

SURVEY IN THE N 1/2 SECTION 15, TWP. 35 N., RGE., 7 E., W.M.

E 1/4 CORNER SECS. 10 AND 15.
FND. IRON ROD W/ WASHER MARKED
L.S. 12242 LYING N. 06°07'05" W. 0.95'
15-95 (F.D. 511 PG. 71)

N 1/4 CORNER SEC. 15, FND.
CONC. MON. WITH BRASS CAP
MARKED L.S. 6702 PER SP#93-071
13-95 (F.D. 522 PG. 17)

LOT AREAS:

LOT 1 - 30.19 ACRES - 1,315,163 SQUARE FEET
LOT 2 - 5.00 ACRES - 217,800 SQUARE FEET
LOT 3 - 5.00 ACRES - 217,800 SQUARE FEET
LOT 4 - 5.00 ACRES - 217,796 SQUARE FEET

EASEMENT FOR INGRESS,
EGRESS, AND UTILITIES
A.F. NO. 9310060044



GRANDY CREEK NOTE

POTENTIAL BUYERS SHOULD RECOGNIZE THAT GRANDY CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED UPON CREEK CHANNEL LOCATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH PROVISIONS CONTAINED IN CHAPTER 332-330 WAC.

Jeffrey A. Skodje
JEFFREY A. SKODJE P.L.S.
CERTIFICATE NO. 19645 DATE 5-31-96

CURVE TABLE

#	DELTA	RADIUS	ARC DISTANCE
(A)	45° 00' 00"	50.00'	39.27'
(C)	45° 00' 00"	50.00'	39.27'
(E)	35° 11' 03"	50.00'	30.70'
(G)	40° 00' 00"	100.00'	69.81'

LEGEND

- - INDICATES 1/2" IRON ROAD SET WITH YELLOW CAP MARKED "SKODJE 19645"
- - INDICATES 1/2" IRON ROAD WITH YELLOW CAP MARKED "SKA SURV 17651" FOUND.
- ⊙ - INDICATES FOUND MONUMENT AS NOTED.
- - DENOTES SOIL LOG TEST HOLE AS DUG BY NORTHWEST SEPTIC INC.

DRAINAGE NOTE

EACH LOT OWNER MUST PROVIDE AND MAINTAIN AN INFILTRATION SYSTEM(S) TO ABSORB SURFACE RUNOFF FROM PROPOSED IMPERVIOUS AND GRAVELED SURFACES. THIS SHALL INCLUDE ALL BUILDINGS AND ROADWAYS. SAID SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON. RUNOFF FROM SAID SYSTEM(S), IF ANY, SHALL NOT DISCHARGE DIRECTLY TO PRIVATE OR COUNTY ROAD CONVEYANCE SYSTEMS. ANY ALTERATION TO SAID SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL CIVIL ENGINEER AS ABOVE AND BE APPROVED BY THE SKAGIT COUNTY PUBLIC WORKS DEPARTMENT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF June, 1996, AT 2:52 PM O'CLOCK
P.M., IN BOOK 12 OF SHORT PLATS AT PAGE 109, AT THE REQUEST OF LEONARD,
BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NO.

