

9511150035

Survey in the NE 1/4 of the NE 1/4 of Section 36, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No.  
95-024

NOV 15 1995

RECORDED  
REQUEST OF

30  
26  
5800

8/5/81  
FOUND CONCRETE MONUMENT  
IN CASE AND COVER IN THE  
CENTERLINE OF HIGHWAY 9  
DURING SURVEY FILED IN  
VOLUME 3 OF SURVEYS AT  
PAGE 134.

AUDITOR'S CERTIFICATE

Filed for record this 15 day of Nov  
1995 at 11 minutes past 9 o'clock  
A.M. and recorded in Volume 12 of  
Short Plats at page 244, records of  
Skagit County, Wa.

County Auditor or Deputy Auditor  
A.F.# 9511150035

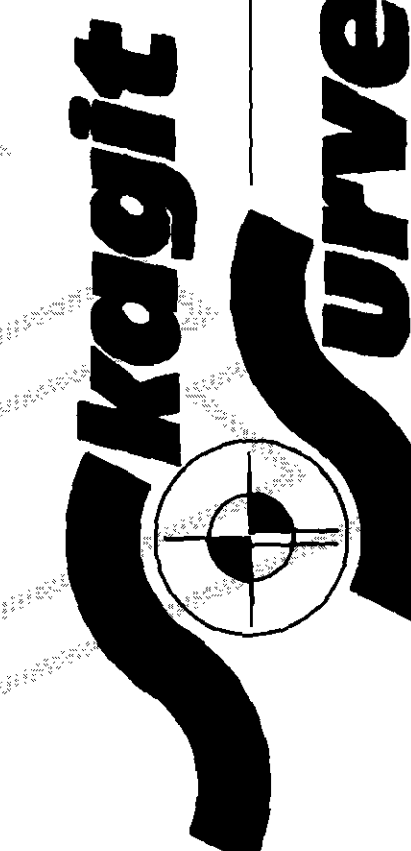
SURVEYOR'S CERTIFICATE

This map correctly represents a survey  
made by me or under my direction in  
conformance with the Survey Recording  
Act in June 1995 at the request  
of Allen Richards.

John L. Abernethy CERT#17651  
Date 7/20/95



INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (360) 855-2121 FAX: (360) 855-1658



Short Plat for  
Allen Richards

FOUND WHITE 2" X 2" HUB  
MARKED "1/4 COR. JUV.  
ON FEB 27, 1978 SEE  
S.P. 84-80 VOL. 4 PAGE  
115.  
10/23/92  
FOUND 3/4" IRON PIPE

25  
36  
1378.34'

FENCE CORNER IS 1.6' SOUTH  
OF SET REINFORCING ROD  
FOUND 1/2" IRON PIPE MARKED  
"LS 8992" 1.3' SOUTH OF  
SET REINFORCING ROD.

FENCE IS 1.5' SOUTH  
OF SET REINFORCING ROD

S87°54'16"E

79.27'

S64°51'10"E

528.53'

100' RADIUS WELL  
PROTECTION ZONE  
SEE AF#9506160049.

EXISTING WELL  
FOR LOT 2

POND

PUMP  
HOUSE

EXISTING  
DUG WELL

N87°54'10"W

1364.27'

S87°38'40"E

152.39'

N87°38'40"W

620.73'

①  
4.77 ACRES  
207,908 S.F.  
(5 ACRES TO ROAD CENTERLINE)

MOBILE  
HOME

FOUND CONC. MON. AS FOUND  
ON NOVEMBER 8, 1987  
DURING SURVEY FILED IN  
VOLUME 9 OF SHORT PLATS,  
AT PAGE 359.

FOUND 3/4" IRON PIPE  
W/PLUG & TACK ON  
FEB 27, 1978  
SEE SURVEY FILED  
IN VOLUME 5 OF  
SURVEYS AT  
PAGE 156.

N88°45'41"E  
2684.51'

35  
36

1344.42'

1452.00'

1388.96'

347.24'

S00°52'44"W

208.60'

833.12'

1378.34'

2904.00'

S00°13'59"W

2571.56'

1344.42'

1388.96'

709.28'

S88°33'43"E

1359.93'

1344.42'

2688.84'

N88°45'41"E

2684.51'

