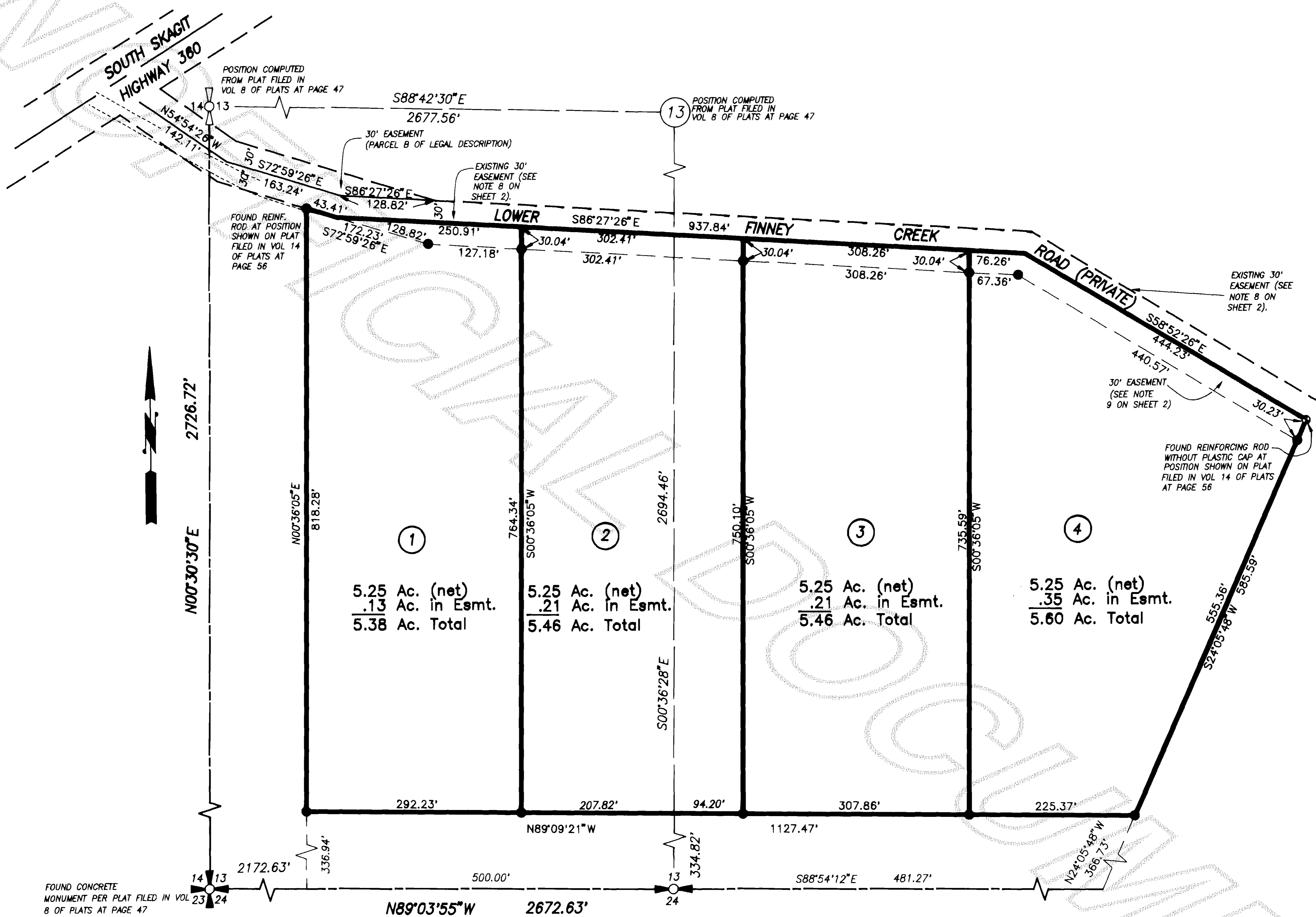
[Signature] Skagit County Treasurer  
Date 10-16-92



Short Plat for  
Gail Worden et al

09-10-92	ADD HWY 360 AND NEW LEGAL DESCRIPTION	FWM	JOB#	991-90	DRAWN	FW-M	CHECKED	JLA	DATE	06MAR91	SCALE	SHEET	2 OF 2
DATE	REVISION	BY											

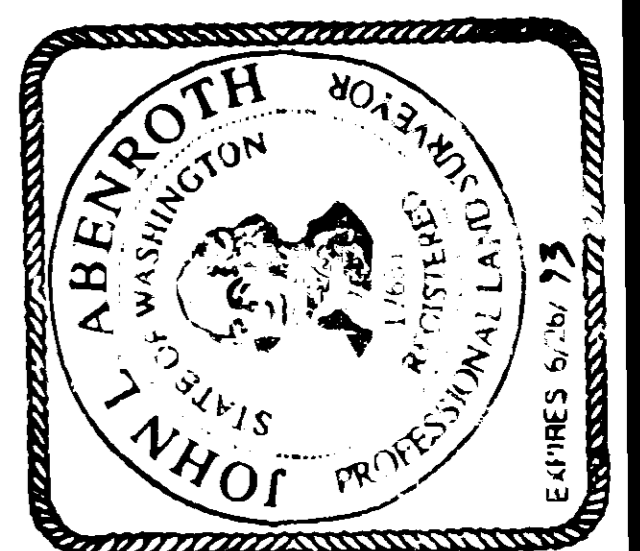
Survey in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 13, Twp. 35 N., Rng. 7 E., W.M.  
Short Plat No. \_\_\_\_\_



**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.

AUDITOR'S CERTIFICATE  
 Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 1992 at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock of \_\_\_\_\_ m., and recorded in Volume \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ records of Skagit County, Wa.  
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Short Plat for  
 Gail Worden et al

09-10-92	ADD HWY 360 AND NEW LEGAL DESCRIPTION	FWM	JOB# 991-90	DRAWN FWM	CHECKED JLA	DATE 06MAR91	SCALE 1" = 100'	SHEET 1 OF 2
DATE	REVISION	BY						