

9411080032

SHORT PLAT NO. 94-018 DATE: 10/5/94

METHOD OF SURVEY : THEODOLITE/EDM CLOSED TRAVERSES

BASIS OF BEARING : S 89-08-16E, 2695.95 FT., NW CORNER TO N1/4 CORNER,
PER SHORT PLAT 32-76, VOL. 1, PAGE 154, SKAGIT COUNTY RECORDS.

TAX PARCEL NO. - 330419-0-070

LEGAL DESCRIPTION, PARENT PARCEL : THAT PORTION OF GL 1, SECTION 19, T33N R4E,
W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER-
LINE OF SPRUCE STREET IN THE PLAT OF THE TOWN OF CONWAY, SKAGIT COUNTY, WASH.,
AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 6, RECORDS OF SAID COUNTY, WITH THE
WEST LINE OF SAID PLAT OF THE TOWN OF CONWAY, THENCE N88-45-51W ALONG THE CEN-
TERLINE OF SAID SPRUCE STREET EXTENDED, A DISTANCE OF 350.00 FEET TO THE TRUE POINT
OF BEGINNING; THENCE CONTINUING N88-45-51W ALONG THE CENTERLINE OF SAID SPRUCE
STREET A DISTANCE OF 260.82 FEET TO A POINT ON THE TOP OF THE DIKE, AS CONSTRUCTED,
AND WHICH DIKE EXISTED ON FEB. 8, 1906; THENCE S18-51-54W ALONG THE TOP OF SAID
DIKE, A DISTANCE OF 186.82 FEET; THENCE S22-08-08E ALONG THE TOP OF SAID DIKE, A
DISTANCE OF 158.00 FEET; THENCE S88-45-51E PARALLEL WITH THE CENTERLINE OF SAID
SPRUCE STREET, A DISTANCE OF 260.47 FT.; THENCE N40-46-24E PARALLEL WITH THE
WEST LINE OF SAID PLAT OF CONWAY, A DISTANCE OF 331.82 FT. TO THE TRUE POINT OF BE-
GINNING, EXCEPT THE NORTH 30 FT. THEREOF, EXCEPT ROADS AND DIKE RIGHTS OF WAY, AND
EXCEPT THAT PORTION CONVEYED TO DIKING DIST. NO. 3 BY DEED DATED FEB. 7, 1922, AND
RECORDED UNDER APN 155231, VOL. 125 OF DEEDS, PAGE 284.
VOLUME 737 OF DEEDS, PAGES 314-315, SKAGIT COUNTY RECORDS, APN 8712220027.

CORNER TIES : FROM INTERSECTION OF SPRUCE STREET AND
WEST LINE OF PLAT OF CONWAY, THE N1/4 OF SECTION 19
BEARS N40-11-44W 404.24 FT.

NOTE : THIS SURVEY USES THE AS-BUILT CENTERLINES OF
PLATTED STREETS WITHIN THE PLAT OF CONWAY AS CONTROLLING
THE EXTERIOR LINES OF SAID PLAT. THIS LOCATION FITS
FOUND PIPES AND OCCUPATION LINES VERY CLOSELY AND IS
ADOPTED FOR THAT REASON.

9.) LOT 2 REQUIRES AN ALTERNATIVE SEPTIC SYSTEM. SEE SKAGIT COUNTY
HEALTH OFFICER FOR DETAILS. REPLACEMENT AREA FOR LOT 1 ALSO REQUIRES
AN ALTERNATIVE SEPTIC SYSTEM. LOT 1 CONTAINS AN EXISTING CONVENTIONAL
SEPTIC SYSTEM. (SEE NOTE 9A, BELOW)

SEAL OF SKAGIT COUNTY AUDITOR

94 NOV-8 AM 11:55

FILE NO. 9411080032

25
26
53

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY
CERTIFY THAT THIS REPLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND
DEED.

