

PER SHORT PLAT 50-78-NORTH 1/4 CORNER FOUND 2" SQUARE IRON PIPE AT FENCE CORNER

FOUND REBAR AND CAP MARKED "LS 23598"

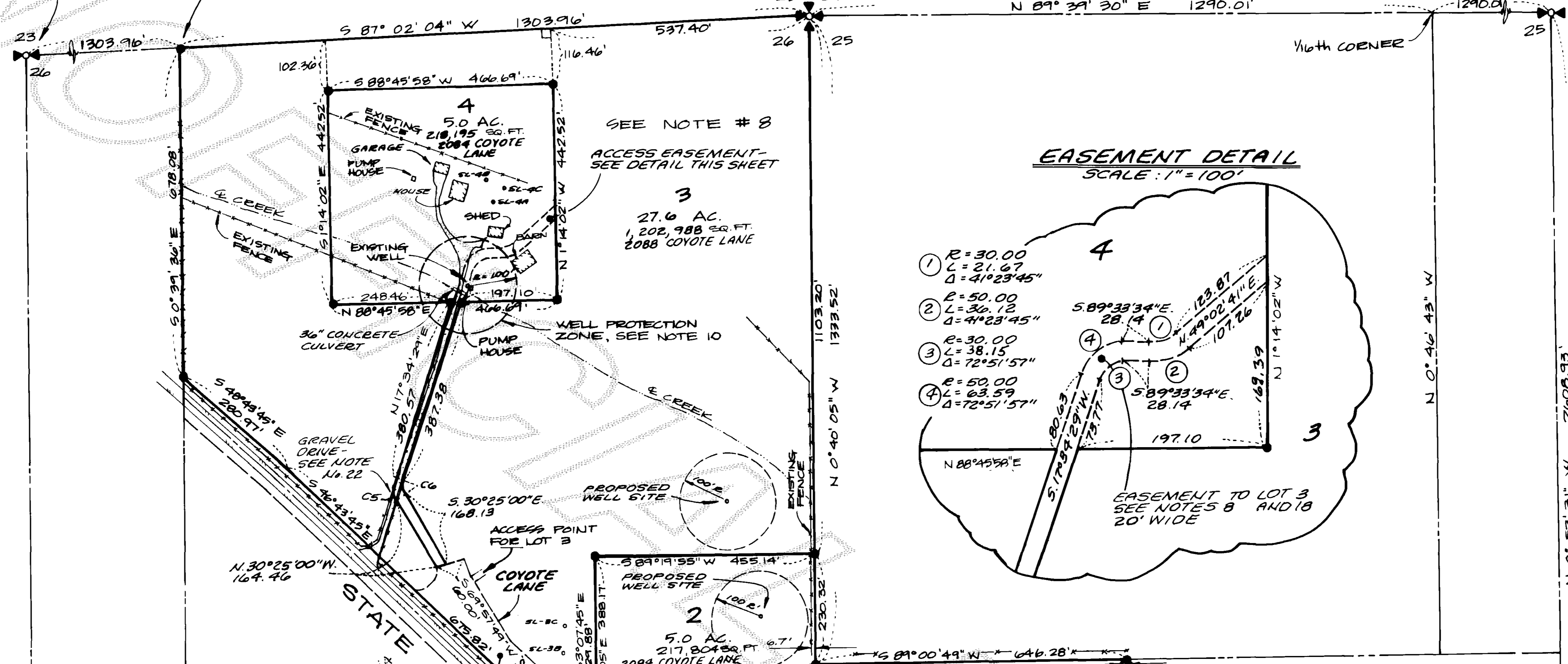
PER SHORT PLAT 50-78-SECTION CORNER FOUND 180" PIPE AND B.T. 5 1970

