9405250035

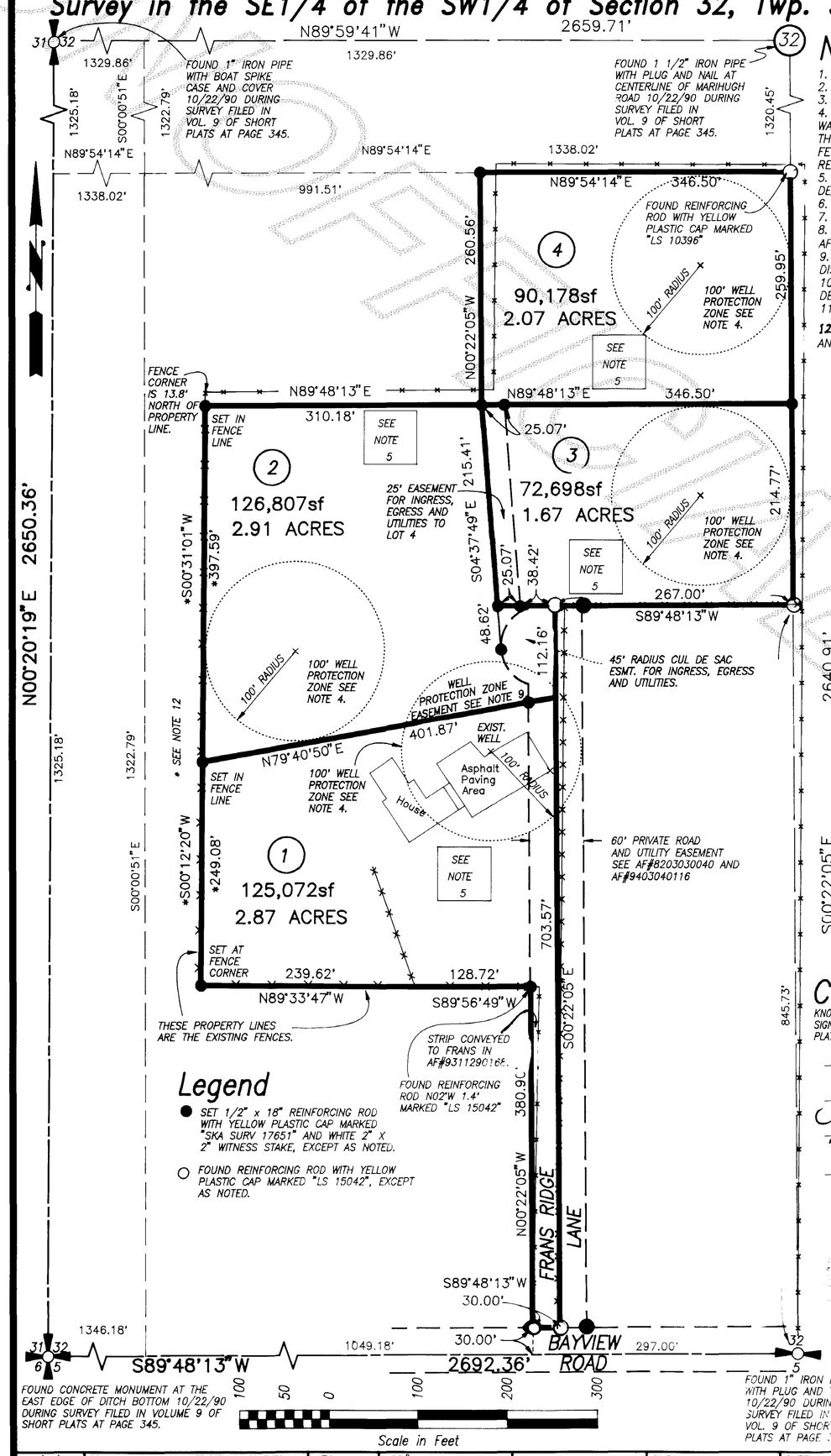
Survey in the SE1/4 of the SW1/4 of Section 32, Twp. 35 N., Rng. 3 E., W.M.

27 2 26 55

Short Plat No. 93-053

'94 MAY 25 10:44

Skagit Co. Planning



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.
- ○ FOUND REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "LS 15042", EXCEPT AS NOTED.

