

9603130074

UTILITIES NOTE

The utility locations shown hereon are from field observations where possible and from available utility records of the Cascade Natural Gas Corporation and Public Utility District No. 1 of Skagit County (Water).

96 MAR 13 P2:11

E 1/4 Corner
Sec. 32-34-4
Iron Pipe

LEGAL DESCRIPTION

Tract 3 of Short Plat No. 92-025, approved December 14, 1992 and recorded December 18, 1992 under Auditor's File No. 92/2180013, in Volume 10 of Short Plats, pages 158 and 159, records of Skagit County, Washington; being a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide private road known as Sahale Drive, as more fully described and set forth in Documents recorded under Auditor's File Numbers 760671 and 8010310003, records of Skagit County, Washington.

AND TOGETHER WITH AND SUBJECT TO that 20 feet wide by 265 feet length utility easement as shown upon Tract 3 of said Short Plat No. 92-025.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

ZONING CLASSIFICATION

R - Residential

LOT AREAS

LOT A	= 34,198.66 Sq. Ft.
	= 0.785 Acre - Total
PTN. LOT A	= 5,698.96 Sq. Ft.
30' RD. EASM'T	= 0.131 Acre
PTN. LOT A	= 28,499.70 Sq. Ft.
LESS 30' RD. EASM'T	= 0.654 Acre
LOT B	= 52,001.22 Sq. Ft.
	= 1.194 Acre

LEGEND

Prop. Cor.	Property Corner
o Set Rebar	Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
© Mon.	Monument
o Found LISSER	Found Steel Rebar with Yellow Plastic Cap Imprinted: "LISSER-22960"
o Found JUDY	Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY-7598"
o SL	Septic Drainfield Soil Log Test Hole
X 2" G	Old Barb Wire Fence
6" W	2" Gas Main
U/P T	6" Water Main
	Underground Power and Telephone

PLAN

Scale: 1" = 60'



Sheet 1 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 13 day of Mar, 1996, at minutes past 0'clock M., in Volume of Short Plats at pages 81 and 82 and recorded under Auditor's File Number 9603130074, at the request of Denny D. LeGro.

KATHY HILL
Auditor Skagit County
by Sandra D. Hill



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Robert W. Suttles.
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, Wa. 98273
Phone: (360) 336-3220
Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor
Date: 1-15-96 Lic. #3475

