

Survey in the SW1/4 of the SW1/4 of Section 13, Twp. 35 N., Rng. 3 E., W.M.

Short Plat No. 91-061

FOUND 2" IRON PIPE W/PLUG
& TACK IN MON CASE &
COVER ON FEB 29, 1988

FOUND ON MAR 2, 1990 2-
1" IRON PIPES ONE BENT TO
THE WEST AND ONE SEMI-
STRAIGHT BOTH ORIGINATE AT
THE SAME SPOT.

CORNER FALLS IN RAILROAD
BORROW PIT, COMPUTED
POSITION FROM 1898 SURVEY
BY JOHN MEEHAN.

FOUND REBAR PER
SHORT PLAT #23-88
RECORDED IN VOLUME
8 OF SHORT PLATS
AT PAGE 43 UNDER
A.F. #8806080061

GENERAL LOCATION
OF EXISTING FENCE
LINE (TYPICAL).

BENCH MARK SET ON EASEMENT
CORNER BETWEEN LOTS 1 & 2.
ELEV=21.6 FEET

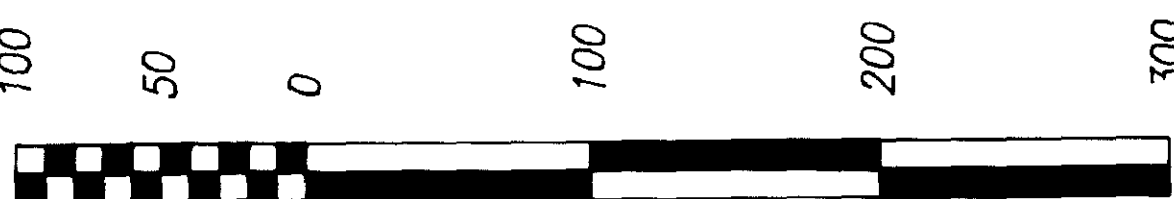
20 FOOT EASEMENT
FOR INGRESS,
EGRESS, AND
UTILITIES TO
LOT 2.

10' ADDITIONAL
RIGHT-OF-WAY
DEDICATED TO
COUNTY.

DEED LINE IS 0.8' INTO
SHED AT
SOUTHEAST
CORNER.

FOUND 1 1/2" IRON PIPE AND
PLUG & TACK IN MON CASE
& COVER ON FEB 29, 1988
AND ON AUG. 7, 1991.

