

421090078

JERRY MCINTYRE
SKAGIT COUNTY AUDITOR
25
26
53
92 OCT 19 P 1:32
RECORDED - FILE
REQUEST OF *Janice Co planning*

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 USE OF ROAD.
2. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - SEE VARIANCE # V-91-018 (AUD. # 9108160047) 8/12/91
4. SEWAGE DISPOSAL - INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
5. WATER - INDIVIDUAL WELLS
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SBT-4.1 ELECTRONIC TOTAL STATION.
7. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
8. WATER WILL BE SUPPLIED FROM AN EXISTING INDIVIDUAL WATER SYSTEM FOR LOT #1. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.

LEGEND

- - SET REBAR WITH YELLOW CAP MARKED "LEONARD W.S. 8912"
- - SINK LOG HOLES
- - FOUND MONUMENT AS NOTED

BASIS OF BEARING

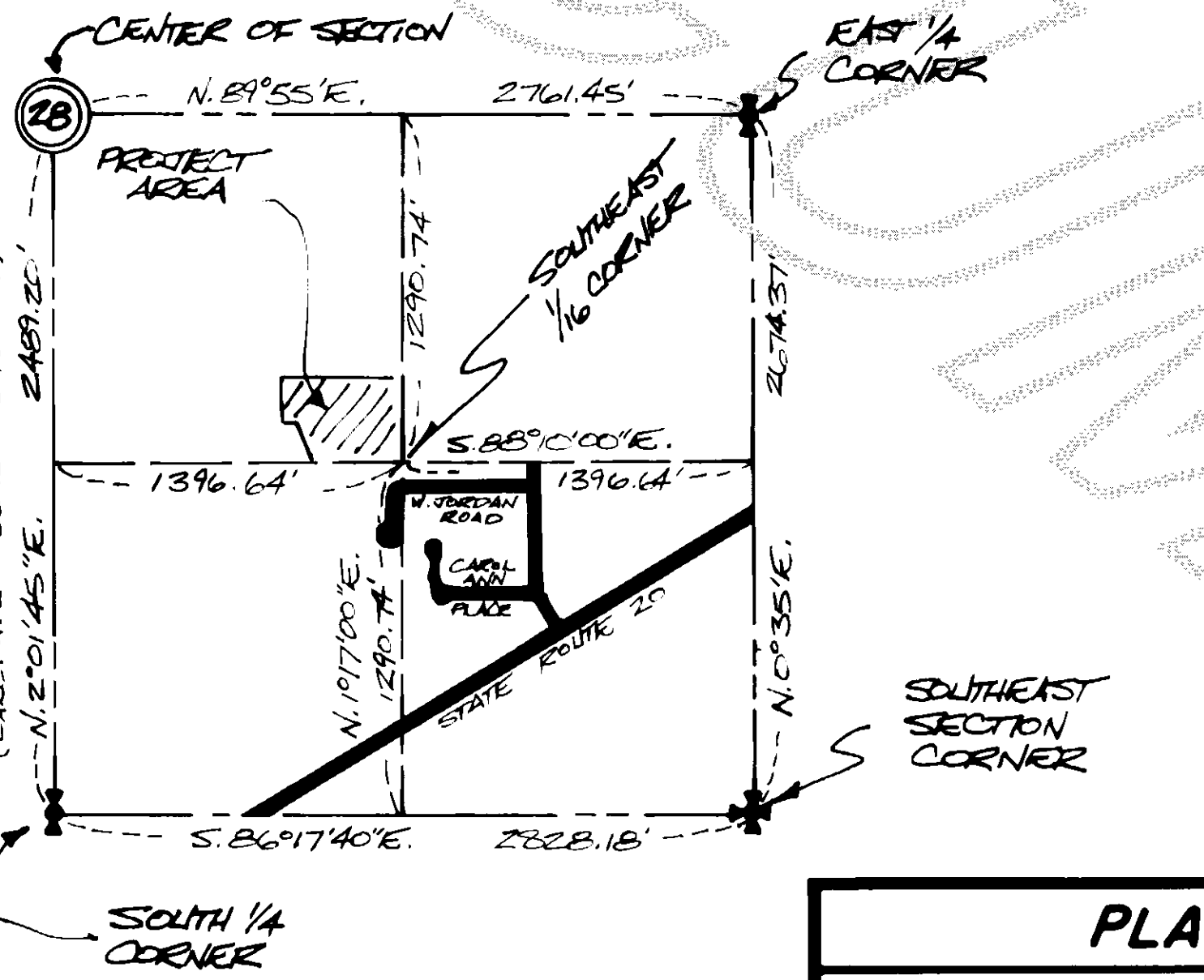
SHORT PLAT NO. 8-B1 AS RECORDED IN BOOK 5 OF PLATS AT PAGE 126 UNDER AUDITOR'S FILE NO. 8109110009 RECORDS OF SKAGIT COUNTY, WASHINGTON. THE NORTH LINE OF TRACT 3 BEING N. 88°10'00"W.

