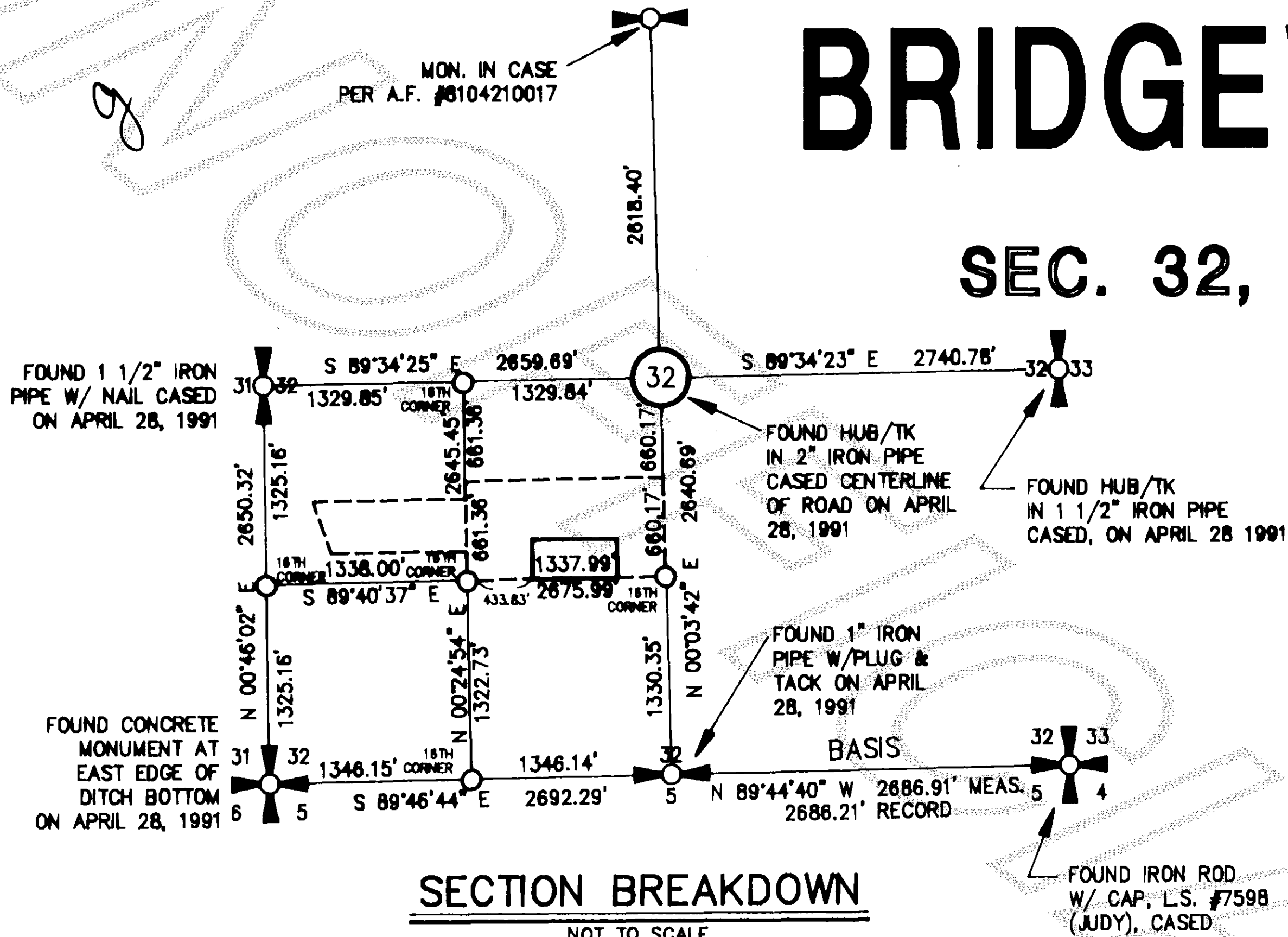


9508070002

27
26
55'

FINAL PLAT OF BRIDGEWATER ESTATES

PHASE II
SEC. 32, TWP. 35N., RNG. 3E., W.M.

