

9410070117

DEVELOPER

LOWELL H. ASHBACH, JR.
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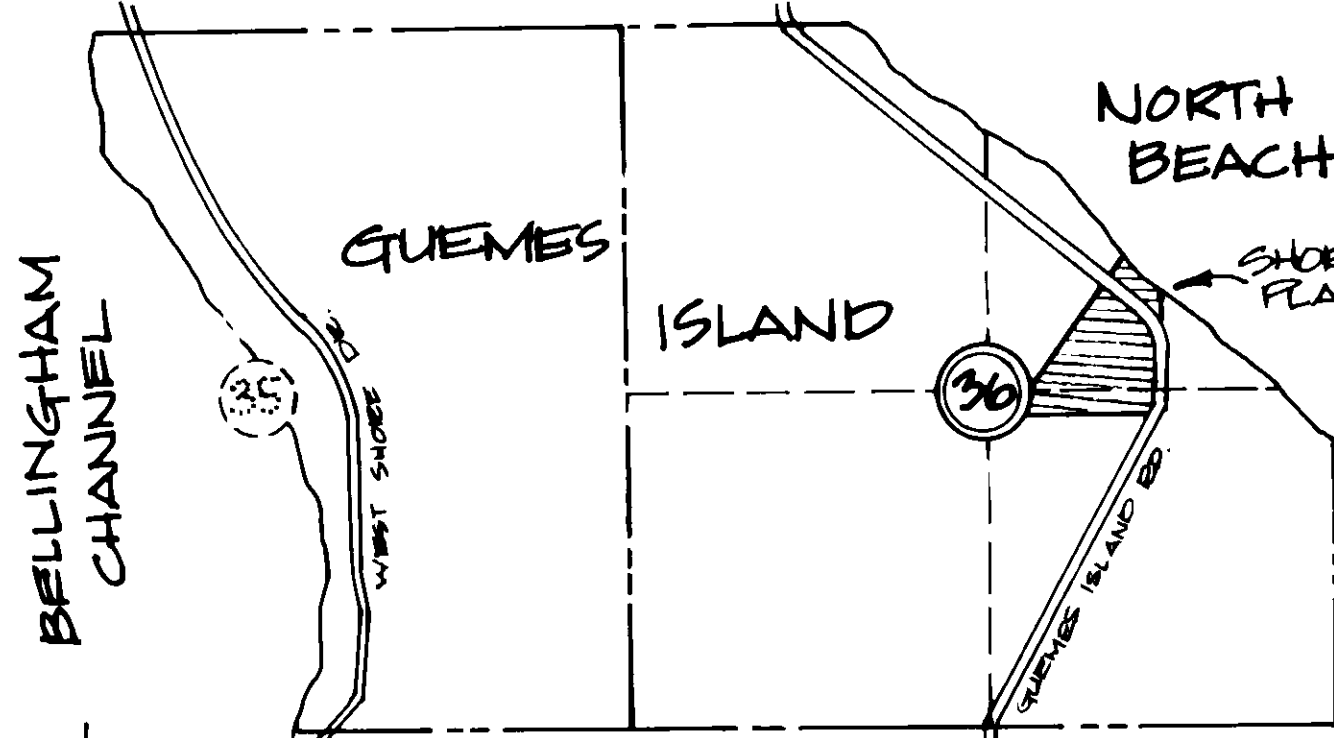
LEGAL DESCRIPTION

LOTS 1, 2 AND 3 AS DEFINED IN SHORT PLAT NO. 32-82 RECORDED IN BOOK 6 OF SHORT PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARING

SHORT PLAT NO. 32-82 RECORDED IN BOOK 10 OF SHORT PLATS AT PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

VICINITY MAP



1. $\Delta = 0^\circ 41' 48''$ $\Delta = 4^\circ 56' 19''$ $\Delta = 1^\circ 59' 52''$ $\Delta = 3^\circ 49' 13''$
2. $E = 1452.69$ $E = 1452.69$ $E = 1452.69$ $E = 389.27$
3. $L = 17.67$ $L = 129.18$ $L = 50.62$ $L = 25.90$

4. $\Delta = 26^\circ 47' 46''$ $\Delta = 31^\circ 47'$ $\Delta = 7^\circ 07' 54''$
5. $E = 389.28$ $E = 287.94$ $E = 329.27$
6. $L = 182.40$ $L = 159.73$ $L = 40.98$

7. $\Delta = 1^\circ 50' 16''$ $\Delta = 5^\circ 04' 45''$ $\Delta = 3^\circ 59' 06''$
8. $E = 1412.69$ $E = 1412.69$ $E = 329.27$
9. $L = 45.31$ $L = 125.19$ $L = 192.46$

NOTES:

