

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.

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

Date: 10-26-93

AUDITOR'S CERTIFICATE

Filed for record this day of , 1993 at M. in
Book of SHORT PLATS, on pages at the request of
SEMRAU & LISSER.
Auditor's File No.

Skagit County Auditor

Deputy

SHORT PLAT 93-077		DATE
SURVEY IN A PORTION OF GOULT LOTS 1 & 2 SECTION 3, T.33N., R.3E., W.10. AND THE SOUTH 1/2 OF THE SE 1/4, SEC. 34, T.34N., R.3E., W.10 SKAGIT COUNTY, WASHINGTON		
FOR: EDON HAWKINS AND ANITA JOHNSON		
FB 90 PA 51 MERIDIAN ASSUMED	SEMRAU & LISSER SURVEYORS - ENGINEERS MOUNT VERNON, WA 206-424-9566	1" = 100' 93-111

9311040011

SURVEY DESCRIPTION

PARCEL "A"

Government Lots 1 and 2, Section 3, Township 33 North, Range 3 East, W.M., EXCEPT that portion lying in the right of way of County Road known as Beaver Marsh Road along the East line thereof, AND EXCEPT the South 5 feet conveyed to Drainage District No. 15 by deed recorded October 6, 1928 in Volume 148 of Deeds, page 263.

PARCEL "B"

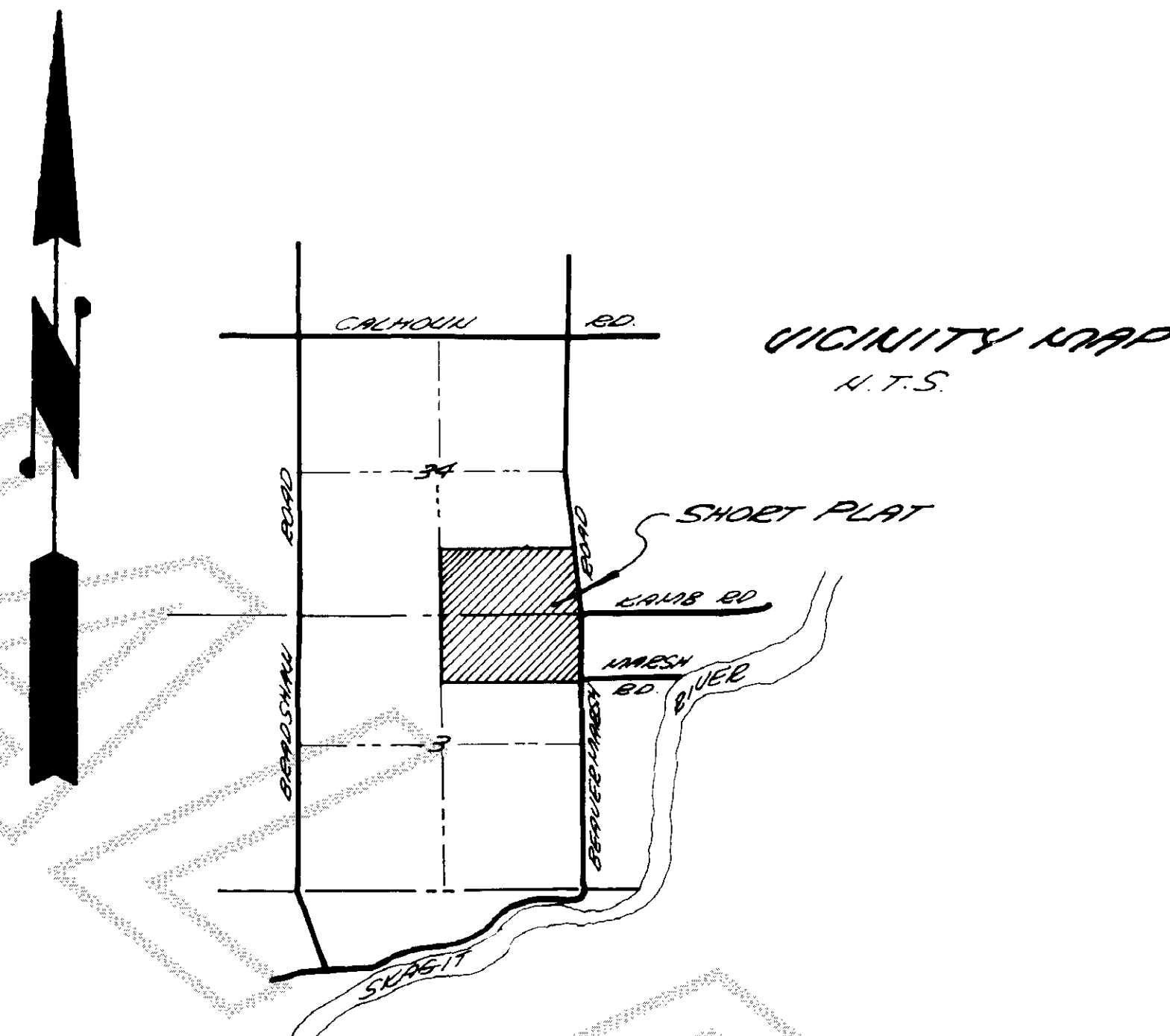
The South 1/2 of the Southeast 1/4 of Section 34, Township 34 North, Range 3 East, W.M., EXCEPT that portion lying in the right of way of County road known as Beaver Marsh Road along the East line thereof.

