

92 NOV 23 P3:16

SURVEY DESCRIPTION

That portion of Government Lots 1 and 2, in Section 12, Township 34 North, Range 3 East, W.M., being more particularly described as follows:
Commencing at the Northeast corner of said Government Lot 1; thence South 87° 50' 16" West along the North lines of said Government Lots 1 and 2, 1396.0 feet to the TRUE POINT OF BEGINNING; thence continue South 87° 50' 16" West along said North line of Government Lot 2, 254.00 feet to a point that is 1650 feet from said Northeast corner of Government Lot 1; thence South 1° 05' 47" East along the Westerly line of that certain tract of land deeded to Victor Holland by instrument recorded April 27, 1964, under Skagit County Auditor's File No. 649699, to the bank of the Skagit River; thence Easterly along the bank of said river to a point that is South 1° 05' 47" East from the TRUE POINT OF BEGINNING; thence North 1° 05' 47" West to the TRUE POINT OF BEGINNING.

EXCEPT roads and dike rights of way,
AND ALSO EXCEPT that portion of said property conveyed by Orin Lake, et ux, to Skagit County, by Deed dated February 11, 1898, filed March 5, 1898 as Auditor's File No. 28206, and recorded in Volume 34 of Deeds, page 297, which property lies Northerly of the Skagit River and Southerly of the following described line:
Commencing at the quarter corner post on the East side of said Section 12; thence South 1° East 720 feet to the County Road; thence along the County road North 89° 18' West, 619 feet to the TRUE POINT OF BEGINNING of the line described; thence from said TRUE POINT OF BEGINNING North 34° West 152 feet; thence South 70° West 114 feet; thence South 45° West 134 feet to the County road and terminal point of said line;
AND ALSO EXCEPT that portion of said property condemned by the State of Washington by Decree entered May 20, 1959, in the Superior Court of Skagit County, Cause No. 24797;
AND ALSO EXCEPT all other easements and reservations of record.

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 - Residential
4. Sewage Disposal - Individual Septic Systems
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: Meridian used for this survey is assumed and differs from bearings in legal description. The surveyed lines represent those called for in legal descriptions. The survey bearing shown as North 0° 11' 01" East is equal to "TRUE NORTH" on Washington State Coordinate System north zone longitude 122° 22'. (See Note 10 for source of Meridian Note.)
8. Basis of Bearing: East-West centerline of Section 12, T. 34 N., R. 3 E., W.M. = North 87° 50' 16" East.
9. Survey description is from First American Title Company of Skagit County, Certificate for Short Plat, Order No. 27277, dated December 27, 1989.
10. For additional meridian and subdivision information see Record of Survey recorded in Vol. No. 1 of Surveys, page 125, 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 No. 8912210097, 508479, 8705010067, 649699 and Superior Court Cause Numbers 24797 and 87-2-00532-4.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Nikon NTD3 Theodolite Distance Meter.
13. Survey Procedure - Field traverse.
14. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River (Zone AO) and that significant elevation may be required for the first living floor of residential construction.
15. Building conditions apply within 200 feet of the top of the dike (See Skagit County Building Officials for details.)
16. Lot 4A is not a buildable lot and will be combined with Highway right of way if said right of way is ever abandoned, released or vacated. Lot 4A is to be considered as being part of Lot 4.
17. Bench Mark: Not required in AO Zone.

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.

Date: Nov. 9, 1992

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

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE
Filed for record this 23 day of NOV, 1992 at 3:46 P. in
Book 10 of SHORT PLATS, on page 142-143 at the request of SEMRAU &
LISSER. Auditor's File No. 9211230125.

Jerry M. Butler
Skagit County Auditor

Cheryl Jungquist
Deputy

SHEET 1 OF 2

SHORT PLAT NO. 92-036

DATE _____

**SURVEY IN PORTIONS OF GOVERNMENT LOTS 1 AND 2
SECTION 12, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEN GENTRY**

FB DD#12 PG 63
MERIDIAN: ASSUMED

SEMRAU & LISSER
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 PH 424-9566

SCALE: 1" = 50'

VO - 105h. Plats pg 142

CONSENT AND DEDICATION

Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and or mortgage holder of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts of drains or rerouting shall be done by and at the expense of such owner.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of November, 19 92

Kendall D. Gentry
KENDALL D. GENTRY, husband

Nancy F. Gentry
NANCY F. GENTRY, wife

Lyle V. Pressentin
LYLE V. PRESENTIN, husband

Heleen P. Pressentin
HELEN P. PRESENTIN, wife

ACKNOWLEDGMENTS

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence Kendall D. Gentry and Nancy F. Gentry, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated November 10, 1992

Signature Suzanne C. Joly

Title Notary

My appointment expires 12/9/94

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence Lyle V. Pressentin and Helen P. Pressentin signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated November 10, 1992

Signature Suzanne C. Joly

Title Notary

My appointment expires 12/9/94

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 1992.

This 13th day of November, 19 92.

