

9602070094

# Short Plat No. 92-053

Survey in the SW1/4 of the NE1/4 and in the NW1/4 of the NE1/4 of Section 12, Twp. 35 N., Rng. 4 E., W.M.

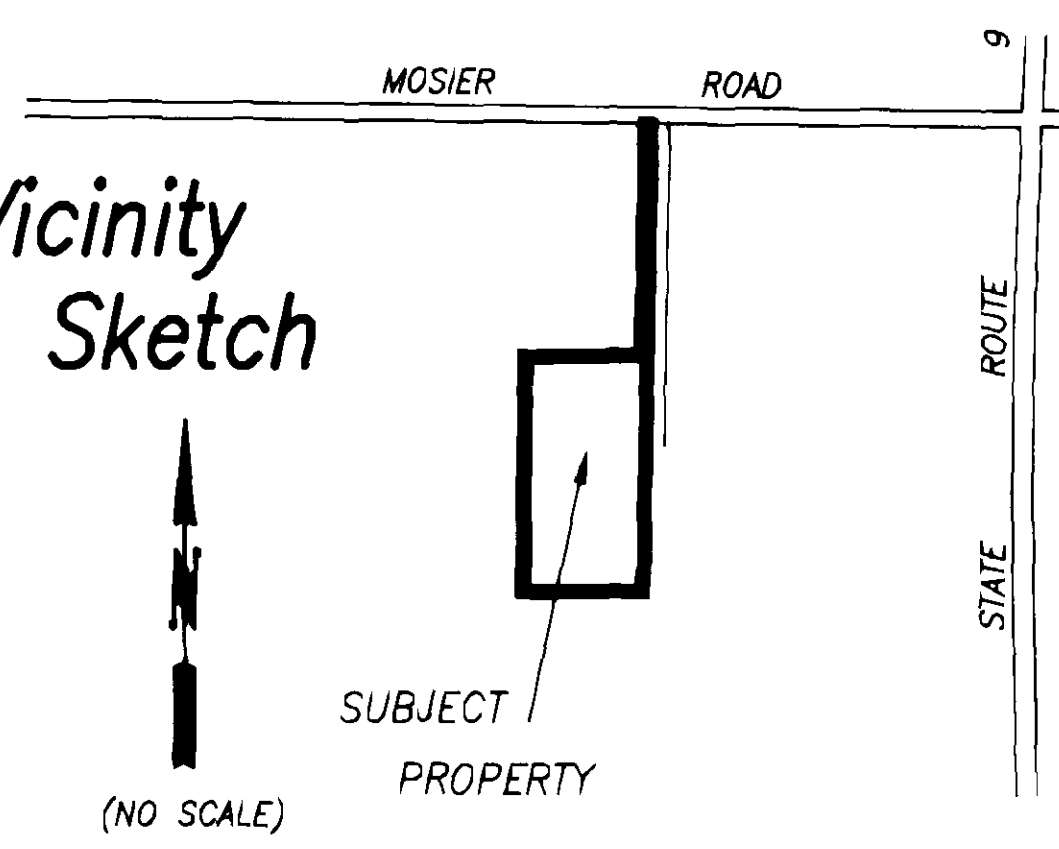
## Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
3. ZONING - RESIDENTIAL (R)
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.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS, - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1-4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. BASIS-OF-BEARINGS - ASSUMED N88°31'25"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION AND 6 SECOND OPTICAL MICROMETER TOTAL STATION.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS IN INSTRUMENTS FILED IN: AF#8802260021; AF#9008080091.
9. THIS SURVEY IS BASED ON A DESCRIPTION CONTAINED IN SECURITY UNION TITLE INSURANCE CO., CERTIFICATE FOR SHORT PLAT, ORDER NO. SA-9902, DATED JULY 5, 1991.
11. 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.
12. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.

## 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.

## Vicinity Sketch



## Legal Description

Parcel A  
The West Half of the Southwest Quarter of the Northeast Quarter and the East 30 feet of the West Half of the Northwest Quarter of the Northeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian; EXCEPT those portions conveyed to Skagit County by deeds recorded September 19, 1924, and November 6, 1926, under Auditor's File Nos. 177326 and 210341, records of Skagit County, Washington.

Parcel B  
An easement for road and utilities as granted by Wayne Hayes and wife, Peggy Ingram, and Gary Hayes in Easement Agreement recorded July 3, 1991, under Auditor's File No. 9107030100, 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.

*Earl Cooley*  
Earl Cooley

*Nancy A. Cooley*  
Nancy Ann Cooley

## 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.

*Judy Melnick*  
Skagit County Treasurer  
Date 3/30/96

## Acknowledgements

State of Washington County of SKAGIT  
I certify that I know or have satisfactory evidence that EARL & NANCY ANN COOLEY H/W 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 *James A. Quinn*  
Title NOTARY PUBLIC  
My appointment expires July 1, 1998

## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 29th day of January 1996.

