

**LOCKEN'S ADDITION**  
**SECTION 20, T. 33 N., R. 4 E., W.M.**  
**SKAGIT COUNTY, WASHINGTON**  
**AUGUST 1993**  
**SHEET 1 OF 2**

**LEGAL DESCRIPTION:**

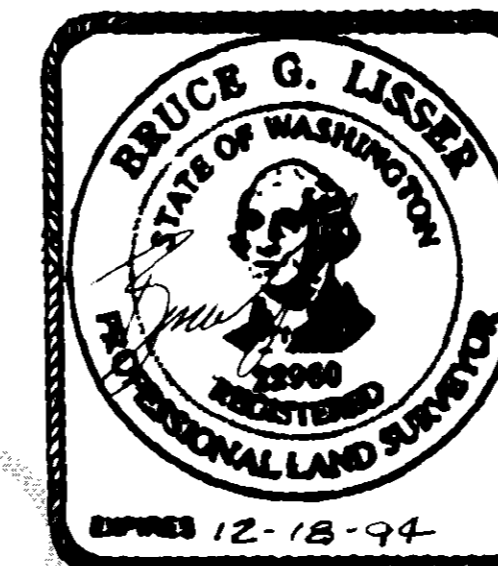
Lot B-1, Short Plat No. 65-89, approved June 14, 1991, recorded June 17, 1991 in Book 9 of Short Plats, page 378, under Auditor's File No. 9106170083 and being a portion of the Northeast 1/4 of the Northwest 1/4 and of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

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

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat of LOCKEN'S ADDITION is based upon an actual survey and subdivision of Section 20, Township 33 North, Range 4 East, W.M.; that the courses and distances are shown correctly thereon; and that the corners have been set correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.