PER SHORT PLAT 50-78-NORTH 1/4 CORNER SECTION 25-33-4 CONCRETE MONUMENT

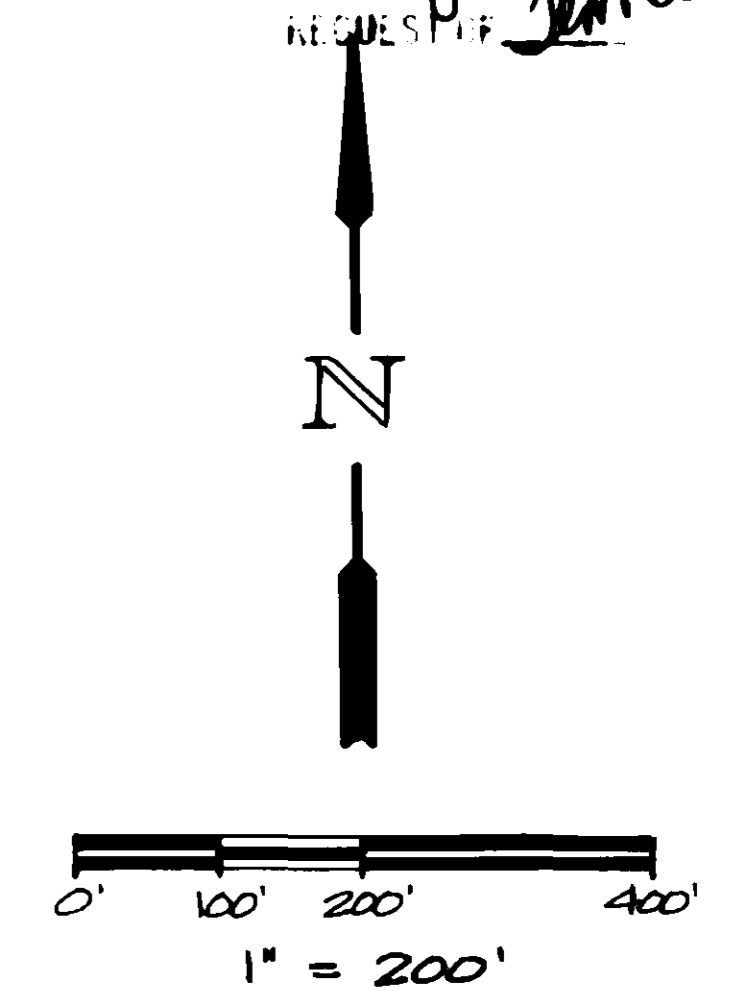
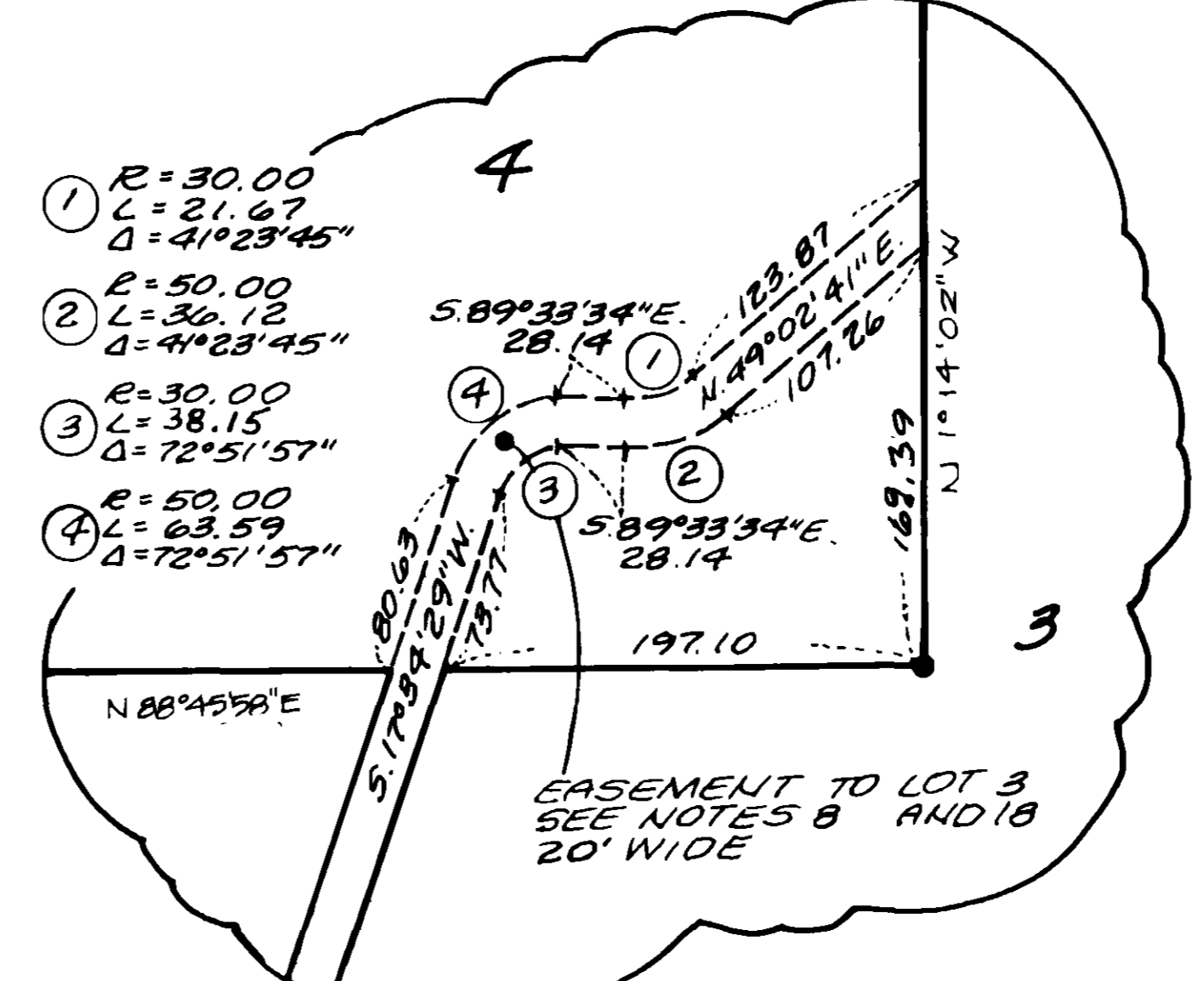
KATHY HILL SKAGIT COUNTY