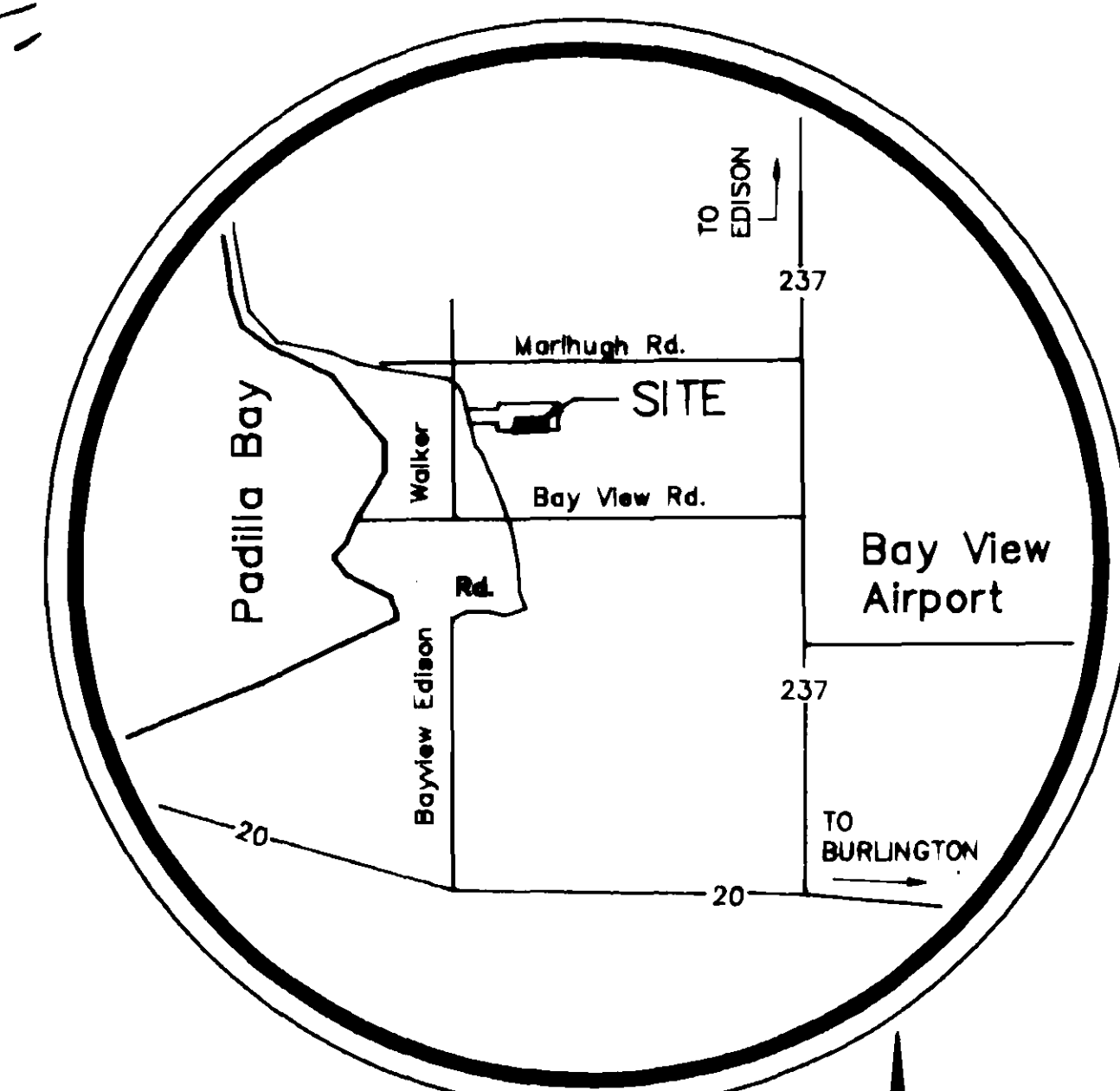


BUILDING SETBACKS

FRONT SETBACK OFF RIGHT-OF-WAY 35'
SIDE SETBACK OFF ADJACENT LOTS 8'
BACK SETBACK OFF NEIGHBORING PROPERTIES 25'

LEGEND

- EXISTING REBAR & CAP
- SET 1/2" IRON PIPE W/ PLUG, L.S. #12208
- SET MONUMENT (IN CASE)
- SOIL BORING & IDENTIFICATION NUMBER
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- NEIGHBORING PROPERTIES
- EXISTING FENCE
- (1126) STREET ADDRESS



