

9512140094

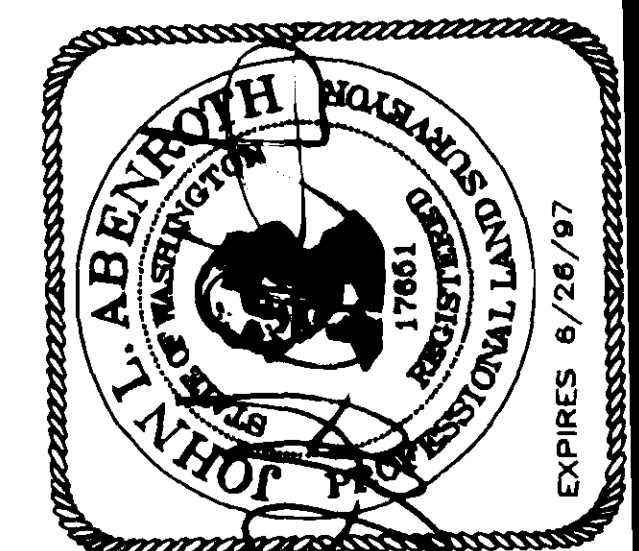
Short Plat No. 95-027

Survey in the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 8
Also in the NE1/4 of the SE1/4 and the SE1/4 of the NE1/4 of Section 7,
All in Township 33 North, Range 5 East, W.M.

SK KATHY JILL
30 JUN 95
15 DEC 14 P224
REQUEST F

AUDITOR'S CERTIFICATE
Filed for record this 14 day order
1995 at 24 minutes past 2 o'clock
P.m., and recorded in Volume 12 of
Short Plats at page 51-52
Skagit County, Wa.
County Auditor or Deputy Auditor
A.F.# 9512140094

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 Skagit County Fire District #9.
John L. Abenroth CERT#17651
Date 10/24/95



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



#	RADIUS	DELTA	LENGTH
C1	2814.79'	01°44'34"	85.62'
C2	2814.79'	01°57'24"	96.12'
C3	274.75'	60°45'27"	291.35'
C4	2864.79'	04°17'00"	214.17'

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.

* For additional Section subdivision information see survey filed in Volume 14 of Surveys at pages 153-155.

Access location

Addresses

- LOT 1 - 1947 STATE ROUTE 9
- LOT 2 - 1957 STATE ROUTE 9

Short Plat for Helen Neal

10-24-95	ADD SKAGIT CO EASEMENT	FM	JOB# 1563-95	DRAWN FM	CHECKED JLA	DATE 08JUN95	SCALE 1" = 100'	SHEET 2 OF 2
DATE	REVISION	BY						

was 12 SP pg 51

9512140094

Legal Description

Parcel A

That portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4, Section 7, Township 33 North, Range 5 East, W.M., lying West of the Northern Pacific Railroad right of way and Southerly and Easterly of the State Highway as conveyed by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County, EXCEPT mineral rights as reserved by Union Lumber Company in deed dated May 18, 1913 and recorded June 21, 1913, under Auditor's File No. 97183, in Volume 92 of Deeds, page 273, records of Skagit County.

Parcel B

That portion of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East W.M., lying East of the right of way for State Highway as conveyed by deed dated July 5, 1913 and recorded September 6, 1913 under Auditor's File No. 305470 and lying West of the Northern Pacific Railroad right of way, EXCEPT Nelson-Neal Lumber Company Railroad right of way, AND EXCEPT mineral rights as reserved by Union Lumber Company in deed dated May 18, 1913 and recorded June 21, 1913, under Auditor's File No. 97183, in Volume 92 of Deeds, page 273, records of Skagit County.

Parcel C

That portion of the Northeast 1/4 of the Southeast 1/4, Section 7, Township 33 North, Range 5 East W.M., lying Easterly of the State Highway as conveyed by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County.

Parcel D

That portion of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, Section 8, Township 33 North, Range 5 East, W.M., lying West of the Northern Pacific Railroad right of way, EXCEPT mineral rights as reserved by Union Lumber Company in deed dated May 18, 1913 and recorded June 21, 1913 under Auditor's File No. 97138 in Volume 92 of Deeds, page 273, records of Skagit County.

Parcel E

That portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4, Section 8, Township 33 North, Range 5 East, W.M., lying between the State Highway as conveyed by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County, and the Northern Pacific Railroad right of way, EXCEPT mineral rights as reserved by Union Lumber Company in deed dated May 18, 1913 and recorded June 21, 1913 under Auditor's File No. 97183 in Volume 92 of Deeds, page 273, records of Skagit County.

