

NOTES

1. LOT 1 SUBJECT TO TWO EASEMENTS DESIGNATED "A" & "B" INGRESS, EGRESS AND UTILITIES AS SHOWN. EASEMENT AREA "A" SHALL BE VACATED WHEN LOT 1 IS CONNECTED TO A COUNTY APPROVED SANITARY SEWER SYSTEM AND ALTERNATE EASEMENT AREA "B" SHALL BE THEREAFTER USED BY LOT 2 FOR INGRESS, EGRESS AND UTILITIES.
2. SEE ON-SITE SEWAGE SYSTEM WAIVER W94-002 FOR EASEMENT "B" AND VARIANCE V-92-008 APPROVED 7-6-92 FOR QUIET COVE ROAD.
3. LOT 2 SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN.
4. LOT 2 SUBJECT TO RESERVE DRAINFIELD FOR LOT 1 AS SHOWN. RESERVE DRAINFIELD AREA SHALL BE VACATED WHEN COUNTY APPROVED SANITARY SEWER HOOKUP BECOMES AVAILABLE TO LOT 1.
5. 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.
6. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
7. SEWAGE DISPOSAL-INDIVIDUAL SEPTIC SYSTEMS
8. WATER-CITY OF ANACOSTES
9. ZONING-RESIDENTIAL
10. THIS SURVEY WAS PERFORMED IN THE FIELD USING LITZ SET 4A ELECTRONIC THEODOLITE

FOUND REBAR WITH YELLOW CAP MARKED "LEONARD"

FOUND REBAR WITH YELLOW CAP MARKED "LEONARD"

QUIET COVE ROAD

LOT 1

344 B QUIET COVE RD. LOT 2
35,744 ± sq. ft.
0.82 ACRES

LOT 1
34,257 ± sq. ft.
0.78 ACRES
344 QUIET COVE RD.

HOUSE

SHED

HOUSE

SHED

HOUSE

SHED

HOUSE

SHED

HOUSE

SHED

SCALE:

0 30 60

1" = 30'

NOTES, CON'T.

11. A CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SLAGIT COUNTY PUBLIC WORKS.
12. 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 SLAGIT COUNTY FIRE DISTRICT.
13. APPLICATION FOR WATER SERVICE SHALL BE MADE TO THE CITY OF ANACOSTES. INDIVIDUAL WELLS FOR WATER SHALL NOT BE PERMITTED.

LEGAL DESCRIPTION

THAT PARCEL OF LAND IN GOVERNMENT LOT 5, SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, AS DEFINED BY SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 109, RECORDS OF SLAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 840160009, A DISTANCE OF 1050.89 FEET SOUTH 0° 22' 10" WEST FROM THE CENTER OF SAID SECTION 24; THENCE SOUTH 64° 47' 06" WEST, 199.24 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF LOT 1 OF THAT SHORT PLAT RECORDED IN BOOK 4 OF SHORT PLATS, PAGE 165 AND 166, RECORDS OF SLAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 8008220055, RECORDS OF SLAGIT COUNTY, WASHINGTON; THENCE SOUTH 0° 07' 54" EAST ALONG SAID EAST LINE OF LOT 1 OF THAT SHORT PLAT, 290 FEET MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE OF QUIET COVE; THENCE EAST-ERLY ALONG SAID LINE OF ORDINARY HIGH TIDE 260 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE EASTERLY MARGIN OF PEORIA AVENUE AS SHOWN ON SAID SURVEY RECORDED UNDER AUDITOR'S FILE NO. 840160009, RECORDS OF SLAGIT COUNTY, WASHINGTON; THENCE NORTH 0° 22' 10" EAST ALONG SAID EASTERLY MARGIN 275 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 64° 47' 06" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 64° 47' 06" WEST 55.44 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS PARCEL A OF SURVEY RECORDED IN VOLUME 5 OF SURVEYS, PAGE 170, UNDER AUDITOR'S FILE NO. 8905050004, RECORDS OF SLAGIT COUNTY, WASHINGTON; TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJACENT TO AND ABUTTING UPON THE ABOVE DESCRIBED PROPERTY, AS CONVEYED BY THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NOS. 149313 AND 150572, RECORDS OF SLAGIT COUNTY, WASHINGTON.

