

Survey in the SW1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 13, Twp. 35 N., Rng. 8 E., W.M.

SP# 96-0018

2/24/96

Legal Description

PARCEL A
THAT PORTION OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 3 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, 660 FEET WEST OF
THE EAST LINE OF SAID LOT 3, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 TO THE SKAGIT RIVER, BEING THE NORTHWEST
CORNER OF LOT 3, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE BANK OF SAID SKAGIT RIVER TO A POINT 660 FEET SOUTH OF
THE NORTH LINE OF SAID LOT 3, THENCE EAST TO A POINT THAT IS 660 FEET WEST OF THE EAST LINE OF SAID LOT 3, THENCE NORTH
TO THE PLACE OF BEGINNING, EXCEPTING FROM THE SAID LAND, HOWEVER THE RIGHT OF WAY OF THE SEATTLE AND NORTHERN RAILWAY
COMPANY (NOW THE GREAT NORTHERN RAILWAY COMPANY) AND THE RIGHT OF WAY OF THE STATE HIGHWAY AS IT IS LOCATED ACROSS SAID
LAND;
AND EXCEPT THE NORTH 92 FEET THEREOF;
PARCEL B
THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING NORTH OF JACKMAN CREEK:
BEGINNING AT A POINT 664 FEET WEST AND 103 FEET NORTH OF THE CENTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST,
W.M.; THENCE NORTH 26 1/2° WEST TO A POINT 660 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 3, SAID SECTION; THENCE WEST
PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE EAST BANK OF THE SKAGIT RIVER, THENCE SOUTHEASTERLY ALONG THE
EAST BANK OF THE RIVER TO THE SOUTH LINE OF SAID LOT 3; THENCE NORTHEASTERLY TO THE PLACE OF BEGINNING.
PARCEL C
ALL THAT PORTION OF WHAT WAS FORMERLY GREAT NORTHERN RAILWAY COMPANY'S RAILROAD RIGHT OF WAY, BEING 100 FEET IN WIDTH
EMBRACED BETWEEN THE NORTH LINE OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AND A LINE 750
FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF GOVERNMENT LOT 3, BEING A PORTION OF PROPERTY ACQUIRED FROM C. E.
BINGHAM AND JULIA R. BINGHAM, HUSBAND AND WIFE, BY DEED RECORDED FEBRUARY 13, 1900, UNDER AUDITOR'S FILE NO. 32722,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBORDINERS HEREBY CERTIFY THAT THIS SHORT
PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
DAN D. ALLEN
DAN D. ALLEN
NORWEST MORTGAGE, INC.

NOTARY PUBLIC
STATE OF WASHINGTON
LOUIS H. RICHARD
My Appointment Expires JUL 1, 1998

