

9603290056

Survey in the SE1/4 of the SW1/4 and SW1/4 of the SW1/4 of Section 16, Twp. 33 N., Rng. 5 E., W.M. Short Plat No. 95-039

Addresses

LOT 1 = 2474 LAKE CAVANAUGH ROAD
LOT 2 = 2479 LAKE CAVANAUGH ROAD
LOT 3 = 2481 LAKE CAVANAUGH ROAD

COMPUTED FROM SURVEY
FILED IN VOLUME 6 OF
SURVEYS AT PAGE 129

Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE "X" 2" WITNESS STAKE, EXCEPT AS NOTED.
- ACCESS LOCATION

SEPT. 10, 1994
FOUND 1 3/4" IRON PIPE
SET PLUG & NAIL IN PIPE
FOUND OLD BLAZES ON TREES
IN AREA BUT NO TAGS.

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	1342.66'	07°04'00"	165.60'
C2	140.98'	54°04'00"	133.02'
C3	208.68'	43°37'00"	158.86'
C4	316.59'	29°52'12"	165.05'
C5	1492.66'	00°17'09"	7.44'
C6	543.01'	7°07'14"	67.48'
C8	250.96'	27°02'01"	118.41'
C9	225.96'	27°01'59"	106.61'
C10	251.59'	37°25'37"	164.34'
C11	100.00'	43°50'29"	76.52'
C12	100.00'	57°25'25"	100.22'
C13	86.00'	62°25'46"	93.71'

LINE TABLE		
#	BEARING	DISTANCE
L1	S24°32'20"W	25.74'
L2	S65°27'40"E	64.90'
L3	N31°36'20"E	40.00'
L4	S58°23'40"E	63.30'
L5	N85°40'20"E	20.00'
L6	N89°37'17"E	74.89'
L8	S42°22'21"E	48.25'
L9	S58°23'40"E	63.30'
L10	S58°38'22"W	25.00'
L11	S85°40'20"W	5.00'
L12	S86°43'40"E	5.00'
L14	N44°51'48"W	37.09'
L15	S57°13'36"W	98.85'
L16	S79°25'50"W	235.58'
L17	N82°42'23"W	11.56'
L18	N60°17'51"W	47.80'
L19	N60°17'51"W	77.14'
L20	S57°35'18"W	86.69'
L21	S00°04'05"W	91.91'
L22	S65°34'40"E	76.07'
L23	S69°50'11"E	151.17'
L24	N03°16'20"E	30.00'
L25	N86°43'40"W	60.00'
L26	N03°16'20"E	30.00'
L27	N22°05'07"E	77.93'

AUDITOR'S CERTIFICATE

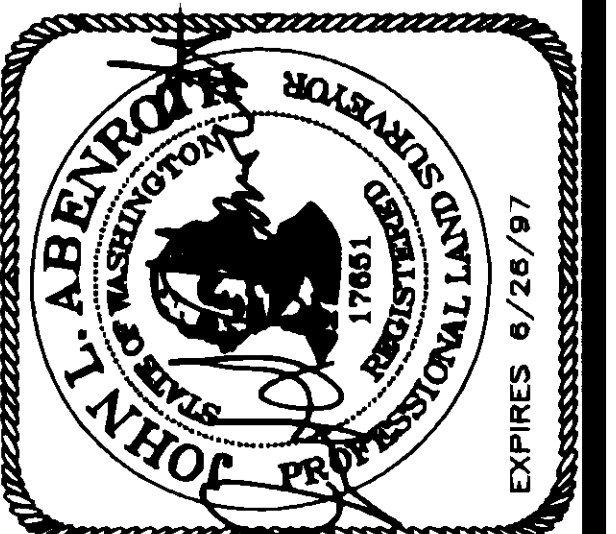
Filed for record this 29 day of May 1994 at 5:17 minutes past 12 o'clock P.M., and recorded in Volume 12 of Short Plats at page 87 of records of Skagit County, Wa.

John L. Abenroth
County Auditor or Deputy Auditor
A.F.# 960329 0054
Date JAN. 25, 1996

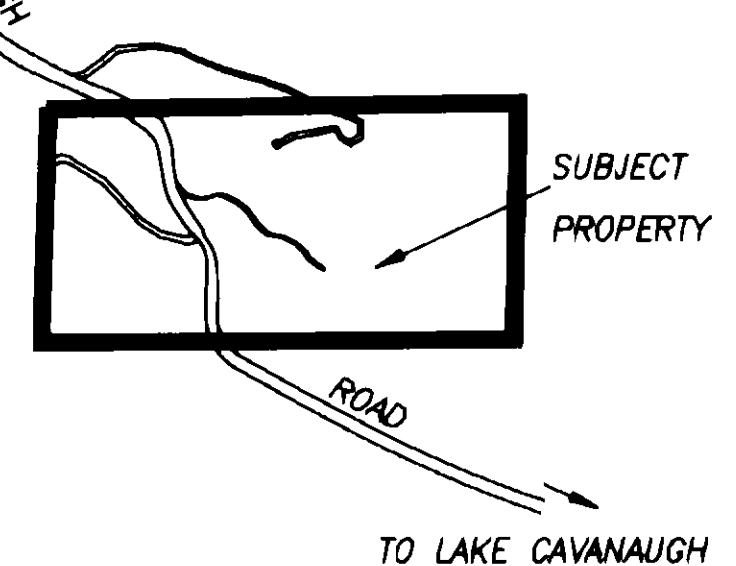
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 1995 at the request of Barbara Crawford

