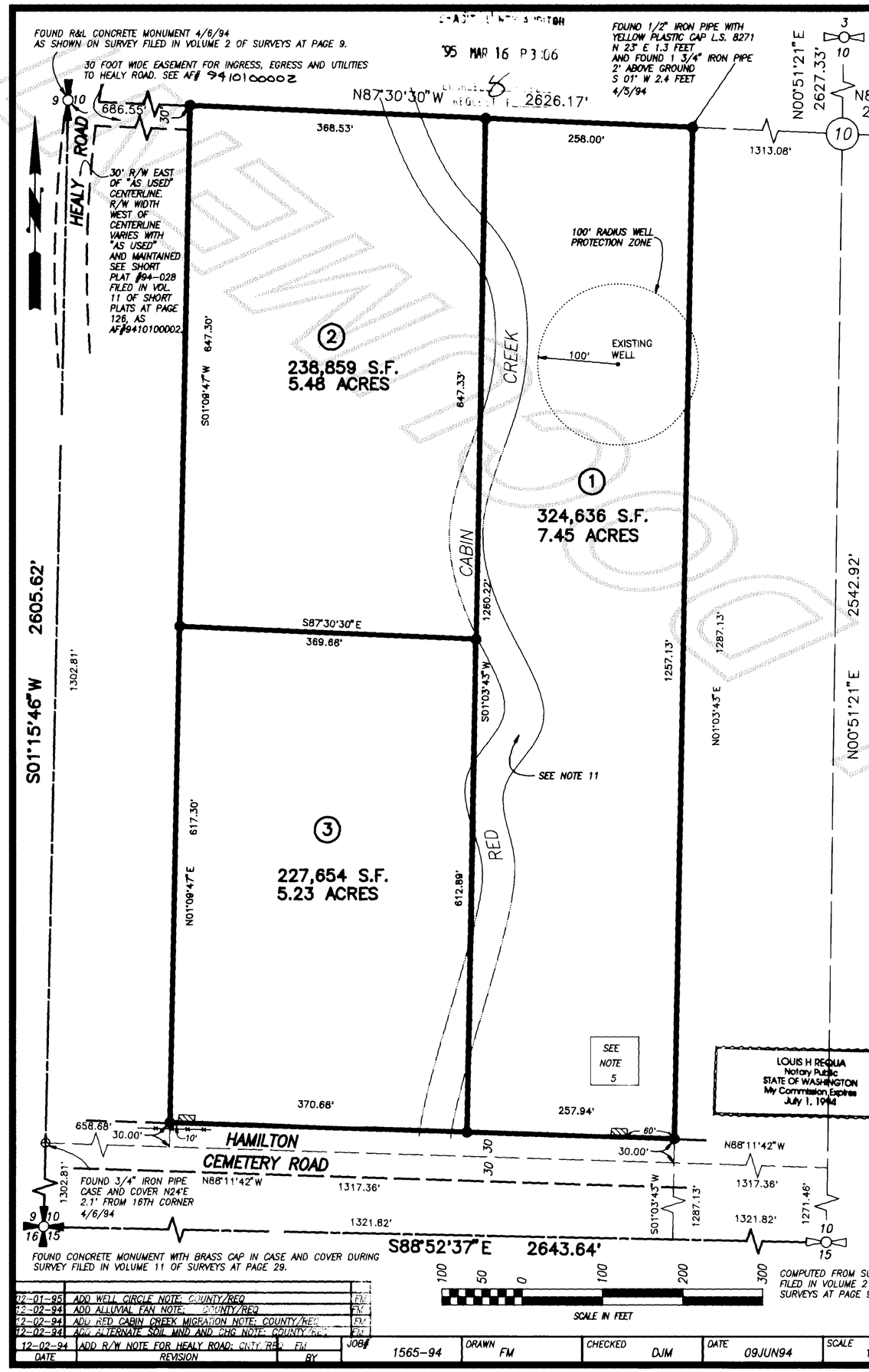
9503160049

Short Plat No. 94-048

Survey in the NW1/4 of the SW1/4 of Section 10, Twp. 35 N., Rng. 6 E., W.M.



