

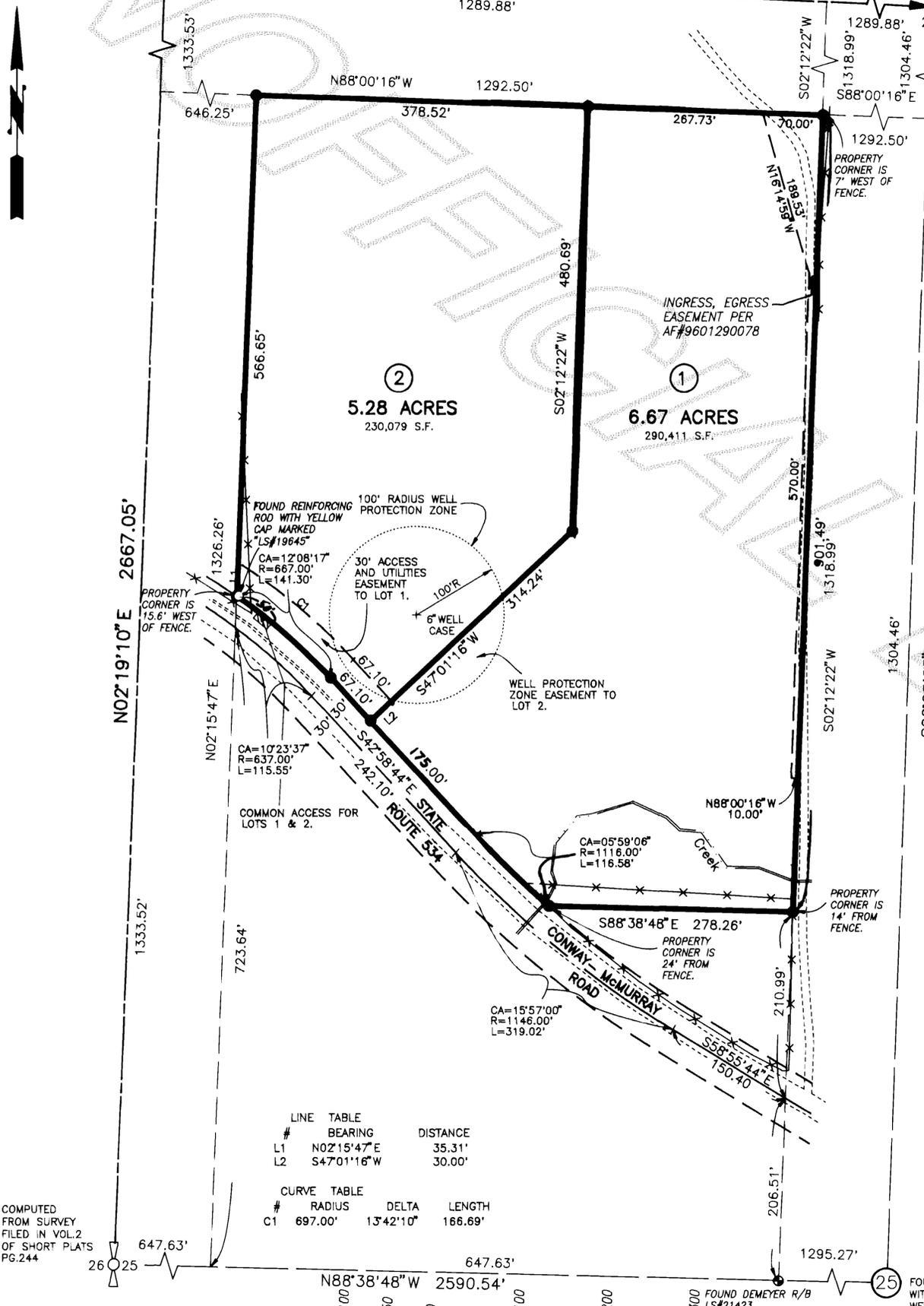
9604100068

# Survey in the SW1/4 of the NW1/4 of Section 25, Twp. 33 N., Rng. 4 E., W.M.

## Short Plat No. 95-014

FOUND 3/4" IRON PIPE W/R&L CAP. 10/20/94 ALSO FOUND 2" SQUARE PIPE AT N45°W, 0.7'

