

9411170060

EMMY McINTIRE
SKAGIT COUNTY AUDITOR
25
26
53
17 P226
RECORDED FILE
REQUEST OF

FOUND AND HELD FOR
NORTHEAST CORNER OF
SECTION 2 A MONUMENT
IN CASE IN ROAD WAY
SURFACE 3-94'

NOTES

- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591 SET THIS SURVEY.
- DENOTES MONUMENTS FOUND AS NOTED.
- SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- WATER: INDIVIDUAL WELLS. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100' RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. AN AQUIFER DEMONSTRATION WELL WAS LOCATED ON LOT 3.
- SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS. LOTS WILL REQUIRE AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. ALTERNATE ON SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- 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.
- ZONING: RURAL DISTRICT (RU).
- BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST BEARS NORTH 1°07'29" EAST.
- SKAGIT COUNTY TAX NO. 350302-0-001-0003 AND 350302-0-001-0102.
- LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, SHORT PLAT CERTIFICATE NO. T-75104.
- 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, PER 14.08.09 (1)(0). CURRENTLY IN SKAGIT COUNTY FIRE DISTRICT NO. 5.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS.

LEGAL DESCRIPTION

THE EAST ONE-HALF OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD AND EXCEPT THE EAST 30 FEET AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JUNE 12, 1979 UNDER AUDITOR'S FILE NO. 7906120036.

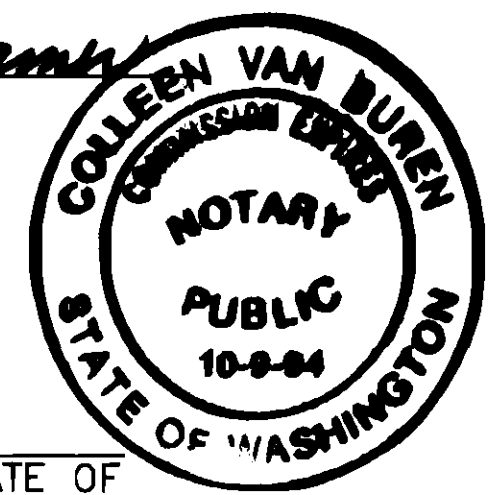
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS DAY OF November, 1994.
Paul H. [Signature] SHORT PLAT ADMINISTRATOR
Douglas E. [Signature] COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

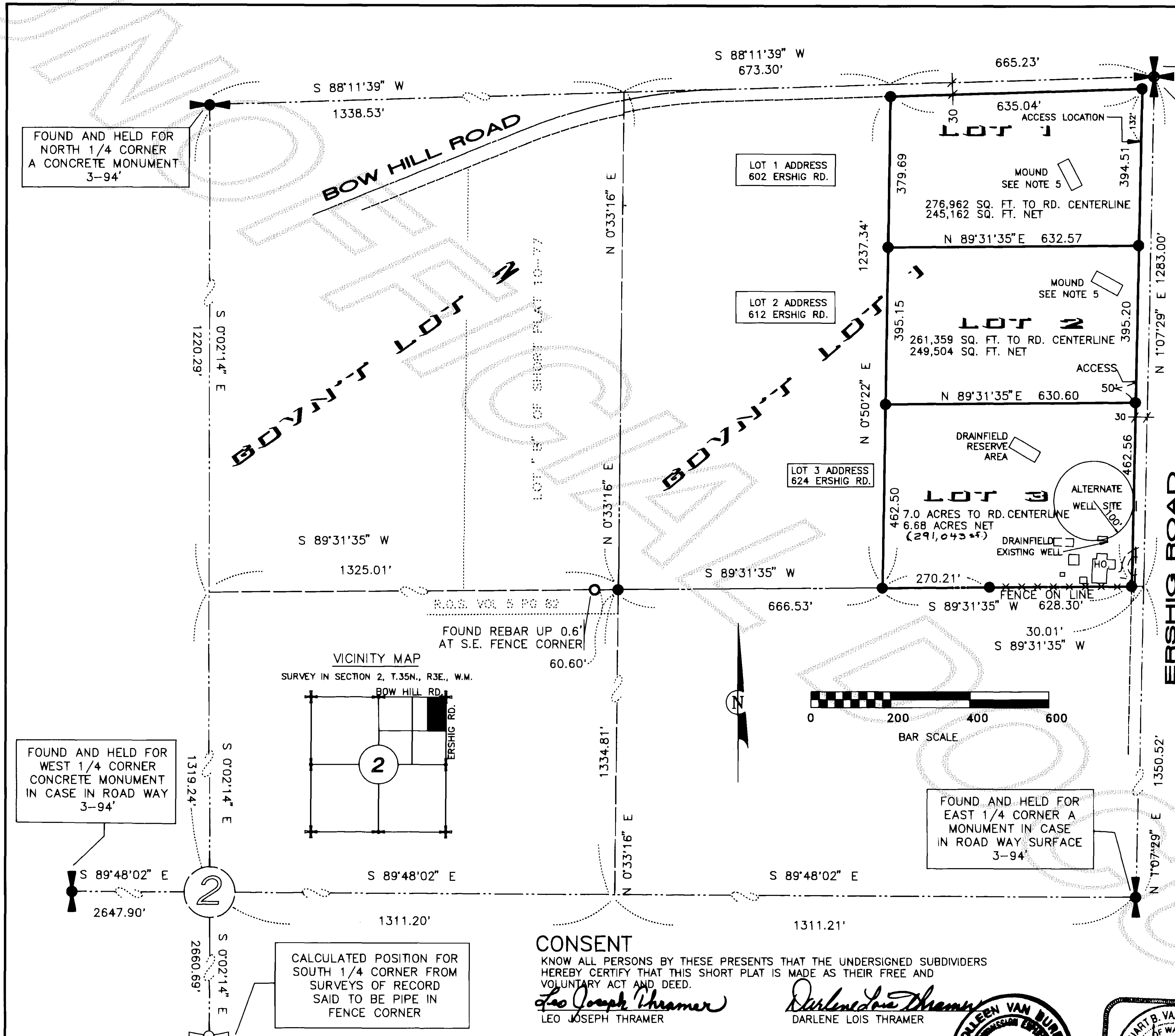
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