APPROVALS

Janette Keane
DIRECTOR OF PUBLIC WORKS
DATE 1-26-95

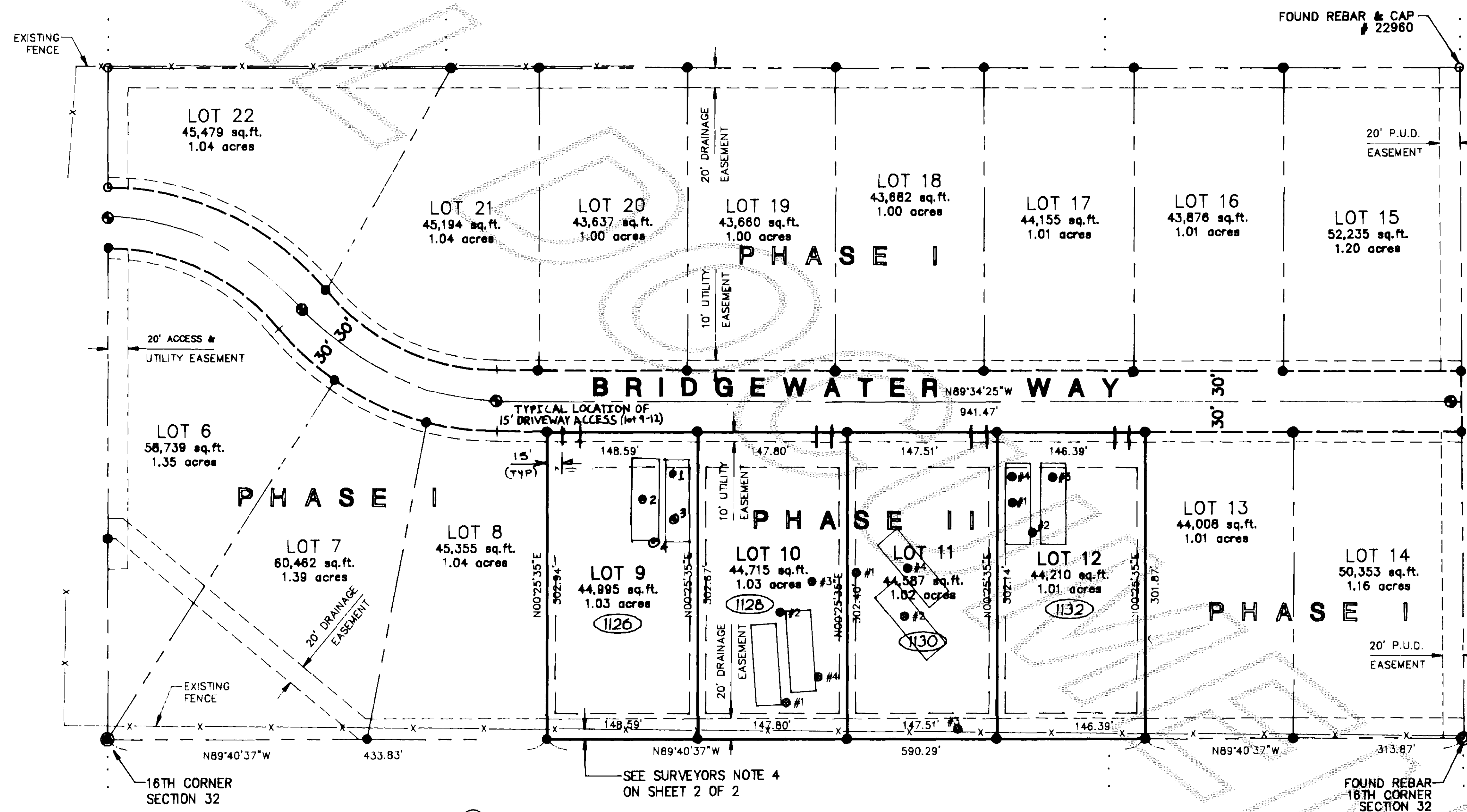
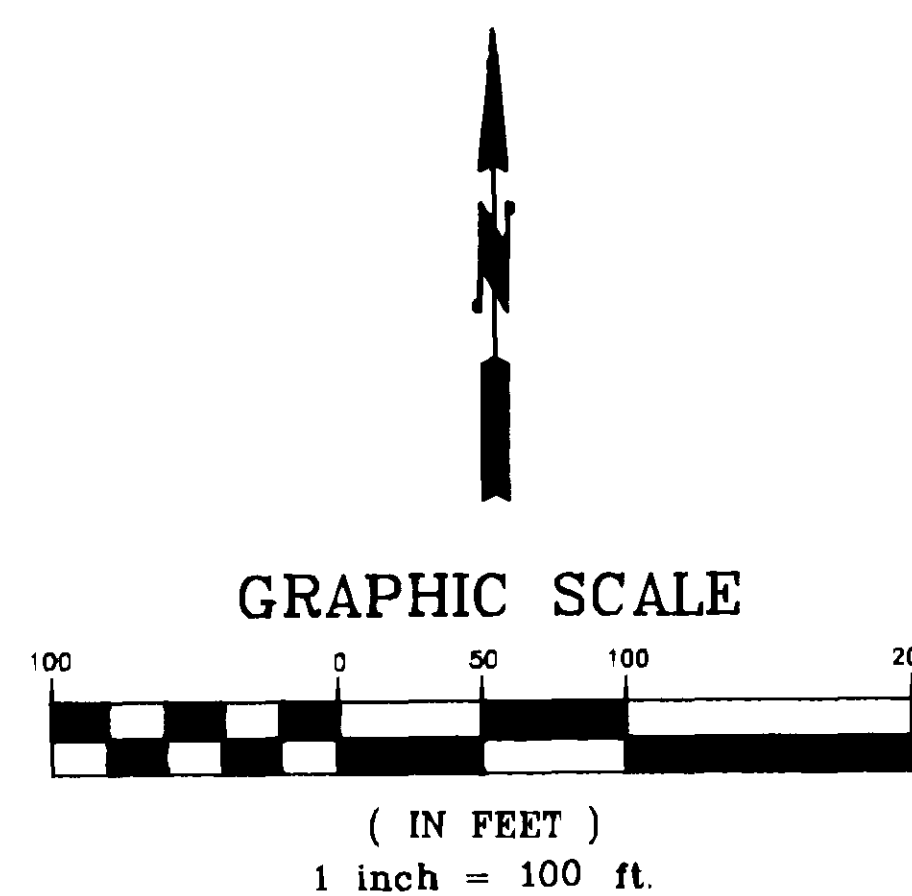
David H. H.
COUNTY PLANNING DIRECTOR
DATE 7/22/95

