

9408120054

Survey in the NW1/4 of the SE1/4 of Section 2, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 93-046

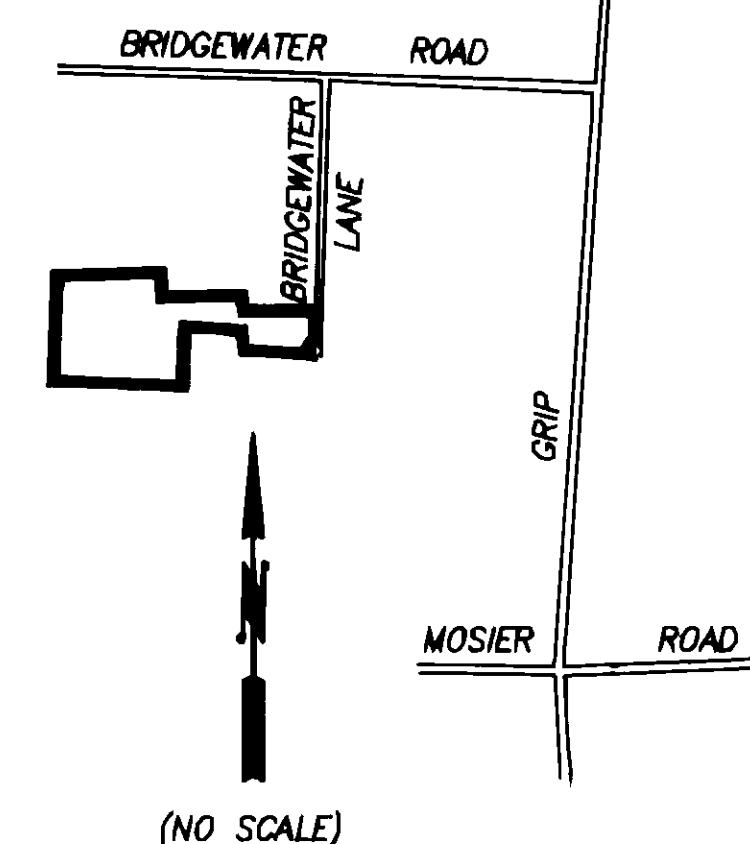
Legend

- 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.

- PD Proposed Drainfield
- Found as shown on survey filed in Volume 7 of Short Plats at page 193.

2/7/80
FOUND CONCRETE MONUMENT
IN CASE AND COVER DURING
SURVEY FILED IN VOLUME 4
OF SHORT PLATS AT PAGE 82

Vicinity Sketch



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.

Richard B. Hamilton *Eoala B. Hamilton*
Richard B. Hamilton by Eoala B. Hamilton Eoala B. Hamilton

State of Washington, County of Skagit: I certify that I know or have satisfactory evidence that Eoala B. Hamilton, wife of Richard B. Hamilton, signed this instrument for herself, and I certify further that Eoala B. Hamilton signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the attorney-in-fact for Richard B. Hamilton to be the free and voluntary act of Richard B. Hamilton for the uses and purposes mentioned in the instrument. Notary signature *[Signature]* Title *NOTARY* Date *8-2-94*
My appointment expires *July 1, 1994*

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.

[Signature] *8-2-94*
Skagit County Treasurer Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this *10th* day of *August* 1994.

