

9511200123

KATHY HILL

LEGAL DESCRIPTION:

PARCEL "A"
CREATED WITH LOT LINE ADJUSTMENT UNDER AUDITORS
RECORDING No. 9405120117 FILED IN BOOK 1330 AT
PAGE 0162, RECORDS OF SKAGIT COUNTY, WASHINGTON.
THAT PORTION OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 34 NORTH,
RANGE 1 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION WHICH IS
1188 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 OF SAID SECTION 22, SAID POINT BEING THE NORTHEAST
CORNER OF A TRACT OF LAND CONVEYED TO SARAH LEONARD BY DEED
RECORDED IN VOLUME 8 OF DEEDS, PAGE 261, RECORDS OF SKAGIT COUNTY,
WASHINGTON; THENCE WEST ALONG THE NORTH LINE OF SAID LEONARD TRACT
AND ALONG THE NORTH LINE OF A TRACT OF LAND CONVEYED TO JEANIE
DONNELL BY DEED RECORDED IN VOLUME 24 OF DEEDS, PAGE 203, RECORDS
OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 495 FEET TO THE NORTHWEST
CORNER OF SAID DONNELL TRACT (SAID POINT BEING ALSO THE NORTHEASTERLY
CORNER OF A TRACT OF LAND CONVEYED TO DAVID AND GORDEENA HUSON BY
DEED RECORDED UNDER AUDITOR'S FILE No. 758463, RECORDS OF SKAGIT
COUNTY, WASHINGTON); THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF
HUSON TRACT A DISTANCE OF 290 FEET, MORE OR LESS, TO THE NORTHWESTERLY
CORNER THEREOF (SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF A
TRACT OF LAND CONVEYED TO RUTH PENNINGTON BY DEED RECORDED UNDER AUDITOR'S
FILE No. 313740, RECORDS OF SKAGIT COUNTY, WASHINGTON); THENCE NORTH TO
THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE EASTERLY, ALONG THE NORTH
LINE OF SAID GOVERNMENT LOT 2, TO THE EAST LINE OF SAID GOVERNMENT LOT 2;
THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, TO THE
POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF
THE COUNTY ROAD KNOWN AS ROSARIO ROAD.

PARCEL "B"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 22, TOWNSHIP 34 NORTH,
RANGE 1 EAST, W. M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1188 FEET NORTH AND 495 FEET WEST
OF THE SOUTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 132 FEET;
THENCE WEST 214.5 FEET TO A POINT THAT IS 1056 FEET NORTH AND
709.5 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE
NORTH 12' 33" WEST, 247 FEET; THENCE SOUTHEASTERLY 290 FEET,
MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO SHOWN ON RECORD OF SURVEY IN BOOK 15, OF SURVEYS
AT PAGE 179 AUDITOR'S FILE No. 9405260034

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.

Joseph M. Meisel
SKAGIT COUNTY TREASURER
DATE 11-14-95
OFFICIAL SEAL OF SKAGIT COUNTY, WASHINGTON

VARIANCE GRANTED FOR THIS PROPERTY
No. VAR-95-012.ORD A.F. No. 9507100105
RECORDED ON JULY 10, 1995

THIS SHORT PLAT SUBDIVISION IS FOR THE PURPOSE OF RECTIFYING AN ILLEGAL
SEGREGATION IN ACCORDANCE WITH SECTION 14.08 OF THE SKAGIT COUNTY AND
RCW 58.17. APPROVAL OF THE SHORT SUBDIVISION SHALL REMEDY THE STATUS
OF LOT 1.

ZONING INTERMEDIATE RURAL

THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL
DEEDS AND CONTRACTS.

ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE
HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

SUBDIVISION IS LOCATED OUTSIDE OF A FLOODWAY OR FLOODPLAIN

ACKNOWLEDGEMENTS

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.

JULIAN L. LEE
JEAN C. LEE

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

JULIAN L. LEE AND JEAN C. LEE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED
IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
MENTIONED IN THIS INSTRUMENT.

NOTARY SIGNATURE [Signature]

DATE Oct. 31, 1995 MY APPOINTMENT EXPIRES July 8, 1996

ADDRESS

173 ROSARIO CREST LANE

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 November 1995.

[Signatures]
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

NOTES

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 SKAGIT COUNTY FIRE DISTRICT.

CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT
COUNTY PUBLIC WORKS.

SEWER INDIVIDUAL ON-SITE SYSTEMS

WATER - "WATER WILL BE SUPPLIED FROM AN INDIVIDUAL WATER SYSTEM. CONTACT THE HEALTH
DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR
BUILDING PERMIT APPROVAL. SKAGIT COUNTY CODE 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 THIS LOT SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR
EXISTING WELL IMPROVEMENTS OR REPLACEMENT. AN AQUIFER DEMONSTRATION WELL WAS PROVIDED."

