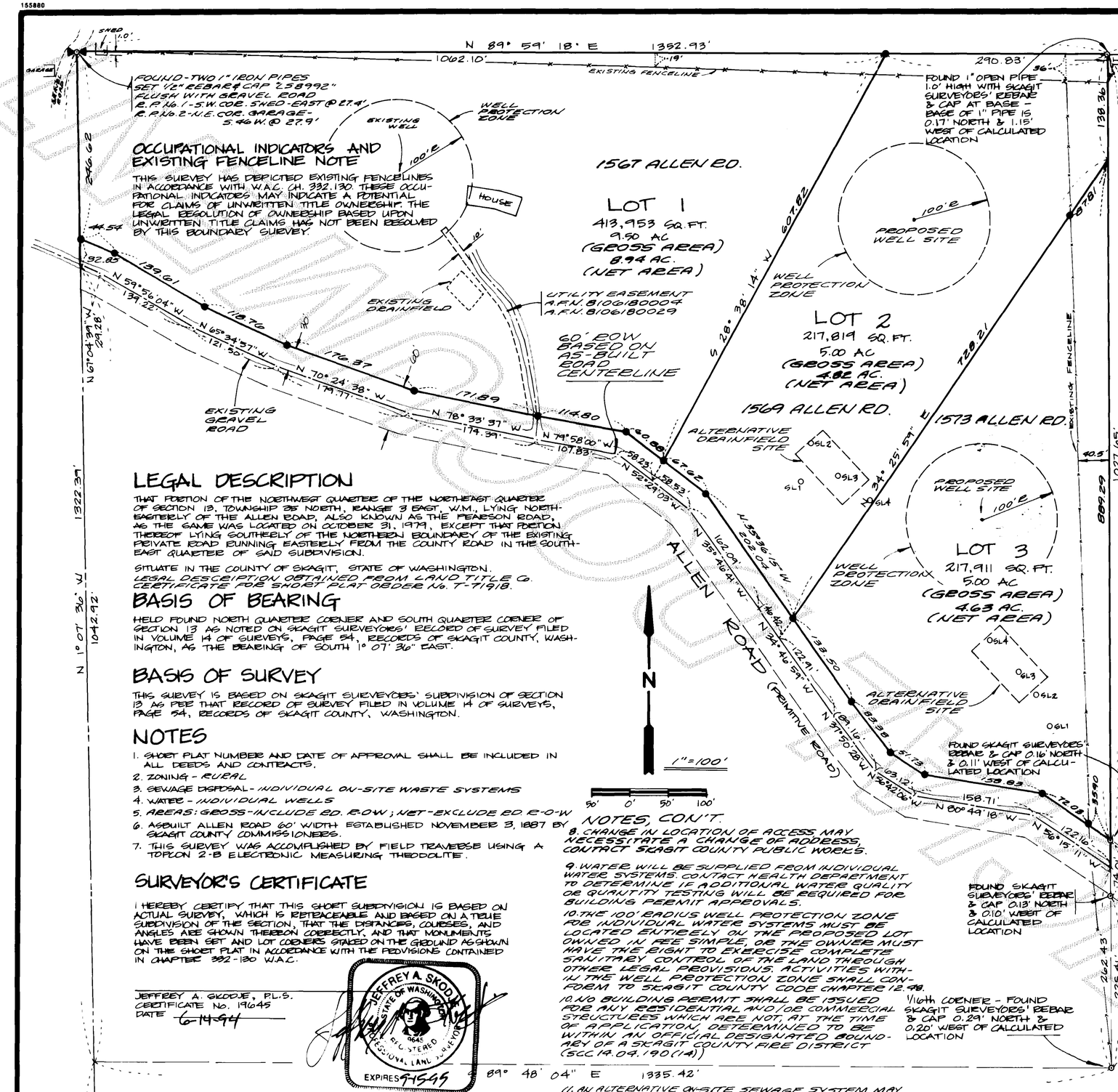
155880

JERRY MOINTURFF
SKAGIT COUNTY AUDITOR 9407110008

'94 JUL 11 A10:25

RECORDED AT REQUEST OF Skagit Co Planning



OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCELINES IN ACCORDANCE WITH W.A.C. CH. 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.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTHEASTERLY OF THE ALLEN ROAD, ALSO KNOWN AS THE PEARSON ROAD, AS THE SAME WAS LOCATED ON OCTOBER 31, 1979, EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE NORTHERN BOUNDARY OF THE EXISTING PRIVATE ROAD RUNNING EASTERLY FROM THE COUNTY ROAD IN THE SOUTHEAST QUARTER OF SAID SUBDIVISION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
LEGAL DESCRIPTION OBTAINED FROM LAND TITLE CO. CERTIFICATE FOR SHORT PLAT ORDER No. T-71918.