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

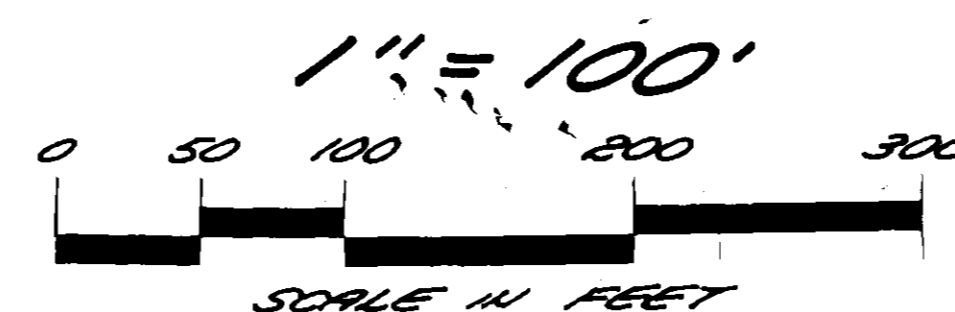
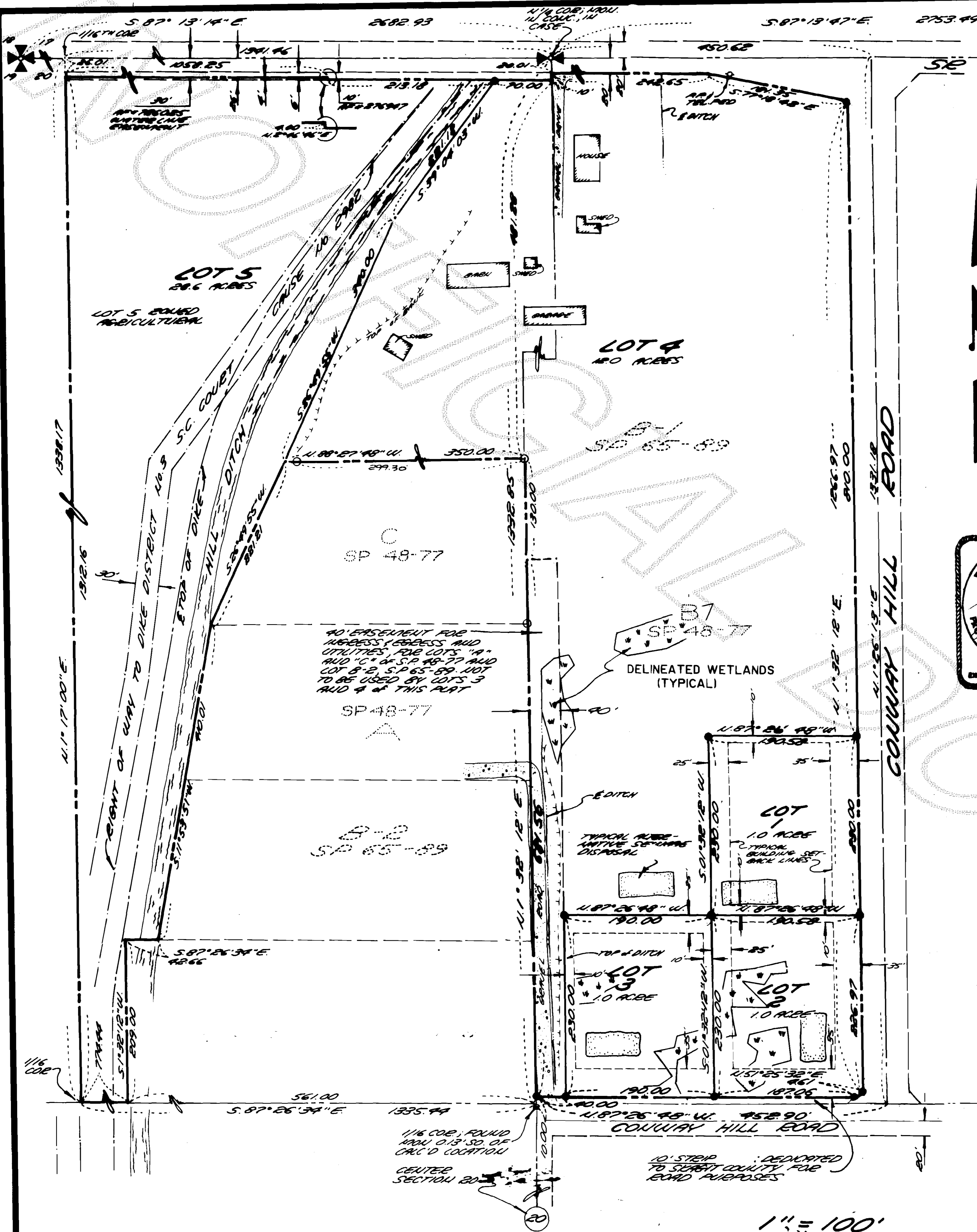
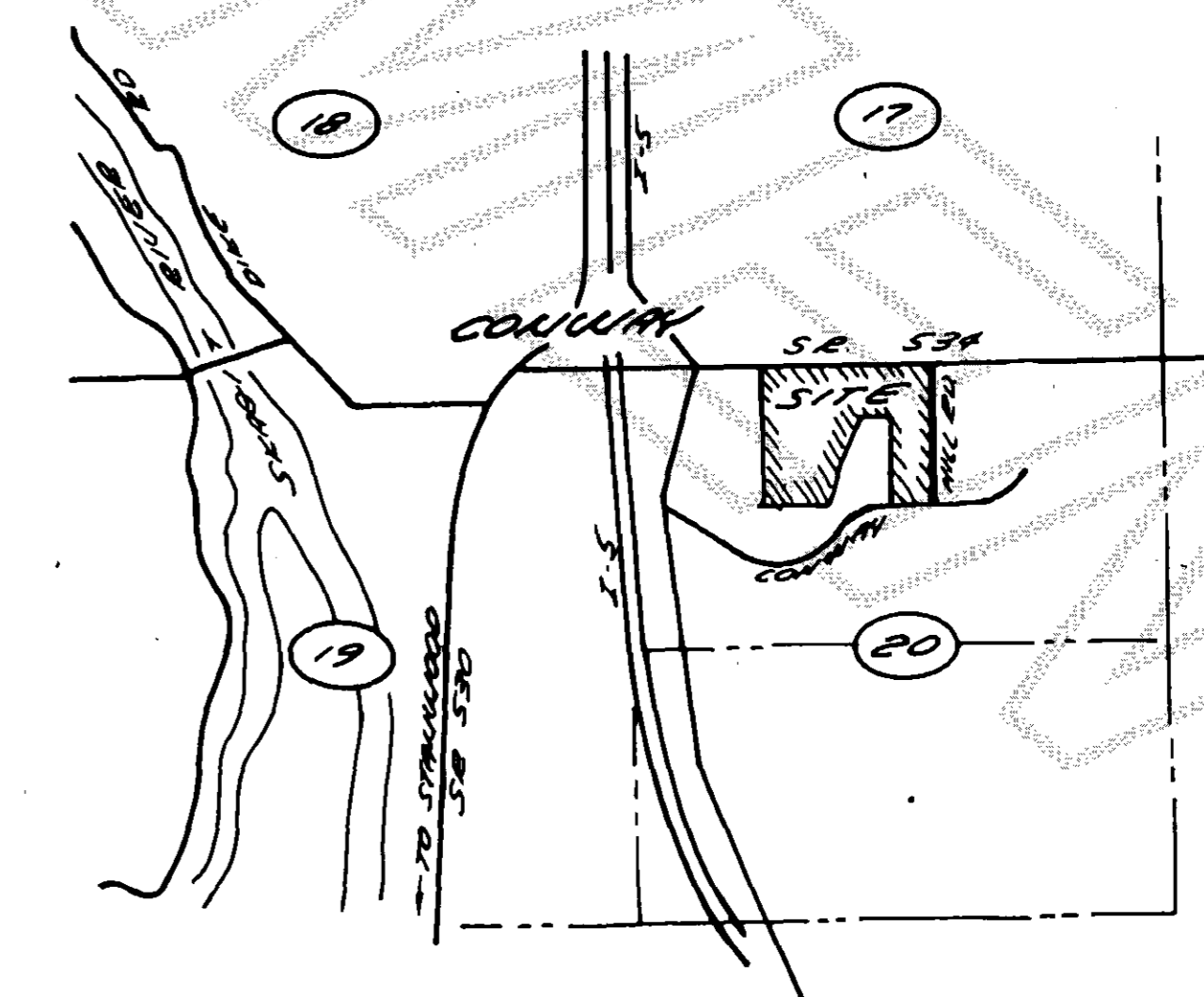
*SEPT. 9, 1993*  
 DATE

