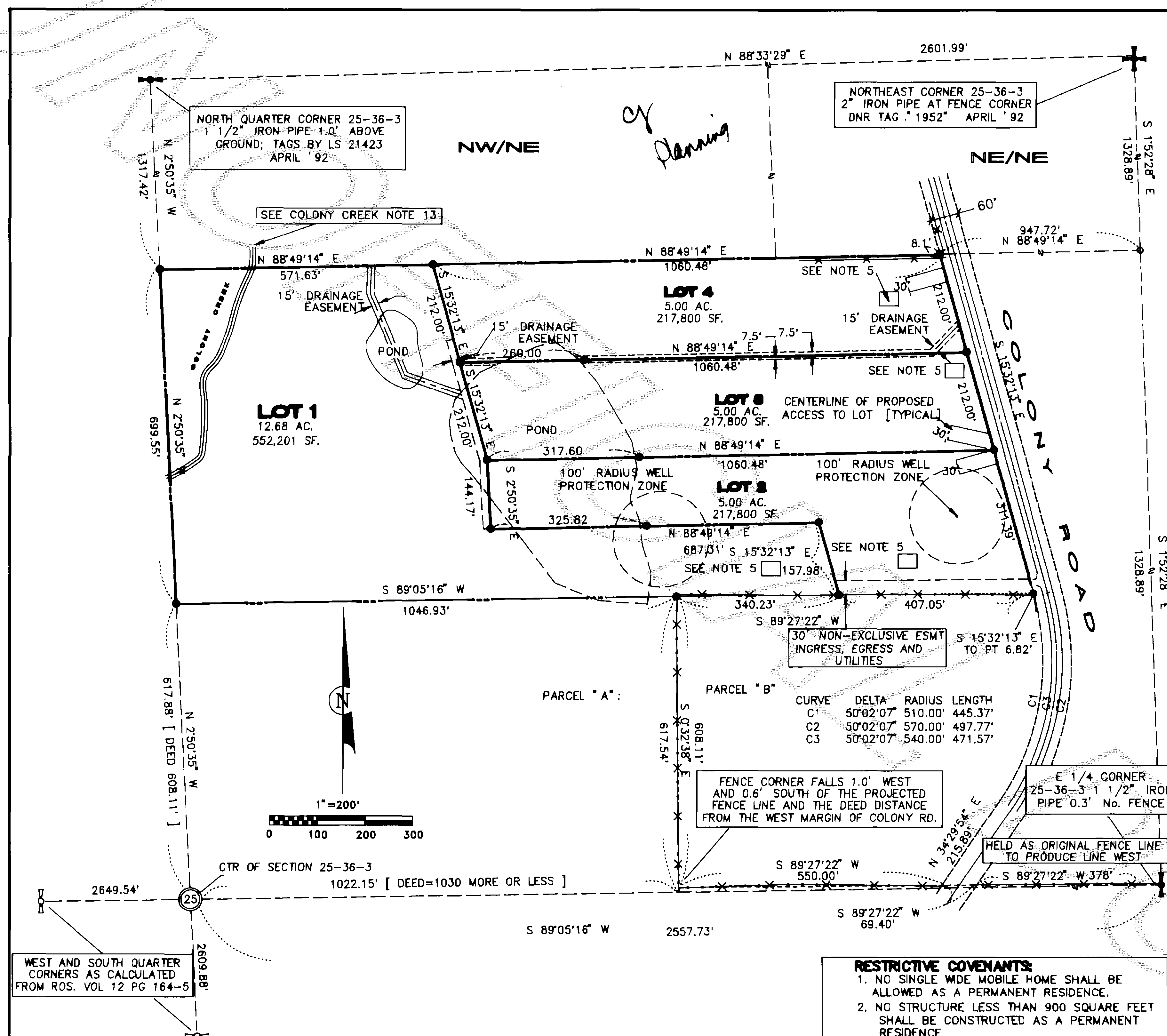
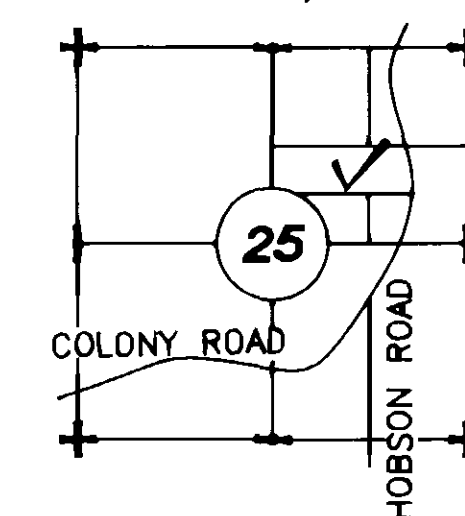