MARK A. (HERK) HANCOCK

STEPHANIE HANCOCK

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 5th DAY OF OCT., 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN,
PERSONALLY APPEARED

Mark (Herk) Hancock and Stephanie Hancock

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

WITNESS MY HAND AND OFFICIAL SEAL
HEREBY AFFIRMED THE DAY AND YEAR
ABOVE FIRST WRITTEN.

Shirley Kay Firschnman
Shirley Kay Firschnman

NOTARY PUBLIC, RESIDING AT
Marathon, WASHINGTON.

APPROVALS :

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH
THE PROVISIONS OF THE SKAGIT COUNTY PLATTING ORDINANCES THIS 7th DAY
OF November, 1994.

SHORT PLAT ADMINISTRATOR

DOUGLAS E. Dyer
COUNTY ENGINEER 10/13/94

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 DIS-
CHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, AND INCLUDING
THE YEAR 1994.

THIS 4th DAY OF November, 1994.

Shirley Kay Firschnman
SKAGIT COUNTY TREASURER



RECORDING CERTIFICATE

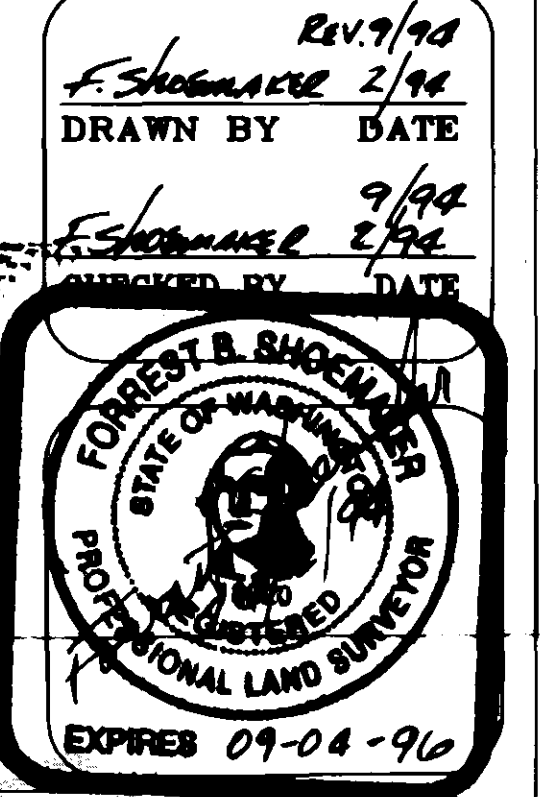
FILED FOR RECORD THIS 8 DAY OF NOV 1994 AT 11:55 A.M.
IN BOOK 11 OF SHORT PLATS AT PAGE 140 AT THE
REQUEST OF HERK AND STEPHANIE HANCOCK

9411080032
FILE NO. COUNTY AUDITOR

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE FIELD NOTES OF A SURVEY MADE BY ME,
OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF
WASHINGTON AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

Forrest Shoemaker PLS 18720 26/2/94
LAND SURVEYOR DATE



SHORT PLAT SURVEY

FOR
HERK AND STEPHANIE HANCOCK

WITHIN THE NW 1/4 OF
SECTION 19, T33N R4E, W. Mer.,
SKAGIT COUNTY, WASHINGTON

V.11 Sh. Plat P9 140

SW CORNER LOT 2
N25-14-20W 52.15
N18-59-01W 48.49
N12-55-02W 57.93
N16-54-21W 50.56
N6-21-02W 19.07
N35-02-47E 56.87
N32-39-08E 46.15
NW CORNER LOT 2

CENTERLINE OF
EXISTING DIKE
(200' SETBACK)

PORTION OF HANCOCK
DEED EMBRACED WITHIN
EXISTING SKAGIT COUNTY
DIKING AREA. TITLE TO
THIS AREA NOT WARRANTED
BY THIS SURVEY.

FOUND 1" PIPE
1.0 FT. DISTANT

LOT 2
43780 SF
1.00 ACRES

BARN

EXISTING FENCE
AT DIKE PERIMETER
SEE TRAVERSE TABLE
TO LEFT.

N88-21-12W 157.33 FT.