All of the above being SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

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

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 - Agricultural, see variance number AGV 93-006 approved by Skagit County Commissioners Resolution No. 14974.
- Sewage Disposal - Individual septic system with sand filter mound reserve area for Lot 1 (Alternative system).
Alternative on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- Water - PUD No 1
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - East line of the Northeast 1/4 of Section 3, Township 33 North, Range 3 East, W.M. = North 1° 47' 38" East.
- Survey description is from Land Title Company of Skagit County Certificate for Short Plat, Order No. T-71957, dated July 23, 1993.
- For additional subdivision information see Skagit County Short Plat No 1-78 recorded in Volume 2 of Short Plats, Page 183, and Skagit County Short Plat No. 16-81 recorded in Volume 5 of Short Plats, Page 53, and Skagit County Section Subdivisions for Section 3, T. 33 N., R. 3 E., W.M. dated August 1958 and Section 10, T. 33 N., R. 3 E., W.M. dated August 1958 all in records of Skagit County, Washington.
- 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 Number 750989, 814184, 445250 and 8310040019. Said instruments recorded under Auditor's File Numbers 445250 and 8310040019 are easements to PUD No. 1 which fall within existing road right of way.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- This property is located in Flood Zone A-7, 8.5 feet. Buyer should be aware that this subdivision 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.
- No heir named in the last wills of Phyllis K. Hawkins and Fred W. Hawkins, both deceased, may build upon Lot 2 of this Short Plat. Any purchaser other than the heirs named in the last wills, who purchase from either the estate and/or the heirs, shall, however be entitled to a building permit for one (1) single family residence and associated agricultural structures on said Lot 2.
- No further division of Lot 2 shall be permitted.



- 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.
- An easement is hereby provided within the North 100.00 feet of the West 120.00 feet of Lot 1 shown hereon for the temporary parking of farm implements associated with the commercial farming for Lot 2. This easement may be terminated only with the consent of the owner/owners of said Lot 2 of this Short Plat.
- Bench Mark - Spike set in West face of utility pole No. 450767/161960 located on the East side of Beaver Marsh Road East of the Southeast corner of Lot 1 Elevation = 6.5 NGVD 29 (Mean Sea Level).
- No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
- Address for house on Lot 1: 1824 Beaver Marsh Road
No address has been assigned to Lot 2. Buyer should contact Skagit County Public Works about address at such future date when access is known.

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

The heirs and devisees of Frederic W. Hawkins and Phyllis K. Hawkins, both deceased

