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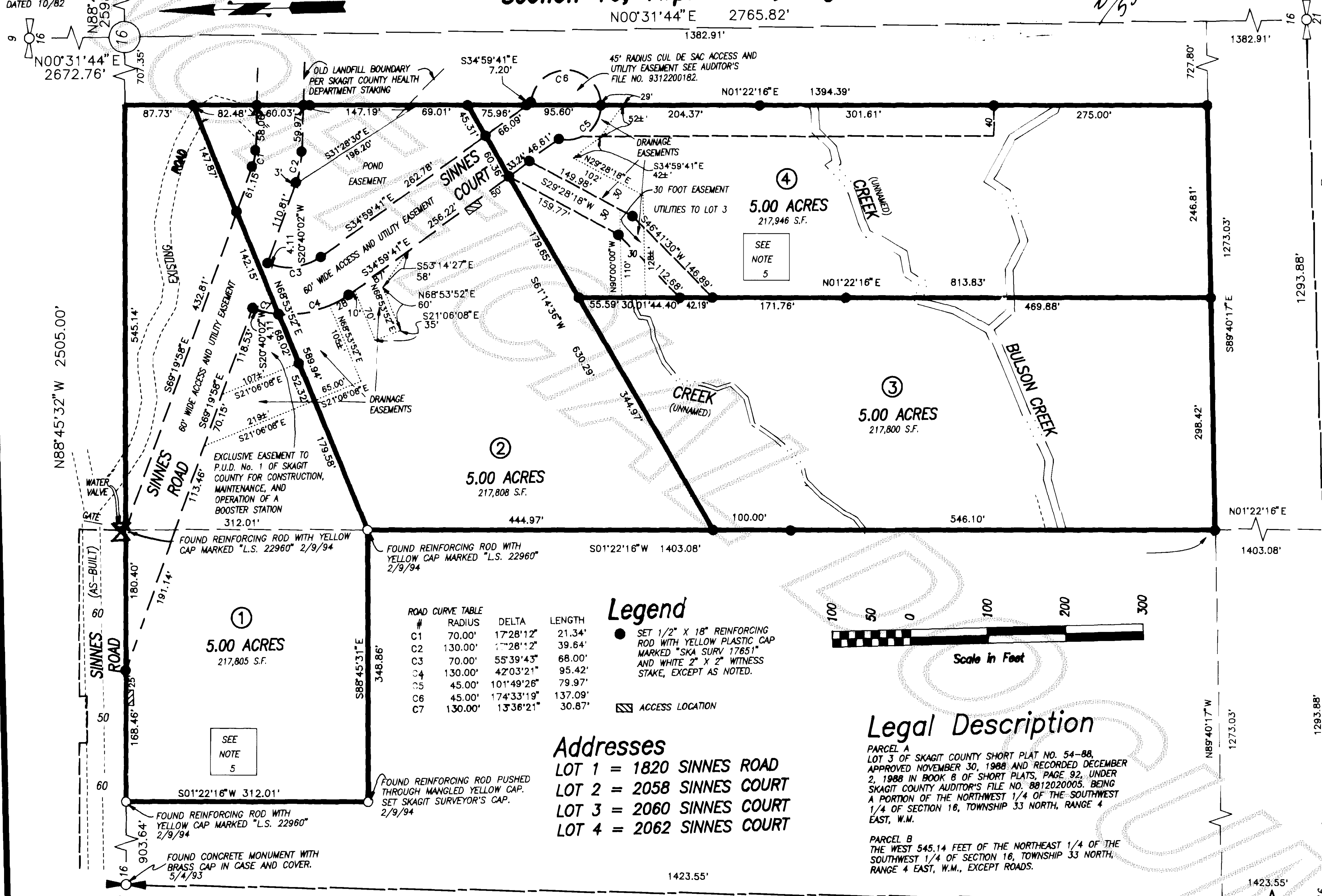
Survey in the NW1/4 of the SW1/4 and in the NE1/4 of the SW1/4 of Section 16, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. 94-008

COMPUTED FROM DNR SURVEY "JOHNSON CREEK" #433 DATED 10/82

FOUND 3/4" IRON PIPE WITH YELLOW CAP AND TACK MARKED "R.L. 8992" 5/13/93

COMPUTED FROM DNR SURVEY "JOHNSON CREEK" #433 DATED 10/82



ROAD #	RADIUS	DELTA	LENGTH
C1	70.00'	17°28'12"	21.34'
C2	130.00'	1°28'12"	39.64'
C3	70.00'	55°39'43"	68.00'
C4	130.00'	42°03'21"	95.42'
C5	45.00'	101°49'28"	79.97'
C6	45.00'	174°33'19"	137.09'
C7	130.00'	1°36'21"	30.87'