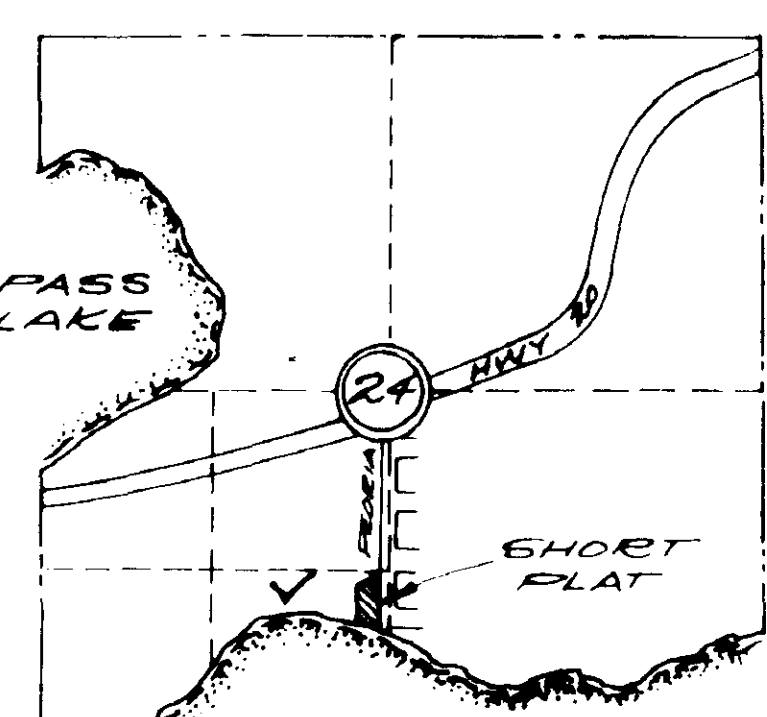
BASIS OF BEARING

SURVEY RECORDED IN BOOK 8 OF SURVEYS, PAGE 170, RECORDS OF SLAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 8905050004, RECORDS OF SLAGIT COUNTY, WASHINGTON; THE NORTHWEST CORNER TO THE NORTH-EAST CORNER OF SAID PARCEL "A" BEARS SOUTH 64° 47' 06" WEST.

LEGEND

- DENOTES FOUND REBAR
- DENOTES SET NAIL
- DENOTES SET REBAR WITH YELLOW CAP MARKED "LEONARD LS 8992"

VICINITY MAP



SECTION 24, T 34 N, R 1 E, W.M.

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 1994.

WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1994.

THIS 02 DAY OF May 1994

Jinda Patterson, Jr. Indianola, WA
SLAGIT COUNTY TREASURER

SHORT PLAT NO. 3PT 94-009 DATE	
RICHARD WAKEFIELD	
SECTION 24 , TWP. 34 N. , RGE. 1 E. , W.M.	
DATE: JANUARY 1994	LEONARD AND BOUDINOT, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 S. FIRST, MT. LEONARD, WA 360-5751
FD. BK.	SCALE: 1" = 30' JOB NO.: 93264

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Richard H. Wakefield Grace G. Wakefield
RICHARD H. WAKEFIELD GRACE G. WAKEFIELD

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF SLAGIT }

ON THIS 29th DAY OF March, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

RICHARD H. WAKEFIELD
GRACE G. WAKEFIELD
HUSBAND AND WIFE

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

John E. Leonard
NOTARY PUBLIC
RESIDING AT:
Toda Valley, WA.

JOHN E. LEONARD JR.
COMMISSION EXPIRES
NOTARY
PUBLIC
3-15-95
STATE OF WASHINGTON

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 CORRECT.