Kathy Hill
SKAGIT COUNTY AUDITOR

Cody J. Zavala
DEPUTY

LINE TABLE

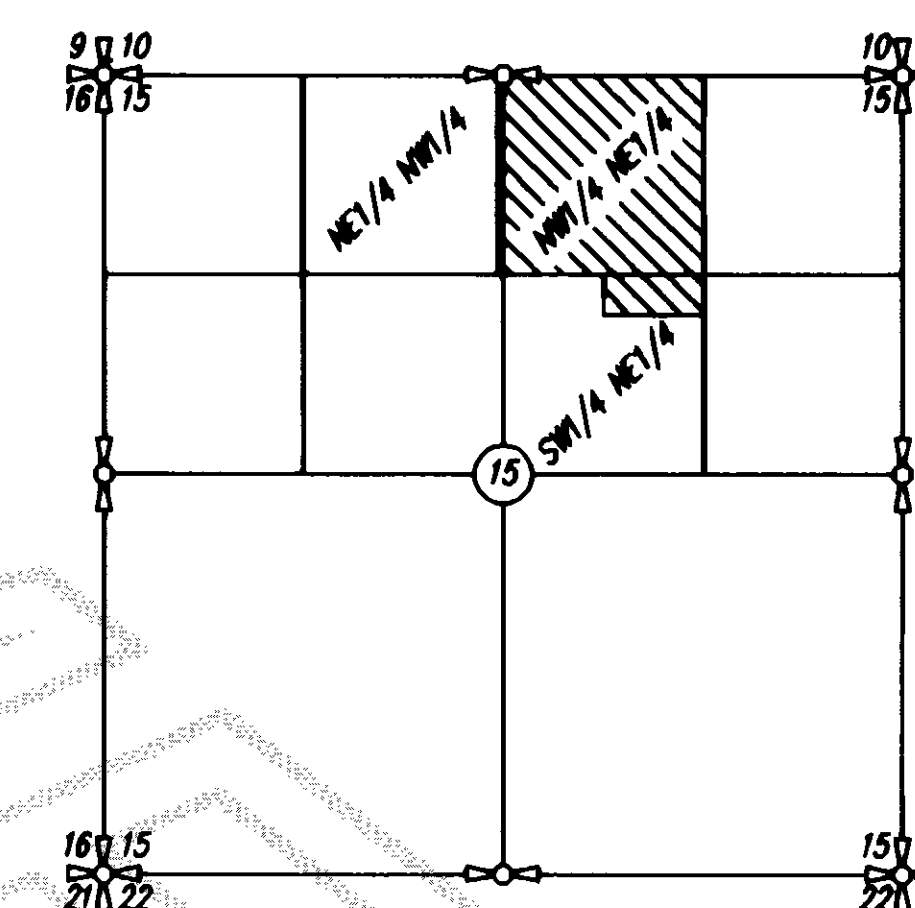
#	BEARING	DISTANCE
(B)	S 45° 06' 33" W	79.60'
(D)	N 00° 06' 33" E	139.33'
(F)	N 35° 04' 30" W	61.53'

SCALE 1" = 200'



VICINITY MAP

SECTION 15, T. 35 N. R. 7 E. W.M.



SHEET 1 OF 2

SHORT PLAT NUMBER: 96-0015

DATE: MARCH 1996

TOM WALKER SHORT PLAT

IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 15, TWP. 35 N. RGE. 7 E., W.M. SKAGIT COUNTY, WASHINGTON

FIELD BOOK 522 PP. 15-16

LEONARD, BOUDINOT and SKODJE, INC.

SCALE: 1" = 200'

DRAWN BY M.J. DATE 3-95

P.O. BOX 1228 MOUNT VERNON, WA 98273 (360) 336-5751

JOB NO. 94170

9606110053

SURVEY IN THE N 1/2 SECTION 15, TWP. 35 N., RGE., 7 E., W.M.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RESIDENTIAL RESERVE (RR)
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
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. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.48.
5. 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 (SCC 14.04.190{14}).
6. BASIS OF BEARING IS THE NORTH-SOUTH CENTER 1/4 LINE OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEING S 00° 22' 14" W AS SHOWN ON SHORT PLAT FOR JEMMA MATHEW, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, RECORDS OF SKAGIT COUNTY.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4 ELECTRONIC TOTAL STATION.
8. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
9. DEVELOPER - TOM H. WALKER
SUITE 200, 4170 STILL CREEK DRIVE, BURNABY, B.C., CANADA V5C 6C6
10. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
11. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE SHORELINE PERMIT #93-031 ISSUED 12-12-93, REVISED 9-18-95, AND VARIANCES #93-038 AND #95-020 APPROVED 12-10-93 AND 7-29-95.
12. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY DEPARTMENT OF PUBLIC WORKS.
13. SECTION SUBDIVISION IS AS SHOWN ON SHORT PLAT FOR JEMMA MATHEW, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, RECORDS OF SKAGIT COUNTY.

