

9506210065

Short Plat No. 94-054

Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4 and in the NW1/4 of the SE1/4 of Section 33, Also in the SW1/4 of the SW1/4 and in the NW1/4 of the SW1/4 of Section 34, All in Township 36 North, Range 3 East, W.M.

95 JUN 21 P2:18

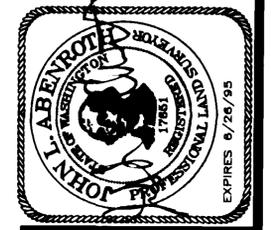
Vicinity Sketch

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED ON ALL DEEDS AND CONTRACTS.
2. ZONING - AGRICULTURE (A8) SEE VARIANCE #93-028, APPROVED 5/2/94.
3. WATER - BLANCHARD EDISON WATER ASSOCIATION INC.
4. SEWER - INDIVIDUAL ON-SITE SYSTEMS (LOTS EXCEED 20 ACRES)
5. BASIS-OF-BEARINGS - ASSUMED 500°12'15"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33.
6. THIS SURVEY WAY ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
7. 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.
8. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS CONTACT SKAGIT COUNTY PUBLIC WORKS.
9. SUBDIVISION OF SECTION 34 WAS COMPUTED FROM SURVEYS FILED IN VOLUME 4 OF SHORT PLATS, PAGE 10, AND VOLUME 1 OF SHORT PLATS, PAGE 183 TO DETERMINE THE BEARING OF THE EAST-WEST CENTERLINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34.
10. THERE IS A DRAINAGE EASEMENT GRANTED TO SKAGIT COUNTY BETWEEN THE TOP OF THE BANK OF THE NORTH FORK OF THE SAMISH RIVER CHANNEL AND OVER A 15 FOOT WIDE STRIP OF LAND ADJACENT TO AND CONTIGUOUS WITH SAID CHANNEL WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENT.
11. FLOODPLAIN - BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
12. POTENTIAL BUYERS SHOULD RECOGNIZE THAT THE EDISON SLOUGH MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES. BUILDING SITES MAY BE LIMITED BASED ON CHANNEL MIGRATION.
13. THE BLANCHARD-EDISON WATER LINES ARE LOCATED IN THE PACIFIC NW TRACTION CO. SHARES FOR LOT 1 & 2 ARE PURCHASED.

AUDITOR'S CERTIFICATE
 Filed for record this 21 day of June 1995 at 2:18 minutes past 10 o'clock P.M., and recorded in Volume 11 of Short Plats at page 222, records of Skagit County, Wa.
 Leonard S. Lee
 County Auditor or Deputy Auditor
 A.F.# 9506210065

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 1994 at the request of Leonard Lee.
 John L. Abernethy
 County Auditor
 CERT#17651
 Date 11/04/94



Legal Description

PARCEL A
 THE SE1/4 OF THE SE1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD AND DITCH RIGHTS OF WAY AND EXCEPT THAT PORTION THEREOF CONVEYED TO DRAINAGE DISTRICT NO. 16 OF SKAGIT COUNTY, WASHINGTON, BY DEED DATED DECEMBER 30, 1937 AND RECORDED JULY 28, 1938, UNDER AUDITOR'S FILE NO. 304191, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SAID SECTION 33; THENCE SOUTH 650 FEET, MORE OR LESS, TO THE POINT WHERE THE NORTH SAMISH RIVER DITCH BELONGING TO DRAINAGE DISTRICT NO. 16 OF SKAGIT COUNTY, WASHINGTON, TURNS WESTERLY ON SAID SECTION LINE; THENCE EAST 10 FEET; THENCE NORTH 650 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 OF SAID SECTION 33; THENCE WEST 10 FEET TO THE PLACE OF BEGINNING.

