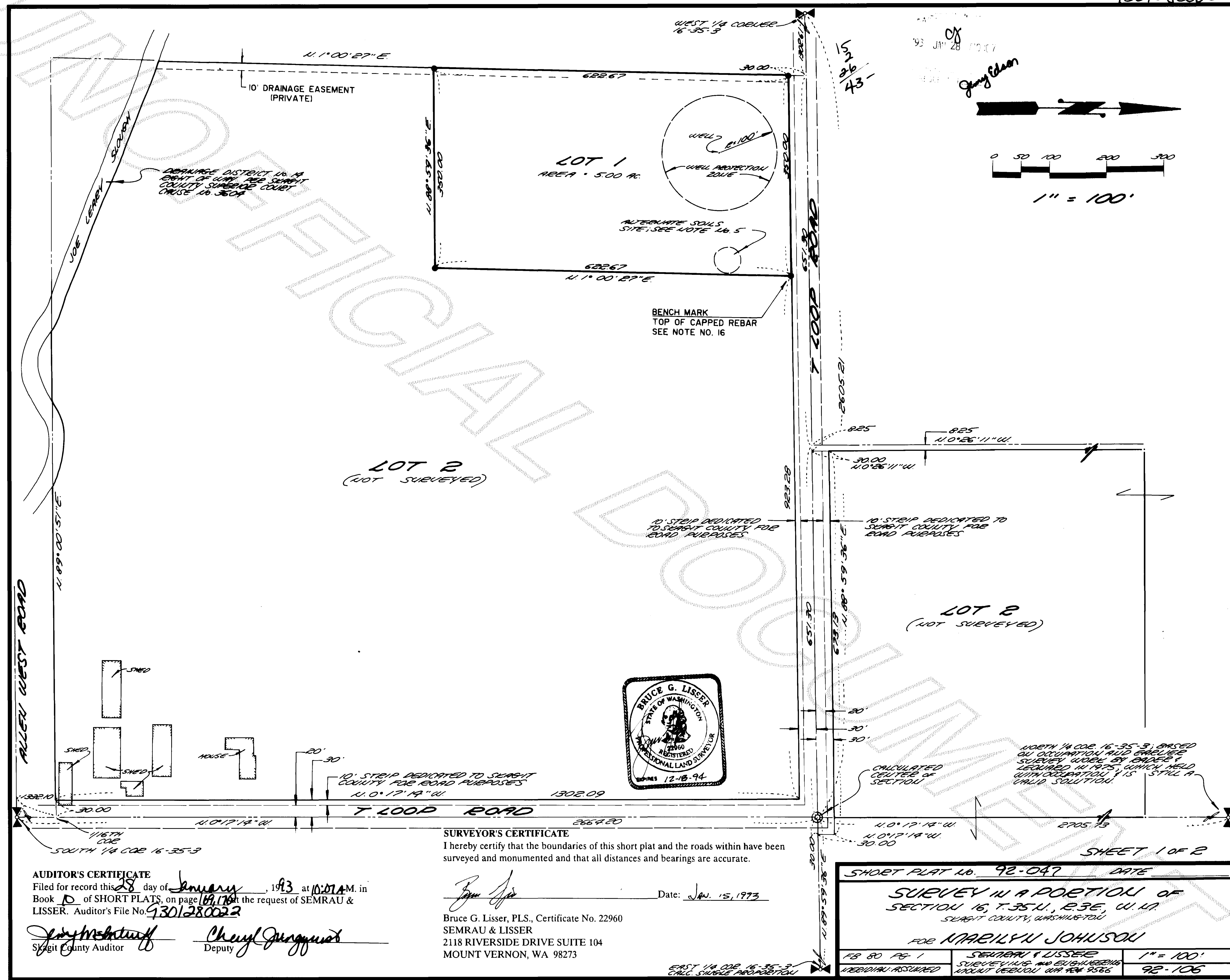


93 JAN 28 11:10

Jimmy Edson


$$1'' = 100'$$


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: Jan. 15, 1993

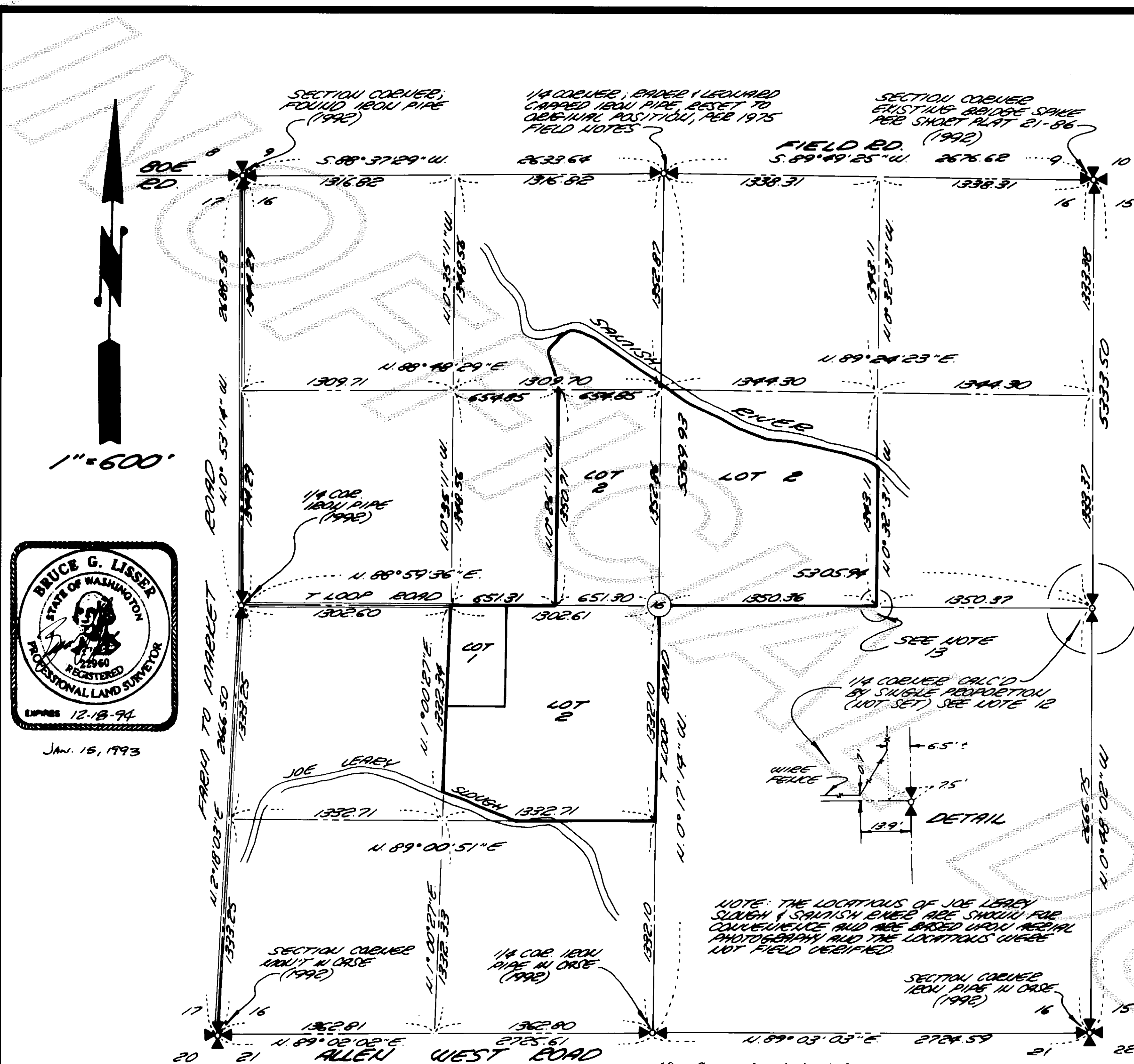
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273

AUDITOR'S CERTIFICATE
Filed for record this 28 day of January, 1993 at 10:07 A.M. in
Book D of SHORT PLATS, on page 169/170 at the request of SEMRAU &
LISSER. Auditor's File No. 9301280022

Shagit County Auditor Cheryl Jurgens
Deputy

SHORT PLAT NO. <u>92-047</u>		DATE <u> </u>
<p align="center">SURVEY IN A PORTION OF SECTION 16, T.35N., R.3E., W.17. SRAKIT COUNTY, WASHINGTON</p> <p align="center">FOR MARILYN JOHNSON</p>		
FB 80 PG 1 MEDIAN ASSURED	SEYMOUR F LUSSEY SURVEYING AND ENGINEERING 44001 VERBON WAY 9566	1" = 100' 92-106

VOL 10 Sh Plato Pg 169



NOTES

- 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.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Agriculture, see Variance, AGV. 92-035.REC.
- Sewage Disposal - Individual septic system. (Alternative system see Note #5).
- Alternative on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- Water - Individual Well: Lot 1
P.U.D. No. 1: Lot 2
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - South line of the Southwest 1/4 of Section 16, T. 35 N., R. 3 E., W.M. = North 89° 02' 02" East

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 27th day of

January, 1993.