LEGAL DESCRIPTION

PARCEL "A":

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST 40 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., EXCEPT RAILROAD AND COUNTY ROAD RIGHTS OF WAY.

TOGETHER WITH A 60-FOOT WIDE EASEMENT APPURTENANT TO SAID PARCEL "A" FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS THE FOLLOWING DESCRIBED TRACTS:

THE WEST 60 FEET OF THE EAST 100 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER LYING SOUTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY, EXCEPT STATE AND COUNTY ROAD RIGHTS OF WAY, IN SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M..

THE WEST 60 FEET OF THE EAST 100 FEET OF THE NORTH 80 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., ALSO BEING A PORTION OF LOT 1 OF SHORT PLAT NO. 93-071, ACCORDING TO THE MAP THEREOF FILED IN VOLUME 11 OF SHORT PLATS, PAGE 135, UNDER AUDITOR'S FILE NUMBER 9411030038, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 1 OF SAID SHORT PLAT NO. 93-071 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 93-071; THENCE SOUTH 00° 09' 07" EAST ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 285.32 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID SHORT PLAT, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 89° 39' 42" WEST ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 668.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS SOUTH 89° 53' 27" EAST A DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45° 00' 00", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 45° 06' 33" EAST A DISTANCE OF 79.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45° 00' 00" WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 0° 06' 33" EAST A DISTANCE OF 139.33 FEET TO THE NORTH LINE OF LOT 1 OF SAID SHORT PLAT AND THE END OF SAID DESCRIBED LINE, SAID POINT TO BE HEREINAFTER REFERRED TO POINT "A".

TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, AND UTILITIES OVER, UNDER, AND ACROSS A STRIP OF LAND 30.00 FEET IN WIDTH, SAID STRIP LYING WESTERLY OF AND ADJOINING THE FOLLOWING LINE:

BEGINNING AT POINT "A" HEREIN DESCRIBED; THENCE SOUTH 0° 06' 33" WEST A DISTANCE OF 139.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45° 00' 00" WITH A RADIUS OF 50.00 FEET; THENCE SOUTH ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 45° 06' 33" WEST A DISTANCE OF 79.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45° 00' 00" WITH A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE LINE COMMON TO LOTS 1, 3, AND 4 OF SAID SHORT PLAT NO. 93-071; THENCE SOUTH 0° 06' 33" WEST ALONG SAID COMMON LINE A DISTANCE OF 556.83 FEET TO THE EDGE OF AN EXISTING ACCESS EASEMENT AS SHOWN ON SAID SHORT PLAT NO. 93-071 AND THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE (CUL-DE-SAC) EXISTING EASEMENT OF THE SHORT PLAT NO. 93-071.

AND ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, AND UTILITIES OVER, UNDER, AND ACROSS THE EXISTING 30-, 45-, AND 60-FOOT EASEMENTS SHOWN ON SAID SHORT PLAT NO. 93-071.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE GUARANTEE NO. T-78097, DATED 12-22-95.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Tom H. Walker by Philip E. Moran, Manager
TOM H. WALKER Philip E. Moran, STATE BANK OF CONCRETE

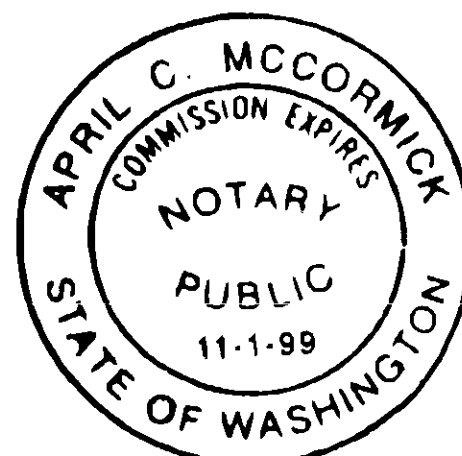
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

ON THIS 20th DAY OF May, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Tom H. Walker

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

Philip E. Moran
NOTARY PUBLIC
RESIDING AT
Sedro-Luxley



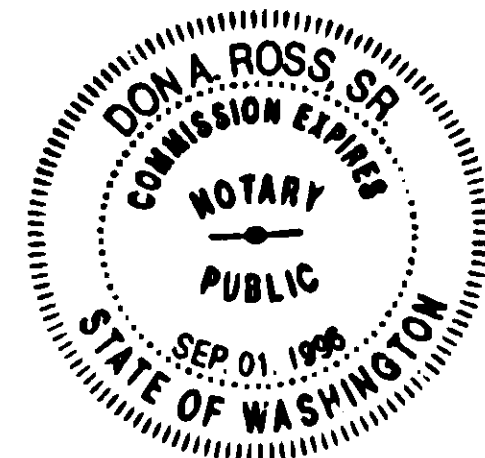
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE HAD SATISFACTORY EVIDENCE THAT Philip E. Moran IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF THE STATE BANK OF CONCRETE BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 20, 1996

Don A. Ross
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 9-1-96



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 4th DAY OF June, 1996

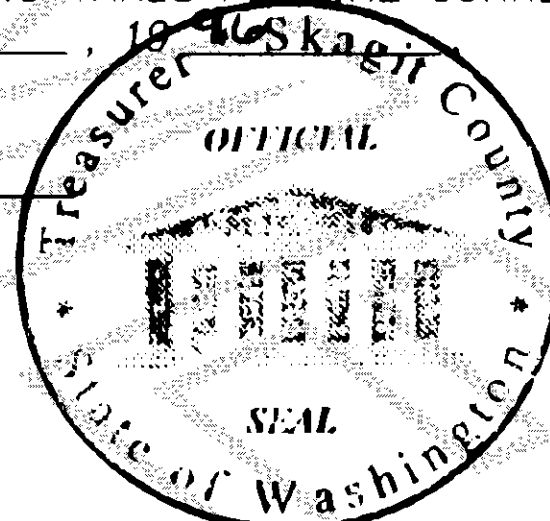
James H. Smith
SHORT PLAT ADMINISTRATOR

Janette Krasner
SKAGIT COUNTY ENGINEER

TREASURER'S CERTIFICATE

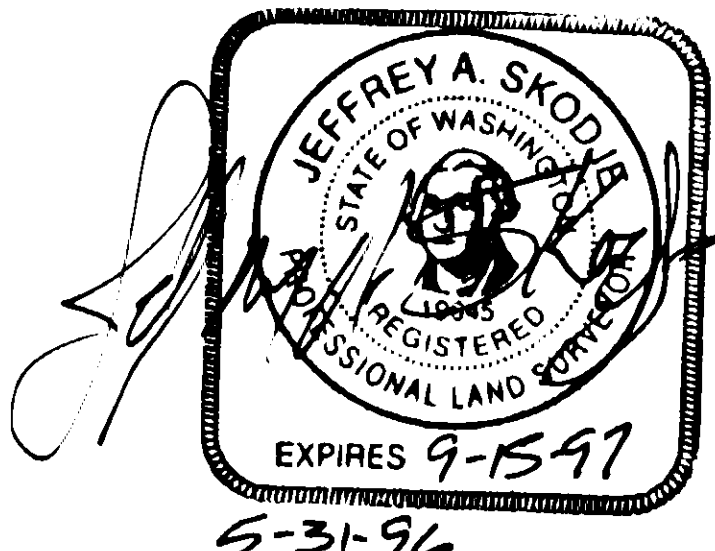
THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1996 THIS 6th DAY OF June, 1996

Jeffrey A. Skodje
SKAGIT COUNTY TREASURER



SHEET 2 OF 2

SHORT PLAT NUMBER: 96-0015		DATE: MARCH 1996	
TOM WALKER SHORT PLAT			
IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 15, TWP. 35 N., RGE. 7 E., W.M. SKAGIT COUNTY, WASHINGTON			
FIELD BOOK 522 PP. 15-18	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 200'	
DRAWN BY M.J. DATE 3-95	P.O. BOX 1228 MOUNT VERNON, WA 98273 (360) 338-5751	JOB NO.	94170



V.12 Sh. Plat 89/110