16 AUG 22 P 2:30

RECORDED REQUEST BY *Jan Cooke*



EASEMENT DETAIL SCALE: 1" = 100'



LEGEND

- DENOTES SURVEY MARKER FOUND AS NOTED
- DENOTES 1/2" REBAR SET WITH PLASTIC CAP MARKED "LS 19645"
- EXISTING FENCELINE
- SL-28 DENOTES SOIL LOG

CURVE TABLE

No.	DELTA	RADIUS	LENGTH
C1	16° 24' 00"	543.00'	155.43'
C2	7° 03' 41"	925.03'	114.01'
C3	11° 56' 18"	925.00'	192.74'
C4	24° 01' 44"	667.00'	279.73'
C5	47° 59' 28"	50.00'	41.88'
C6	47° 59' 28"	30.00'	25.13'

PER SHORT PLAT 50-78-CENTER OF SECTION 25-33-4. SEE BOOK 2 OF SURVEYS, PAGE 59, A.F. 116, 868493 SKAGIT COUNTY, WA.

- ① R=30.00  
L=32.94  
Δ=62°54'24"
- ② S 42°52'13"W  
10.78
- ③ R=90°24'2"  
L=30.00  
Δ=47.83
- ④ R=50.00  
L=9.92  
Δ=11°22'23"