[Signature] *[Signature]*
Short Plat Administrator County Engineer 7/21/94

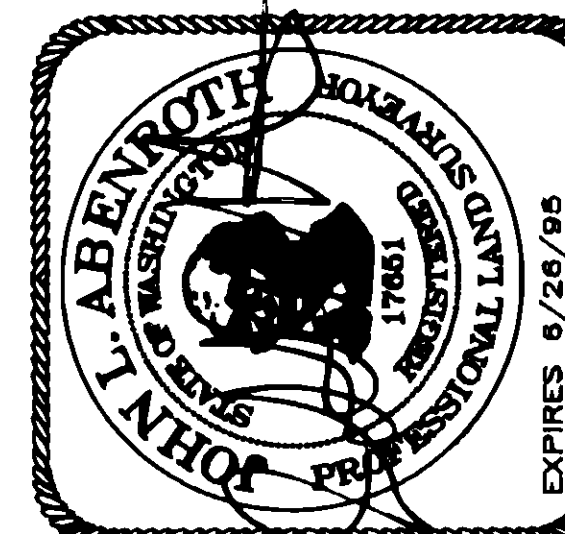
Short Plat for Richard Hamilton

AUDITOR'S CERTIFICATE

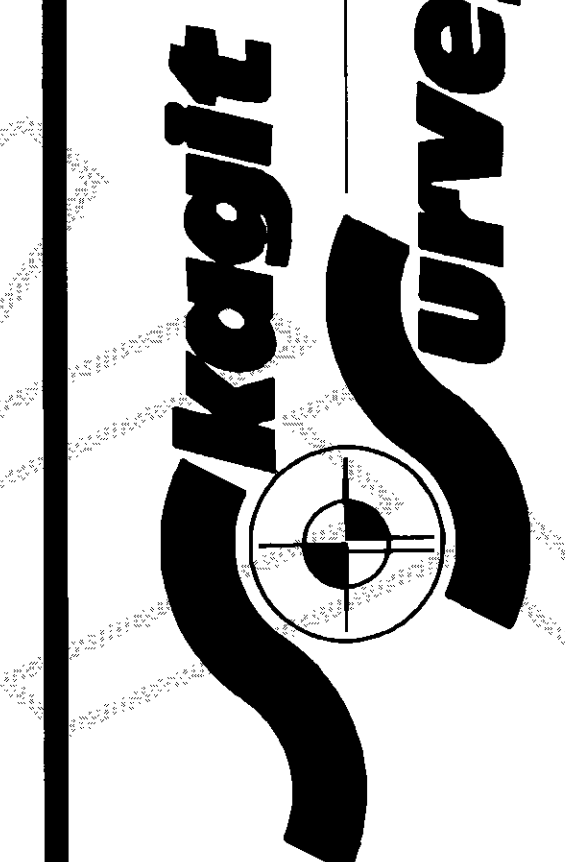
Filed for record this *12* day of *Aug* 1994 at *5:4* minutes past *11* o'clock, A.M., and recorded in Volume *11* of Short Plats at page *56*, records of Skagit County, Wa.

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 *Richard B. Hamilton*



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



V-11 Sh-Plat pg 96

ADDRESS:
LOT 1 = 663 BRIDGEWATER LANE
LOT 2 = 2065 RICKY LANE
LOT 3 = 2067 RICKY LANE
LOT 4 = 2063 RICKY LANE

94,918 S.F.
2.18 ACRES

66,674 S.F.
1.53 ACRES

168,355 S.F.
3.86 ACRES

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	57°25'16"	20.04'
C2	45.00'	90°36'33"	71.16'
C3	45.00'	56°15'04"	44.18'
C4	25.00'	90°00'00"	39.27'
C5	45.00'	109°28'16"	85.98'
C6	45.00'	43°30'18"	34.17'
C7	45.00'	97°33'09"	76.62'

Legal Description

Parcel A
Tract B of Short Plat 24-87, approved October 20, 1987, recorded October 21, 1987 in Volume 7 of Short Plats, page 193, under Auditor's File No. 8710210002 records of Skagit County, Washington. Being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M. EXCEPT that portion lying within the East 60 feet of said subdivision as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 9208110006.

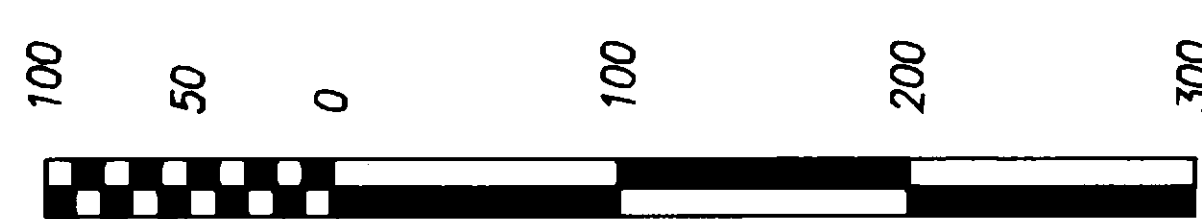
TOGETHER WITH that portion of Tract A of said Short Plat 24-87 described as follows:
Beginning at the Southwest corner of said Lot A; thence N01°22'00"W along the West line thereof, a distance of 281.92 feet to the Northwest corner thereof; thence S86°59'12"E along the North line of said Lot A, a distance of 448.70 feet to a fence line; thence S01°13'56"W along said fence, a distance 275.64 feet to the South line of said Lot A; thence N87°43'19"W along the South line thereof, a distance of 435.77 feet to the point of beginning.

Parcel B
That portion of Tract 1 of Short Plat No. 21-80 approved May 2, 1980, recorded May 5, 1980 in Volume 4 of Short Plats at Page 82 under Auditor's File Number 8005050010 records of Skagit County, Washington. Being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M.; lying Southerly of the following described line;
Commencing at the Southwest corner of said Tract 1; thence N01°22'00"W along the West line of said Tract 1, a distance 66.15 feet to the point of beginning of this line description; thence S89°28'47"E, a distance 371.40 feet to a point on the East line of said Tract 1 which is 82.12 feet from the Southeast corner of said Tract 1 and end of this line description.
EXCEPT that portion lying with in the East 60 feet of said subdivision as conveyed to Skagit County for road purposes by deed recorded under Auditor's File Number 9208110007.

Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- ZONING - RESIDENTIAL RESERVE (RR)
- 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 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.
- SEWER - INDIVIDUAL ON-SITE SYSTEMS.
- BASIS-OF-BEARINGS - SURVEY FILED IN VOLUME 2 OF SURVEYS AT PAGE 183, AS AF#7908300008.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- 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.
- THIS PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS OR RESERVATIONS CONTAINED IN AF#8711090056, AF#8710210002, AF#805050010; AF#8304120026, AF#430022.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
- LOTS 1 AND 2 ARE SERVED BY 1992 DRILLED WELLS.

Scale in Feet



FOUND 1" IRON PIPE AND 1 B.T. 1/80 SET CONCRETE MONUMENT IN PLACE OF IRON PIPE DURING SURVEY FILED IN VOLUME 4 OF SHORT PLATS, AT PAGE 82.

S88°16'26"E
2518.57'
S02°03'13"W
2761.07'

S88°16'26"E
1286.88'
2573.76'

2701.13'

S03°57'19"W
1350.57'

S87°43'19"E
1264.46'
N87°09'00"W
2484.32'

S87°43'19"E
1264.46'
S03°00'48"W
146.00'