## TRACT M SHORT PLAT A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35 AND N 1/4 COR. OF S.35, A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, T.36 N, R.3 E, W.M. 1" IRON PIPE, CAP #17651 TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. 30' ACCESS & TRACT TRĂCT FOR USE BY 30' ACCESS & LOT M4 UTILITY EASEMENT , O-0-1-1 FOR USE BY ≤ EXISTING CUL-DE-SAC LOTS N1 & N4.~ RADIUS=45.00' 01'09'41" WELL NOTE: 100 FOOT RADIUS RESTRCTIVE-USE -60' ACCESS AND UTILITY EASEMENT, A.F. #9308020029 EASEMENT CENTERED UPON THE EXISTING WELL 330.38 330.43 N 01'46'03" E N 01'08'31" E 916.09' GRAPHIC SCALE **ADDRESSES** THE STATE OF WASHINGTON LOT M1 - 503 ROBINWOOD LANE ( IN FEET ) LOT M2 - 493 ROBINWOOD LANE 1 inch = 300 ft. LOT M3 - 489 ROBINWOOD LANE LOT M4 - 495 ROBINWOOD LANE LEGEND ▲ SET REBAR W/CAP #24225 O FOUND REBAR W/CAP #24225 SEPTIC DRAINFIELD, PROPOSED S 89'16'35" E PLAT NOTES: CORPORATION SEAL OF SAID CORPORATION. 2" IRON PIPE 2642.76 FOUND 1. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. ROAD MAINTENANCE AGREEMENT IS FILED UNDER AUDITOR'S FILE NO 9308020029. VARIANCE FOR ROAD APPROVED NOVEMBER 7, 19 94 2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL 0,51 DEEDS AND CONTRACTS. 12" 58' 3. ZONING RURAL 01.06° 2650. 4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS FOR LOTS 1, 2, AND 4. SEE SKAGIT HEALTH OFFICER FOR DETAILS. 1" IRON PIPE 5. WATER INDIVIDUAL WELL CASED MON CAP #17651

- 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. A DEMONSTRATION WELL WAS PROVIDED ON LOT M1. RESTRICTIVE COVENANTS HAVE BEEN PLACED ON LOTS M2 AND M4 FOR A PROTECTIVE 100 FOOT RADIUS. SKAGIT COUNTY CODE 12.48 REQUIRES A 100 FOOT RADIUS WELL PROTECTION CONTROL ZONE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE OR APPROPRIATE RECORDED COVENANTS/EASEMENTS FOR ALL LOTS.
- 6. BEARING DATUM IS ASSUMED BASED ON SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9202130038 RECORD OF SKAGIT COUNTY, WASHINGTON.
- 7. SECTION DATUM WAS TAKEN FROM THE SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9202130038, RECORDS OF SKAGIT COUNTY, WASHINGTON, VERIFIED IN FIELD AND USED.
- 8. A 75 FOOT BUILDING SETBACK WILL BE REQUIRED FROM LOTS WHERE THE EDGE OF THE CANYON GOING DOWN TO COLONY CREEK OCCURS.
- 9. 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 SKAGIT COUNTY FIRE DISTRICT.
- 10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.

MACHEN Y A POSE DATE 74 EC 14 P1 53

LEGAL

TRACT M AS SHOWN ON THE SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGES 99 THROUGH 100, UNDER AUDITOR'S FILE NUMBER 9202130038 RECORDS OF SKAGIT COUNTY, WASHINGTON.

## DECLARATION

KNOW ALL MEN BY THESE PRESENT, THAT WE, THE UNDERSISNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HERBY PLATTED, DO HEREBY DECLARE THAT THIS SHORT PLAT, ENTITLED TRACT M SHORT PLAT IS MADE WITH OUR FREE CONSENT CONSENT AND IN ACCORDANCE WITH OUR WISHES; AND DO HERBY GRANT AND RESERVE AND EASEMENTS SHOWN HEREON FOR THE USES INDICATED.

NOTARY'S ACKNOWLEDGEMENTS

ON THIS \_\_ DAY OF December 1994, THE UNDERSIGNED, PERSONALLY APPEARED,

Vice President, General Course .

To Trillium Carponation CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THE HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND OFFICIAL CORPORATION.

9.20-98 MY APPOINTMENT EXPIRES

\_\_\_ 1994, THE UNDERSIGNED, PERSONALLY APPEARED,

KNOWN TO ME TO BE THE

CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THE HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND OFFICIAL

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDENCE

MY APPOINTMENT **EXPIRES** 

## **APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 12th DAY OF Accorded, 1999

APPROVED BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THIS SHORT PLAT HAS BEEN EXAMINED THIS \_\_\_\_ DAY OF DELLE 1994\_, FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND LOCAL ORDINANCES, TOGETHER WITH A REVIEW OF THE TECHINICAL DATA HEREON.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ENGINEER'S APPROVAL

EXAMINED AND APPROVED BY THE SKAGIT COUNTY ENGINEERING DEPARTMENT THIS 7 DAY OF December 1994. Douglas & argo

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE LEVIED AND WHICH HAVE RECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN JULY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1994. THIS 8th DAY OF POU

SKAGIT COUNTY TREASURER

C DWG 30 192 P1A SUM / 30 / 82 07:45 PREPARED BY

WEDEN ENGINEERING,

119 GRAND AVE., STE. D BELLINGHAM, WASHINGTON 98225 PHONE 671-8200, 354-3723

AUDITOR'S CERTIFICATE

N 89°35'11" W

2627.93

SEC. 26 & 35, T 36 N, R 3 E, W.M.

HEREBY CERTIFY THAT THIS SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY,
WASHINGTON, AT THE REQUEST OF \_\_\_\_\_\_, 19 4 AT 15 O'CLOCK
ON THIS \_\_\_\_\_\_, 19 4 AT 15 O'CLOCK
ON THIS \_\_\_\_\_\_, OF SURVEYS OF THE RECORDS OF-SKAGIT COUNTY.

IN NOU

9412140071

FOUND

27"

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01°5 261

CASED MON

■ FOUND

88°57'35" E

2646.26

FOUND

SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TRILLIUM CORP 1 ,19 94

P.L.S. 24225

CHARLES P. SMAY

MAL AHIS EVENES 7-04-96

THE STATE OF THE PARTY OF THE P

CHECKED C.P.S.

SKAGIT COUNTY, WASHINGTON DATE 3/10/94 REC. NO. 93079 DRAWN M.R.W.

SCALE 1'' = 300' SHEET 1 OF 1

TRILLIUM CORPORATION

TRACT M SHORT PLAT