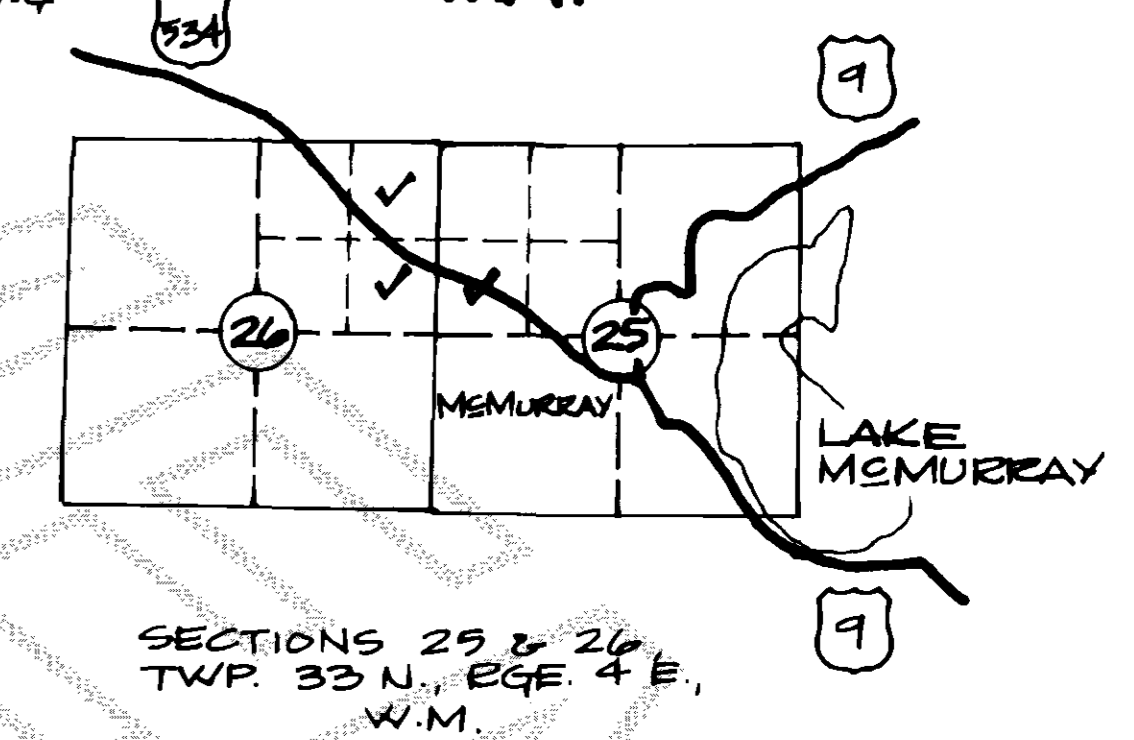
SCALE: 1" = 100'

S.P. 50-78 VOL. 2 PP. 244

PER SHORT PLAT 50-78-1/4 CORNER 2" SQUARE IRON PIPE

PER SHORT PLAT 50-78-EXISTING IRON PIPE AT FENCE CORNER ACCEPTED BY SKAGIT COUNTY AND FRANK SILKNEY AS CENTER OF SECTION 25-33-4

VICINITY MAP



DEVELOPER

BILL WOODWARD P.O. BOX 1901 MT. VERNON, WA 98273

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130 W.A.C. JEFFREY A. SKODJE, P.L.S. CERT. No. 19645 DATE

AUDITOR'S CERTIFICATE

Filed for record this 22 day of Aug 1996, at 2:30 P.M. in Book 12 of Skagit at Page 134 at the request of Leonard, Boudinot & Skodje, Inc. under Auditor's File Number 9608220061. Kathy Hill County Auditor Skagit County, WASHINGTON

SHORT PLAT No. 95-019 DATE JUNE 1996

SHORT PLAT FOR BILL WOODWARD

IN A PORTION OF THE NE 1/4 SECTION 26, NW 1/4 SECTION 25, TWP 33 N, RGE 4 E, W.M.

DWN BY: SBK DATE: APRIL 1995 FIELD BOOK:

Leonard, Boudinot & Skodje Inc. PROFESSIONAL ENGINEERS & LAND SURVEYORS 803 S. 1st Street, Mount Vernon, WA 98273, 336-5751

SCALE: 1" = 200' JOB NO: 95061

### LEGAL DESCRIPTION

THE PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF STATE HIGHWAY No. 534.

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING NORTHERLY OF STATE HIGHWAY No. 534.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION AS PROVIDED BY LAND TITLE COMPANY, POLICY No. T-76293.

### BASIS OF BEARING

NORTH HALF OF THE WEST LINE OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., BEING NORTH 0° 40' 05" WEST AS SHOWN ON SHORT PLAT No. 50-78 FILED IN BOOK 2 OF SHORT PLATS AT PAGE 244.

### ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN RONELL 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 SR. VICE PRES. OF WASHINGTON FEDERAL SAV. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7-2 1996.

Deanne E. Ramsey  
NOTARY PUBLIC  
RESIDING AT:

Sedro Woolley, WA.

### MAINTENANCE DECLARATION

ALL LOTS ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AS OUTLINED IN INSTRUMENT RECORDED IN BOOK 4608220062 PAGE          UNDER A.F. NUMBER         .