9606270065



VICINITY MAP  
SURVEY IN SECTION 25, T.36N., R.3E., W.M.



## NOTES:

- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- DENOTES MONUMENTS FOUND.
- DENOTES EXISTING FENCE LINE.
- SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 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 CODE REQUIRES A 100' 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. AN AQUIFER DEMONSTRATION WELL WAS LOCATED ON LOT NO.2
- SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS. LOTS WILL REQUIRE AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. ALTERNATE ON SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- 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.
- ZONING: RURAL
- BASIS OF BEARING: THE MONUMENTED NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., WHICH BEARS NORTH 88° 33' 29" EAST.
- SKAGIT COUNTY TAX NO. 253603-1-004-0307 • P#48239; 253603-004-0000 • P#48236; 253603-1-005-0009 • P#48240
- LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM LAND TITLE COMPANY, SHORT PLAT CERTIFICATE NO. T-78235.
- 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, PER 14.08.09 (1)(O). CURRENTLY IN SKAGIT COUNTY FIRE DISTRICT #14.
- CHANGE IN LOCATION OF ACCESS WAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS.
- POTENTIAL BUYERS SHOULD RECOGNIZE THAT COLONY 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 MIGRATION.

## 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.

Bert Hook  
BERT HOOK

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

ON THIS 11 DAY OF June 1996  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BERT HOOK, A SINGLE MAN, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

John R Baker John R Baker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Keeper  
MY COMMISSION EXPIRES 3-28-99

## 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 1996, THIS 27 DAY OF June, 96

John R Baker  
SKAGIT COUNTY TREASURER

John R Baker  
DEPUTY

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF June 1996 AT  
2:01 P.M. IN BOOK 12 OF SHORT PLATS AT PAGE 117  
AT THE REQUEST OF AZIMUTH NORTHWEST, INC., UNDER AUDITOR'S FILE NO. 9606270065

Kathy Hill  
SKAGIT COUNTY AUDITOR

Cheryl Juggard  
DEPUTY

## APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 25th DAY OF June, 1996.

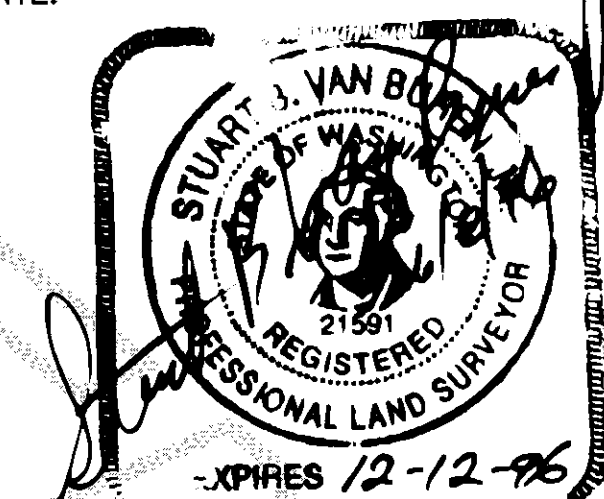
Jeff Mays  
SHORT PLAT ADMINISTRATOR

Janette Keiser  
COUNTY ENGINEER

## 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.

STUART B. VANBUREN, JR., P.L.S.  
CERTIFICATE NO. 21591  
DATE: 6/9/96



## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WEST OF THE COUNTY ROAD, EXCEPT THE FOLLOWING DESCRIBED TRACTS:

## PARCEL "A":

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST BOUNDARY AT THE COUNTY ROAD KNOWN AS THE COLONY ROAD AND THE INTERSECTION WITH THE EXISTING FENCE LINE (PROJECTED WEST), WHICH RUNS EAST FROM SAID ROAD, SAID FENCE LINE SUPPOSEDLY BEING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 89° 36' 33" WEST ALONG SAID FENCE LINE EXTENDED WESTERLY 550 FEET; THENCE NORTH 0° 23' 27" EAST 608.11 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO LESTER A. SHATTUCK AND BETTY O. SHATTUCK BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 717975; THENCE SOUTH 0° 23' 27" WEST ALONG THE WEST LINE OF SAID SHATTUCK TRACT A DISTANCE OF 608.11 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 1,030 FEET, MORE OR LESS, TO THE CENTER OF SECTION 25; THENCE NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 608.11 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 89° 36' 33" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89° 36' 33" EAST A DISTANCE OF 1,030 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## PARCEL "B":

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST BOUNDARY AT THE COUNTY ROAD KNOWN AS THE COLONY ROAD AND THE INTERSECTION WITH THE EXISTING FENCE LINE (PROJECTED WEST) WHICH RUNS EAST FROM SAID ROAD, SAID FENCE LINE SUPPOSEDLY BEING THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 89° 36' 33" WEST ALONG SAID FENCE LINE EXTENDED WESTERLY 550 FEET; THENCE NORTH 0° 23' 27" EAST 608.11 FEET; THENCE SOUTH 89° 36' 33" EAST 749.11 FEET TO THE NORTHERLY END OF A CURVE ON THE WEST RIGHT OF WAY LINE OF THE COLONY ROAD FROM WHICH THE RADIUS POINT TO SAID CURVE BEARS SOUTH 75° 19' WEST A DISTANCE OF 447.46 FEET; THENCE SOUTHERLY ALONG SAID CURVE (HAVING A RADIUS OF 447.46 FEET), THROUGH A CENTRAL ANGLE OF 20° 19' A DISTANCE OF 158.67 FEET; THENCE SOUTH 5° 38' WEST 70.40 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 379.26 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29° 53' A DISTANCE OF 197.81 FEET; THENCE SOUTH 35° 31' WEST ALONG THE WESTERLY BOUNDARY OF THE COLONY ROAD 241.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ANY PORTION OF SAID SOUTH HALF OF THE NORTHEAST QUARTER WHICH MAY BE FOUND TO LIE IMMEDIATELY SOUTH OF THE ABOVE DESCRIBED TRACT BY VIRTUE OF A PROPER SURVEY AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT WHICH MAY BE FOUND TO LIE WITHIN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, BY VIRTUE OF A PROPER SURVEY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## LOT ADDRESSES

- LOT 1— 430 COLONY RD.  
BOW, WA.  
LOT 2— 428 COLONY RD.  
BOW, WA.  
LOT 3— 426 COLONY RD.  
BOW, WA.  
LOT 4— 420 COLONY RD.  
BOW, WA.

SHORT PLAT NO. **96-056**

**SURVEY IN NORTHEAST QUARTER**  
**SECTION 25, TWN 36N., RNG 3E., W.M.**  
FOR  
**BERT HOOK**

FLD BK 33

AZIMUTH NORTHWEST INC.  
1595 WOOD RD.  
BOW, WASHINGTON 98232

CHKD SVB

SHEET 1 OF 1

JOB NO. 96.0317

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