PARCEL B
 THAT PORTION OF THE NORTH 300 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF THE SW1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, FORMERLY THE RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY COMPANY, AS SAID RIGHT OF WAY WAS CONVEYED TO SAID RAILWAY COMPANY BY DEED RECORDED AUGUST 23, 1911, UNDER AUDITOR'S FILE NO. 86234, IN VOLUME 87 OF DEEDS, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C
 ALSO, THAT PORTION OF THE NW1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY, FORMERLY THE RIGHT OF WAY OF BELLINGHAM AND SKAGIT RAILWAY COMPANY, AS SAID RIGHT OF WAY WAS CONVEYED TO SAID RAILWAY COMPANY BY DEED RECORDED AUGUST 23, 1911 UNDER AUDITOR'S FILE NO. 86234, IN VOLUME 87 OF DEEDS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D
 GOVERNMENT LOTS 7 AND 9, SECTION 33, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF PAVED COUNTY ROAD, EXCEPT RIGHT OF WAY OF THE PACIFIC NORTHWEST TRACTION COMPANY, FORMERLY THE RIGHT OF WAY OF BELLINGHAM AND SKAGIT RAILWAY COMPANY, AS SAID RIGHT OF WAY WAS CONVEYED TO SAID RAILWAY COMPANY BY DEED RECORDED AUGUST 23, 1911 UNDER AUDITOR'S FILE NO. 86234 IN VOLUME 87 OF DEEDS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

Leonard S. Lee
 LEONARD S. LEE

AG AMERICA, FCB SUCCESSOR IN INTEREST TO THE FEDERAL LAND BANK OF SPOKANE, AS HOLDER OF A MORTGAGE UNDER LOAN NUMBER 26099-301 UPON THE DESCRIBED PROPERTY **THEREIN** CONSENTS TO THE SHORT PLAT DATED

DATED THIS 14th DAY OF November, 1994

AG AMERICA, FCB
 BY: *Devin L. Jones*
 AUTHORIZED AGENT

Acknowledgements

STATE OF WASHINGTON COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THAT Leonard S. Lee
 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 Devin L. Jones
 TITLE Authorized Agent
 MY APPOINTMENT EXPIRES July 1, 1995

STATE OF WASHINGTON COUNTY OF _____
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
 SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE _____
 OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
 TITLE _____
 MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON COUNTY OF SKAGIT
 ON THIS 14th DAY OF November, 1994, BEFORE ME
 PERSONALLY APPEARED Devin L. Jones
 KNOWN TO ME TO BE AN AUTHORIZED AGENT OF AG AMERICA, FCB THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS ITS FREE ACT AND DEED; AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Devin L. Jones
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 RESIDING AT Burlington
 MY COMMISSION EXPIRES 12/12/96

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 UP TO AND INCLUDING THE YEAR 1995.

Judith Mendenhall 10-16-95
 SKAGIT COUNTY TREASURER DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 13th DAY OF June 1995