Janette Keane
COUNTY ENGINEER
DATE 7-26-95

Robert C. Schafeldt
COUNTY HEALTH OFFICER
DATE 7/19/95

Robert C. Schafeldt
COUNTY HEARING EXAMINER
DATE 7/31/95

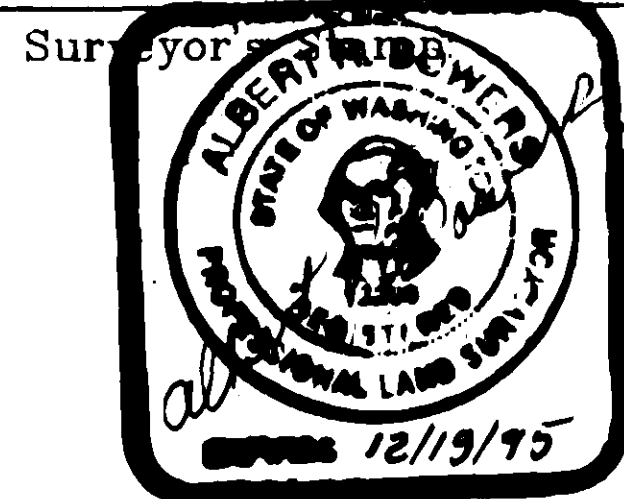
Robert C. Schafeldt
CHAIRPERSON, BOARD OF COUNTY COMM.



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Prepared For:

BOWERS SURVEYING
P.O. BOX 7
COUPEVILLE, WA 98239
(206) 678-5409



Date Signed 5/2/95

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CORPORATION
Environmental Planning • Community Development
Phone: (360) 424-5849 FAX: (360) 424-3468
2204 Riverside Dr. Suite 240, Mt. Vernon, WA 98273

Sheet Description:

FINAL PLAT

Project Name:
BRIDGEWATER ESTATES, PHASE II

Project Location:
Sec 32, Twp 35N, Rng 3E, WM

Project Engineer:

GLS

Drawn By:

JLA

Electronic File Name: 024608P2

Date: 4/21/95

Job Number: 0246-08

Sheet Number: 1 OF 2

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Rev.	Date	Description
		Revisions

FINAL PLAT OF BRIDGEWATER ESTATES PHASE II SEC. 32, TWP. 35N., RNG. 3E., W.M.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT THAT PORTION RECORDED UNDER VOLUME 15 OF PLATS AT PAGES 174 AND 175, RECORDS OF SKAGIT COUNTY. SUBJECT TO DRAINAGE EASEMENT OVER THE SOUTH 20 FEET OF ABOVE DESCRIBED PROPERTY. ALSO SUBJECT TO UTILITY EASEMENT OVER THE NORTH 10 FEET THEREOF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FERMIN J. YADON AND CLAUD O. LINN, D.B.A. KING'S MEN CONSTRUCTION; DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHTS TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

