

## NOTES

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Commercial - Limited Industrial.
4. Sewage Disposal - Individual septic systems. (Conventional and alternate systems). Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
5. Water - P.U.D. No. 1 of Skagit County.
6. ● Indicates iron rod set with yellow cap - survey number LISSER 22960.  
○ Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - Monumented North line of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M. Bearing = North 88° 36' 50" East.
9. Survey description is from Land Title Company of Skagit County Certificate for Short Plat, Order No. T-77936, dated December 1, 1995.
10. For additional subdivision and meridian information see Record of Survey recorded in Volume 10 of Surveys, Page 82, records of Skagit County, Washington.
11. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to Skagit County Superior Court Cause Number 32903.
12. Instrumentation: LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure: Field traverse.
14. 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 officially designated boundary of a Skagit County Fire District.
15. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
16. Bench mark: Not required. Property is located in Flood Zone AO-2.
17. Buyer should be aware that a portion of this short subdivision is located in a flood plain and significant elevation may be required for the first floor of residential construction.
18. At such time as Lot 2, 3 or 4 is developed the storm drainage plan must be constructed pursuant to the drainage report submitted to Skagit County Planning as a part of this Short Plat. A copy of said report is available at the Skagit County Planning Office

## SURVEY DESCRIPTION

That portion of the West 1/2 of the North 990.00 feet of the Northeast 1/4 of the Northwest 1/4, Section 32, Township 34 North, Range 4 East, W.M., lying Westerly of the I-5 Frontage Road (Cedardale Road), and lying Easterly of Primary State Highway I-5, all as condemned and taken by the State of Washington in Skagit County Superior Court Cause No. 32903, filed September 17, 1976.

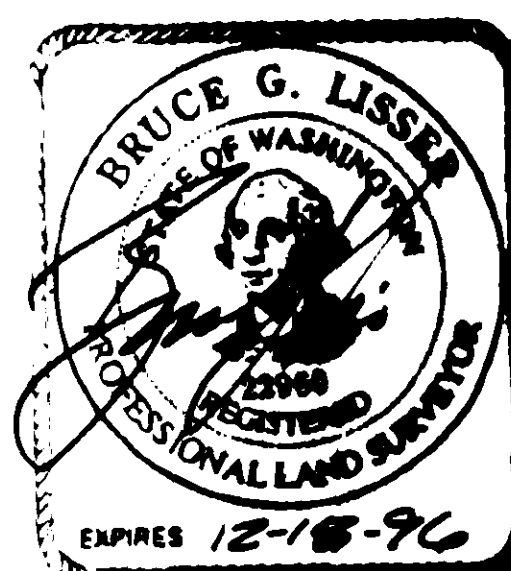
SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Bruce G. Lisser Date: MAY 3, 1996  
Donald R. Semrau, PE & PLS, Certificate No. 9622  
Bruce G. Lisser, PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
Phone (360) 424-9566 FAX: (360) 424-6222



## OWNER'S CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

John Walton  
John Walton, Husband

Violet E. Walton  
Violet E. Walton, Wife

## ACKNOWLEDGMENTS

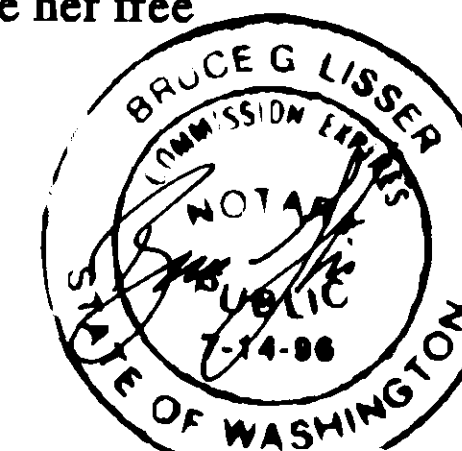
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence JOHN WALTON and VIOLET E. WALTON, husband and wife, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated MAY 3, 1996  
Signature Bruce G. Lisser  
Title Notary

My appointment expires 7-16-96



## 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 of 1996.

This 14 day of May, 19 96.

Judyann Merick by Diane M. Merick  
Skagit County Treasurer



## APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 10th day of May, 1996.

Roxanne Michael  
Short Plat Administrator

Janette Keiser  
Skagit County Engineer

## AUDITOR'S CERTIFICATE

Filed for record this 11 day of May, 1996 at 10:37 A.M. in Volume 12 of SHORT PLATS, on pages 100-101 at the request of SEMRAU & LISSER. Auditor's File No. 9605170034.

Kathy Hill  
Skagit County Auditor

Cheryl Duggan  
Deputy

## PRIVATE DRAINAGE EASEMENT

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private. Drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and/or assigns. Skagit County is hereby granted the right to enter said easements for emergency purposes at its own discretion.

SHORT PLAT No. 96-001		DATE:
SURVEY IN A PORTION OF N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, T.34N., R.4E., W.M.		
SKAGIT COUNTY - WASHINGTON		
JOHN AND VIOLET WALTON		
FB 125 Pg 10	SEMRAU & LISSER	1" = 50'
MERIDIAN ASSUMED	SURVEYORS AND ENGINEERS	95-081
MOUNT VERNON, WA 98273		