FOUND 1" IRON PIPE AND LS CAP #7892 10/6/94 26 APR 10 P2:09

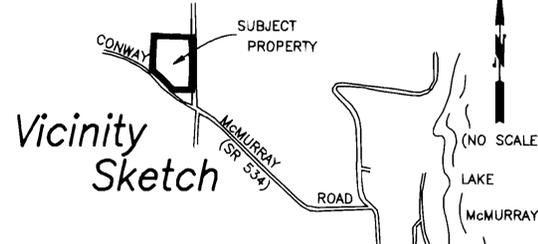


### Notes

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 LOT OWNERS.
3. ZONING - RURAL (Au)
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 SYSTEMS.
6. BASIS-OF-BEARINGS - ASSUMED S87°21'34"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING:  
2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
9. 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.
10. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
11. POTENTIAL BUYERS SHOULD RECOGNIZE THAT THE CREEK ON LOT 1 MEANDERS 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.

### Addresses

- LOT 1 - 2219 STATE ROUTE 534
- LOT 2 - 2217 STATE ROUTE 534



### Legal Description

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE STATE HIGHWAY NO. 534 AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY NO. 534:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 417.5 FEET, THENCE WEST 526.75 FEET; THENCE SOUTH 417.5 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE EAST ALONG SAID SOUTH LINE 526.7 FEET TO THE POINT OF BEGINNING.

### 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.

*Lance Tracey*  
Lance Tracey - President  
CODE CAPITAL INC.

### Acknowledgements

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LANCE TRACEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF CODE CAPITAL INC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Jeanne McClung DATE May 9, 1995  
TITLE Notary Public - B.C.  
MY APPOINTMENT EXPIRES at the pleasure of the lieutenant governor for the Province of British Columbia

### 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 1994.

*Judgement Meneh* 4-8-96  
SKAGIT COUNTY TREASURER DATE

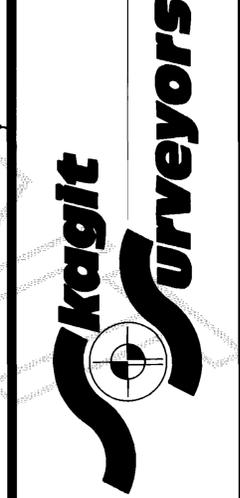
### Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 15th DAY OF March 1995  
*Robert* SHORT PLAT ADMINISTRATOR  
*Heather Keiser* COUNTY ENGINEER

AUDITOR'S CERTIFICATE  
Filed for record this 10 day of April 1996 at 9 minutes past 2 o'clock P.M., and recorded in Volume 12 of Short Plats at page 20, records of Skagit County, Wa.  
John L. Abernath County Auditor  
A.F. #9604100068  
Date 5/15/95



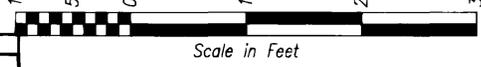
Skagit Surveyors INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
Phone: (360) 855-2121 FAX: (360) 855-1658



COMPUTED FROM SURVEY FILED IN VOL.2 OF SHORT PLATS PG.244

LINE #	BEARING	DISTANCE
L1	N02°15'47"E	35.31'
L2	S47°01'16"W	30.00'

CURVE #	RADIUS	DELTA	LENGTH
C1	697.00'	13°42'10"	166.69'



3-7-96	ADD EASEMENT OVER AS-BUILT NE COR.	FM							
10-16-95	MOVE ACCESS EASE PER STATE REQ	FM							
08-1-95	ADD WELL EASEMENT NOIE PER CO.	FM							
DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET	
			1617-95	FM	JLA	15MAR95	1" = 100'	1 OF 1	

Short Plat for Code Capital Inc.

V.12 Short Plat Pg 90