SURVEY ACCURACY MEETS OR EXCEEDS WAC 332-130-090 AND WAC 332-120

FIELD EQUIPMENT USED: LIETZ/SOKKISHA SDM3E ELECTRONIC TACHEOMETER

39 20 45

39 20 45

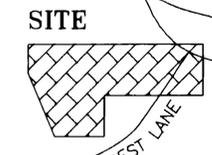
REQUEST OF [Signature]



SHARPE ROAD

ROSARIO ROAD

SCALE 1" = 100'



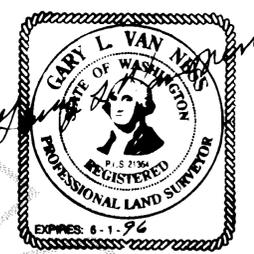
SITE

ROSARIO BEACH ROAD

VICINITY MAP
NOT TO SCALE

HIGHWAY 20

DECEPTION PASS



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE REQUEST OF

JULIAN AND JEAN LEE

ON OCTOBER 24, 1995

[Signature] DATE 10-25-95

CERTIFICATE No. PLS 21364

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF Nov
1995 AT 13 MINUTES PAST 4 O'CLOCK; P.M.

AND RECORDED IN VOLUME 12 OF SHORT PLATS
AT PAGES 41-42, RECORDS OF SKAGIT COUNTY, WA.
AT THE REQUEST OF GARY L. VAN NESS
UNDER AUDITOR'S FILE NUMBER

9511200123 SKAGIT CO. WA.
Kathy Hill County Auditor
Cecilia Zavala BY (DEPUTY)

PRELIMINARY SHORT PLAT

SHORT PLAT
No. SPT 95-028

FOR:
JULIAN AND JEAN LEE

BEING PORTION OF GOVERNMENT LOT 2
IN SECTION 22; TOWNSHIP 34 NORTH;
RANGE 1 EAST; W. M. SKAGIT COUNTY
WASHINGTON



GARY L. VAN NESS
17625 S. E. 48th ST.
BELLVIEW, WA 98006
(206) 747-0778
PLS 21364

SCALE 1" = 100'
DATE OCTOBER 24, 1995
JOB No. 580
DRAWN BY: G. L. V.
SHEET 1 OF 2
ACAD FILE: LEE580-1

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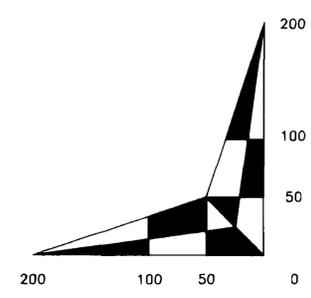


SCALE 1" = 100'

