

GROUND ELEVATIONS

This site lies within the Skagit River Flood Plain. Benchmark elevation and ground elevations (USGS Datum) have been annotated upon face of this Short Plat.

BENCHMARK

Benchmark No. "P-2": Top of SW Corner to 4.7' x 10.9' Concrete Power Transformer Vault at ground level, marked by a chisled square painted blue and located on the SE corner of the 90° curve of Pearl Jensen Way lying Easterly of Lot 1 of this short plat. Top of chisled square □ Elevation = 13.51 Ft. U.S.G.S. Datum.

RESTRICTIONS

1. The short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
3. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
4. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
5. Until such time as that Existing Gravel Driveway servicing the Existing Residence upon Lot 1 is relocated and/or removed from the Northeast corner of Lot 2 of this Max and Pearl Jensen Short Plat, Lot 2 shall be subject to an Easement for ingress and egress purposes hereby reserved unto Lot 1 over and across the North 9 Ft. of the East 95 Ft. of Said Lot 2.

LEGAL DESCRIPTION

(LEGAL DESCRIPTION Cont'd from Sheet 1 of 2)

SUBJECT TO any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled, "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the state, granting rights of way across lands belonging to the state", approved March 9, 1893.

SUBJECT TO exceptions and reservations contained in deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, recorded under Auditor's File No. 453819, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

SUBJECT TO reservations contained in deed from Kenneth Leamer and Margaret Leamer, also shown of record as Margaret R. Leamer, recorded December 13, 1950, under Auditor's File No. 454521, substantially as follows:

Excepting and reserving unto the Grantor, their heirs, executors, administrators, assigns and their successors in interest for the benefit of real estate now owned by them and lying to the East of said described tracts, the right and privilege of drainage waters from the lands of Grantors and their successors lying on the East of said conveyed premises and over and across said conveyed real estate.

SUBJECT TO the following: Said land or a portion thereof may lie beneath navigable waters. Any portion of said land which lies or which may in the future lie beneath navigable waters is subject to rights of navigation, together with incidental rights of fishing, boating, swimming, water-skiing and other related recreational purposes generally regarded as corollary to the right of navigation and the use of public waters.

AND FURTHER SUBJECT TO an Easement to Puget Sound Power and Light Company, including the terms and conditions thereof, for electric transmission line as staked and as hereinafter extended, together with access, by that instrument dated October 5, 1962 and recorded October 22, 1962 under Auditor's File No. 627732, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

LOT AREAS

- Lot 1. = 21,694.46 Sq. Ft. = 0.498 Acre
- Lot 2. = 41,573.72 Sq. Ft. = 0.954 Acre

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for Lots 1 and 2 of this Short Plat have been recently submitted to and approved by the Skagit County Permit Center and are currently on file therewith.

This On-Site Sewage System Application was submitted to Skagit County Community Development on March 24, 1993 by Pat C. Smyth, Certified Designer of on-site sewage disposal systems, for Max Jensen, Owner.

In addition, this site has the potential to be served by that 8" diameter gravity sanitary sewer main located 100 feet South thereof in Fishermans Road.

APPROVALS

Examined and approved this 5th day of August, 1993, by the Planning Department of Skagit County, Washington.

Duffy

Examined and approved this 30 day of July, 1993, by the County Engineer of Skagit County, Washington.

Dorsey Bond

NOTES

1. Legal Description furnished by Land Title Company of Skagit County, Order No. T - 70565, dated March 4, 1993 at 8:00 A.M.
2. Method of Survey: Field Traverse
3. Instrumentation: TOPCON GTS-2B (20)

Theodolite: Min. Horiz. Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5ppm)

4. The bearing reference for this survey is based upon the State of Washington Department of Natural Resources 1986 Supplemental Map of LaConner Harbor, Inner Harbor Line Adjacent hereto as bearing N 2°24' E.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is available from the Town of LaConner Public Works Department via the Port of Skagit County's LaConner Marina 10" water main in Fishermans Road. Lot 1 of this Short Plat is currently being provided with domestic water therefrom with a 2" plastic service. Pipe sizing and the extension thereof to Lot 2 of this Short Plat shall be addressed at the time of building application by the developer or his representatives to meet local and state domestic, industrial and/or fire flow requirements.

OWNER - DEVELOPER

Max Jensen
1422 Avon-Allen Road
Mount Vernon, WA 98273
Telephone: (206) 424-6533

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 5 day of APRIL, 1993.

Max Jensen *Pearl Jensen*
Max Jensen Pearl Jensen

ACKNOWLEDGEMENT

State of Washington S.S.
County of Skagit

On this 5th day of April, 1993, personally appeared before me MAX JENSEN and PEARL JENSEN, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Don F. DuEthen
Notary Public in and for the State of Washington,
residing at *Seattle, WA*

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 1993.

This 4 day of August, 1993.

Judyann Jensen



APRIL 6, 1993
SHORT PLAT NO. 93-023
MAX AND PEARL JENSEN
PROPERTY SURVEY
PTN. TRACT 5, PLATE NO. 17
AND PTN. GOV'T LOT 5
SEC. 25, T. 34 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON