

8/5 Cleveland Avenue

Mount Vernon, WA 98273

Phone: (206) 336-3220

Registered Professional

Engineer & Land Surveyor

Dale: 7.25-94 Lic. # 3475

SEC. 32, T. 34 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON

RESTRICTIONS

The short plat number and date of approval shall be included in all deeds and contracts.

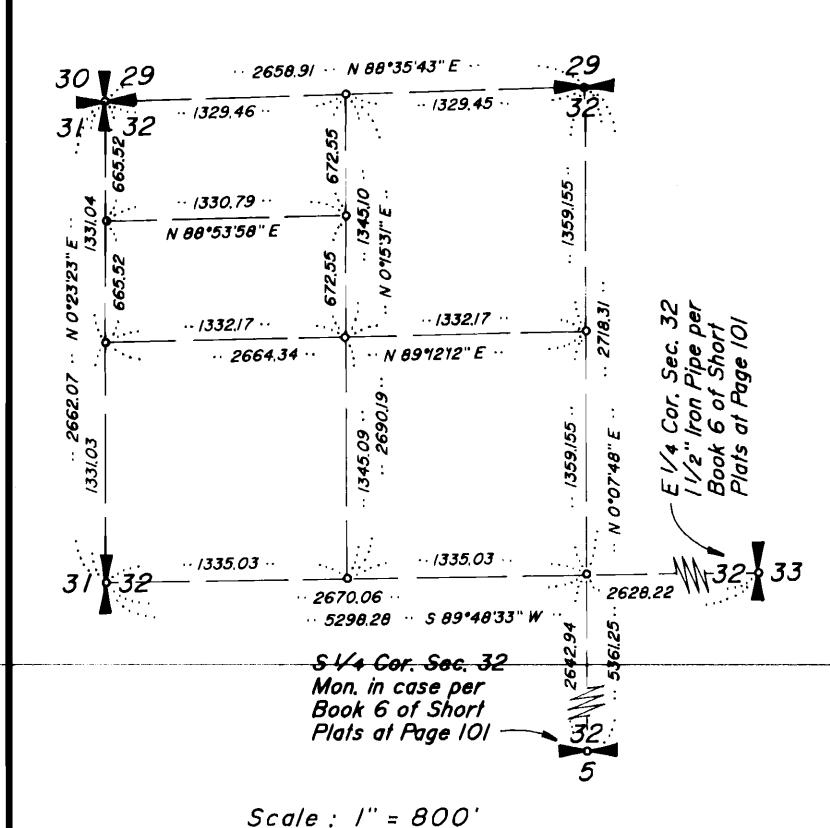
- 2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
- 3. Buyer should be aware that this short subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential and/or first floor of commercial/industrial construction.
- 4. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- 5. "Any modification of existing structure and/or new construction will be required on-site storm water control system prior to building permit approval from County/City."
- 6. In accordance with Short Subdivision Ordinance No. 14.08.090 (1) (0): "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."

(Restrictions Continued in column 2)

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The existing house and business are currently utilizing separate pre-existing septic drainfield systems, exact location uncertain. The required soil logs for Lots I, 2 and 3 of this Short Plat have been recently submitted to and approved by the Skagit County Permit Center and are currently on file therewith. This on-site sewage system application was submitted to the Skagit County Permit Center on July 12, 1994, by Rich Anderson, of Anderson Contracting for Marjorie E. Cleave, under the name of David B. Cleave.

SUBDIVISION: NW 1/4 SEC. 32-34-4



Bar Scale

LEGAL DESCRIPTION

The South 330.00 feet of the West 660.00 feet of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian; EXCEPT that portion conveyed to the State of Washington by deed recorded December 21, 1971 under Auditor's File No. 762101; excepting therefrom all rights of way for state highway and drainage ditches and therein reserving for themselves, their heirs and assigns the right of reasonable access to the FW Line of said highway; AND EXCEPT that portion thereof described as follows:

Beginning at the intersection of the South line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4 and the East line of Old Highway 99; thence North along the East line of said Old Highway 99, a distance of 63 feel; thence North 89 degrees 54'47" East 218 feet; thence South 0 degrees 24'30" West 63 feet to the South line of said North 1/2 of the Northwest 1/4 of the Northwest 1/4; thence West along the South line of said North 1/2 of the Northwest 1/4, a distance of 218 feet to the point of beginning, being that certain tract of land conveyed to Fire Protection District No.3 of Skagit County by deeds recorded under Auditor's File No. 700317 and 8201080047, records of Skagit County, Washington.