### NOTES:

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4-A ELECTRONIC TOTAL STATION.
3. ZONING - RU
4. WATER - INDIVIDUAL WELLS
5. SEWAGE DISPOSAL - ON-SITE DISPOSAL SYSTEMS
6. STATE HIGHWAY RIGHT OF WAY AS SHOWN HEREON IS BASED ON RIGHT OF WAY DEPICTED ON SHORT PLAT No. 50-78 AS RECORDED IN BOOK 2 OF SHORT PLATS AT PAGE 244 RECORDS OF SKAGIT COUNTY, WASHINGTON, AND COUNTY RIGHT OF WAY PLANS ON FILE WITH THE WSDOT.
7. THE NORTHERLY PORTION OF LOT 3 LYING NORTH OF THE EXISTING CREEK CANNOT BE BUILT UPON UNTIL A SUITABLE ACCESS ROAD IS CONSTRUCTED AND APPROVED BY SKAGIT COUNTY.
8. LOT 4 IS SUBJECT TO A 20' EASEMENT AS SHOWN FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS FOR THE BENEFIT OF LOT 3.
9. LOT 3 IS SUBJECT TO ACCESS EASEMENTS AS SHOWN FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, AND 4.
10. LOT 3 IS SUBJECT TO A WELL PROTECTION ZONE AROUND THE EXISTING WELL AS SHOWN ON LOT 4 AND IS RESTRICTED FROM THE FOLLOWING OPERATIONS WITHIN A DISTANCE OF 100 FEET FROM THE WELL: ANY POTENTIAL SOURCE OF CONTAMINATION, SUCH AS CESSPOOLS, SEWERS, PRIVIES, SEPTIC TANKS, DRAINFIELDS, MANURE PILES, GARBAGE OF ANY KIND OR DESCRIPTION, BARN, CHICKEN HOUSES, RABBIT HUTCHES, PIPENS, OR OTHER ENCLOSURES OR STRUCTURES FOR THE KEEPING OR MAINTENANCE OF FOWLS OR ANIMALS, OR STORAGE OF LIQUID OR DRY CHEMICALS, HERBICIDES, OR INSECTICIDES.
11. SEE SHORT PLAT No. 50-78 FOR ADDITIONAL SUPPORTING SURVEY DATA.
12. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. 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.
13. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
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 OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
15. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
16. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
17. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
18. LOT 4 IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS THE 20' FOOT WIDE ACCESS PANHANDLE AS SHOWN FOR THE BENEFIT OF LOT 3.
19. SKAGIT COUNTY REQUIRES A 100' RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE LOCATED ENTIRELY ON THE PROPOSED 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 PROVIDED ON LOT 4.
20. LOT 2 IS SUBJECT TO A 25' EASEMENT AS SHOWN TO THE BENEFIT OF LOT 1. EASEMENT IS FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS.
21. EXISTING GRAVEL DRIVE WILL BE ABANDONED AFTER NEW ACCESS IS CONSTRUCTED.
22. POTENTIAL BUYERS SHOULD RECOGNIZE THAT A CREEK 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.

### 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.

William L. Woodward  
BILL WOODWARD

Walter L. Skunk  
WASHINGTON FEDERAL SAVINGS & LOAN

### ACKNOWLEDGMENTS

STATE OF WASHINGTON } ss.  
COUNTY OF SKAGIT }

ON THIS 17th DAY OF June, 1996 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM L. WOODWARD

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN 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.

Jason Uher  
NOTARY PUBLIC  
RESIDING AT:

1000 N. 1st St., WA  
My Commission Expires 8/10/98

STATE OF WASHINGTON } ss.  
COUNTY OF SKAGIT }

ON THIS          DAY OF         , 1996 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED         

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN 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.

NOTARY PUBLIC  
RESIDING AT:         , WA.

### APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.

THIS 2nd DAY OF August, 1996.

Jeff Mays  
SHORT PLAT ADMINISTRATOR

Justie Kevan  
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 8th DAY OF August, 1996.

Stephanie M... ..  
SKAGIT COUNTY TREASURER

SHORT PLAT No. <u>95-019</u> DATE <u>JUNE 1996</u>	
SHORT PLAT FOR <b>BILL WOODWARD</b>	
IN A PORTION OF THE NE 1/4 SECTION 26, NW 1/4 SECTION 25, TWP 33 N, RGE 4 E, W.M.	
DWN BY: <u>SEK</u> DATE: <u>APRIL 1995</u>	SCALE: <u>N/A</u>
FIELD BOOK: <u>        </u>	JOB NO: <u>95061</u>