Ronald W. Hawkins
Ronald W. Hawkins,
Personal Representative

Anita K. Johnson
Anita K. Johnson,
Personal Representative

ACKNOWLEDGMENTS

State of WASHINGTON

County of SKAGIT

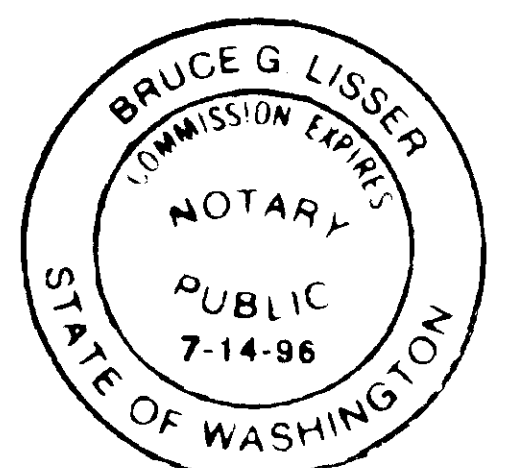
I certify that I know or have satisfactory evidence that **Ronald W. Hawkins**, signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the personal representative for **Frederic W. Hawkins and Phyllis K. Hawkins**, both deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 10-27-93

Signature [Signature]

Title NOTARY

My appointment expires 7-1-96



State of WASHINGTON

County of SKAGIT

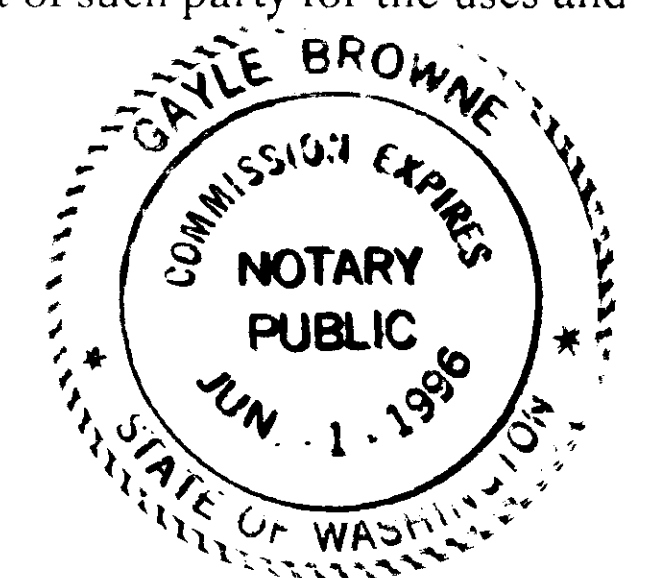
I certify that I know or have satisfactory evidence that **Anita K. Johnson**, signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledges it as the personal representative for **Frederic W. Hawkins and Phyllis K. Hawkins**, both deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 10-27-93

Signature [Signature]

Title NOTARY

My appointment expires 6-1-96



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 300 day of November, 1993.

[Signature]
Short Plat Administrator

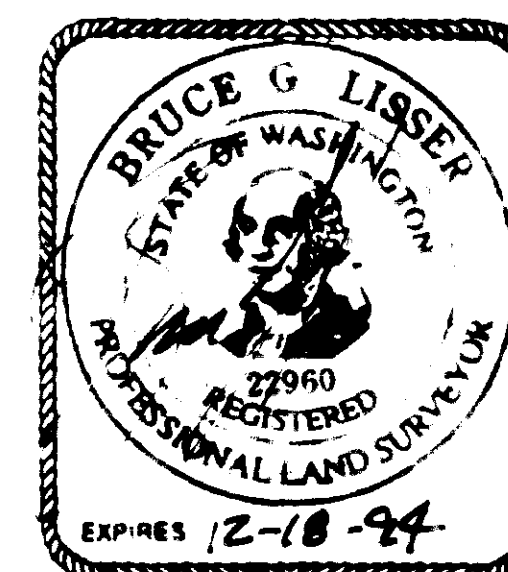
[Signature]
Skagit County Engineer 11/1/93

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 1993.
This 2nd day of November, 1993.

[Signature]
Skagit County Treasurer

SHEET 2 OF 2



SHORT PLAT <u>93-011</u>		DATE
SUBDIVISION IN A PORTION OF GOV'T LOTS 1 & 2 SECTION 3, T. 33 N., R. 3 E., W.M. AND THE SOUTH 1/2 OF THE SE 1/4, SEC. 34, T. 34 N. R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON		
FOR: <u>RON HAWKINS AND ANITA JOHNSON</u>		
FB 90	SENIOR LISSER	1" = 100'
PG 51	SUBDIVISIONS-ENGINEERS	
MERIDIAN	ADJUST (ELEVATION) W.M.	
ASSUMED	226-424-9566	93-111

1/11 Skagit Co