John E. Leonard
JOHN E. LEONARD JR. P.E.
LEONARD AND BOUDINOT, INC.
CERTIFICATE NO. 8992
DATE 3/29/94

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SLAGIT COUNTY SHORT PLAT ORDINANCE THIS 6th DAY OF June, 1994.

One Ila Danaya Bannat
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER
6/9/94

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF June, 1994, AT 11:44 A.M. IN BOOK 11 OF SHORT PLATS AT PAGE 84, AT THE REQUEST OF LEONARD AND BOUDINOT, INC.

Shagit County Auditor
BY Cheryl Jurgens
DEPUTY

REVISION
OF SHORT PLAT
NO. 91-091

52
26
33-
AMENDED DESCRIPTION

SKAGIT COUNTY

9605240126

OF

'96 MAY 24 P3:39

SKAGIT COUNTY SHORT PLAT NO. SPT 94-009

REQUEST OF

(Volume 11 of Short Plats, page 82, A.F. No. 9406060046)
records of Skagit County, Washington

The purpose of this AMENDED DESCRIPTION is to clarify and correct the legal description as set forth on Short Plat No. SPT 94-009 as follows:

That parcel of land in Government Lot 5, Section 24, Township 34 North, Range 1 East of the Willamette Meridian and Peoria Avenue as delineated on the Julius S. Potter's Plat of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington, described as follows:

Beginning at a point on the North-South Centerline of said Section 24, as defined by Survey recorded in Volume 5 of Surveys, page 109, records of Skagit County, Washington, under Auditor's File No. 8401160009, a distance of 1050.89 feet South 0°22'10" West from the center of said Section 24;
thence South 64°47'06" West, 199.24 feet to the intersection with the Northerly projection of the East line of Lot 1 of that Short Plat recorded in Book 4 of Short Plats, pages 165 and 166, records of Skagit County, Washington, under Auditor's File No. 8008220055, records of Skagit County, Washington;
thence South 0°07'54" East, along said East line of Lot 1, a distance of 290 feet, more or less, to the line of ordinary high tide of Quiet Cove;
thence Easterly along said line of ordinary high tide 260 feet, more or less, to the intersection with the Easterly margin of Peoria Avenue as shown on said Survey recorded under Auditor's File No. 8401160009, records of Skagit County, Washington;
thence North 0°22'10" East along said Easterly margin 275 feet, more or less, to a point which bears North 64°47'06" East from the point of beginning;
thence South 64°47'06" West, 55.44 feet to the point of beginning;

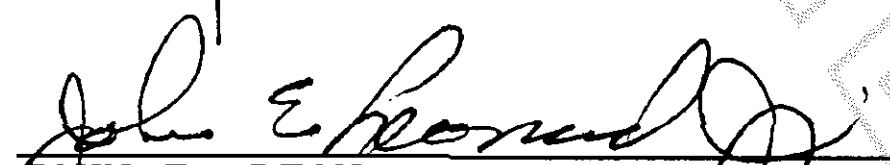
ALSO KNOWN as Parcel A of Survey recorded in Volume 8 of Surveys, page 170, under Auditor's File No. 8905050004, records of Skagit County, Washington.

TOGETHER WITH Tidelands of the Second Class adjacent to and abutting upon the above described property, as conveyed by the State of Washington under Auditor's File Nos. 149313 and 150572, records of Skagit County, Washington;

Situate in Skagit County, Washington.

This Amended Description supersedes the Legal Description as set forth on the face of Short Plat No. 94-009, recorded in Volume 11 of Short Plats, page 82, under Auditor's File No. 9406060046, records of Skagit County, Washington.

Dated this 23rd day of May, 1996


JOHN E. LEONARD JR. PE & P.L.S.
LEONARD, BOUDINOT and SKODJE, INC.
Certificate No. 8992 Date 5/23/96

9605240126