**AUDITOR'S CERTIFICATE**

Filed for record this 25 day of Oct, 1993 at 3:00 P.M. in Volume 15 of Plats on pages 114-115 at the request of SEMRAU & LISSER.

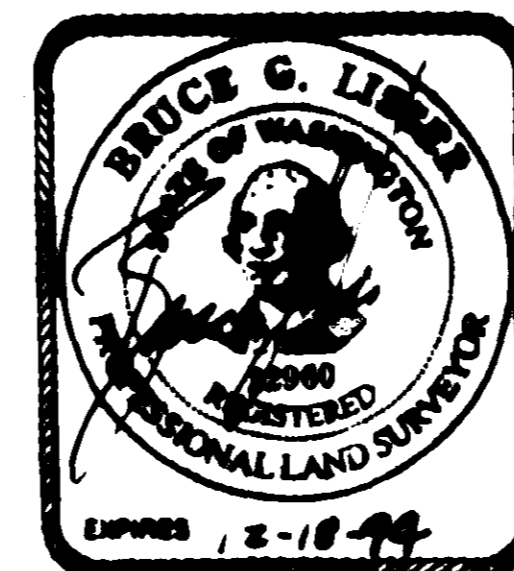
Auditor's File No. 9310250118  
*Jim McIntyre*  
 Skagit County Auditor

*Cheryl J. Jorgensen*  
 Deputy



**SEMRAU & LISSER**  
 SURVEYING • ENGINEERING • PLANNING  
 2118 RIVERSIDE DRIVE - SUITE 104  
 MOUNT VERNON, WA 98273  
 206-424-9566

