

SURVEY DESCRIPTION

Lot 1 of Short Plat No. 90-44, approved November 1, 1990, recorded November 6, 1990, in Volume 9 of Short Plats, Page 283, under Auditor's File No. 9011060004, records of Skagit County, Washington, being a portion of the East 1/2 of Section 35, Township 35 North, Range 3 East, W.M., said portion being described as follows:

The East 1/2 of Section 35, Township 35 North, Range 3 East, W.M., EXCEPT Wilson Road, Avon Allen Road and Peterson Road and ditch rights of way, AND EXCEPT the follows described tracts:

1. The North 209.00 feet of the South 753.80 feet of the East 338.25 feet of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 35 North, Range 3 East, W.M.

2. All of "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, Page 85, records of Skagit County, Washington.

3. Lot 2 of said Short Plat No. 90-44.

4. That portion of the Southeast 1/4 of the Southeast 1/4 of said Section 35, described as follows:

BEGINNING at a point on the North line of the County road along the South line of said subdivision which is 338.25 feet West of the Southeast corner thereof; said point being the Southwest corner of a tract conveyed to Richard W. Purich and Ellen Purich, husband and wife, by instrument recorded October 31, 1969, under Auditor's File No. 732524; thence North along the West line of said Purich tract to the Northwest corner thereof; thence West 180.00 feet; thence South 304.77 feet, more or less, the the Northwest corner of Tract 16 of "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, Page 85, records of Skagit County; thence East along the North line of said Tract 16 to the Northeast corner thereof; thence South along the East line of said Tract 16 to the North line of the County road; thence East along said North line to the POINT OF BEGINNING.

5. That portion of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at a point on the East line of said subdivision 30.00 feet North of the Southeast corner thereof; thence North along said East line 514.80 feet; thence Westerly parallel with the South line of said subdivision 338.25 feet; thence south parallel with the East line of said subdivision 514.80 feet, more or less, to a point 30.00 feet North of the South line of said subdivision; thence East parallel with said South line 338.25 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the County of Skagit, State of Washington.

NOTES

- 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.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Residential Reserve and Agricultural.
- 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.
- Water - P.U.D. No. 1 of Skagit County.
At the present time there is no water service to Lot 3 of this short plat. Prior to the issuance of a residential building permit on said Lot 3, a water pipeline from the existing pipeline on Peterson Road northerly on Avon-Allen Road to a point 20 feet beyond (Northerly) the building to be served will be required. All costs are to be borne by the applicant. See letter from P.U.D. No 1 dated May 21, 1996 in the short plat file for additional information.
- Indicates iron rod set with yellow cap - survey number LISSER 22960.
Indicates existing rebar or iron rod found.
Indicates existing monument in case.
- Meridian - Assumed.
- Basis of Bearing - Monumented South line of the Southeast 1/4 of Section 35, Township 35 North, Range 3 East, W.M. Bearing = North 89° 30' 00" East.
- Survey description is from Land Title Company of Skagit County Certificate for Short Plat, Order No. T-77920, dated December 8, 1995.
- For additional subdivision and meridian information see Skagit County Short Plat No. 90-44, recorded in Volume 9 of Short Plats, Page 283, and Record of Survey maps recorded in Volume 2 of Surveys, Page 201, and in Volume 5, Page 100, and "ASSESSOR'S PLAT OF JESS KNUTZEN TRACTS", Volume 8 of Plats, Page 85, records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Skagit County Auditor's File Numbers 507943, 7200363, 8303223310, 9008270083, 760942, 808425, and 9011060004.
- Instrumentation: LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure: Field traverse.
- 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.
- Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
- Bench mark: Property is located in Flood Zone A-8.
Top of iron pipe in case at East 1/4 Corner:
Elevation = 13.0 NGVD 29 (Mean Sea Level)
- 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.
- This plat is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes. Potential homeowners may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

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.

Jess A. Knutzen
Jess A. Knutzen, Husband

Barbara Knutzen
Barbara Knutzen, Wife

ACKNOWLEDGMENTS

State of Washington

County of Skagit

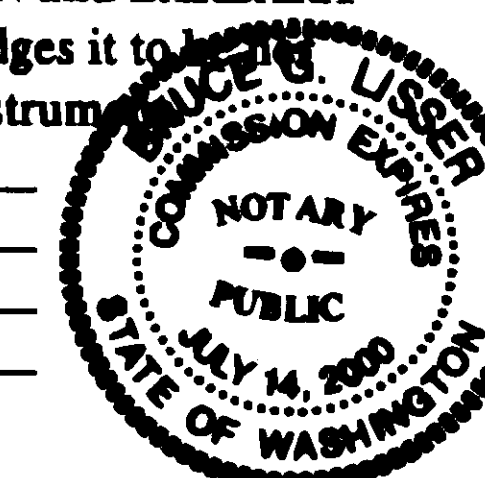
I certify that I know or have satisfactory evidence JESS A. KNUTZEN and BARBARA KNUTZEN, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated July 1, 1996

Signature [Signature]

Title Notary Public

My appointment expires 7-11-2000

**APPROVALS**

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 11th day of July, 1996

Jeff Moore
Short Plat Administrator

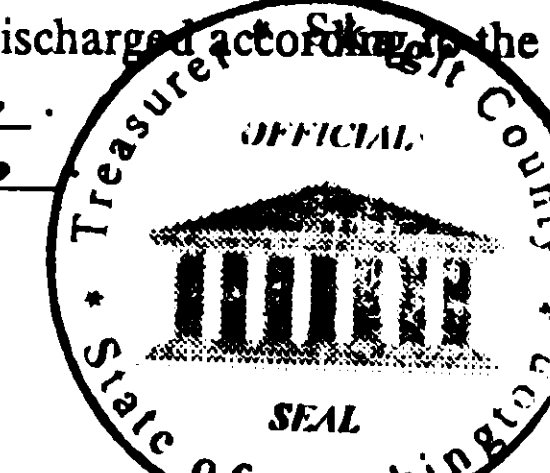
Keith Keim
Skagit County Engineer

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 12 day of August, 1996

Judith M. Murch
Skagit County Treasurer

**SURVEYOR'S NOTE**

Short Plat No. 90-44, recorded in Volume 9 of Short Plats, page 283, shows an incomplete legal for the property represented by the Short Plat map. The revised description for this Short Plat specifically includes the area which was mapped as Lot 1 of Short Plat No. 90-44.

AUDITOR'S CERTIFICATE

Filed for record this 15 day of Aug, 1996 at 9:36 A.M. in Volume 12 of SHORT PLATS, on pages 128 & 129 at the request of SEMRAU & LISSER. Auditor's File No. 9608150021.

Kathy Hill
Skagit County Auditor

Chugstad
Deputy

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: July 1, 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

SHORT PLAT No. <u>96-045</u> DATE	
SURVEY IN A PORTION OF THE EAST 1/2 OF SECTION 35, T. 35 N., R. 3 E., AND SKAGIT COUNTY, WASHINGTON	
FOR: <u>JESS & BARBARA KNUTZEN</u>	
FB 131 15 14	SEMRAU & LISSER
PRELIMINARY ASSUMED	SURVEYORS AND CIVIL ENGINEERS MOUNT VERNON, WA 98273 424-9566
1" = 200'	
95-085	

SHEET 16. 1 OF 2
U-1254. No 1 9/129