Parcel F

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East, W.M., which lies within said subdivision and Southeasterly of those premises conveyed to the State Of Washington by deed recorded May 4, 1981, as Auditor's File No. 8105040044.

EXCEPT from Parcels "A" through "F" above, that portion conveyed to the State Of Washington by deed recorded January 18, 1979 under Auditor's File No. 894927.

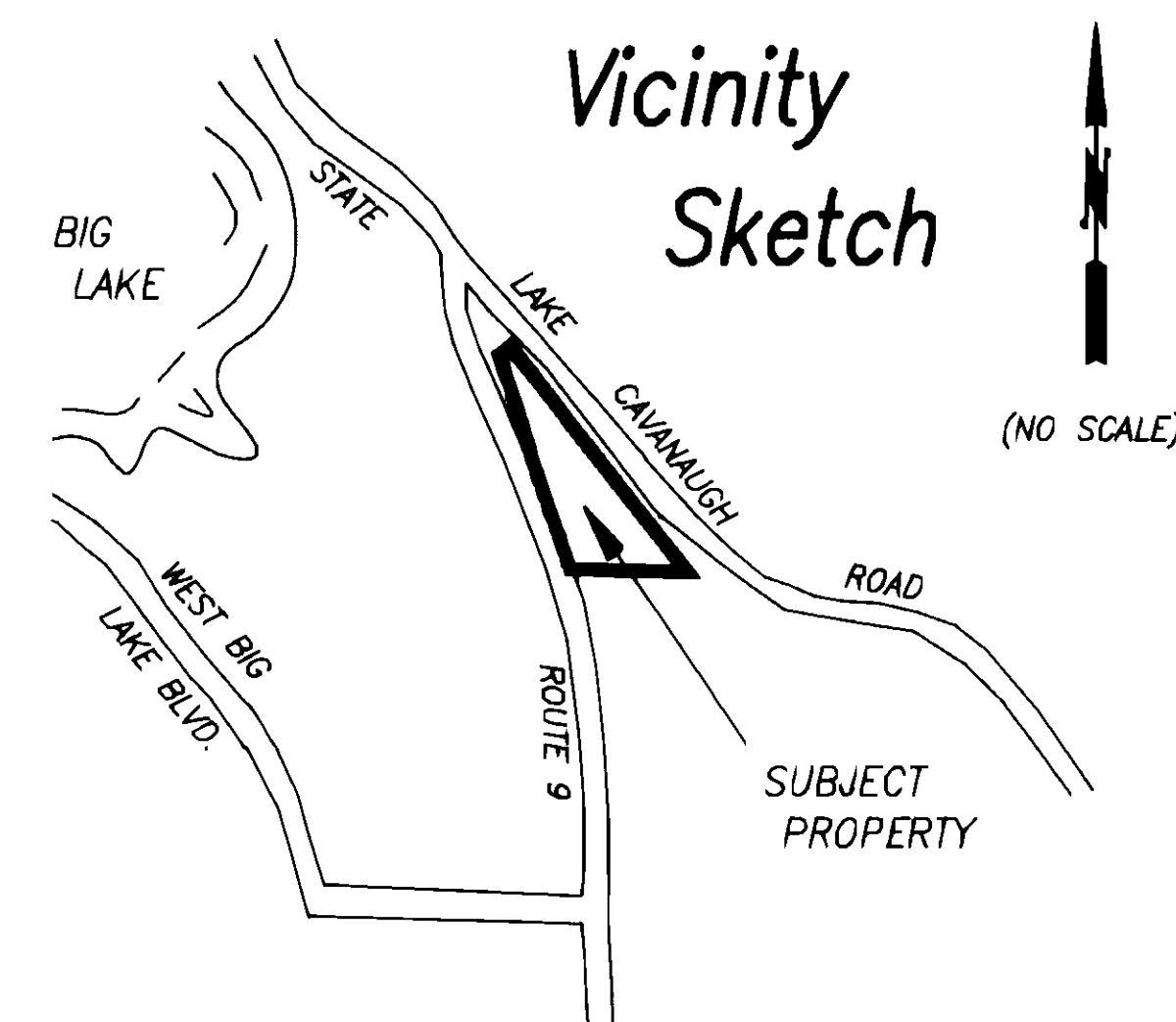
Parcel G

That portion of the 100 foot strip of land conveyed by Burlington Northern, Inc., a Delaware Corporation, to State Of Washington by deed recorded in Volume 438, page 109, under Auditor's File No. 8105040044, in the East 1/2 of Section 7, and the West 1/2 of Section 8, Township 33 North, Range 5 East, W.M., Skagit County, Washington, described as follows: Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 18+50 on the SR9 Line Survey of SR9, Jct. Lake Cavanaugh Road Vicinity, and 50 feet Northeasterly therefrom; thence Southeasterly parallel with said SR9 Line Survey to a point opposite HES 17+92.51 thereon; thence S40°47'00"E along the Southwesterly line of said 100 foot strip of land to a point opposite HES LC 0+05 on the LC Line Survey (Lake Cavanaugh Road) of said highway; thence N49°13'00"E a distance of 100 feet to a point opposite said HES on the Northeasterly line of said 100 foot strip; thence N40°47'00"W along said Northeasterly line to a point opposite HES LC 7+95.42 on said LC Line Survey and 35.22 feet Southwesterly therefrom; thence S49°13'00"W a distance of 83.04 feet to the point of beginning.