*Robert L. ...*  
Short Plat Administrator  
*Walter K... ..*  
County Engineer

Short Plat for  
**Earl and Nancy Cooley**

## AUDITOR'S CERTIFICATE

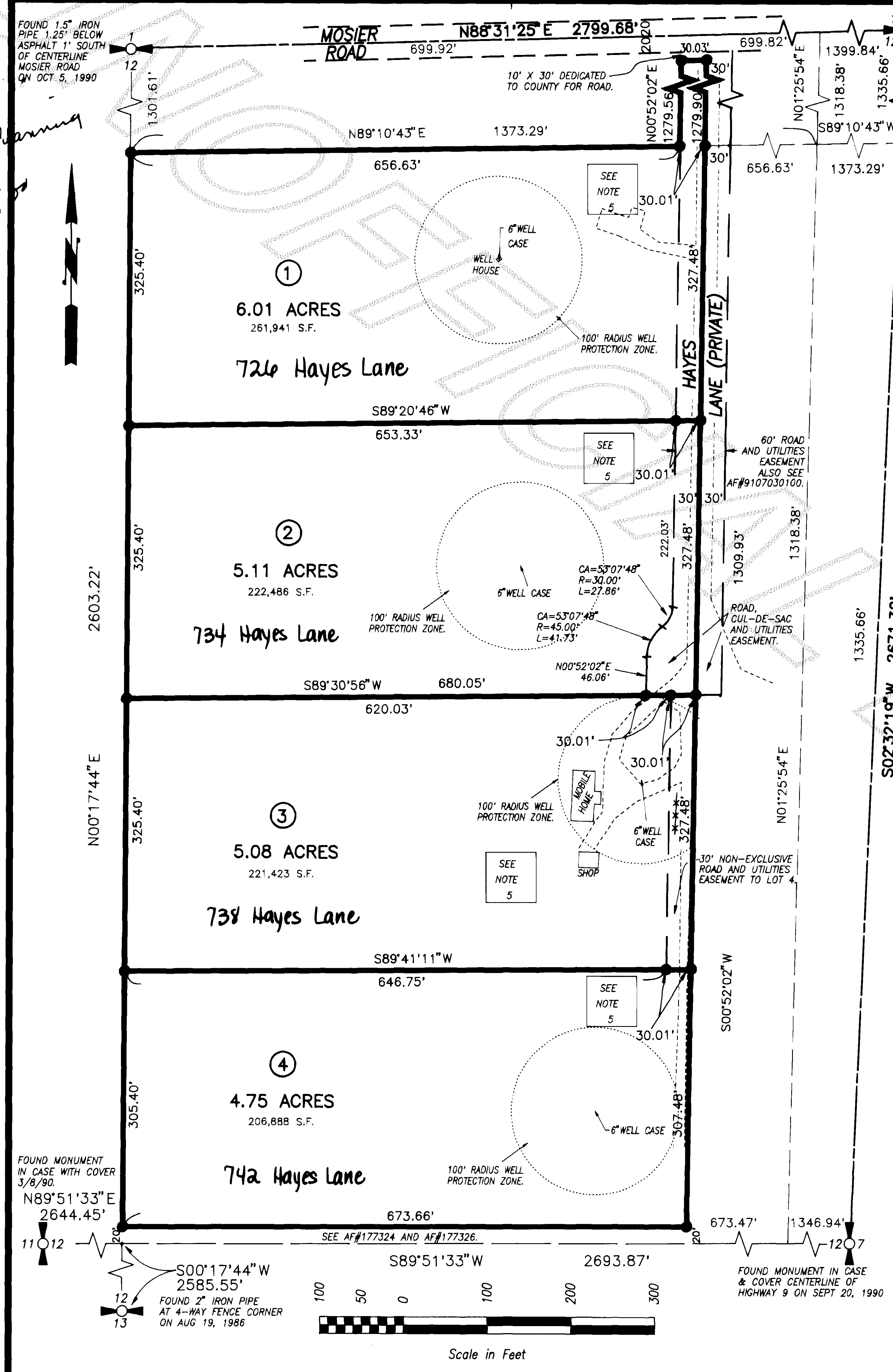
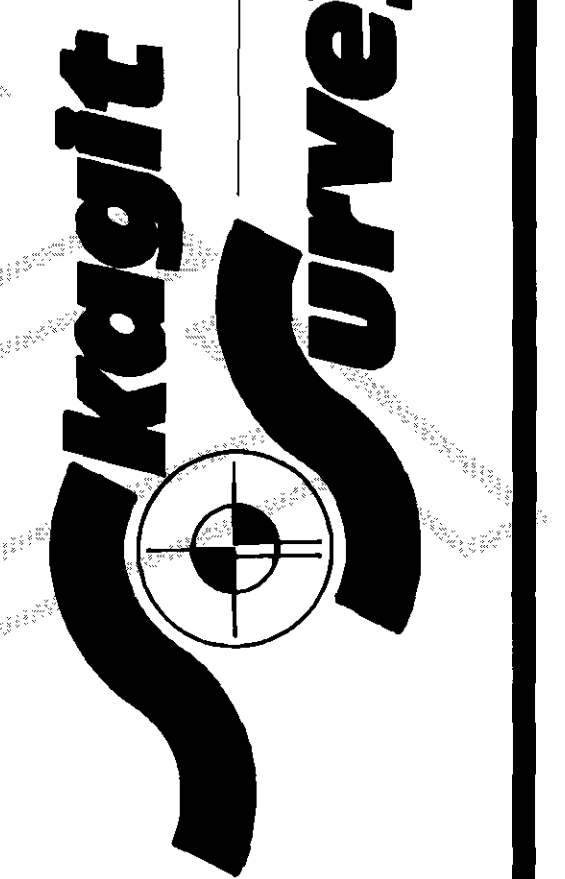
Filed for record this 7 day of Feb, 1996 at 4 minutes past 3 o'clock P.M., and recorded in Volume 12 of Short Plats at page 73, records of Skagit County, Wa.  
*Janet ...*  
County Auditor or Deputy Auditor  
A.F.# 9602070094

## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 1992 at the request of Earl and Nancy Cooley  
*John L. Abernethy*  
Date Jan 11, 1996  
County Auditor or Deputy Auditor  
CERT.# 17651



**Surveyors 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  |
|------|----------|----|---------|-------|---------|---------|-----------|--------|
|      |          |    | 1011-92 | FM    | JLA     | 14DEC92 | 1" = 100' | 1 OF 1 |