36

36

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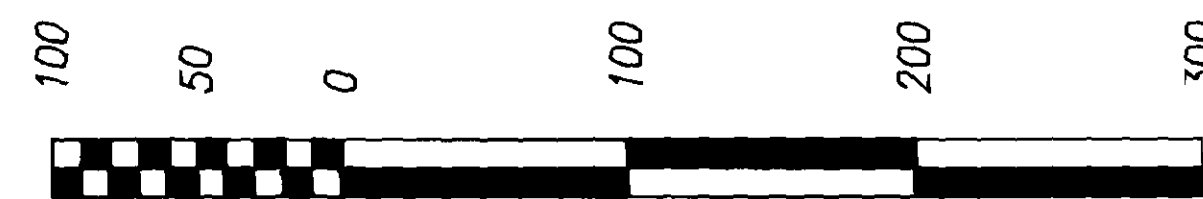
36

36

36

36

36



Scale in Feet

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

Addresses

- LOT 1 = 499 STATE ROUTE 9
- LOT 2 = 497B STATE ROUTE 9

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1603-95	FM	JLA	28JUN95	1" = 100'	2 OF 2

val 12 SP pg 39

951150035

Survey in the NE1/4 of the NE1/4 of Section 36, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No.  
95-024

Notes

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members.
3. Zoning - Rural (RU)
4. Water - Individual wells; 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. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. 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. A pre-existing non-conforming dug well with unknown quantity and quality is located on Lot 2 and serves the parcel North of Lot 1 and 2. The replacement well site for this dug well will be located within the parcel that it serves.
5. Sewer - Individual on-site systems.
6. Basis-of-bearings - Assumed N01°35'10"E on the East line of the Northeast Quarter of Section 36,
7. This survey was accomplished by field traverse using:  
2 second digital electronic total station.
8. 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.
9. Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
10. Potential buyers should recognize that the unnamed creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

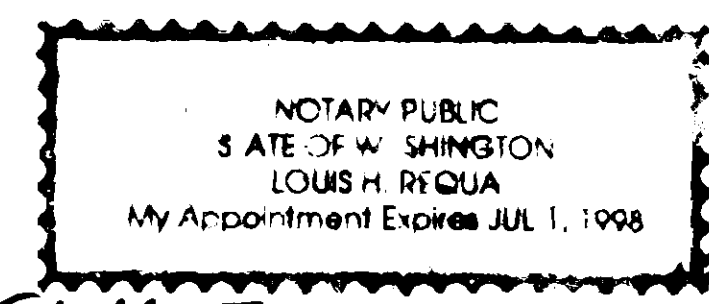
Legal Description

The South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M., except state highway and except the following described tract:  
Beginning at the Northeast corner of said South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4; thence N87°54'10"W along the North line thereof, a distance of 445.32 feet; thence S87°38'40"E, a distance of 445.34 feet to the East line of said Section; thence N01°35'10"E along said East line, a distance of 2.01 feet to the point of beginning. TOGETHER WITH that portion of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 36 North, Range 4 East, W.M., described as follows: beginning at the Southeast corner of said subdivision; thence N87°54'10"W along the South line thereof, a distance of 445.32 feet to the point of beginning of this description; thence continuing N87°54'10"W along said South line, a distance of 918.95 feet to the Southwest corner of said subdivision; thence N00°52'44"E along the West line thereof, a distance of 208.60 feet to the Northwest corner of that certain tract described as Parcel "A" in fulfillment warranty deed filed under Auditor's File No. 747430; thence S87°54'16"E along the North line thereof, a distance of 79.27 feet; thence S64°51'10"E, a distance of 528.53 feet; thence S87°38'40"E, a distance of 357.78 feet to the point of beginning of this description.

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Allen E. & Rosalie J. Richards 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 Louis H. Regua Title Notary  
Date 7-31-95 My appointment expires July 1, 1998



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.

Allen E. Richards  
ALLEN E. RICHARDS  
Rosalie J. Richards  
ROSALIE J. RICHARDS