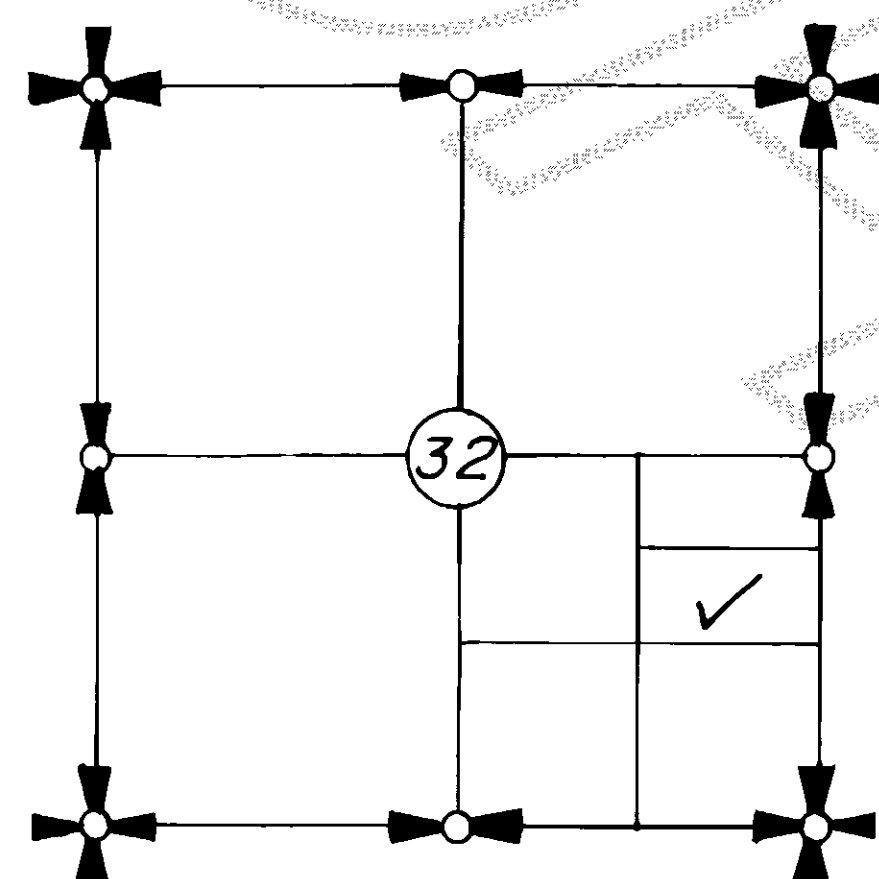
SHORT PLAT NO. 96 - 004

ROBERT W. SUTTLES PROPERTY SURVEY
TRACT 3 OF SHORT PLAT NO. 92 - 025
PTN. S 1/2 NE 1/4 SE 1/4
SEC. 32, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

Vol 12 SP Pg 81

WATER SUPPLY

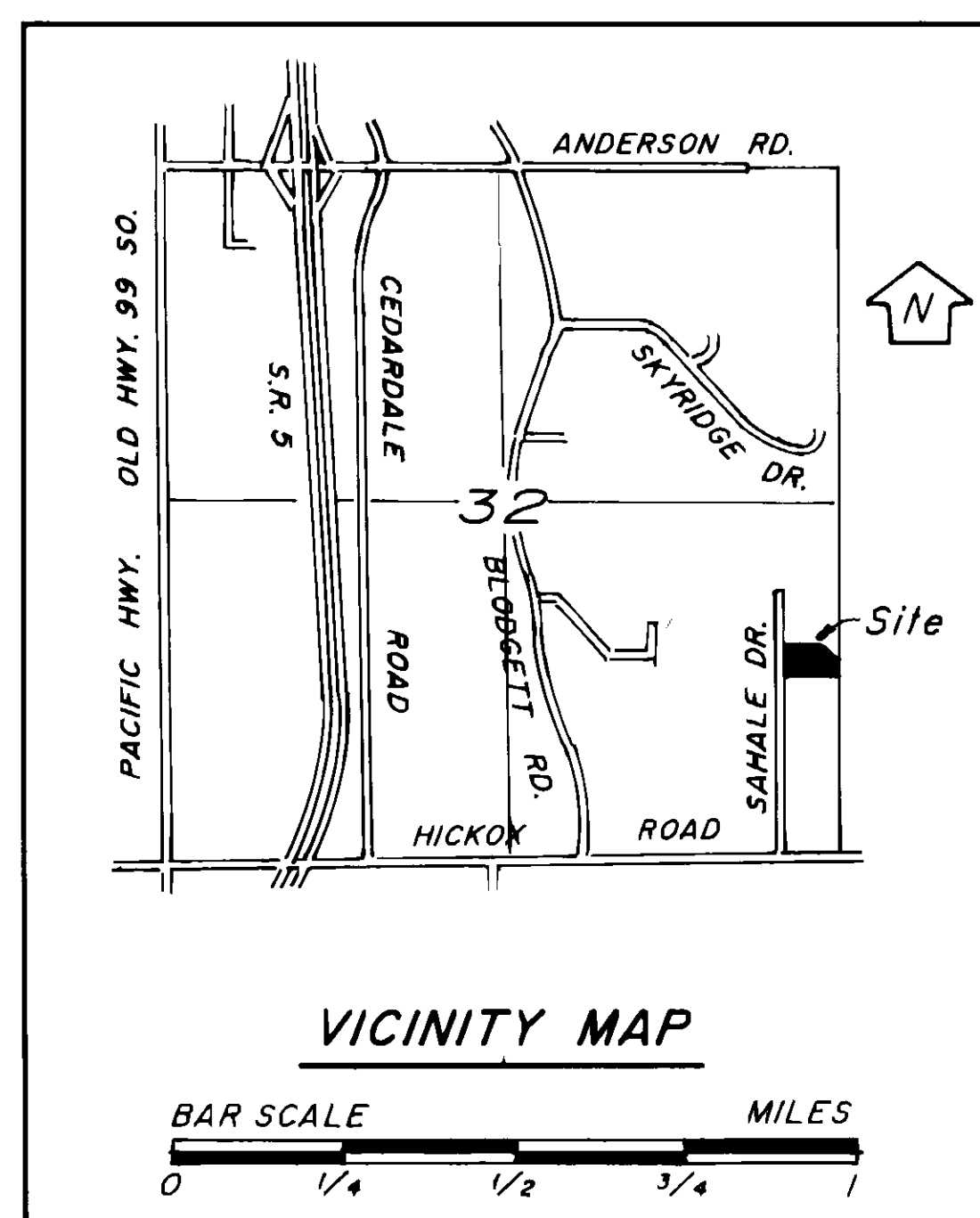
Water of sufficient quantity and/or quality for normal domestic purposes is available from the Skagit County Public Utility District No. 1 by that existing 6" water main located in Sahale Drive.



