

93/229 00/6

Short Plat No. 93-075 RECORDED FILED

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 31, and that portion of Government Lot 6, Section 32, all in Township 36 North, Range 11 East, W.M., more particularly described as follows:

Beginning at the intersection of the West right of way line of the State Highway and the North line of Government Lot 6 of said Section 32; thence West along said North line and the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 31, a distance of 1,345 feet, more or less, to the center of Diabssud Creek; thence Southeasterly along the centerline of said creek to the West right of way line of the State Highway; thence Northeasterly along said right of way line to the point of beginning.

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.

Sharlene A. Gage

Bank of America NTSA (National Trust & Savings Assoc.)  
As successor by merger in interest to Security Pacific National Bank

State of Washington County of SKAGIT I certify that I know or have satisfactory evidence that Victor F. F. Sharkey & George 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 A. Rydew Title Notary  
Date 9-8-93 My appointment expires July 1, 1994

State of Washington CALIFORNIA  
County of ORANGE  
I certify that I know or have satisfactory evidence that  
E. DERSTEPANIAN  
signed this instrument, on oath stated that he/she was  
authorized to execute the instrument and acknowledged it  
as the ASST. VICE PRESIDENT  
of Bank of America-NTSA (National Trust & Savings Assoc.)  
to be the free and voluntary act of such party for the  
uses and purposes mentioned in the instrument.  
Notary signature [Signature]  
Title SR. MORT. SERV. SPECIALIST Date 9-17-93  
My appointment expires May 2, 1994

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 Patterson for Judge 12-22-93  
Skagit County Treasurer menel Date

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 23<sup>rd</sup> day of Dec. 1993.

  
 Short Plot Administrator

  
 County Engineer 12/2/93

V. // Sh-Plat pg 36

Filed for record this 24 day of Dec  
1993 at 8 minutes past 9 o'clock;  
4 m., and recorded in Volume 11 of  
Short Plats at page 36, records of  
Skagit County, Wa.

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 1993 at the request of Victor Chene.

Cheryl Juggs

A.F.# 931229 0016

9/3/93

John L. Abernethy  
CERT.# 17651

John L. Abenre  
CERT.# 17651

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


**Surveyors**

**Legend**

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

**Scale in Feet**

0 50 100 200 300

The map shows a creek centerline with several points marked by reinforcing rods. The distances between points are: 42'±, 224.56', 186.55', 291'±, 153'±, and 989'±. The creek centerline is labeled "CREEK CENTERLINE" and "CREEK". A "15' DRAINAGE EASEMENT" is shown on both sides of the centerline. The map also shows a "DIOBSUD" area and a "5.74 AC" area. A north arrow is present in the upper left corner. A scale bar is at the bottom, ranging from 0 to 300 feet. A legend explains the symbol for the reinforcing rod. A note at the top left states: "SET REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED 'SKA SURV 17651' 08/02/85 AS SHOWN ON SURVEY FILED IN VOLUME 7 OF SHORT PLATS AT PAGE 156".

## 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 – Rural District (RU)
4. Water – Individual wells: Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.  
A 100' radius well protection zone for an individual water system on Lot 3 must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements.
5. Sewer – Individual on-site systems
6. Basis-of-bearings – Assumed N02°56'31"E on the West line of the Southwest 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#847146; Vol 83 of Deeds, page 571.
9. The well protection easement is provided to protect the well on Lot 1 and 2 from potential sources of contamination. Sewage and solid waste disposal, animal raising and hazardous chemical application is prohibited.

FOUND 1" IRON PIPE WITH OLD BLAZES ON 4 DIFFERENT TREES,  
3 MARKS ON EACH, SOUTH OF OLD RAILROAD GRADE. NEW R.P.  
TACKS IN TWO TREES, NO BEARINGS OR DISTANCES ON TAGS.  
FLATTENED 1 1/2" IRON PIPE BROKEN OFF AT THE GROUND  
3/18/85

THE DIRECTION OF THIS LINE WAS  
DETERMINED FROM SURVEY OF SHORT  
PLAT NO. 69-77 FILED IN VOLUME 2  
OF SHORT PLATS AT PAGE 142.

249,847± S.F.

ACRES EXCLUDING HWY

6113 STATE ROUTE 20

Chicken Coop

Shed

Shed

EXISTING WELL

House

67° 30'

100.00'

WELL PROTECTION ZONE  
EASEMENT TO LOT 1  
SEE NOTE 9.

③

204,302± S.F.

5.14 ACRES TO HWY CENTERLINE

4.69 ACRES EXCLUDING HWY

6111 STATE ROUTE 20

BOTH CHANNELS ARE OF EQUAL  
DEPTH AND AGE SO THE LOT  
LINE HAS BEEN COMPUTED TO THE  
MIDPOINT BETWEEN THE CHANNELS

BENCH MARK  
LOCATED ON  
SET PROPERTY  
CORNER RE-  
INFORCING ROD  
ELEV=335.73'

### Vicinity Sketch

A map of the subject property, a triangular parcel. The parcel is bounded by a dike to the west, a creek to the south, and a river to the east. The dike is labeled 'DIKE' and the creek is labeled 'CREEK'. The river is labeled 'RIVER' and 'SKAGIT'. The parcel is labeled 'SUBJECT PROPERTY'. The dike is also labeled 'TO WABELOW POINT'. The river is labeled 'TO NEW' and '20'. The parcel is also labeled 'ROUTE' and 'STATE'. A north arrow is shown with the letter 'N' and the text '(NO SCALE)' is at the bottom right.

10. 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.

11. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

12. LOT 1 IS SERVED BY A PRE-EXISTING WELL OF UNKNOWN CONSTRUCTION OR QUALITY.

13. THE WELL FOR LOT 3 SHOULD BE PROTECTED FROM A ONE HUNDRED YEAR FLOOD.

12-09-93 ADD ADD 20'X60' EASE PER COUNTY REQUEST	FM												
11-18-93 ADD NOTES PER HEALTH DEPT REQUEST	BY	JOB#	1451-93	DRAWN	FM	CHECKED	JLA	DATE	17AUG93	SCALE	1" = 100'	SHEET	1 OF 1