

9406230071

LEGAL DESCRIPTION

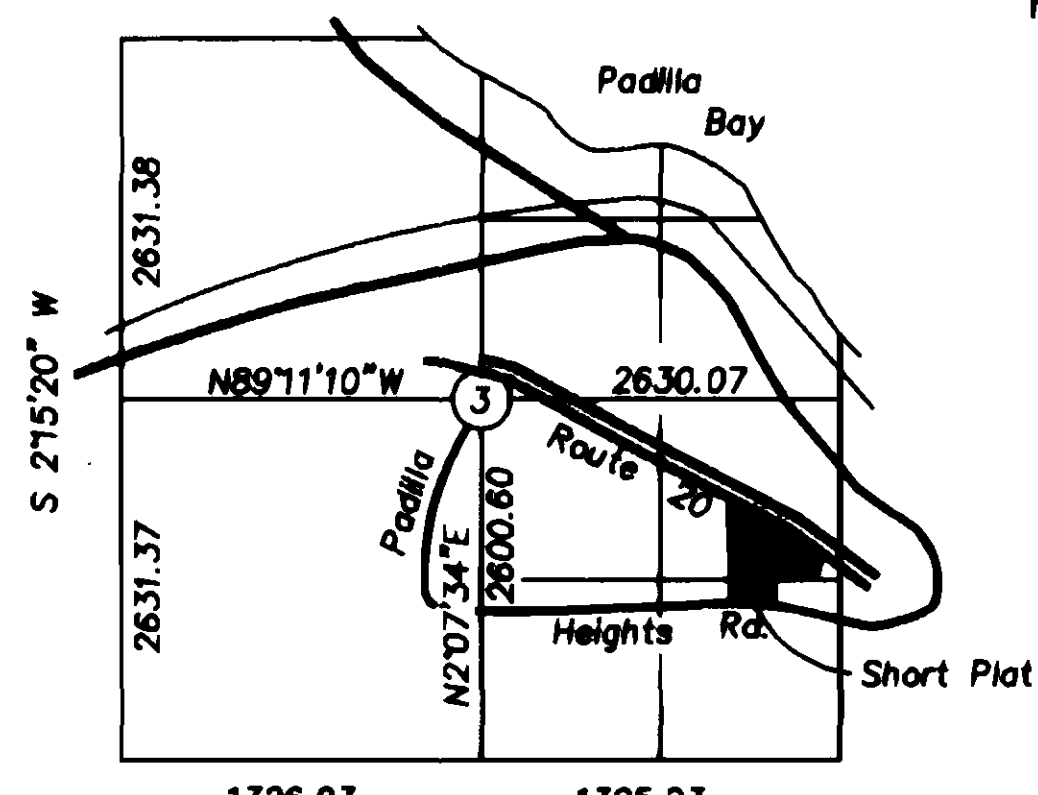
That portion of the East 1/2 of the Southeast 1/4 of the Section 3, Township 34 North, Range 2 East, W.M. lying Southerly and Westerly of SR 536, as conveyed to the State of Washington by deed dated March 4, 1970 and recorded April 14, 1970 under Auditor's File No. 737854, and lying Northerly of Stevenson County Road (also, known as Padilla Heights Road) and lying Westerly of the following described line:

Beginning at a point on the North line of the County road where it is intersected by a fence as it existed on October 7, 1960 at a point 776.08 feet East of the West line of the Southeast 1/4 of the Southeast 1/4 of said Section (said point being the Southwest corner of that certain tract conveyed to Donald E. Heglin and Anna L. Heglin, husband and wife, by deed dated July 25, 1969, recorded July 28, 1969, under Auditor's File Number 729265); thence North along said fence line extended 249 feet (being the West line of said Heglin Tract) to the Northwest corner of the Heglin tract; thence East along the North line of the Heglin tract 175 feet to its intersection with the West line of that certain tract conveyed to John Giard et ux, et al by deed dated August 7, 1970, recorded August 21, 1970 under Auditor's File Number 742690 thence North along the West line of said Giard tract to the South line of said Washington State Highway.

EXCEPT that portion thereof lying within the West 20 rods as measured along the North line of said East 1/2 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M.

Surveyed Legal Description per Title Report provided by First American Title Company (Order number 35960) For further subdivisional breakdown see Record of Survey, Filed in Volume 15 of Records, Page 16, Skagit County Records.

Vicinity Map



1326.93 1305.23
N 88° 25' 45" W

Sec. 3, T34N, R2E

COVENANT

The detention system to be placed on Lot 3 shall be constructed to handle all potential storm water runoff from all three lots when the first building is constructed on any of the three lots shown hereon. Final design must be approved by Skagit County Public Works. The lot owners within this plat and/or future owner of the drainage and detention system shall have access over all drainage easements to construct and maintain such systems.

TREASURER'S CERTIFICATE

This is to certify that all taxes levied, which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 1994. This 2nd day of June, 1994.

John E. Leonard
SKAGIT COUNTY TREASURER

APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 23rd day of June, 1994.

Don Ihle
SHORT PLAT ADMINISTRATOR

Dwight Barrett
SKAGIT COUNTY ENGINEER 6/24/94

AUDITOR'S CERTIFICATE

Filed for record this 23rd day of June, 1994, at 3:25 PM, clock M., in book 11 of Short Plats at page 87, at the request of Leonard, Boudinot and Skodje, Inc. under Auditor's File No. 9406230071.