Treasurer's Certificate

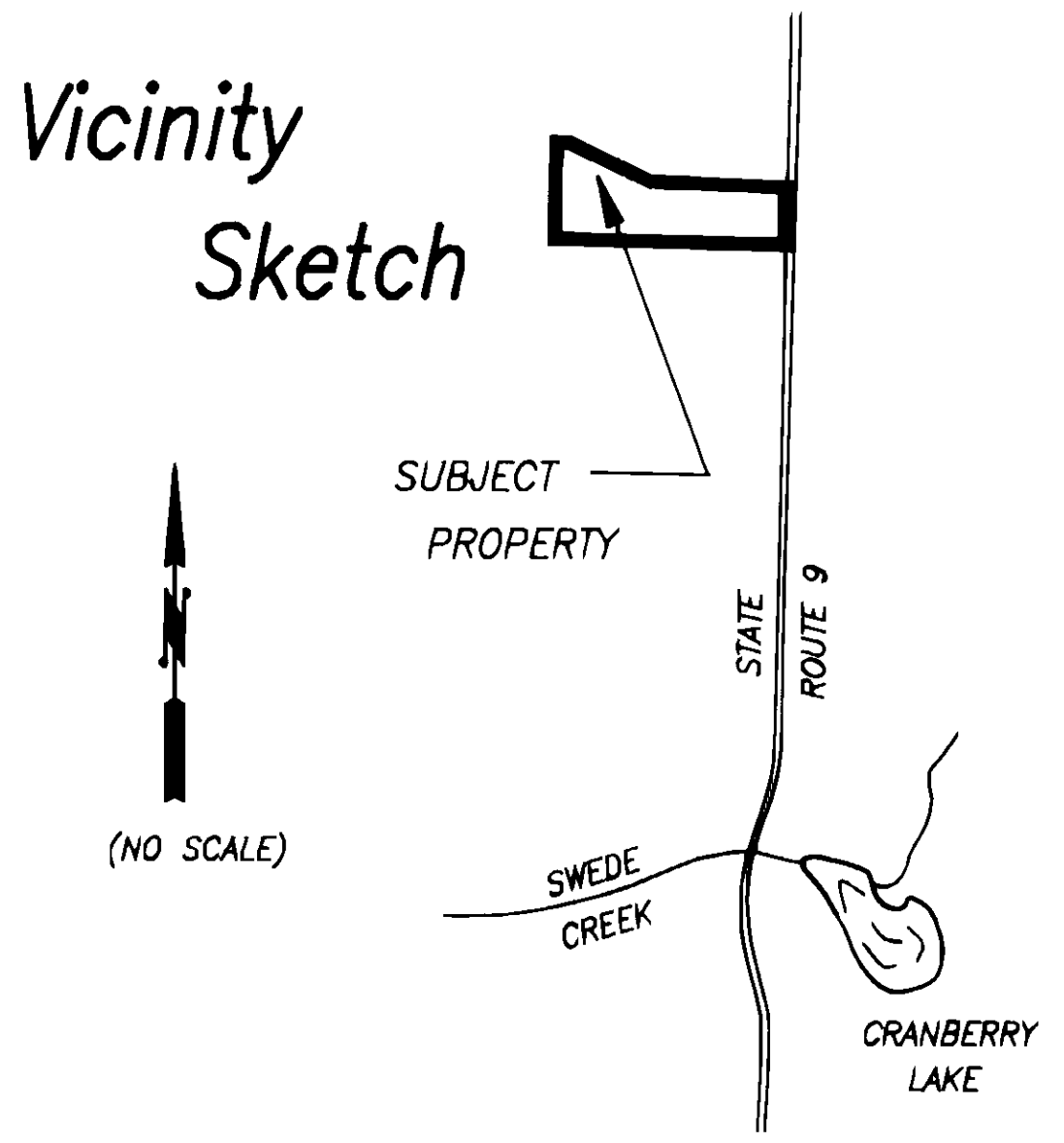
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1995.

John P. Morris Skagit County Treasurer  
Date 11-7-95

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 24 day of November 1995.

Dan Holt Short Plat Administrator  
Joette Kenner County Engineer



AUDITOR'S CERTIFICATE

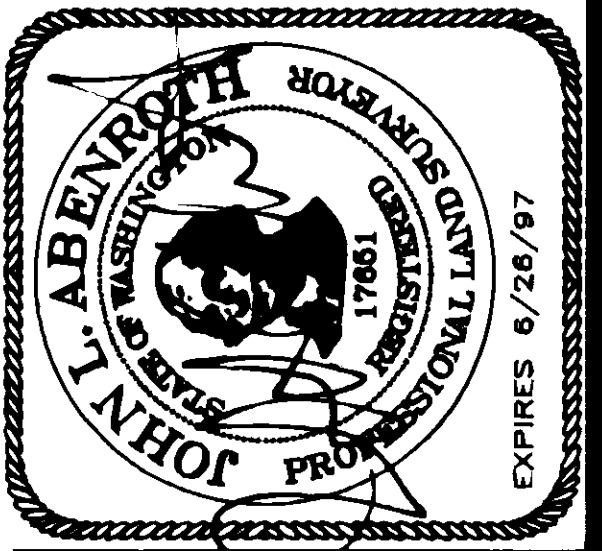
Filed for record this 24 day of November 1995 at 11:00 minutes past 11 o'clock AM, and recorded in Volume 95-024 of Short Plats at page 1 of records of Skagit County, Wa.

County Auditor or Deputy Auditor  
A.F.#

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John L. Abenroth CERT#17651  
Date 7/20/95



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Phone: (360) 855-2121 FAX: (360) 855-1658

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Allen Richards

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