LEGAL DESCRIPTION

THE EAST 1/2 OF TRACT 2, "PLAT OF THE BURLINGTON ACRES PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE EAST 1/2 OF TRACT 2; THENCE N. 88°10'00"W. ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 46.00 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE S. 0°38'48"W. ALONG SAID FENCE LINE, A DISTANCE OF 108.31 FEET TO THE NORTHWEST CORNER OF "LASHLEY'S PLAT, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 100, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. 88°10'00"E. ALONG THE NORTH LINE OF SAID PLAT AND SAID NORTH LINE EXTENDED A DISTANCE OF 339.15 FEET; THENCE N. 28°21'37"W. A DISTANCE OF 429.51 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF TRACT 2 OF THE PLAT OF BURLINGTON ACRES PROPERTY; THENCE N. 88°39'05"W. ALONG SAID NORTH LINE, A DISTANCE OF 100.34 FEET TO THE NORTHWEST CORNER OF THE CERTAIN TRACT OF LAND DEEDED TO MR. L.R. LASHLEY AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 578739, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S. 0°38'48"W. A DISTANCE OF 424.91 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE NORTH 150 FEET OF THE EAST 20 FEET OF TRACT 3 OF SAID PLAT OF BURLINGTON ACRES PROPERTY, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



VICINITY MAP

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDES HEREBY CERTIFY THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

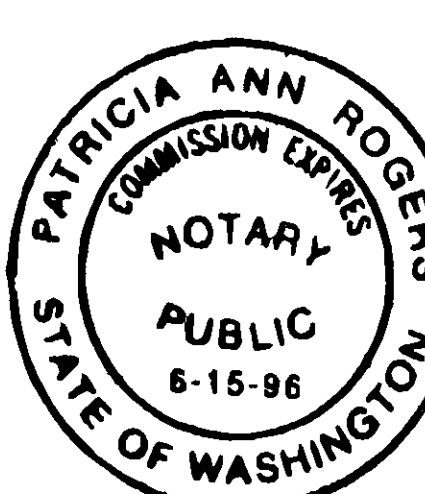
Janice C. Van de Grint
JANICE C. VANDEGRIFT

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF Skagit } S.S.
ON THIS 24 DAY OF September, 1992, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
J. RALPH WALTER AND LOIS M. WALTER
JANICE C. VANDEGRIFT

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Patricia Ann Rogers
NOTARY PUBLIC
RESIDING AT:
Sedro-Woolley, WA.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Jeffrey A. Skodje
JEFFREY A. SKODJE, P.L.S.
LEONARD, BOLDNOT & SKODJE, INC.
CERTIFICATE NO. 19045
DATE 9/29/92



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF Oct, 1992, AT 1:32 P.M. IN BOOK 15 OF PLATS AT PAGE 126, AT THE REQUEST OF LEONARD, BOLDNOT & SKODJE, INC.