Notes

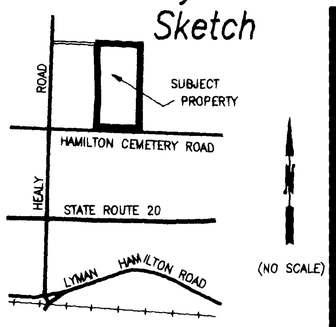
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING – RURAL (RU)
4. WATER – INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT 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 3 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.
5. SEWER – INDIVIDUAL ON-SITE SEWAGE SYSTEMS, – ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOT 1 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS, SEE HEALTH OFFICER FOR DETAILS.
6. BASIS-OF-BEARINGS – ASSUMED S01°15'46"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10.
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#287486.
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. PURSUANT TO SKAGIT COUNTY ORDINANCE NO. 9763 AND S.C.C. 14.36.010 THERE IS A DRAINAGE EASEMENT GRANTED TO SKAGIT COUNTY BETWEEN THE TOPS OF BANKS OF THE RED CABIN CREEK CHANNEL AND OVER A 15 FOOT WIDE STRIP OF LAND ADJACENT TO AND CONTIGUOUS WITH SAID CHANNEL.
12. 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.
13. POTENTIAL BUYERS SHOULD RECONGNIZE THAT RED CABIN CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
14. LOTS 1, 2, AND 3, ARE DESIGNATED AS AN ALLUVIAL FAN (SLIDE PRONE SOILS) AREA, AND MAY BE SUBJECT TO ADDITIONAL DATA AS REQUIRED BY THE BUILDING OFFICIAL FOR THE PURPOSE OF DETERMINING THE SUITABLITY FOR A RESIDENTIAL CONSTRUCTION SITE.
15. ON MAY 19, 1994, THE WELL WAS DRILLED 87.6 FEET FROM THE PROPERTY LINE INSTEAD OF 100' AS REQUIRED BY S.C.C. 12.48.240 (5) FOR LAND DIVISIONS. ON OCTOBER 20, 1994 THE SKAGIT COUNTY HEALTH DEPARTMENT RECEIVED A LETTER FROM THE OWNERS OF THE NEIGHBORING PARCEL STATING THAT THEY HAD "NO OBJECTION" TO THE WELL PROTECTION ZONE ENCROACHING 12.4 FEET ONTO THEIR PROPERTY. ON JANUARY 9. 1995 THE SKAGIT COUNTY BOARD OF HEALTH WAIVED S.C.C. 12.48.240 (5) BASED ON INFORMATION PRESENTED BY THE MULLENS.

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

Vicinity Sketch



Addresses

LOT 1 = 3113 HAMILTON CEMETERY ROAD
LOT 2 = 736 HEALY ROAD
LOT 3 = 3111 HAMILTON CEMETERY ROAD

Legal Description

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE WEST 30 FEET THEREOF, AND EXCEPT THE SOUTH 20 FEET FOR ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED FEBRUARY 3, 1914 UNDER AUDITOR'S FILE NO. 100643.

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.

Robert N. Mullen
ROBERT N. MULLEN

Alice F. Mullen
ALICE F. MULLEN

Acknowledgements

STATE OF WASHINGTON COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT that Robert N. and Alice F. Mullen H/W
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT
NOTARY SIGNATUTE Louis H. Requa
TITLE NOTARY DATE JUNE 20, 1994
MY APPOINTMENT EXPIRES JULY 1, 1994

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND NOW HELD HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 1995.

Judy Rae Mensalvas
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 16TH DAY OF MARCH 1995.

SHORT PLAT ADMINISTRATOR

Janette Keiser
COUNTY ENGINEER

AUDITOR'S CERTIFICATE

Filed for record this 16 day of Mar. 1995 at 10 minutes past 3 o'clock P.m., and recorded in Volume 11 of Short Plats at page 189 records of Skagit County, Wa.

Cheryl Gregory
County Auditor or Deputy Auditor
A.F.# 9503160049

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1994 at the request of Robert Mullen

John L. Abenroth 2/22/95
John L. Abenroth — Date
CERT.# 17651

JOHN L. ABENROTH — STATE OF WASHINGTON — 17651 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 6/26/95

DATE	REVISION	BY
12-01-95	ADD WELL CIRCLE NOTE: COUNTY/REQ	FM
12-02-94	ADD ALLUVIAL FAN NOTE: COUNTY/REQ	FM
12-02-94	ADD RED CABIN CREEK MIGRATION NOTE: COUNTY/REQ	FM
12-02-94	ADD ALTERNATE SOIL MND AND CHG NOTE: COUNTY/REQ	FM
12-02-94	ADD R/W NOTE FOR HEALY ROAD: CNTY/REQ	FM

JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
1565-94	FM	DJM	09JUN94	1" = 100'	1 OF 1

Short Plat for Robert Mullen

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

V.11 Sh. Plat Pg 189