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.
- ▭ ACCESS LOCATION

Addresses

- LOT 1 = 1820 SINNES ROAD
- LOT 2 = 2058 SINNES COURT
- LOT 3 = 2060 SINNES COURT
- LOT 4 = 2062 SINNES COURT

Legal Description

PARCEL A
 LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 54-88, APPROVED NOVEMBER 30, 1988 AND RECORDED DECEMBER 2, 1988 IN BOOK 8 OF SHORT PLATS, PAGE 92, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 881202005, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

PARCEL B
 THE WEST 545.14 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT ROADS.

Notes

- 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.
- ZONING - RURAL INTERMEDIATE (RI)
- WATER - PUBLIC UTILITY DISTRICT NO. 1.
- SEWER - INDIVIDUAL ON-SITE SYSTEMS. - AN ALTERNATIVE SYSTEM IS PROPOSED FOR LOT 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS. FOR LOT 1 SEE SURVEY FILED IN VOLUME 8 OF SHORT PLATS AT PAGE 92.
- BASIS-OF-BEARINGS - ASSUMED S02°11'22"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16.
- 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 FILED IN AS FOLLOWS: AF#153866; AF#103819; AF#9310080078; SKAGIT COUNTY PLAT #54-88.
- 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.
- NO WATER WELLS MAY BE CONSTRUCTED WITHIN THE PLAT.
- NO DRAINAGE SHALL BE DIRECTED ONTO OR INTO THE LANDFILL SITE, INCLUDING, BUT NOT LIMITED TO ROAD RUNOFF, DITCHING, ROOF OR CURTAIN DRAINS, SEPTIC TANK DRAINFIELDS OR IRRIGATION RUNOFF.
- ADJUSTMENT
NO BUILDINGS CAN BE CONSTRUCTED WITHIN 100 FEET OF THE BOUNDARIES OF THE OLD LAND FILL DUE TO POSSIBLE METHANE MIGRATION.
- NO SEPTIC DRAINFIELD SHALL BE PERMITTED WITHIN 100 FEET OF THE OLD LANDFILL ON ITS UPHILL SIDE.
- THE OLD LANDFILL SURFACE SHALL NOT BE ALTERED IN ANY WAY FROM ITS PRESENT STATE WITH THE EXCEPTION OF ROUTINE MAINTENANCE OF VEGETATION (I.E. CUTTING GRASS, BRUSH AND/OR TREES) FOR AESTHETIC AND SAFETY PURPOSES.
- POTENTIAL BUYERS SHOULD RECOGNIZE THAT CREEKS MEANDER THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
- ALL MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- SKAGIT COUNTY MAY UTILIZE THE PLAT EASEMENTS TO PERFORM INSPECTIONS AND/OR EMERGENCY MAINTENANCE. ALL MAINTENANCE PERFORMED BY SKAGIT COUNTY SHALL BE AT THE EXPENSE OF THE HOME OWNERS ASSOCIATION, AS PER SKAGIT COUNTY DRAINAGE ORDINANCE 14.26.

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.

David A. Welts
 DAVID A. WELTS

Acknowledgements

STATE OF WASHINGTON COUNTY OF Skagit I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *David A. Welts* SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Sharon R. Anthony
 NOTARY SIGNATURE
 DATE 4-27-95

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE AND 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 1995/1996

Judith Mendenhall
 SKAGIT COUNTY TREASURER
 DATE 3-20-95

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 1995

Sharon R. Anthony SHORT PLAT ADMINISTRATOR
Janette Keiser COUNTY ENGINEER

Short Plat for David A. Welts

AUDITOR'S CERTIFICATE
 Filed for record this 27 day of March 1995 at 2:11 minutes past o'clock p.m., and recorded in Volume 12 of Short Plats at page 89 of records of Skagit County, Wa.

Sharon R. Anthony
 County Auditor or Deputy Auditor
 A.F.# 9403290058

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, 1993 at the request of David A. Welts.

Sharon R. Anthony
 Date 4/26/95
 County Auditor or Deputy Auditor
 CERT.# 17651



Skagit 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
			1405-93	FM	DJM	30DEC93	1" = 100'	1 OF 1

val 12 SP pg 89