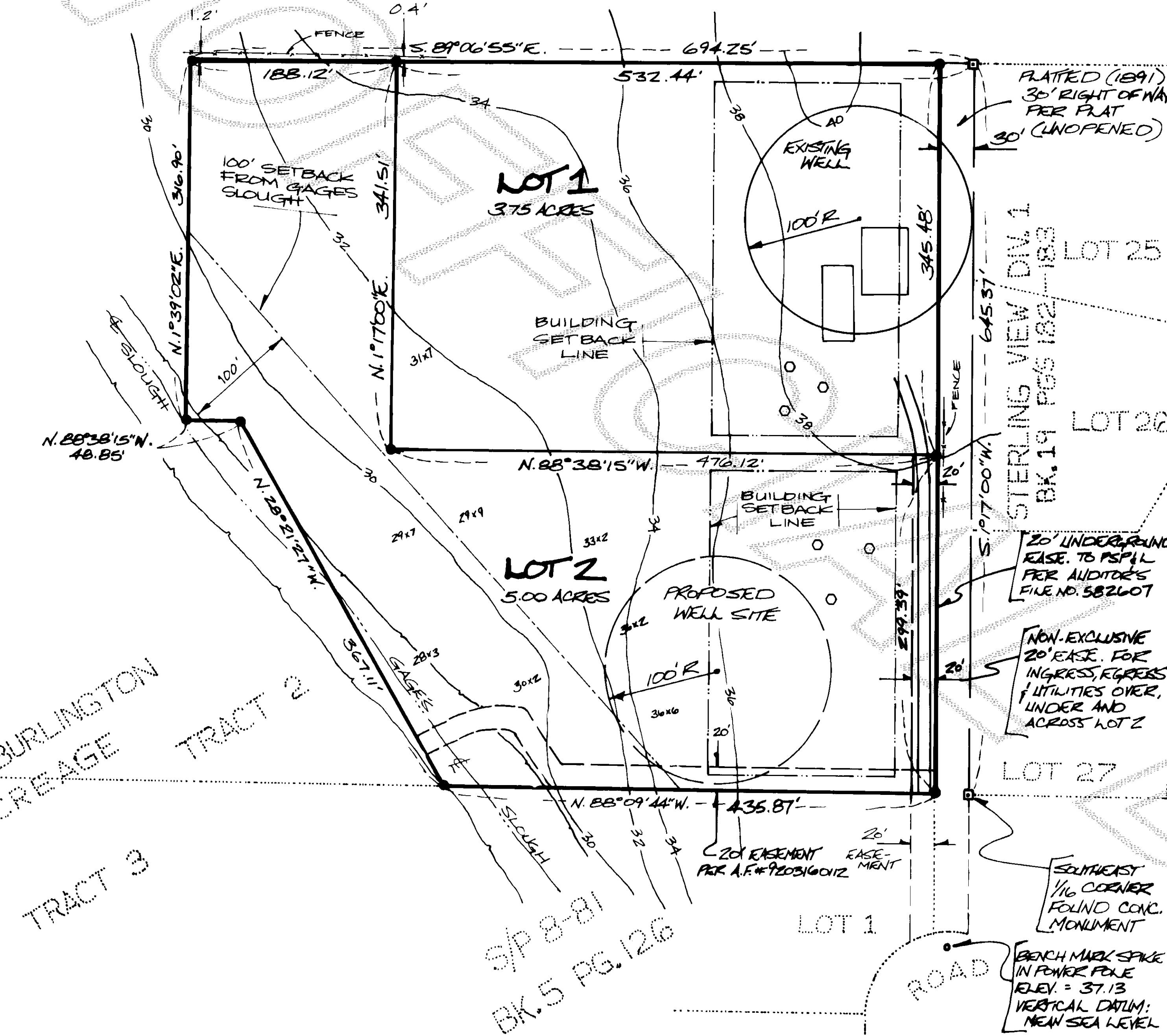
Janice Van de Grint
SKAGIT COUNTY AUDITOR
BY *Cheryl Jungquist*
DEPUTY

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 1992.

Judith Ann Marsh
SKAGIT COUNTY TREASURER, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1992.
THIS 7 DAY OF October, 1992.

Judith Ann Marsh by Cheryl Jungquist
SKAGIT COUNTY TREASURER
Cheryl Jungquist Deputy



HEARING EXAMINER

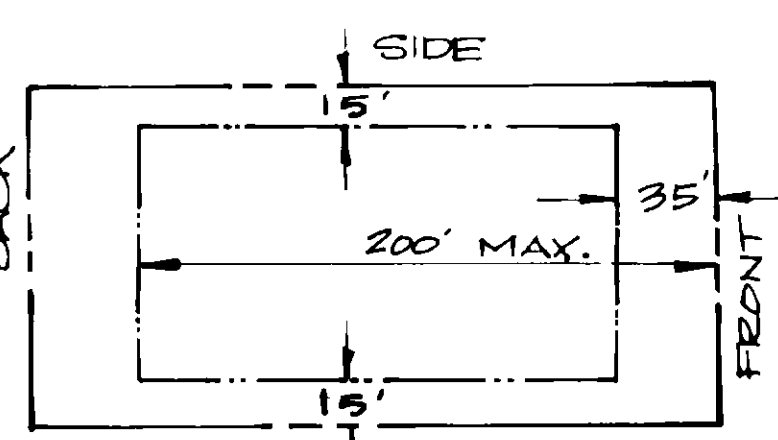
APPROVED BY THE SKAGIT COUNTY HEARING EXAMINER THIS 30th DAY OF September, 1992.
Patricia Schafeldt
HEARING EXAMINER

APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
David Band
COUNTY ENGINEER
Frank Olson
COUNTY PLANNING DIRECTOR
Robert Robinson
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
George E. Henry
SKAGIT COUNTY HEALTH OFFICER
Connie L. Carter
EX OFFICIO CLERK OF THE BOARD

DATE 10/5/92
DATE 10/9/92
DATE 10/12/92
DATE 10-6-92
DATE 10-12-92

BUILDING SETBACKS



DEVELOPER

JANICE VANDEGRIFT
1061 WEST JORDAN ROAD
BURLINGTON, WA. 98233

PLAT NO. <u>PPT 92-006</u> DATE <u>9/92</u>	
REPLAT OF A PORTION OF TRACT 2, BURLINGTON ACRES	
FOR JANICE VANDEGRIFT	
SECTION <u>28</u> , TWP. <u>35 N.</u> , RGE. <u>4 E.</u> , W.M.	
DATE: <u>JULY, 1992</u>	LEONARD, BOLDNOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 S. FIRST ST., MT. VERNON, WA 98273 336-5751 FAX 336-3981
FD. BK.	SCALE: 1" = 100' JOB No.: <u>92129</u>

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