Fermin J. Yadon 5/18/95
Claud O. Linn 5/18/95
DATE

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 OF 1995

I, Judyann Menzie, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1995

THIS 26th DAY OF May, 1995

Brenda Patterson for Judyann Menzie
SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BOWERS SURVEYING, THIS 7 DAY OF Aug., 1995 AT 48 MINUTES PAST 8 A.M., AND RECORDED IN VOLUME 76 OF Plats AT PAGE 65-66 RECORDS OF SKAGIT COUNTY, WASHINGTON. AF# 9508070002

Cheryl J. Jorgensen
COUNTY AUDITOR OR DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I, ALBERT R. BOWERS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF BRIDGEWATER ESTATES PHASE II IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Albert R. Bowers 12208 5/2/95
ALBERT R. BOWERS, PLS CERT. # DATE

SURVEYOR'S NOTES

1. SEPTEMBER 1, 1896 ORIGINAL WARRENTY DEED VOL. 33 PAGE 331, RECORDS OF SKAGIT COUNTY, CREATING THE NORTH LINE OF THE WESTERLY PORTION OF THE SURVEY STATED, "...THENCE WEST PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-TWO."
2. JANUARY 14, 1887 DEED VOL. 5 PAGE 287, RECORDS OF SKAGIT COUNTY, ORIGINALLY CREATED THE SOUTH LINE OF THE WESTERLY PORTION OF THIS SURVEY AS BEING, "...THENCE NORTH 12 RODS." THIS FIRM CONSIDERS THIS DEED CALL SENIOR FOR THIS SURVEY.
3. SECTION BREAKDOWN BY BRUCE D. AYERS, P.L.S. No. 18074, WAS FIELD VERIFIED IN JULY, 1993.
4. FENCE LINES WITHIN AND SURROUNDING THIS SUBDIVISION DO NOT CORRESPOND TO SECTION SUBDIVISION LINES AND MAY INDICATE A POTENTIAL CLAIM FOR UNWRITTEN TITLE.

SURVEY EQUIPMENT AND PROCEDURE

1. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS 3B ELECTRONIC TOTAL STATION. TRAVERSE CLOSURE EXCEEDS 1:10000.
2. INITIAL CORNER MONUMENTATION WAS PERFORMED ON OR ABOUT AUGUST 24, 1992 BY CHRISTENSON ENGINEERING CORP.; REBAR & CAP, L.S. #13730, 18074, & 23400, AF #9210190089, BOOK 13 SURVEYS PAGE 95.

BASIS OF BEARING

BASIS OF BEARING IS N 89°44'40" W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 32 PER R.O.S. AF #8104210017.

UTILITY NOTES

1. ALTERNATIVE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTAINANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
2. SKAGIT COUNTY PUBLIC UTILITY DISTRICT No. 1 WILL SERVE POTABLE WATER TO THIS PLAT.
3. PER AN AGREEMENT MADE BETWEEN KING'S MEN CONSTRUCTION COMPANY, INC. AND DRAINAGE DISTRICT NO. 8 OF SKAGIT COUNTY ON JULY 28TH, 1992 THE FOLLOWING FEES WILL BE PAID TO THE SAID DISTRICT BY KING'S MEN:
 - TEN THOUSAND DOLLARS BY THE FINAL APPROVAL OF THIS PLAT. THIS SUM IS A CONDITION PRECEDENT TO THE GRANTING OF THE FINAL PLAT.
 - ONE THOUSAND DOLLARS FOR EACH BUILDING LOT WITHIN THE PLAT TO BE PAID AS EACH BUILDING PERMIT IS GRANTED.

WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT No. 1 OF SKAGIT COUNTY WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION OR MAINTAINANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO, AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN, AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON, COUNTY OF Island I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Fermin J. Yadon SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE B. Cynthia Off TITLE Notary Public
DATE 5/18/95 MY APPOINTMENT EXPIRES Nov. 12 1997

STATE OF WASHINGTON, COUNTY OF Island I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Claud O. Linn SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE B. Cynthia Off TITLE Notary Public
DATE 5/18/95 MY APPOINTMENT EXPIRES Nov. 12 1997

B. Cynthia Off, Notary Public
residing at Oak Harbor
Island County, Washington
My commission Expires November 12, 1997

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Prepared For:

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P.O. BOX 7
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(206) 678-5409

Surveyor's Stamp



Date Stg. 5/2/95

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Sheet Description:

FINAL PLAT

Project Name:
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Sec 32, Twp 35N, Rng 3E, WM

Project Engineer: **GLS**

Drawn By: **JLA**

Electronic File Name: **024608P2**

Date: **4/21/95**

Job Number: **0246-08**

Sheet Number: **2 OF 2**

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