John L. Abenroth
County Auditor or Deputy Auditor
A.F.# 960329 0054
Date JAN. 25, 1996



Vicinity Sketch



(NO SCALE)

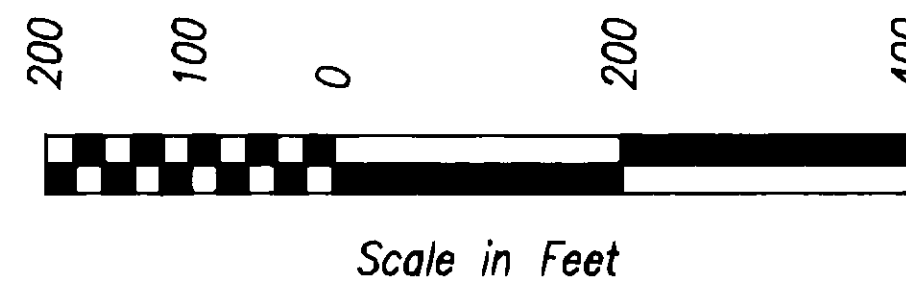
22.28' ACRES
970,802 S.F.

21.09 ACRES
918,622 S.F.

32.55' ACRES
1,417,796 S.F.

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 - FORESTRY (F)
- 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.
IN MARCH, 1995, A WELL WAS DRILLED 142 FEET DEEP YIELDING .5 GPM. ON SEPTEMBER 26, 1995, THE SKAGIT COUNTY BOARD OF HEALTH WAIVED S.C.C. 12.48.240(1)(c)(i) WHICH REQUIRED ALL WELLS TO BE DRILLED AND S.C.C. 12.48.240(2)(a) REQUIRING A PUBLIC SYSTEM DISTRIBUTION LINE TO BE INSTALLED PRIOR TO FINAL LAND APPROVAL. SEE RESOLUTION #15913
THE SKAGIT COUNTY HEALTH DEPARTMENT HAS DETERMINED THAT THIS SHORT PLAT IS WITHIN A SENSITIVE AREA REGARDING QUANTITY OF WATER VIA DRILLED WELLS. BECAUSE OF THE SENSITIVE AREA DETERMINATION THE SKAGIT COUNTY HEALTH DEPARTMENT HAS MADE IT A CONDITION OF APPROVAL OF THIS SHORT PLAT THAT ALL LOTS MUST DEMONSTRATE ADEQUATE QUANTITY (E.G. TWO HOUR STABILIZED PUMP TEST PREFERABLY FROM LATE AUGUST TO MID-OCTOBER) AND QUALITY OF POTABLE WATER (DRILLED WELL OR APPROVED PUBLIC WATER SUPPLY) PRIOR TO THE CLOSING OF THE INITIAL SALE OF SAID LOTS.
- SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS, DUE TO THE SIZE OF THE LOTS IN THIS SHORT PLAT, SOILS ANALYSIS WORK HAS NOT BEEN PERFORMED AT THE TIME OF FILING THE PLAT.
- THERE MAY BE RESERVATIONS OR RESTRICTIONS THAT AFFECT THE SUBJECT PROPERTY FILED IN: AF#8704010016; AF#9206120103; AF#9007160042; AF#8703090047; AF#8610080017; AF#786251; AF#770405; AF#691715; AF#635859; AF#617235; AF#428605; AF#521600.
- BASIS-OF-BEARINGS - ASSUMED N89°37'17"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- 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.



Acknowledgements

STATE OF WASHINGTON COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
THAT Barbara D. Crawford
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 Jerril L. Leberle Teril L. Leberle
TITLE Notary Public DATE 3-19-96
MY APPOINTMENT EXPIRES 3-11-97
STATE OF WASHINGTON COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
THAT B. D. Crawford
SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO
EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Senior Vice President
OF Skagit State Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Jerril L. Leberle Teril L. Leberle
TITLE Notary Public DATE 3-19-96
MY APPOINTMENT EXPIRES 3-11-97

Legal Description

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 5 EAST, W.M., EXCEPT ROAD RIGHTS OF WAY.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBVODERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Barbara D. Crawford
BARBARA D. CRAWFOOT MARTIN
D. P. Doyle, Senior Vice Pres.
SKAGIT STATE BANK

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 THE OFFICE UP TO AND INCLUDING THE YEAR 1994.

Judy Ann Menard 3-26-96
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 25th DAY OF March, 1996
Barbara D. Crawford Justin Kaian
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

Short Plat for Barbara Crawford

DATE	REVISION	BY	JOB#	1547-94	DRAWN	FM	CHECKED	JLA	DATE	130C195	SCALE	1" = 200'	SHEET	1 OF 1
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