1. 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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL 2 RESIDENTIAL
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
5. WATER - INDIVIDUAL WELLS, EXCEPT LOT 3
6. SHORELINE DESIGNATION - RURAL RESIDENTIAL
7. RESERVATION OF MINERAL RIGHTS TO STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 102142. ALSO RIGHT OF STATE SUBJECT TO COMPENSATION TO ACQUIRE RIGHT-OF-WAY FOR PRIVATE RAILROADS, SKIDROADS, FLUMES, CANALS, WATER COURSES OR EASEMENTS FOR MOVING TIMBER, STONE, MINERALS AND OTHER PRODUCTS FROM THIS AND OTHER PROPERTY.
8. POSSIBLE RIGHTS OF THIRD PARTIES TO TAKE WATER FROM SUPPLY LOCATED ON GOV'T LOT 3, TOGETHER WITH EASEMENTS TO SUPPLY AS STATED, BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 681803.
9. WATER OF SUFFICIENT QUANTITY AND/OR QUALITY FOR NORMAL DOMESTIC PURPOSES IS NOT PROVIDED AT THE TIME OF FILING THE PLAT. THE BUYER SHOULD INQUIRE AND INVESTIGATE AS TO AVAILABILITY OF SAID WATER.
10. SEE VARIANCE NO. VP-82-002 REGARDING ROAD RIGHT OF WAY WIDTH OF 40 FEET.
11. DENOTES SET 12" REBAR WITH "E" MARK CAP MARKED "LEONARD IS 8992".
12. DENOTES ROUND REBAR.
13. THESE LOTS ARE LOCATED NEAR A SERVICED INTENSIVE SENSITIVE AREA. THE WELLS FOR LOT 1 AND 2 MUST BE LOCATED IN THE DESIGNATED DEDICATED WELL SITES. ALL WATER COLLECTION MEASURES MUST BE UTILIZED. MAXIMUM PUMP RATE ON EACH WELL MUST NOT EXCEED 2 GPM UNLESS ESCAPED BY THE HEALTH DEPARTMENT BASED UPON DOCUMENTATION THROUGH A PROFESSIONAL HYDROGEOLOGICAL ASSESSMENT. EACH INDIVIDUAL WATER SYSTEM MUST INCLUDE A MINIMUM OF 400 GALLONS OF WATER STORAGE CAPACITY AND A TOTALIZING WELL-HEAD SOURCE METER. WELL OWNERS MUST READ METER READINGS ANNUALLY.

CONSENT

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

Lowell H. Ashbach, Jr. Dawn Elise Ashbach
LOWELL H. ASHBACH, JR. DAWN ELISE ASHBACH

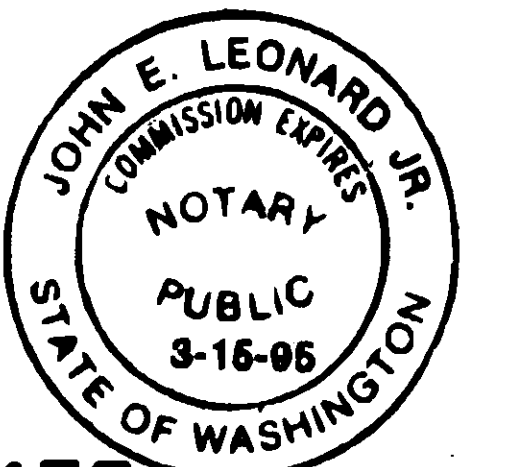
Winifred Claudia Ashbach
WINIFRED CLAUDIA ASHBACH

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SKAGIT }

ON THIS 2nd DAY OF AUGUST, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Lowell H. Ashbach, Jr. & Dawn Elise Ashbach, Husband and wife, and Winifred Claudia Ashbach 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, Jr.
NOTARY PUBLIC
RESIDING AT:
Sedro-Woolley, WA.



SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COUSSES AND ANGLES ARE SHOWN THEREON. THAT MEASUREMENTS HAVE BEEN MADE AND LOCATIONS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE FEES AND TRAINING IN CHAPTER 332-130 WAC.

John E. Leonard, Jr., RE, P.L.S.
CERTIFICATE NO. 8992
DATE 8/20/93

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 19th DAY OF AUGUST, 1992.

Lowell H. Ashbach, Jr. & Dawn Elise Ashbach
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 19th DAY OF OCTOBER, 1992, AT 3:57 P.M. IN BOOK 11 OF SHORT PLATS AT PAGE 35, AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC.

Lowell H. Ashbach, Jr. & Dawn Elise Ashbach
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

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 1991.

THIS 14th DAY OF OCTOBER, 1992.

John E. Leonard, Jr. & Dawn Elise Ashbach
SKAGIT COUNTY TREASURER

SHORT PLAT NO. 93-047

LOWELL ASHBACH, JR.

SECTION 36, TWP. 36 N., RGE. 1 E., W.M.

DATE: DEC. 1992	LEONARD, BOUDINOT & SKODJE 603 So. 1st STREET MT. VERNON, WA 98273 • 336-5751	SCALE: 1" = 100'
FD. BK. 290 pg. 68		JOB NO.: 90056

U.11 Sh. Plat Pg 125