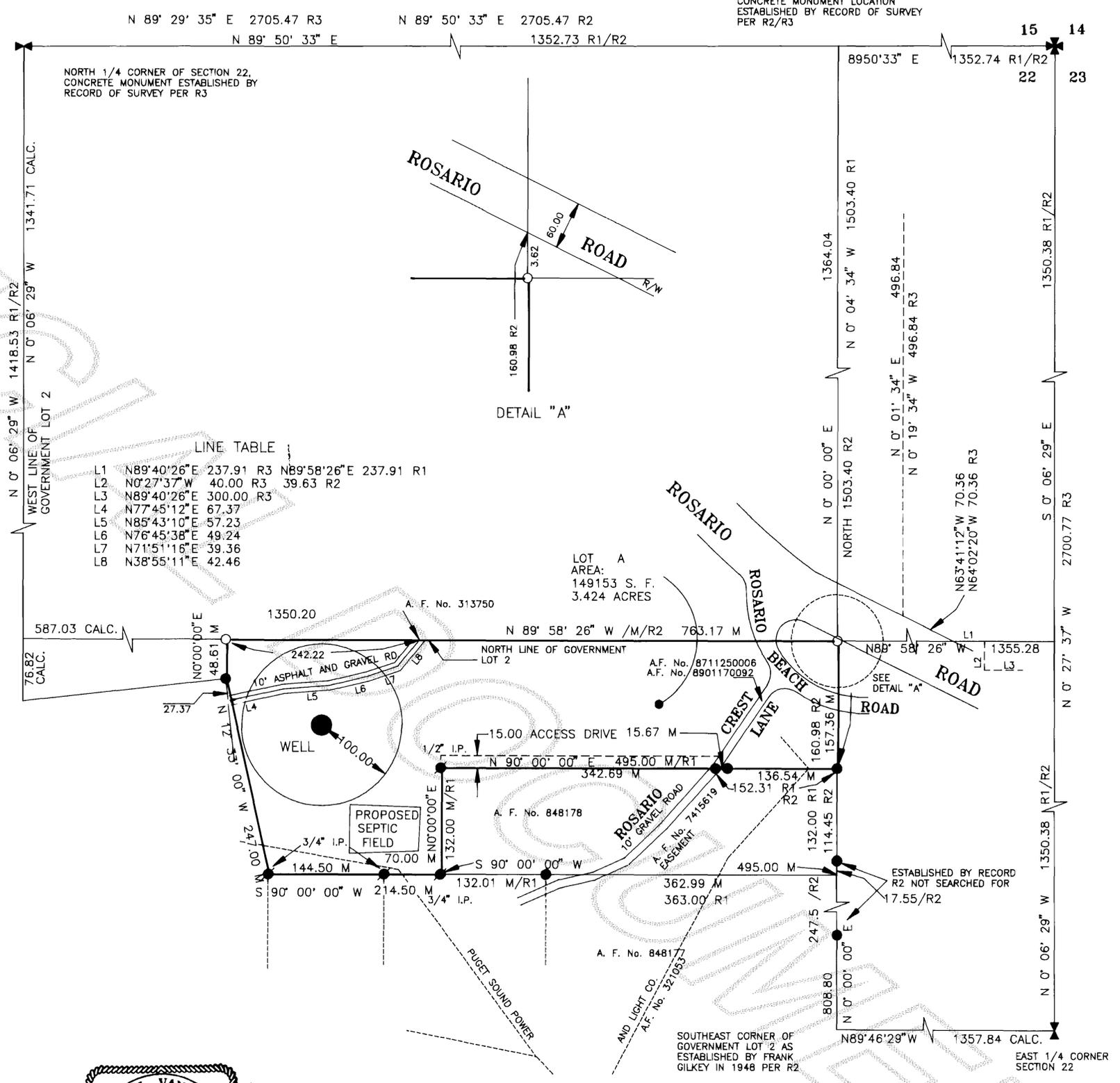
- LEGEND**
- ✱ = FD. SECTION CORNER MONUMENT AS NOTED
 - ▲ = FD. 1/4 SECTION CORNER MONUMENT AS NOTED
 - = SET REBAR AND CAP MARKED PLS 21364 OR AS SHOWN
 - = FD. REBAR AND CAP MARKED LEONARD LS 8992
 - = FD. IRON PIPE WOOD PLUG AND TACK AS NOTED
 - M = MEASURED DISTANCE
 - CALC. = CALCULATED
 - R1 = RECORD OF SURVEY BOOK 8, PAGE 117
 - R2 = RECORD OF SURVEY BOOK 7, PAGE 174
 - R3 = RECORD OF SURVEY BOOK 6, PAGE 264
 - A. F. = AUDITOR'S FILE NO.

SUBJECT TO EASEMENTS, RESERVATIONS AND COVENANTS AS DESCRIBED IN INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO.'S LISTED BELOW:

1. 313750 PIPELINE FOR WATER AND 20.00' ROAD EASEMENT
2. 321053 FOR PUGET SOUND POWER AND LIGHT CO. FOR WATER PIPELINE
3. 640858 FOR ROAD ACCESS
4. 8711250006 FOR ROADWAY
5. 8901170092 BOUNDARY LINE ADJUSTMENT
6. 9405120117 BOUNDARY FENCE LINE
7. 626678



BASIS OF BEARINGS:
AS NORTH ALONG WEST LINE OF GOVERNMENT LOT 2 PER R1/R2



LINE TABLE

L1	N89°40'26"E	237.91	R3	N89°58'26"E	237.91	R1
L2	N0°27'37"W	40.00	R3	39.63	R2	
L3	N89°40'26"E	300.00	R3			
L4	N77°45'12"E	67.37				
L5	N85°43'10"E	57.23				
L6	N76°45'38"E	49.24				
L7	N71°51'16"E	39.36				
L8	N38°55'11"E	42.46				

PRELIMINARY SHORT PLAT
SHORT PLAT
No. SPT 95-028

FOR:
JULIAN AND JEAN LEE

BEING PORTION OF GOVERNMENT LOT 2
IN SECTION 22; TOWNSHIP 34 NORTH;
RANGE 1 EAST; W. M. SKAGIT COUNTY
WASHINGTON



SCALE 1" = 100'
DATE OCTOBER 24, 1995
JOB No. 580
DRAWN BY: G. L. V.
SHEET 2 OF 2
ACAD FILE: LEE580-2

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