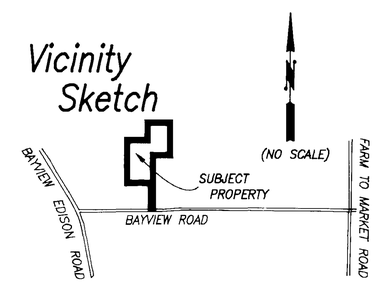
Notes

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 RESPONSIIBLITY OF THE LOT OWNERS.
3. ZONING – RESIDENTIAL RESERVE (RR)
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.
THE 100' RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS ON LOTS 2, 3 AND 4 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 SEWAGE SYSTEMS, – ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOT 1 THRU 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS, SEE HEALTH OFFICER FOR DETAILS.
6. BASIS-OF-BEARINGS – ASSUMED N00°20'19"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND ELECTRONIC TOTAL STATION.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS INSTRUMENTS FILED IN: AF#8112010010; AF#8107080028; AF#9312140049; AF#9403040116.
9. THE WELL PROTECTION EASEMENT IS PROVIDED TO PROTECT THE WELL ON LOT 1 FROM POTENTIAL SOURCES OF CONTAMINATION. SEWAGE AND SOLID WASTE DISPOSAL, ANIMAL RAISING AND HAZARDOUS CHEMICAL APPLICATION IS PROHIBITED.
10. 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.
11. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS.
12. THE ASTERISKED BEARINGS AND DISTANCES ALONG THE WEST LINE ARE SHOWN FOR TRUE AREA CALCULATIONS ONLY. THE EXISTING FENCE IS THE BOUNDARY AND IS VEILED BY BLACKBERRIES AND OTHER BRUSH.

Addresses:

LOT 1 = 1190 FRANS RIDGE LANE
LOT 2 = 1184 FRANS RIDGE LANE
LOT 3 = 1183 FRANS RIDGE LANE
LOT 4 = 1178 FRANS RIDGE LANE

Vicinity Sketch



Legal Description

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST 297 FEET; THENCE NORTH 412.5 FEET; THENCE WEST 379.5 FEET; THENCE NORTH 648 FEET; THENCE EAST 330 FEET; THENCE NORTH TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF COMMONLY KNOWN AS BAYVIEW ROAD, EXCEPT THAT PORTION THEREOF LYING SOUTH OF A FENCE LINE EXISTING ON FEBRUARY 15, 1983 AND DESCRIBED IN THAT CERTAIN "AGREEMENT ESTABLISHING FENCE LINE AS BOUNDARY", DATED NOVEMBER 22, 1988 AND RECORDED DECEMBER 29, 1988, UNDER AUDITOR'S FILE NO. 8812290011, AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE N00°03'51"E ALONG THE NORTH TO SOUTH CENTERLINE OF SAID SECTION 32, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF THAT COUNTY ROAD KNOWN AS THE BAYVIEW ROAD AND TO THE TRUE POINT OF BEGINNING; THENCE N89°48'56"W PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32 AND ALONG THE NORTH LINE OF SAID BAYVIEW ROAD, A DISTANCE 267.00 FEET; THENCE N00°03'51"E PARALLEL WITH THE NORTH TO SOUTH CENTERLINE OF SAID SECTION 32, A DISTANCE 815.73 FEET; THENCE S89°48'56"E PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 267.00 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTH TO SOUTH CENTERLINE OF SAID SECTION 32 AND TO A POINT BEARING N00°03'51"E FROM THE TRUE POINT OF BEGINNING; THENCE S00°03'51"W ALONG THE SAID NORTH TO SOUTH CENTERLINE, A DISTANCE OF 815.73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
ALSO EXCEPT THAT PORTION CONVEYED TO TINA SCHAAP BY DEED RECORDED MARCH 9, 1994, UNDER AUDITOR'S FILE NO. 9403090095.

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.

William D. Frans Jr.
William D. Frans Jr.
Janice J. Frans
Janice J. Frans
Mt. Baker Bank
Prairie Security Bank

Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William D. Frans Jr. & Janice J. Frans
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 Lorie H. Rogers
TITLE Notary DATE 9-17-94
MY APPOINTMENT EXPIRES July 1, 1994

LORIE H. REGUA NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES JULY 1, 1994

STATE OF WASHINGTON COUNTY OF Whatcom
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY A. GRAHAM
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE ASST. VICE PRESIDENT OF MT. BAKER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Pamela G. Sheridan
TITLE Notary DATE 4/4/94
MY APPOINTMENT EXPIRES 4/10/94

PAMELA G. SHERIDAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES November 10, 1994

STATE OF WASHINGTON COUNTY OF THURSTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL F. FARRIS
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE CHIEF FINANCIAL OFFICER/CASHIER OF PRAIRIE SEC. BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Nicole Sibley
TITLE Notary Pub DATE 4-15-94
MY APPOINTMENT EXPIRES 3-19-97

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 1994

Judy Ann Menich
SKAGIT COUNTY TREASURER
5/23/94
DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 5TH DAY OF 11 1994.

SHORT PLAT ADMINISTRATOR
T. Douglas Barnard
COUNTY ENGINEER 5/17/94

AUDITOR'S CERTIFICATE

Filed for record this 25 day of May 1994 at 11 minutes past 10 o'clock Am., and recorded in Volume 11 of Short Plats at page 75, records of Skagit County, Wa.
Auditor File No. 9405250035
County Auditor/Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 1993 at the request of William D. Frans JR.
4/13/94
Date
John L. Abenroth
CERT. # 17651

JOHN L. ABENROTH STATE OF WASHINGTON 17651 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/95

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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
4/12/94	REVISED BOUNDARY TO REFLECT ADJUSTMENTS	FM	1423-93	FM	JLA	09JUN93	1" = 100'	1 OF 1

Short Plat for William D. Frans, Jr.

V. 11 Short Plat Pg 75