[Signature]
Short Plat Administrator

[Signature] 1/24/93
Skagit County Engineer

- Survey description is from Land Title Company, Certificate for Short Plat, Order No. T-69549 dated September 29, 1992.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to instrument recorded under Auditor's File Number 105437, 130895, 91686, 763880, 9208180015, and Skagit County Superior Court Cause No. SC 3604.
- The East 1/4 corner was established by single proportion between the Northeast corner and the Southeast corner of Section 16, T. 35 N., R. 3 E., W.M. The calculated corner falls 13.9 feet East of a fence corner which is well defined to the West and 0.7 feet North of the calculated East - West center of section. The fence line veers off to the Northeast at that point prior to straightening out and running North, at the point where the fence straightens out it is approximately 6.5 feet West of the calculated East line of the section. The fence corner does not appear to me to be a valid perpetuation of the East 1/4 Corner due to the jog in the fence. I feel that a single proportion is a better and more justifiable solution for the East 1/4 corner.
- At such time as the exception in the Southeast corner of Southwest 1/4 of the Northeast 1/4 described in deed to N. L. Kerr and recorded in Volume 112 of Deeds, Page 188 is surveyed a clarification will need to be made as to the direction of the 16.5 foot width and the 33 foot length mentioned in the description
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- Bench Mark - 11.27 Mean Sea Level
- Buyer should be aware that this subdivision is located in the flood plain of the Samish River and that significant elevation may be required for the first living floor of residential construction.
- There shall be no additional residential construction of Lot 2 unless approved by

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 dedicated 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 or 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 18 day of December 1992

[Signature]
Marilyn Johnson, her separate property

ACKNOWLEDGMENTS

State of Washington

County of Skagit

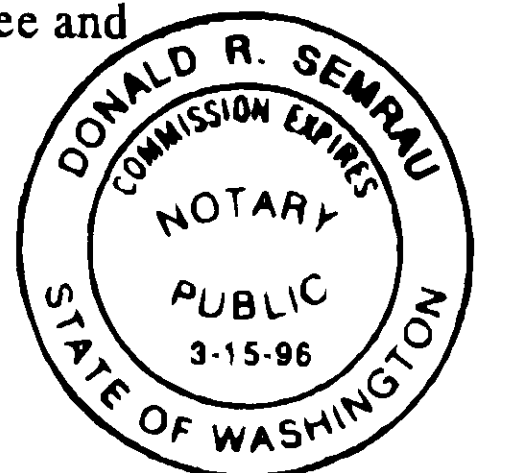
I certify that I know or have satisfactory evidence MARILYN JOHNSON, as her separate property, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 12-18-92

Signature [Signature]

Title Notary Public

My appointment expires 3-15-96



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 26 day of January, 1993.

[Signature]
Skagit County Treasurer [Signature]

SURVEY DESCRIPTION

That portion of the Southwest 1/4 of the Northeast 1/4, lying Southerly of the Samish River, EXCEPT a tract 16.5 feet by 33 feet in the Southeast corner thereof conveyed to N. L. Kerr by deed recorded in Volume 112 of Deeds, page 188.

ALSO, that portion of the Northeast 1/4 of the Southwest 1/4, lying Northerly of the Joe Leary Slough.

ALSO, that portion of the Northeast 1/4 of the Northwest 1/4, lying Southerly of the Samish River and East of the dike.

ALSO, the East 1/2 of the Southeast 1/4 of the Northwest 1/4, EXCEPT the West 8 feet 3 inches (8.25 feet) thereof.

ALL in Section 16, Township 35 North, Range 3 East, W.M., EXCEPT that portion condemned by Drainage District No. 14 by Decree entered in Skagit County Superior Court Cause No. SC 3604, ALSO EXCEPT the as built and existing road known as the Theodore Loop Road or T-Loop Road.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

SHEET 2 of 2

SHORT PLAT NO. <u>92-047</u> DATE <u>12-18-92</u>	
SURVEY IN A PORTION OF SECTION 16, T. 35 N., R. 3 E., W.M., SKAGIT COUNTY, WASHINGTON	
FOR MARILYN JOHNSON	
FB 80 Pg 1	SEMPAU & LISSER
MEASUREMENT ASSUMED	SURVEYED BY T. SEMPAU & B. LISSER
	ADJUSTED BY T. SEMPAU & B. LISSER
	1" = 100'
	92-106