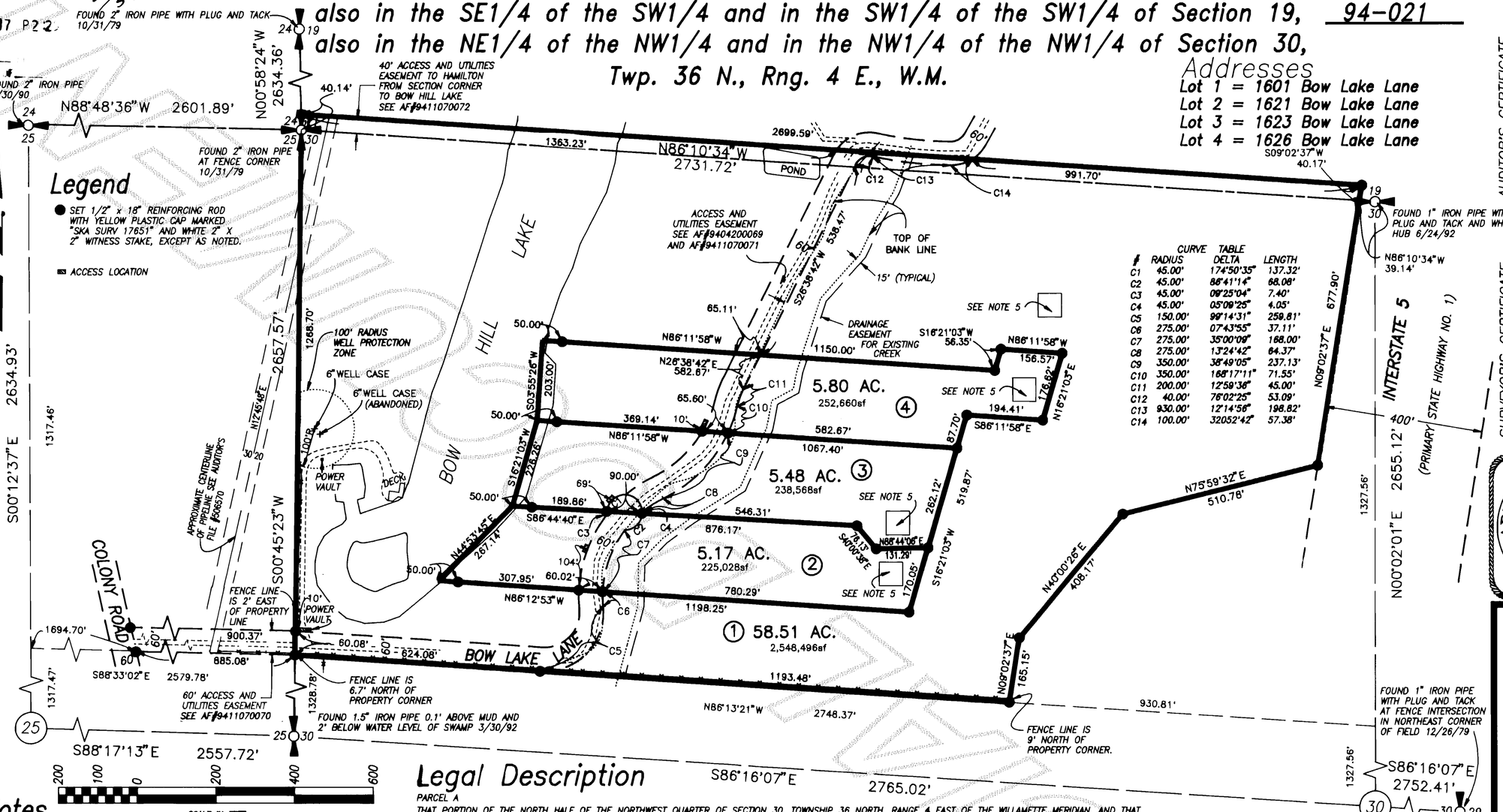
9501170109

Survey in the NE1/4 of the NE1/4 of Section 25, Twp. 36 N., Rng. 3 E., W.M. also in the SE1/4 of the SW1/4 and in the SW1/4 of the SW1/4 of Section 19, also in the NE1/4 of the NW1/4 and in the NW1/4 of the NW1/4 of Section 30, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. 94-021

Addresses

Lot 1 = 1601 Bow Lake Lane
Lot 2 = 1621 Bow Lake Lane
Lot 3 = 1623 Bow Lake Lane
Lot 4 = 1626 Bow Lake Lane



Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- ACCESS LOCATION

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	45.00'	174°50'35"	137.32'
C2	45.00'	86°41'14"	68.08'
C3	45.00'	09°25'04"	7.40'
C4	45.00'	05°09'25"	4.05'
C5	150.00'	99°14'31"	259.81'
C6	275.00'	07°43'55"	37.11'
C7	275.00'	35°00'09"	168.00'
C8	275.00'	13°24'42"	64.37'
C9	350.00'	38°49'05"	237.13'
C10	350.00'	168°17'11"	71.55'
C11	200.00'	12°59'36"	45.00'
C12	40.00'	76°02'25"	53.09'
C13	930.00'	12°14'56"	198.82'
C14	100.00'	32052'42"	57.38'

Notes

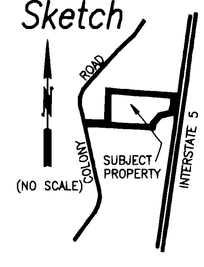
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. SEE VARIANCE #94-005, APPROVED MAY 9, 1994.
3. ZONING - RURAL DISTRICT (RU)
4. WATER - INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
100' RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS ON LOTS 1 THRU 4 MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISION, SUCH AS RECORDED COVENANTS OR EASEMENTS.
A DEMONSTRATION WELL HAS BEEN PROVIDED ON LOT 1. AN ALTERNATIVE WELL SITE FOR LOT 1 MUST BE PROVIDED WITH THE PROPER 100' RADIUS WELL PROTECTION ZONE. SEE NOTE 11.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS, - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1 THRU 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS, SEE HEALTH OFFICER FOR DETAILS.
6. BASIS-OF-BEARINGS - ASSUMED S00°45'23"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS RECORDED IN INSTRUMENTS LISTED AS FOLLOWS: AF#367853; CAUSE#26638; AF#894385; AF#909110024.
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 A SKAGIT COUNTY FIRE DISTRICT.
10. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
11. ABANDONED WELL ON LOT 1 REQUIRES ALL SANITARY SETBACKS.

Legal Description

PARCEL A

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AND THAT PORTION OF THE SOUTH 40 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE WESTERLY LINE OF THAT CERTAIN TRACT CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 26638, FOR PRIMARY STATE HIGHWAY NO. 1, BY DECREE FILED SEPTEMBER 10, 1962, IN VOLUME 15 OF EXECUTION DOCKETS, PAGE 127;
EXCEPT FROM PARCEL A, THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED DATED DECEMBER 6, 1978, AND RECORDED JANUARY 8, 1979, UNDER AUDITOR'S FILE NO. 894385, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHICH PORTION LIES EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEERSS' STATION (HEREAFTER REFERRED TO AS H.E.S.) 752+00 AND 200 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE SURVEY OF SR5, CHUCKANUT DRIVE TO ALGER, BOW HILL REST AREA RA-1-M-131; THENCE N81°03'W 490 FEET; THENCE N28°17'05"W 134.01 FEET; THENCE N08°57'E 300 FEET; THENCE N39°54'49"E 408.17 FEET; THENCE N75°53'55"E 510.78 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL A OPPOSITE H.E.S. 763+00 AND THE END OF THIS LINE DESCRIPTION.

Vicinity Sketch



Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WADE R. and Leslie Dann
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT
NOTARY SIGNATURE
TITLE NOTARY DATE 10-4-94
MY APPOINTMENT EXPIRES JUL 1, 1998
STATE OF WASHINGTON LOUISA H. REGUA My Appointment Expires JUL 1, 1998

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard S. Engam
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGE IT AS THE Vice President
OF Interwest Savings TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE
TITLE Loan Closer DATE 10/4/94
MY APPOINTMENT EXPIRES 5/10/98

STATE OF WASHINGTON NOTARY PUBLIC MARGARETA M. MORRISON MY COMMISSION EXPIRES 5-10-98

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Wade R. Dann — WADE R. DANN
Leslie Dann — LESLIE DANN
Richard Engam V.P. — INTERWEST SAVINGS BANK

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING THE YEAR 1994.

Judy Ann Morris — SKAGIT COUNTY TREASURER — 1-9-95 DATE

Treasurer • Skagit County • OFFICIAL SEAL • State of Washington

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 11th DAY OF Jan 1995

SHORT PLAT ADMINISTRATOR — Janette Keiser — COUNTY ENGINEER

AUDITOR'S CERTIFICATE

Filed for record this 17 day of Jan 1995 at 2:29 minutes past 2 o'clock; P.m., and recorded in volume 11 of Short Plats at page 107, records of Skagit County, Wa.
County Auditor or Deputy Auditor
A.F.# 9501170109

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1994 at the request of Wade Dann
John L. Abenroth — Date 8/24/94
CERT.# 17651

JOHN L. ABENROTH — STATE OF WASHINGTON — 17651 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 6/25/95

Skagit Surveyors INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (206) 855-2121 FAX: (206) 855-1658

DATE	REVISION	BY	JOB# 1049-94	DRAWN FM	CHECKED MWM	DATE 28APR94	SCALE 1" = 200'	SHEET 1 OF 1

Short Plat for Wade and Leslie Dann

vol 11 SP pg 107