Notes

- Short Plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of roads shall be the responsibility of the Homeowners Association with the lot owners as members.
- Zoning - Rural (RU), Also see Variance 92-069. Approved 2-26-93
- 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.
AQUIFER DEMONSTRATION WELLS ARE LOCATED ON LOTS 1 AND 2.
- Sewer - individual on-site sewage systems, - Alternative systems are proposed for Lots 1 & 2 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
- Basis-of-bearings - Assumed N01°24'30"E on the West line of the Southwest Quarter of Section 8.
- This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station.
- The subject property may be affected by easements or restrictions recorded in instruments listed as follows: AF#93067; AF#97183; AF#653746; AF#541518; AF8105040044; easement in instrument filed in Volume 181 of Deeds at page 82.
- 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.
- Change in location of access, may necessitate a change of address, contact Skagit County Public Works.

Short Plat No. 95-027



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.

Helen Neal
Helen Neal

Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Helen NEAL 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 [Signature] Title LPO
Date Aug. 25, 1995 My appointment expires 9-1-98

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 acknowledged 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 _____ Date _____
My appointment expires _____

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.

Judyann Menash 12-7-95
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 1st day of November 1995.

[Signature]
Short Plat Administrator

[Signature]
County Engineer

Short Plat for
Helen Neal

AUDITOR'S CERTIFICATE

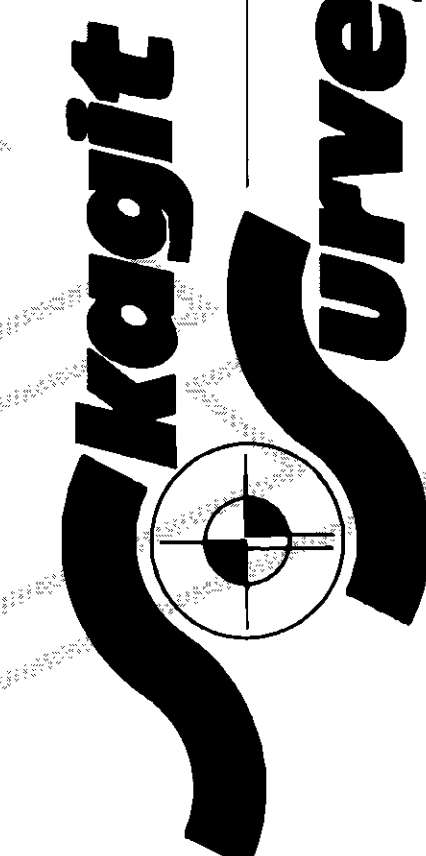
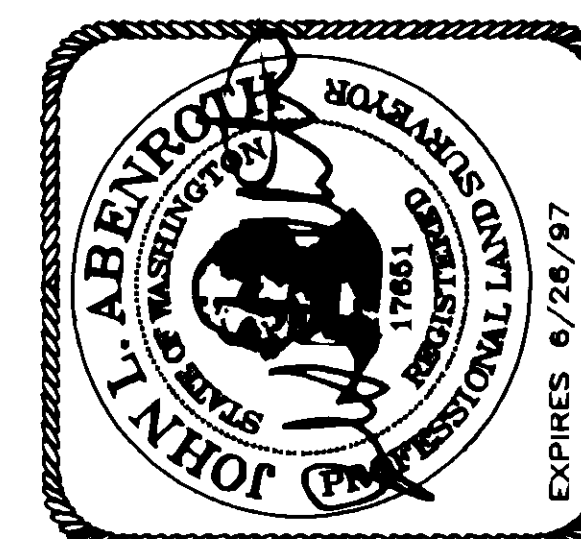
Filed for record this _____ day of _____ 1995 at _____ minutes past _____ o'clock _____ m. and recorded in Volume _____ of Short Plats at page _____ records of Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.# _____

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 Skagit County Fire District #9.

John L. Abernethy CERT#17651
Date 8/6/94



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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1563-95	FM	JLA	08JUN95		1 OF 2