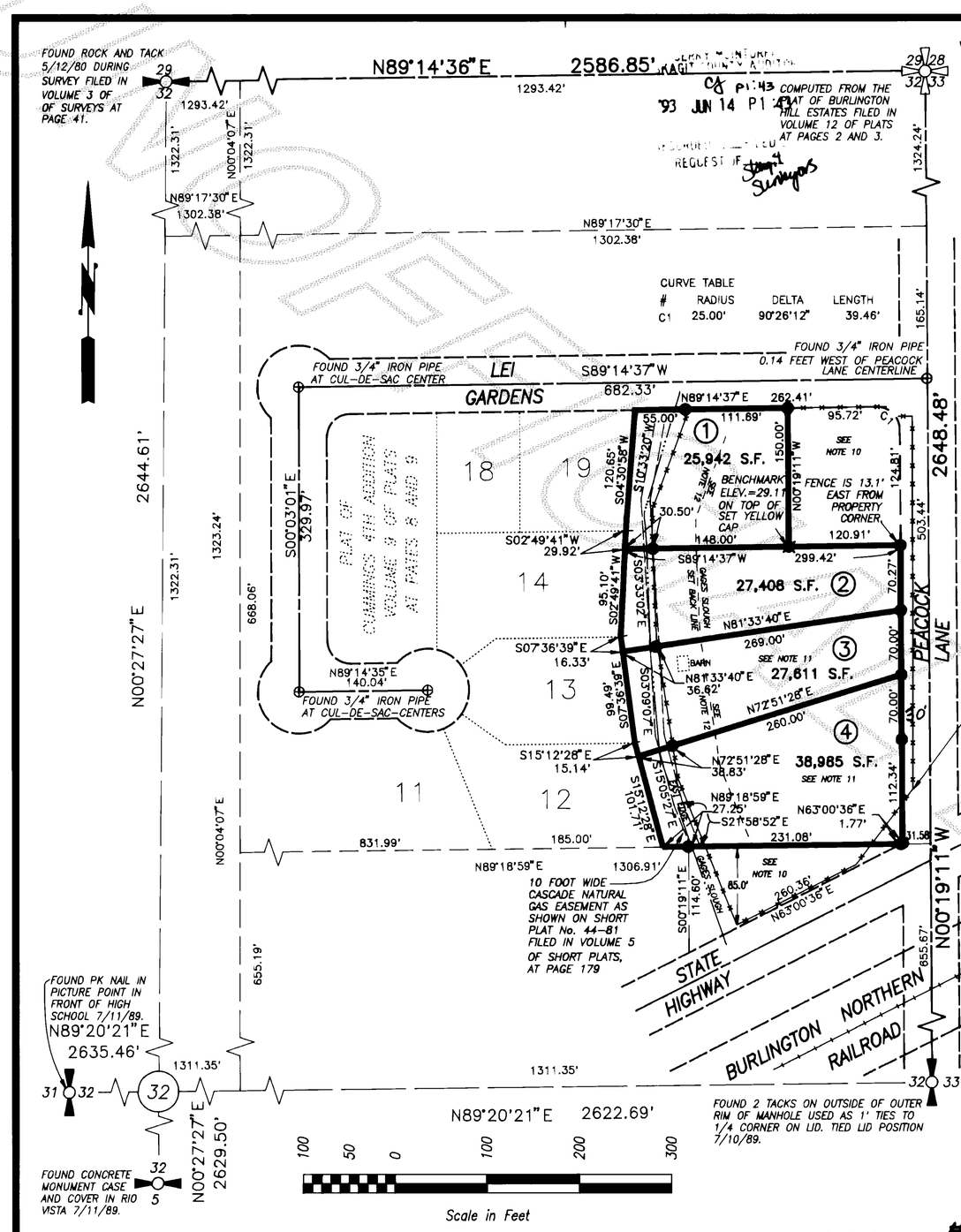
9306140078

Short Plat No. 93-013

Survey in the SE1/4 of the NE1/4 of Section 32 Twp. 35 N., Rng. 4 E., W.M.



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)
4. Water – Skagit County Public Utility District No. 1.
5. Sewer – Individual on-site sytems.
6. Basis-of-bearings – Assumed N00°19'11"W on the East line of the Northeast Quarter of Section 32.
7. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
8. The subject property may be affected by easements or restrictions in instruments filed in: AF#777353; AF#9210230009.
9. Buyer should beware that this subdivision is located in the flood plain and signigicant elevation may be required for the first living floor of residential construction.
10. The subdividers of this short plat have interest in these adjacent properties which are separate legal lots of record.
11. Lots 3 & 4 will be required to share a common access to Peacock Lane in the vicinity of the common front lot corner.
12. Building construction will not be allowed within 50' of Gages Slough, see Skagit County for additional information.
13. The subject property is located within the Gages Slough Special Flood Risk Zone as defined in Section 15.20.050 of the Skagit County Code. In addition, specific construction standards, as indicated in Section 15.20.197 of the Skagit County Code, are required.

Legal Description

Tract B of Skagit County Short Plat No. 44-81 recorded in Volume 5 of Short Plats, page 179 under Auditor's File No. 8204090002 records of Skagit County, Washington, lying in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that portion of Tract A of said Short Plat No. 44-81 described as follows: Beginning at the Northwest corner of said Tract A; thence N89°14'37"E along the North line of said Tract A, a distance of 29.09 feet; thence S00°19'11"E parallel with the East line of said Tract A, a distance of 150.00 feet to the South line of said Tract A; thence S89°14'37"W along said South line, a distance of 29.09 feet to the Southwest corner of said Tract A; thence N00°19'11"W along the West line of said Tract A, a distance of 150.00 feet to the point of beginning.

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.

Wu Jiunn Man — Wu Jiunn Man

Chang Cheng-Erh — Chang Cheng Erh

Wu Chien Hui Ling — Wu Chien Hui Ling

Chang Wu Hsun-Hsun — Chang Wu Hsun-Hsun

Acknowledgements

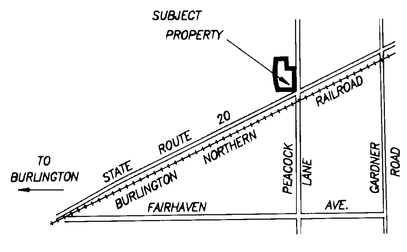
I certify that I know or have satisfactory evidence that WU JIUNN MAN & WU CHIEN HUI LING signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.
Notary signature
Title Date
My appointment expires

I certify that I know or have satisfactory evidence that CHANG CHENG ERH & CHANG WU HSUN HSUN 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
Title Date
My appointment expires

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.

Vicinity Sketch



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 1993.

Linda Pattison — 5-4-93
Skagit County Treasurer — Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 19th day of May 1993.

Short Plat Administrator — County Engineer 5/3/93

Short Plat for Wen Chang

AUDITOR'S CERTIFICATE
Filed for record this 14 day of June 1993 at 43 minutes past 1 o'clock; ___ m., and recorded in Volume 15 of Short Plats at page 209 records of Skagit County, Wa.
County Auditor & Deputy Auditor
A.F.# 9306140078

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 1992 at the request of Wen Chang
John L. Abenroth — 12/29/92 Date
CERT.# 17651

STATE OF WASHINGTON JOHN L. ABENROTH PROFESSIONAL LAND SURVEYOR EXPIRES 5/26/93

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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
04-28-93	ADD NOTE 10,11,12 PER COUNTY REQUEST	FM	1246-92	FM	DJM	07AUG92	1" = 100'	1 OF 1

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