**LOCKEN'S ADDITION**  
**SECTION 20, T. 33 N., R. 4 E., W.M.**  
**SKAGIT COUNTY, WASHINGTON**  
**AUGUST 1993**  
**SHEET 2 OF 2**



9-9-93

**NOTES**

1. ● -Indicates rebar set with yellow cap inscribed Lissner 22960.  
 ○ -Indicates existing rebar or iron pipe found
2. Zoning -Residential Reserve and Agriculture (Lot 5)
3. Water -P.U.D. No. 1
4. Sewage -Individual septic systems. (Alternative systems).  
 Alternative on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
5. Meridian -Assumed.
6. Basis of Bearing: North line of the Northeast 1/4 of Section 20, T. 33 N., R. 4 E., W.M.  
 = South 87° 13' 47" East.
7. For additional survey and subdivision information see Skagit County Short Plat 65-89 recorded in Volume 9 of Short Plats, Page 378, records of Skagit County, Washington.
8. The description for this Plat is from Land Title Company, Skagit County Office, Plat Certificate Order No. T-69283, dated September 1, 1992.
9. Bench Marks: Not set at this time as there is no intention to develop Lot 5. Also no building site is established for this lot. A bench mark will be required within 200 feet of any future construction on Lot 5 prior to issuing a building permit.
10. Buyer should be aware that a portion of this subdivision (Lot 5) is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction. Lot 5 is located in an area designated as Flood Zone A-2, Elevation 9. Any new construction will require elevation one foot above base flood.
11. This property is SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those shown on the face of the Plat of Locken's Addition and those shown on Land Title report referenced under Note No. 8 above. Said title report lists documents recorded under Auditor's File Numbers 761836, 830304, 693990, 9106170083, 726025, and 866331.
12. Instrumentation: LIETZ SET 4A Theodolite Distance Meters.
13. Survey Procedure: Standard field traverse.
14. This plat is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes. Potential homeowners may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.
15. Wetland delineation lines are based upon reference points established by Wetland Technology in January 1993.

**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 9<sup>th</sup> day of SEPTEMBER, 19 93.

*Esther Locken*

Esther Locken, as her separate property

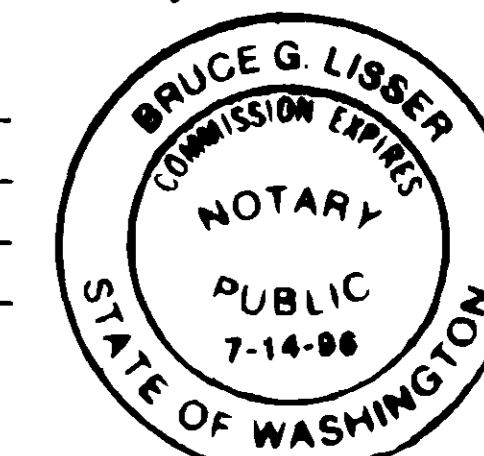
**ACKNOWLEDGMENTS**

State of Washington  
 County of Skagit

I certify that I know or have satisfactory evidence that, ESTHER LOCKEN, a single woman, signed this instrument, and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated SEP. 9, 1993  
 Signature [Signature]  
 Title Notary

My appointment expires 2-14-96



State of Washington  
 County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_ signed this instrument, on oath stated that (he/she/they/was/are) authorized to execute the instrument and acknowledge it as the \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Title \_\_\_\_\_

My appointment expires \_\_\_\_\_

**APPROVALS**

BOARD OF COUNTY COMMISSIONERS: [Signature] DATE: 10/25/93  
 Chairman

HEARING EXAMINER: [Signature] DATE: 11/6/93

COUNTY ENGINEER: [Signature] DATE: 11/2/93

DIRECTOR OF PUBLIC WORKS: [Signature] DATE: 10/14/93

COUNTY PLANNING DIRECTOR: [Signature] DATE: 10/20/93

COUNTY HEALTH OFFICER: [Signature] DATE: 10-12-93

**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 1993.

I, Judyann Menish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1994.

This 20 day of October, 19 93.

Judyann Menish  
 Skagit County Treasurer

Deputy

81-041

V.15 Plats Pg 115