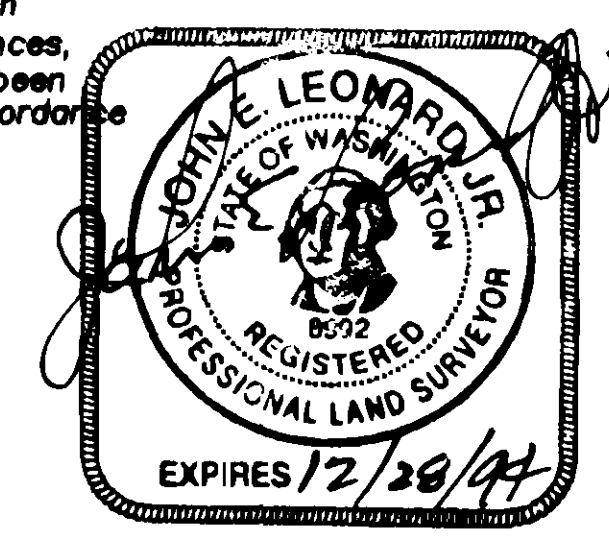
John E. Leonard
SKAGIT COUNTY AUDITOR

James D. Grogan
DEPUTY

SURVEYOR'S CERTIFICATE

I hereby certify that this short subdivision is based on an actual survey, which is retraced and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-130 WAC.

John E. Leonard
JOHN E. LEONARD, P.E. and P.L.S.
Certificate No. 8992 Date 4/29/94



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.

Daniel Folkers
Daniel Folkers

Beth Folkers
Beth Folkers

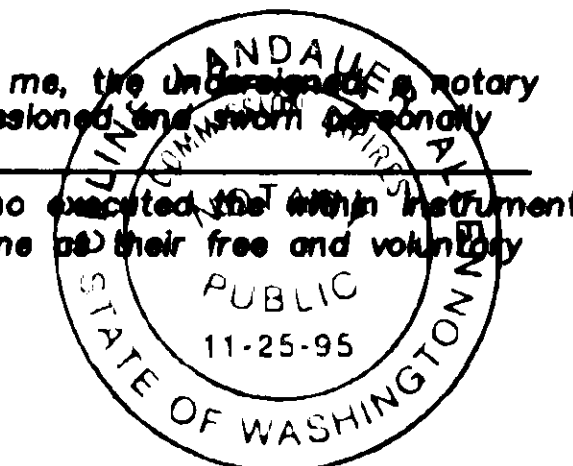
James M. Wankel
Key Bank

ACKNOWLEDGMENTS

State of Washington
County of Skagit

On this 15th day of April, 1994, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn personally appeared *Don E. Folkers* to me known to be the individuals 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.

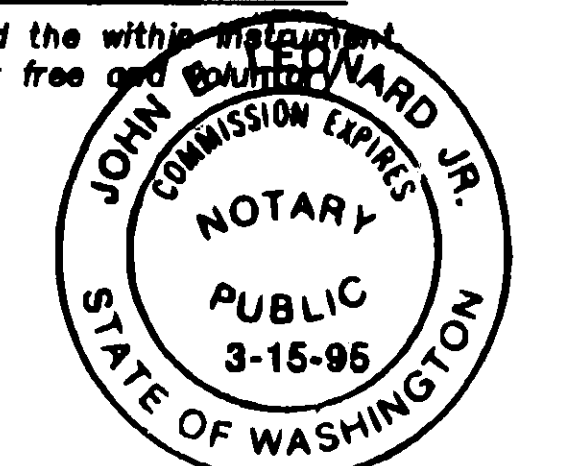
John E. Leonard
Notary Public
residing at MT. Vernon



State of Washington
County of Skagit

On this 11th day of April, 1994, before me, the undersigned, a notary public in and for the state of Washington, duly commissioned and sworn personally appeared *James M. Wankel* to me known to be the individuals 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.

John E. Leonard
Notary Public
residing at Skagit - Mount Vernon



NOTES

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning - Industrial (M)
3. Sewage Disposal - On site
4. Water - City of Anacortes
5. ● - Indicates iron rod set with yellow cap marked "Leonard 8992"
6. ○ - Indicates existing iron pipe or iron rod found.
7. Direct access from lots 1, 2 and 3 to the State Highway is prohibited as per documents filed under Auditor's File numbers 609420 and 737854.
8. Alternate on-site sewage system may have special design, construction and maintenance requirements. See Skagit County Health Officer for Details.
9. 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 (SCC 14.04.190(f)(4)).
10. All maintenance and construction of roads is the responsibility of the homeowners with the lot owners as members.

COVENANTS

1. Drainage easements and Detention pond maintenance and construction of required structures shall be the joint responsibility of present and future owners of lots 1, 2 and 3.
2. Prior to issuance of a building and grading permits for anything on lots 1, 2 and 3, Skagit County and State Highway Department permits will be required. The State Highway Department may have review and permit requirements for discharge of Drainage water onto the State Highway Right-of-way.
3. Skagit County may require a Traffic Study and Environmental Impact Review prior to issuance of a building Permit on any lot shown hereon.
4. Application for water service must be made to the City of Anacortes, as to the service required to the proposed development, be advised that those details will be dependant on the nature of the development proposed, the quantities of domestic water and the requirement for fire protection. Individual well for water service shall not be permitted.

OCCUPATIONAL INDICATORS NOTE

This survey has depicted existing fences in accordance with W.A.C. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.

SHORT PLAT NUMBER: 94-002		DATE: MARCH 18, 1994	
QUANTUM CONSTRUCTION P.O. BOX 998 ANACORTES, WA. 98221			
FIELD BOOK 447/37-38	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 100'	
DRAWN BY: LS	DATE: JAN 94	P.O. BOX 1228 MOUNT VERNON, WA 98275 (206) 336-5751	JOB NO. 82130

see 11 SP Pg 87