SW CORNER LOT 1 TO C/L OF
EXISTING DIKE = 214.63 FT.

CENTERLINE OF SPRUCE STREET
(EXTENDED)

S88-21-12E 198.66 FT.

EX SEPTIC

FOUND 3/4" IP
W/PLUG 0.20 FT.
DISTANT.

RES.

LOT 1
43560 SF
1.00 ACRES

BLDG.

REPL. AREA
(ALT. S.S.)

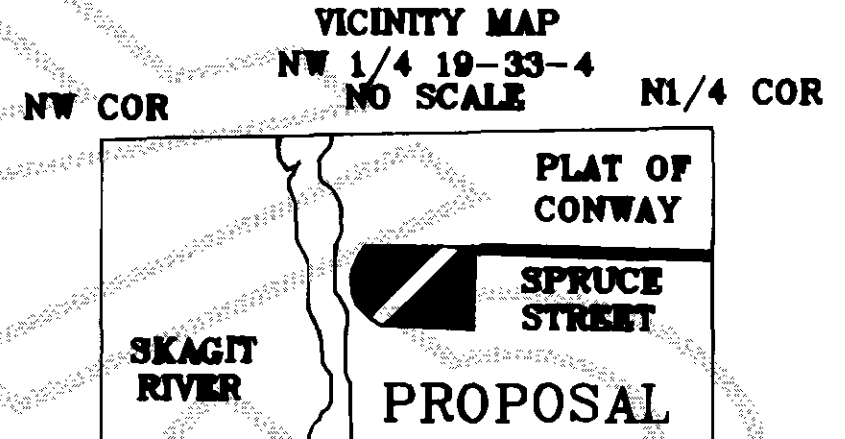
BLDG.

GREENFIELD STEET
(DEED)
N88-21-12W 350.00

SET RR SPIKE IN
BASE POWER POLE
ELEV. = 6.03 FT.

BELL POLE & LUMBER
COMM'L ACCESS

9A.) INSTALLATION OF THE ALTERNATIVE SEPTIC
SYSTEM OR A SYSTEM WITHIN THE DESIGNATED RE-
PLACEMENT AREA SHALL REQUIRE A SHORELINE SUB-
STANTIAL DEVELOPMENT/CONDITIONAL USE/VARIANCE
PERMIT FROM SKAGIT COUNTY. ALL DEVELOPMENT
LOCATED WITHIN 200 HORIZONTAL FEET OF THE TOP
CENTERLINE OF THE DIKE SHALL BE SUBJECT TO THE
PROVISIONS OF THE SKAGIT COUNTY SHORELINE MAN-
AGEMENT MASTER PROGRAM AND THE SHORELINE
MANAGEMENT ACT.
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.



LEGEND

● SET 5/8" ALUMINUM ROD WITH 2" CAP



SCALE

0 20 40 80

ALPINE LAND SURVEYING
FORREST SHOEMAKER, PLS
1636 ANDIS ROAD, BURLINGTON
WASHINGTON, 98233 (206) 757-2606

PROJECT NO.
93-066

NOTES :

- 1.) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL CONTRACTS.
- 2.) ZONING : COMMERCIAL (C-LI)
- 3.) SEWAGE DISPOSAL - ON-SITE SEPTIC SYSTEM(S).
- 4.) WATER - SKAGIT P.U.D. NO. 1
- 5.) EASEMENTS, RESERVATIONS, COVENANTS AND CONDITIONS, ENCROACHMENTS, AND UNWRITTEN RIGHTS, IF ANY, APPARENT OR OF RECORD, MAY APPLY. THIS SURVEY DOES NOT PURPORT TO WARRANT TITLE.
- 6.) ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- 7.) ADDRESSES : LOT 1 - 1650 SPRUCE STREET
LOT 2 - 1648 SPRUCE STREET
CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS.
CONTACT SKAGIT COUNTY PUBLIC WORKS.
- 8.) BUYER SHOULD BE AWARE THAT THIS SHORT PLAT IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF ANY CONSTRUCTION.