STUART B. VANBUREN, JR., P.L.S.
CERTIFICATE NO. 21591
DATE:



OWNER/DEVELOPER
LEO J. THRAMER
624 ERSHIG RD.
BOW, WA. 98232

AZIMUTH NORTHWEST, INC.
1595 WOOD ROAD
BOW, WA. 98232
[206] 724-7386



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.
Leo Joseph Thramer LEO JOSEPH THRAMER
Darlene Lois Thramer DARLENE LOIS THRAMER

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS:
COUNTY OF SKAGIT }
ON THIS 26th DAY OF AUGUST, 1994
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LEO JOSEPH THRAMER AND DARLENE LOIS THRAMER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

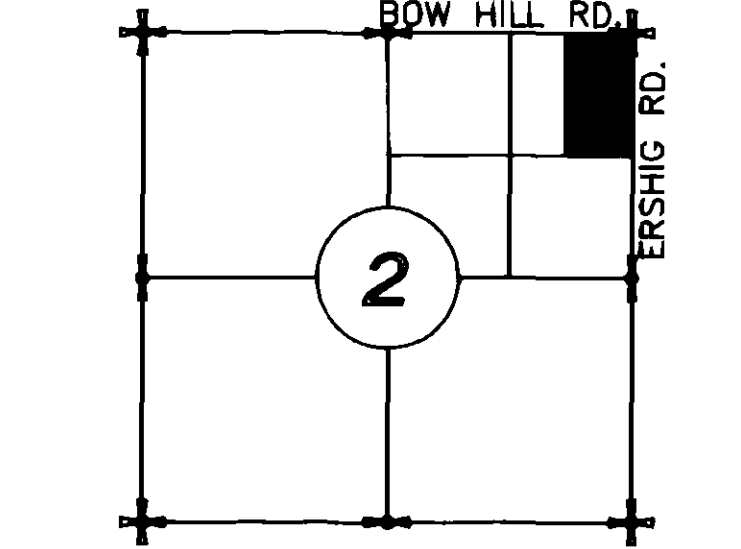
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Colleen Van Buren
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bow MY COMMISSION EXPIRES 10-9-94

FOUND AND HELD FOR
NORTH 1/4 CORNER
A CONCRETE MONUMENT
3-94'

FOUND AND HELD FOR
WEST 1/4 CORNER
CONCRETE MONUMENT
IN CASE IN ROAD WAY
3-94'

FOUND AND HELD FOR
EAST 1/4 CORNER A
MONUMENT IN CASE
IN ROAD WAY SURFACE
3-94'

VICINITY MAP
SURVEY IN SECTION 2, T.35N., R.3E., W.M.



CALCULATED POSITION FOR
SOUTH 1/4 CORNER FROM
SURVEYS OF RECORD
SAID TO BE PIPE IN
FENCE CORNER

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 1994, THIS 10th DAY OF Nov, 1994.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF Nov, 1994 AT 2:26 P.M. IN BOOK 11 OF SHORT PLATS AT PAGE 446 AT THE REQUEST OF AZIMUTH NORTHWEST, INC., UNDER AUDITOR'S FILE NO. 9411170060
Emmy McIntire SKAGIT COUNTY AUDITOR BY: *Clay Jungquist* DEPUTY

SHORT PLAT # 94-040		
SURVEY IN THE N.E. QUARTER SECTION 2, T.35N., R.3E., W.M. SKAGIT COUNTY, WASHINGTON FOR LEO J. THRAMER		
DRWG: 0223-SP	DATE: JULY 94'	SHEET 1 OF 1
CHECKED: SVB	SCALE: 1" = 200'	JOB NO. 94.0223

V. 11 Sh Plat Pg 146