BASIS OF BEARING

HELD FOUND NORTH QUARTER CORNER AND SOUTH QUARTER CORNER OF SECTION 13 AS NOTED ON SKAGIT SURVEYORS' RECORD OF SURVEY FILED IN VOLUME 14 OF SURVEYS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS THE BEARING OF SOUTH 1° 07' 36" EAST.

BASIS OF SURVEY

THIS SURVEY IS BASED ON SKAGIT SURVEYORS' SUBDIVISION OF SECTION 13 AS PER THAT RECORD OF SURVEY FILED IN VOLUME 14 OF SURVEYS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE WASTE SYSTEMS
4. WATER - INDIVIDUAL WELLS
5. AREAS: GROSS - INCLUDE BD. R-O-W; NET - EXCLUDE BD. R-O-W
6. ASBUILT ALLEN ROAD 60' WIDTH ESTABLISHED NOVEMBER 3, 1887 BY SKAGIT COUNTY COMMISSIONERS.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON 2-B ELECTRONIC MEASURING THEODOLITE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE 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 THIS SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130 W.A.C.

JEFFREY A. SKODJE, P.L.S.
CERTIFICATE No. 19645
DATE 6-14-94

JEFFREY A. SKODJE
STATE OF WASHINGTON
19645
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 9-15-95

NOTES, CON'T.

8. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS.

9. 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.

10. THE 100' RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS 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. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.98.

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 (SCC 19.04.190(14))

11. AN ALTERNATIVE ON-SITE SEWAGE SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. CONTACT SKAGIT CO. HEALTH DEPT.

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.

DAVID L. DAY — RUTH K. DAY

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS.
COUNTY OF SKAGIT

ON THIS 15 DAY OF June, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED David L. Day & Ruth K. Day 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.

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

NOTARY PUBLIC
RESIDING AT: Mt Vernon, WA

PATRICIA ANN ROGERS
COMMISSION EXPIRES
NOTARY
PUBLIC
6-15-96
STATE OF WASHINGTON

STATE OF WASHINGTON } SS.
COUNTY OF SKAGIT

ON THIS _____ DAY OF _____, 19 ___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE CORPORATION 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.

NOTARY PUBLIC
RESIDING AT: _____, WA

STATE OF WASHINGTON } SS.
COUNTY OF SKAGIT

ON THIS DAY OF , 19 , BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED _____

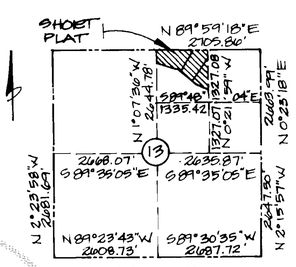
TO ME KNOWN TO BE THE CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC
RESIDING AT: _____, WA

LEGEND

- FOUND SURVEY MARKER AS NOTED
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 8992"
- SL3 DENOTES SOIL LOG



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.

THIS 24 DAY OF June, 1994.

13 Judyann Nerich by
SKAGIT COUNTY TREASURER
Diane Miles

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF July, 1994, AT 10:25 A.M. IN BOOK 11 OF SHORT PLATS AT PAGE 89, AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC.

SKAGIT COUNTY AUDITOR
BY DEPUTY

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 JULY, 1994.

SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER 6/22/94

SHORT PLAT No. SPT-93-082 DATE

DAVID DAY

1567 ALLEN ROAD, BOW, WA 98232
in the NORTHWEST QUARTER of the NORTHEAST QUARTER
in SECTION 13, TWP 35 N, RGE 3 E, W.M.

DWN BY: GBK DATE: OCT. 1993	Leonard, Boudinot & Skodje Inc. PROFESSIONAL ENGINEERS & LAND SURVEYORS 603 S. 1st Street, Mount Vernon, WA 98273, 336-5751	SCALE: 1" = 100'
FIELD BOOK: 477 pgs. 25, 72, 74		JOB NO: 93109

V. 11 Sh. Plats Pg 89