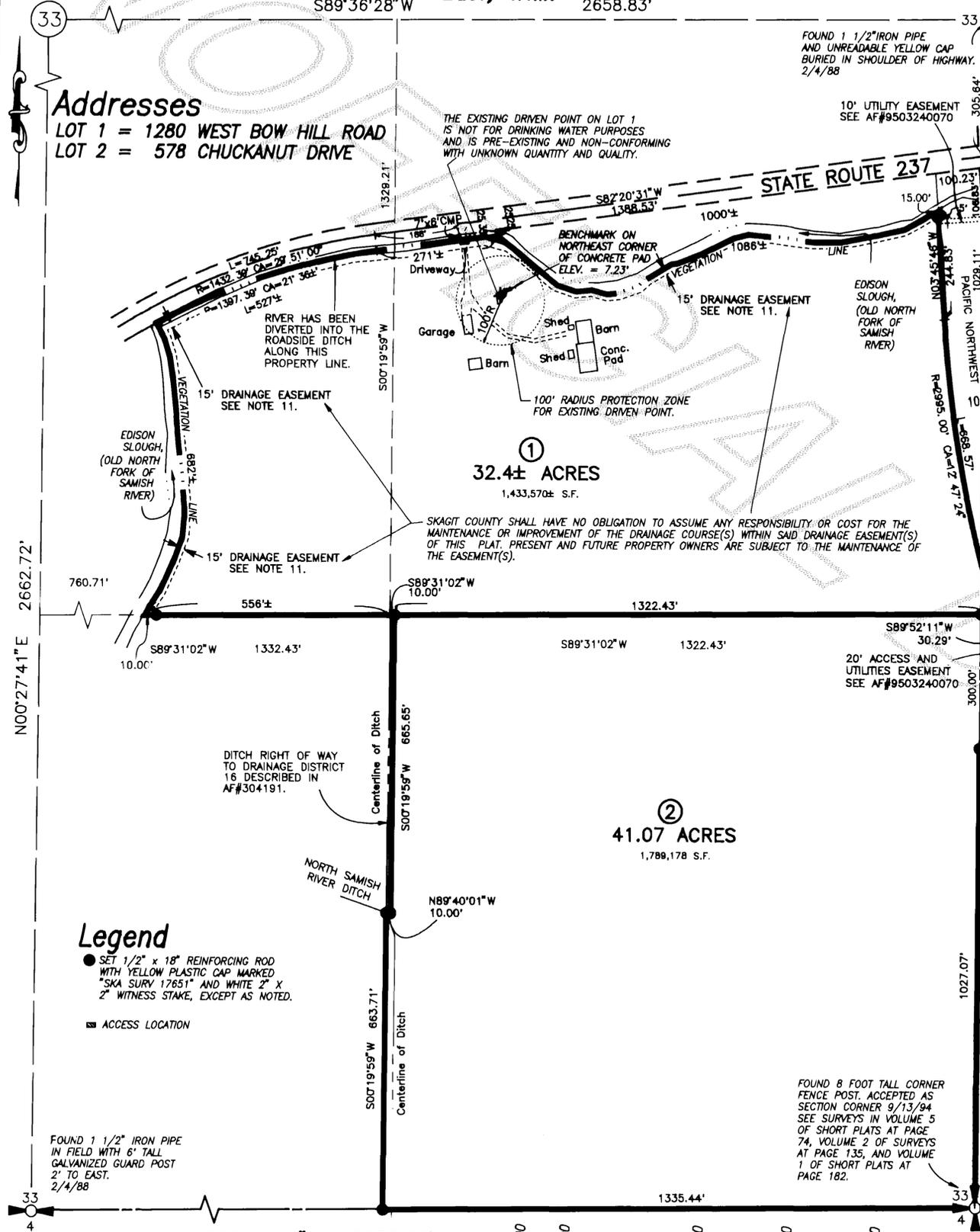
Frank Olson *John Keiser*
 SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

Short Plat for Leonard Lee

CENTER OF SECTION AS SHOWN ON SURVEY FILED IN VOLUME 8 OF SHORT PLATS AT PAGE 41.

Addresses

LOT 1 = 1280 WEST BOW HILL ROAD
 LOT 2 = 578 CHUCKANUT DRIVE



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

06-02-95	ADD DRAINAGE NOTE, COUNTY REQ	FM
05-16-95	ADD PROTECTION ZONE NOTE	FM
05-15-95	ADD NEW EXISTING POINT NOTE	FM
04-14-95	ADD ACCESS AND UTILITY EASEMENTS	FM
04-14-95	CHG WATER NOTE	FM
DATE	REVISION	BY

JOB#	1560-94	DRAWN	FM	CHECKED	DJM	DATE	05OCT94	SCALE	1" = 200'	SHEET	1 OF 1
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INC. 806 Metcalf St., Sedro-Woolley, WA 98284
 Phone: (206) 855-2121 FAX: (206) 855-1658

see 11 Sh. Plat Pg 222