FOUND HUB & TACK IN MON
CASE & COVER ON
FEB 29, 1988

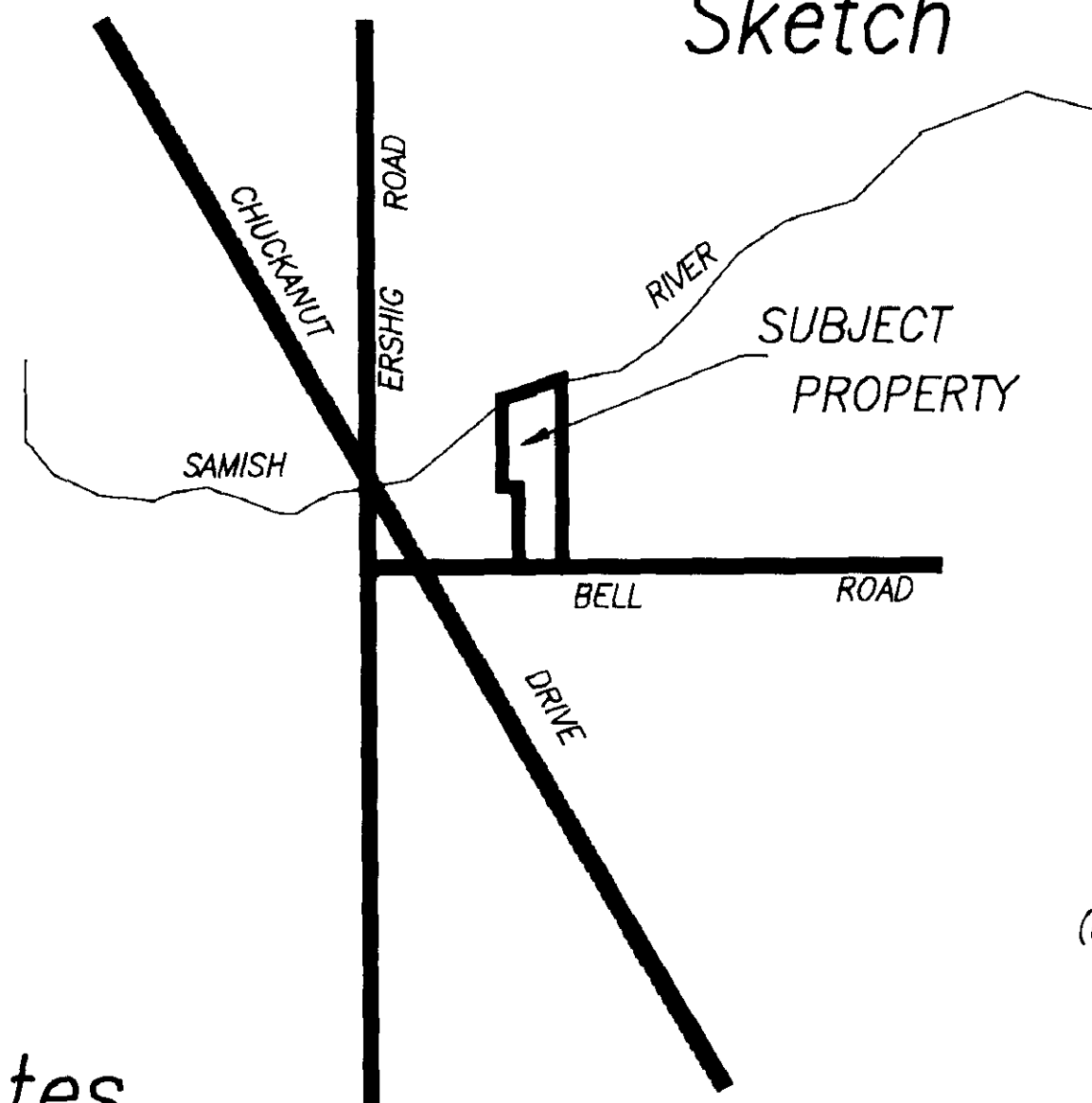


Scale in Feet

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



(NO SCALE)

Notes

- Short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of private roads shall be the responsibility of the lot owners.
- Zoning - Rural Intermediate (RI)
- Water - Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
- Sewer - individual on-site sewage systems.
- Basis-of-bearings - Assumed S02°23'58"E on the West line of the Southwest Quarter of Section 13.
- Floodplain - 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. Flood water reached elevation 24.0 feet in November 1990 as evidenced by high water mark on the house on the Easterly adjacent property.

Notes (cont.)

- Access roads shall be constructed at existing grade unless engineering studies determine that such construction would not divert floodwaters or increase flood hazards in the area.

Drainage Notes

The following excerpts from the drainage plan are placed hereon at the request of the Skagit County Planning Department.

- The natural drainage of lots 1 and 2 of this short subdivision (SPT 91-061) will provide adequate drainage under normal conditions. The natural drainage will not significantly be altered by this short subdivision.
- Any significant exposure to possible flood damage will be minimized with the requirement that the lowest first floor living level be located 2 (two) feet above recently recorded flood stage elevations of 24 feet Mean Sea Level.
- The completed development of this short subdivision into two homesites and accessory structures, whose combined foundations should not alter flood water levels by any significant quantity, should not materially divert or increase the flood hazard to adjacent areas.

David E. Pugh 11/12/91
David E. Pugh, P.E. Date

Legal Description

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 35 North, Range 3 East, W.M., described as follows:
Beginning at a point in the South line of said Section 13, which is 724 feet East of the Southwest corner thereof;
running thence North 20 feet to the North line of the County Road and the true point of beginning;
Thence North 400 feet;
Thence West 33 feet;
Thence North 436 feet, more or less, to the Samish River;
Thence Northeasterly along said Samish River, 583 feet, more or less, to a point 297 feet West of the East line of the Southwest 1/4 of the Southwest 1/4 (measured at right angles thereto);
Thence South 1302 feet, more or less, to a point 20 feet North of the South line of said Section 13;
Thence West along the North line of the County Roadm 299 feet, more or less, to the true 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.

Jess Webb
Carroll Webb
Carroll Webb

Acknowledgements

State of Washington County of SKAGIT
I certify that I know or have satisfactory evidence that Jess & Carroll Webb H/W 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 James H. Regan
Title NOTARY Date 11/12/91
My appointment expires JULY 1, 1994

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.

James Menech 10-26-93
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 27th day of October 1993.

David E. Pugh James H. Regan
Short Plat Administrator County Engineer 10/22/91

Short Plat for Jess Webb

AUDITOR'S CERTIFICATE

Filed for record this 18 day of Nov 1991 at 11 minutes past 3 o'clock P.M., and recorded in Volume 11 of Short Plats at Wa. Skagit County, Wa. A.F. # 931180112

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 1991 of the request of Jess Webb 11/12/91 Date
John L. Abernethy County Auditor or Deputy Auditor CERT. # 17651



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