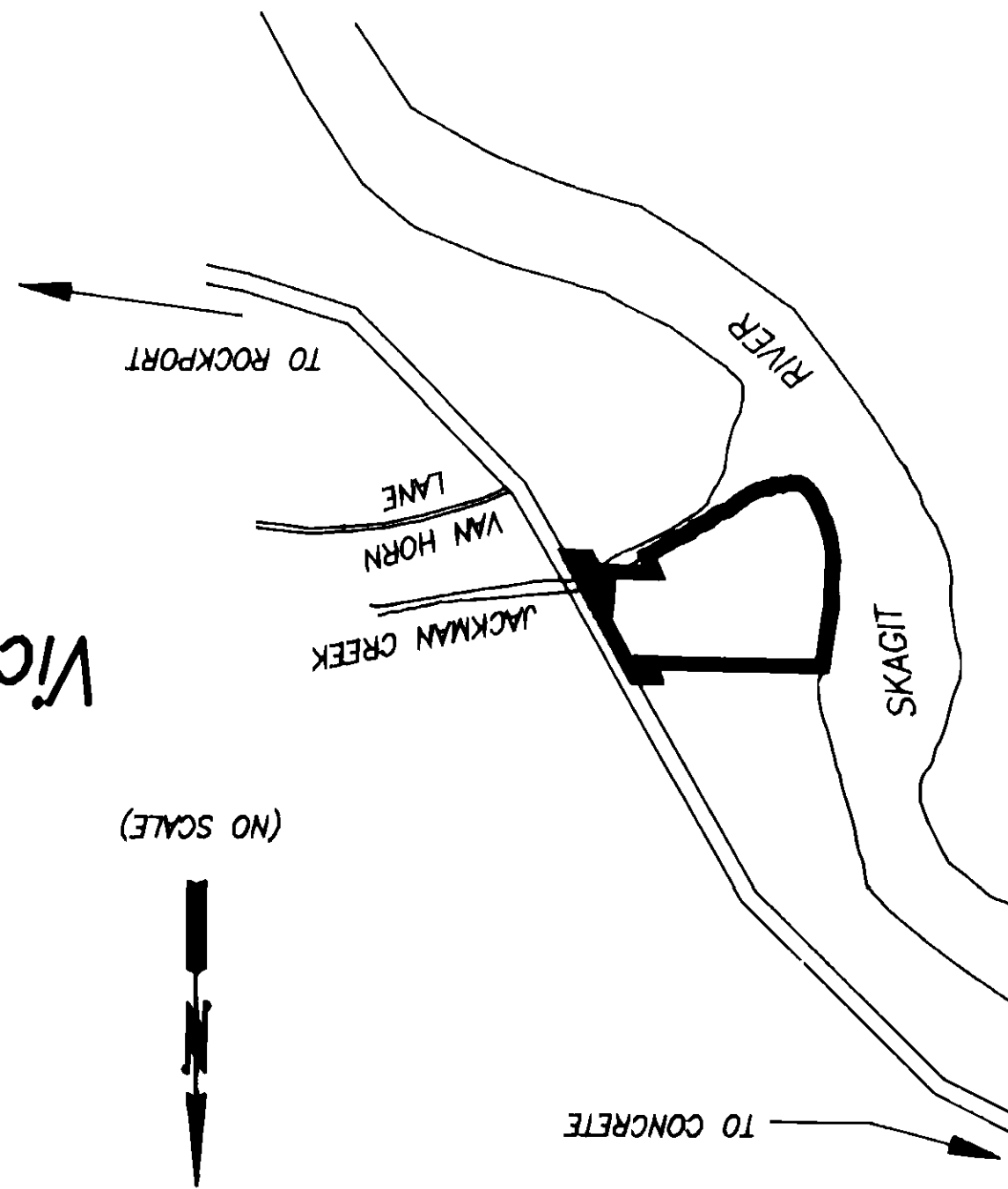
ACKNOWLEDGEMENTS
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY
EVIDENCE THAT DAN D. ALLEN HAS SIGNED
THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE Dan D. Allen DATE 3-23-96 MY APPOINTMENT EXPIRES July 1, 1998
COUNTY OF SKAGIT STATE OF WASHINGTON

OF NORWEST MORTGAGE, INC., A CALIFORNIA CORPORATION
TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY TO THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.
NOTARY SIGNATURE [Signature] DATE August 8, 1996
TITLE Release MY APPOINTMENT EXPIRES January 31, 2000
COUNTY OF MINNESOTA STATE OF MINNESOTA

Treasurer's Certificate
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND DISCHARGED ACCORDING TO THE RECORDS OF THE LANDS HEREIN
DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED. ACCORDING TO THE RECORDS OF THE LANDS HEREIN
INCLUDING THE YEAR 1996.
SKAGIT COUNTY TREASURER [Signature] DATE 8-26-96
APPROVALS
SHORT PLAT ADMINISTRATOR [Signature] COUNTY ENGINEER [Signature]
SHORT PLAT ORDNANCE THIS 14th DAY OF Aug 1996
Short Plat for Dan Allen