VICINITY MAP
N.T.S.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. Lots A and B are undeveloped at this time, i.e. there are no existing residences. The required soil logs for Lot A of this Short Plat have been previously submitted by Northwest Septic, dated April 8, 1992 as received by the Skagit County Permit Center for the John Standish Short Plat No. 92-025. Additional soil logs for Lot B of this Short Plat were also recently completed by Northwest Septic, Inc. on January 8, 1996 for Robert Suttles. All soil logs are currently on file with the Skagit County Permit Center.

NOTES

1. Certificate for Short Plat in the form of a Supplemental Title Report furnished by Land Title Company of Skagit County, Order No. T-76854, dated January 3, 1996.
2. Survey Procedure - Field Traverse
3. Instrumentation: TOPCON GTS - 2B (20)
Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.
Accuracy $\pm (5\text{mm} + 5\text{ppm})$
4. Meridian - Assumed
5. Basis of Bearing - the South line of the SE 1/4 of Section 32, T. 34 N., R. 4 E.W.M., based upon existing monumentation, as being North $89^{\circ}25'20''$ East.
The Section Subdivision shown hereon is based upon the John Standish Short Plat No. 92-025 in the S 1/2 of the NE 1/4 of the SE 1/4 of said Section 32, as prepared by Semrau and Lisser by that instrument recorded December 18, 1992 under Auditor's File No. 9212180013, records of Skagit County, Washington.
6. For additional meridian and subdivision information see Skagit County Short Plat No. 51-80 recorded in Volume 4 of Short Plats, page 155, records of Skagit County, Washington.
7. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works.

APPROVALS

Examined and approved this 11th day of MARCH, 1996, by the Planning Department of Skagit County, Washington.

[Signature]

Examined and approved this 8th day of MARCH, 1996, by the County Engineer of Skagit County, Washington.

[Signature]

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 16 day of JANUARY, 1996.

[Signature]
ROBERT W. SUTTLES

[Signature]
SUSAN L. SUTTLES

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me ROBERT W. SUTTLES and SUSAN L. SUTTLES, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 16 day of JANUARY, 1996.

[Signature]
Notary Public in and for the State of Washington
residing at MOUNT VERNON.

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 1996.

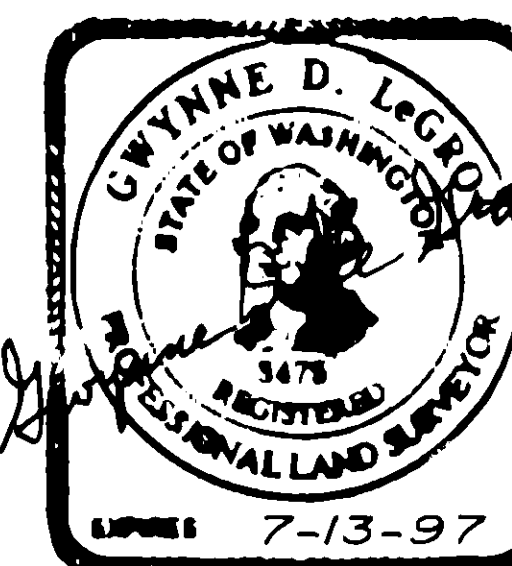
This 1 day of MARCH, 1996.

[Signature]
Skagit County Treasurer

OWNER - DEVELOPER

Robert W. Suttles
615 S. Section Street
Burlington, Wa. 98233
Phone: (360) 755-1466

Sheet 2 of 2 Sheets



SHORT PLAT NO. 96 - 004

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