AND ALSO EXCEPT County Road.

All situate in the County of Skagil, State of Washington.

NOTES

- I. Certificate for Short Plat furnished by First American Title Company of Skagit County, Order No. 43509, dated June 23, 1994, at 8:00 A.M.
- 2. Instrumentation: TOPCON GTS 2B (20)

Theodolite:
 Min. Horiz. Circle Reading of 20"
E.D.M.:
 Accuracy ± (5mm + 5ppm)

3. The bearing reference for this survey is based upon existing monumentation on the West line of the NW 1/4 of Sec. 32, T. 34 N., R. 4 E.W.M.; as being N 0°23'23" E.

The section subdivision shown hereon is based upon the James Youngsman Boundary Line Adjustment Survey in the S 1/2 of the NW 1/4 of the NW 1/4 of Sec. 32, T. 34 N., R. 4 E.W.M. as prepared by Leonard, Boudinot, and Skodje, Inc. by that instrument recorded August 13, 1992 in Book 13 of Surveys at Page 48 under Auditor's File No. 9208130060, records of Skagit County, Washington,

4. Change in location of lot access, may necessitate a change of address, contact Skagit County Public Works.

RESTRICTIONS CONTINUED:

7. "Subject property is currently in the Interim Urban Growth Boundaries and will most likely be in the Permanent Urban Growth Boundaries, Per Skagit County's agreement with the City of Mt, Vernon any development of these lots will be subject to joint review by City and County."

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 27 Thay of ________.

Marjorte E. Cleave

UNITED STATES OF AMERICA, acting through the FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE

| probles QCC trypter | |
|---------------------|-------------|
| Signature | Signature |
| Print Name | Print Name |
| Print Title | Print Title |
| | |

APPROVALS

Examined and approved this 21-tday of Kenter.

1994, by the Planning Department of Skagit County, Washington.

Examined and approved this <u>28</u> day of <u>September</u>, 19<u>94</u>, by the County Engineer of Skagit County, Washington.

Douglas & argo

GROUND ELEVATIONS

This site lies within the Skagit River Flood Plain. Benchmark elevations and ground elevations (USGS Datum) have been annotated upon the face of this Short Plat.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to Lot I of this Short Plat by that existing Public Utility District No. 1 (P.U.D. No. 1) 6" water main in Old Hwy. 99 South. Water of sufficient quantity and/or quality for normal domestic purposes is currently available to Lots 2 and 3 of this Short Plat by that existing P.U.D. No. 1, 6' water main in Hollydale Road. Existing fire flow to this site is approximately 700 gpm. Note that future building improvements to any of the lots within this Short Plat may necessitate the replacement of existing water mains to meet the required fire flow demands. All design and construction expenses shall be the responsibility of the individual lot owner/developer, to the standards of P.U.D. No. I as established by P.U.D. No. I Resolution No. 1626-94, and prior to the issuance thereby of additional water service.

ACKNOWLEDGEMENT

State of Washington
County of KAGIT

S.5.

On this day personally appeared before me MARJORIE E. CLEAVE, as her separate property, to me known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of

Notary Public in and for the State of Washington, residing at MOUNT VERNICH.

ACKNOWLEDGEMENT

State of Washington County of <u>Street</u>

S.S.

respectively, of FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, which agency has executed the foregoing instrument and each of said named officers acknowledged the said instruments to be the free and voluntary act and deed of the agency of which he is an officer, and on oath stated that he was authorized to execute the said instruments, and that the seal affixed is the agents seal of the said agency.

Witness my hand and official seal.

Notary Public in and for the State of Washington, residing at SUN-INSTEL

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 & day at September, 1994.

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Skapit Co

Finde Vallerson for Skagit County Treasurer Judyann Menish

Sheet 2 of 2 Sheets



SHORT PLAT NO. 94 - 033

MARJORIE E. CLEAVE PROPERTY SURVEY

PTN. NI/2 NW I/4 NW I/4 SEC. 32, T. 34 N., R. 4 E.W.M. SKAGIT COUNTY, WASHINGTON