Judith Ann Menich
Skagit County Treasurer

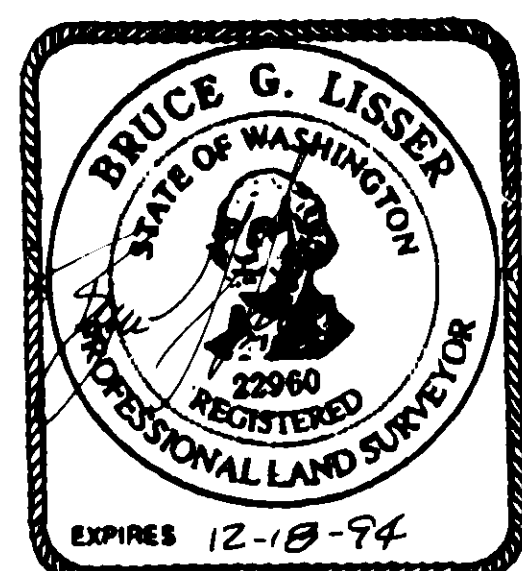
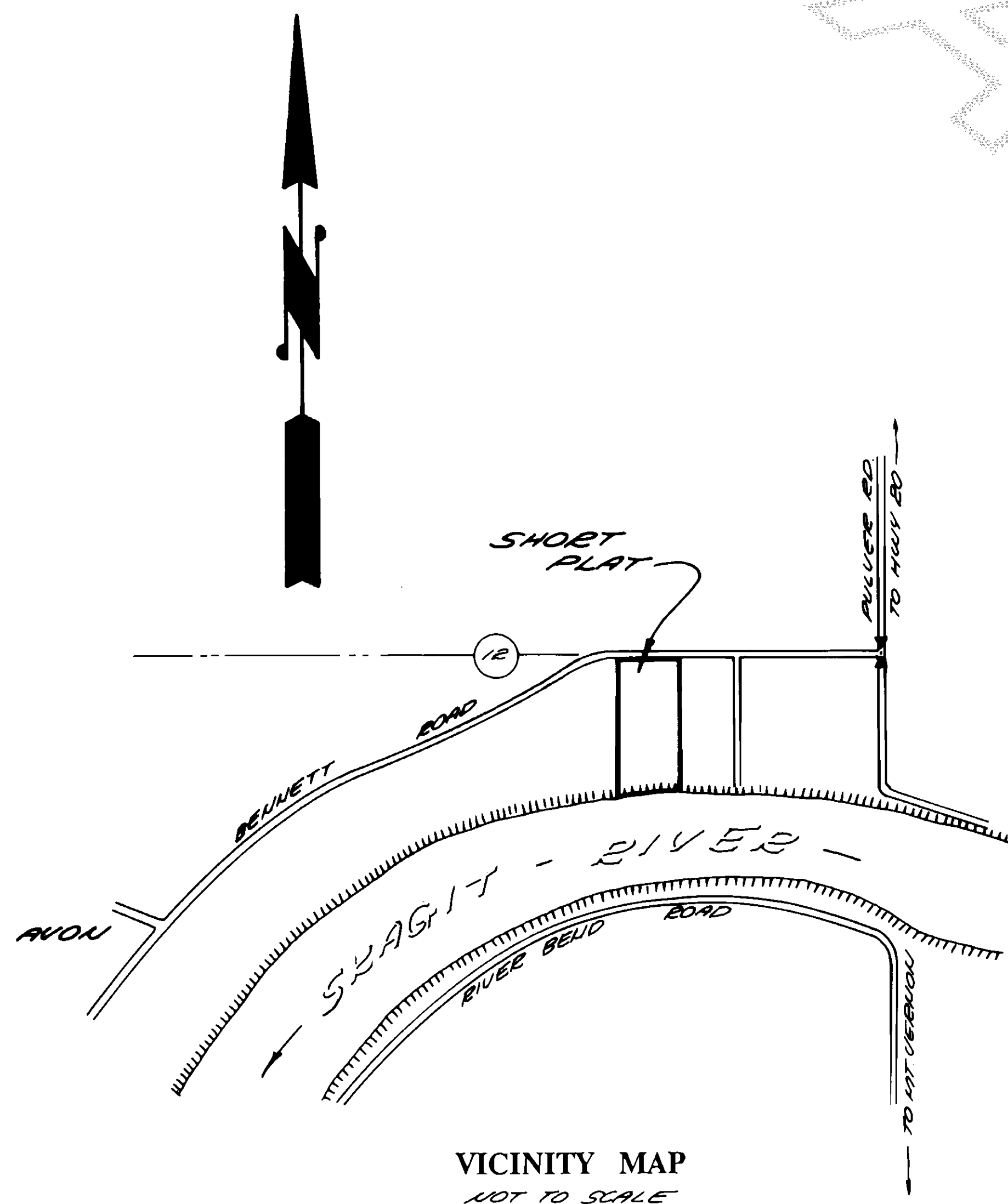
APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 25th day of

November, 19 92.

Paul H. L.
Short Plat Administrator

Douglas Bracast
Skagit County Engineer



Nov. 9, 1992

SHEET 2 OF 2

SHORT PLAT NO. 92-036

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SCALE: 1" = 50'
JOB NO. 89-117