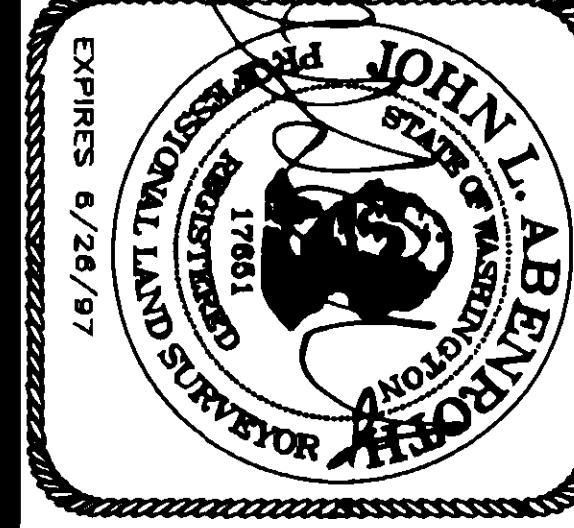
- Notes
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
 3. ZONING - - RESIDENTIAL RESERVE (RR)
 4. WATER - - INDIVIDUAL WELLS: 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 REQUESTS A 100 FOOT RADIUS WELL PROTECTION ZONE FOR 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. THE LOT 2 DEMONSTRATION WELL HAS NO SURFACE SEAL AND IS ESTIMATED TO BE LOCATED 504' FROM THE EXISTING DRAINFIELD.
 5. SEWER - - INDIVIDUAL ON-SITE SEWAGE SYSTEMS ARE PROPOSED FOR LOTS 1, 2, AND 3 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
 6. BASIS-OF-BEARINGS - - ASSUMED S88°58'19"E ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 13.
 7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
 8. 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.
 9. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
 10. SUBJECT PROPERTY MAY BE AFFECTED BY INSTRUMENTS RECORDED AS FOLLOWS: AF#601387; AF#668436; AF#940526008B.
 11. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN A FLOODPLAIN AND PORTIONS OF SOME LOTS ARE LOCATED IN A DESIGNATED FLOODWAY. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY CHAPTER 15.20 OF THE SKAGIT COUNTY CODE, AND RESIDENTIAL CONSTRUCTION IN THE FLOODPLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.
 12. ALL DEVELOPMENT SHALL COMPLY WITH THE POLICIES AND REGULATIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
 13. LOTS 1, 2 AND 3, ARE DESIGNATED AS AN ALLUVIAL FAN (SLIDE PRONE SOILS) AREA, AND MAY BE SUBJECT TO ADDITIONAL DATA AS REQUIRED BY THE BUILDING OFFICIAL FOR THE PURPOSE OF DETERMINING THE SUITABILITY FOR A RESIDENTIAL CONSTRUCTION SITE.

Vicinity Sketch



- Addresses
- LOT 1 = 4552 STATE ROUTE 20
 - LOT 2 = 4554 STATE ROUTE 20
 - LOT 3 = 4556 STATE ROUTE 20

Skagit
Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



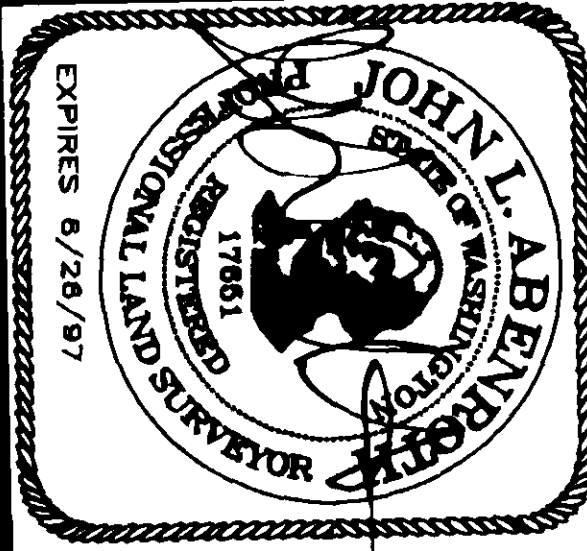
SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1996 at the request of Dan Allen.
Date 3/19/96
John L. Abernethy
CERT# 17851

AUDITOR'S CERTIFICATE
Filed for record this 27 day of Aug 1996 at 11 minutes past 3 o'clock P.M., and recorded in Volume 13 of Short Plats at page 136-137 records of Skagit County, Wa.
[Signature]
County Auditor or Deputy Auditor
A.F.# 9408270093

9608270093

Filed for record on _____ at _____ o'clock
1996 at _____ minutes past _____ of
_____, and recorded in Volume _____ of
Short Plats at page _____, records of
Skagit County, Wa.

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1996 at the request



<i>Date</i>	<i>John L. Abenroth</i>
	CERT.# 17651

County Auditor or Deputy Auditor
A.F.#



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