

SKA-KATHY

Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4

and in the NW1/4 of the SE1/4 of Section 20, Twp. 35 N., Rng. 10 E., W.M.

Short Plat No.
96-054

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. See variance #PL-96-007.VAR, approved April 17, 1996.
3. Zoning - Forestry (F)
4. Water - Cascadian Home Farm Water System.
5. Sewer - Individual on-site sewage systems.
6. Basis-of-bearings - Assumed S01°48'26"W on the East line of the Southeast Quarter of Section 20.
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#751914; AF#9506230019; AF#8610170001.
11. Potential buyers should recognize that there are intermittent streams meandering 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.
12. Lots 1 and 2 are designated as an Alluvial Fan area (slide prone soils) 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.

Legal Description

Parcel A

The Northeast 1/4 of the Southeast 1/4 and the East 363 feet of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 35 North, Range 10 East, W.M., EXCEPTING from said Northeast 1/4 of the Southeast 1/4 the following described tract:

Beginning at the Northwest corner of the East 300 feet of Government Lot 1, Section 20, Township 35 North, Range 10 East, W.M.;
thence N87°43'17"W along the North line thereof a distance of 459.10 feet to the true point of beginning;
thence N01°40'53"E a distance of 62.00 feet;
thence N87°43'17"W a distance of 243.00 feet;
thence S01°31'32"W a distance of 62.01 feet to the North line of said Government Lot 1;
thence S87°43'17"E along said North line to the true point of beginning.

Parcel B

A non-exclusive easement for ingress, egress and utilities, over and across a portion of Government Lot 2 of Section 20 and Government Lot 2 of Section 21, all in Township 35 North, Range 10 East, W.M., as granted by instrument recorded March 13, 1978, under Auditor's File No. 875299.

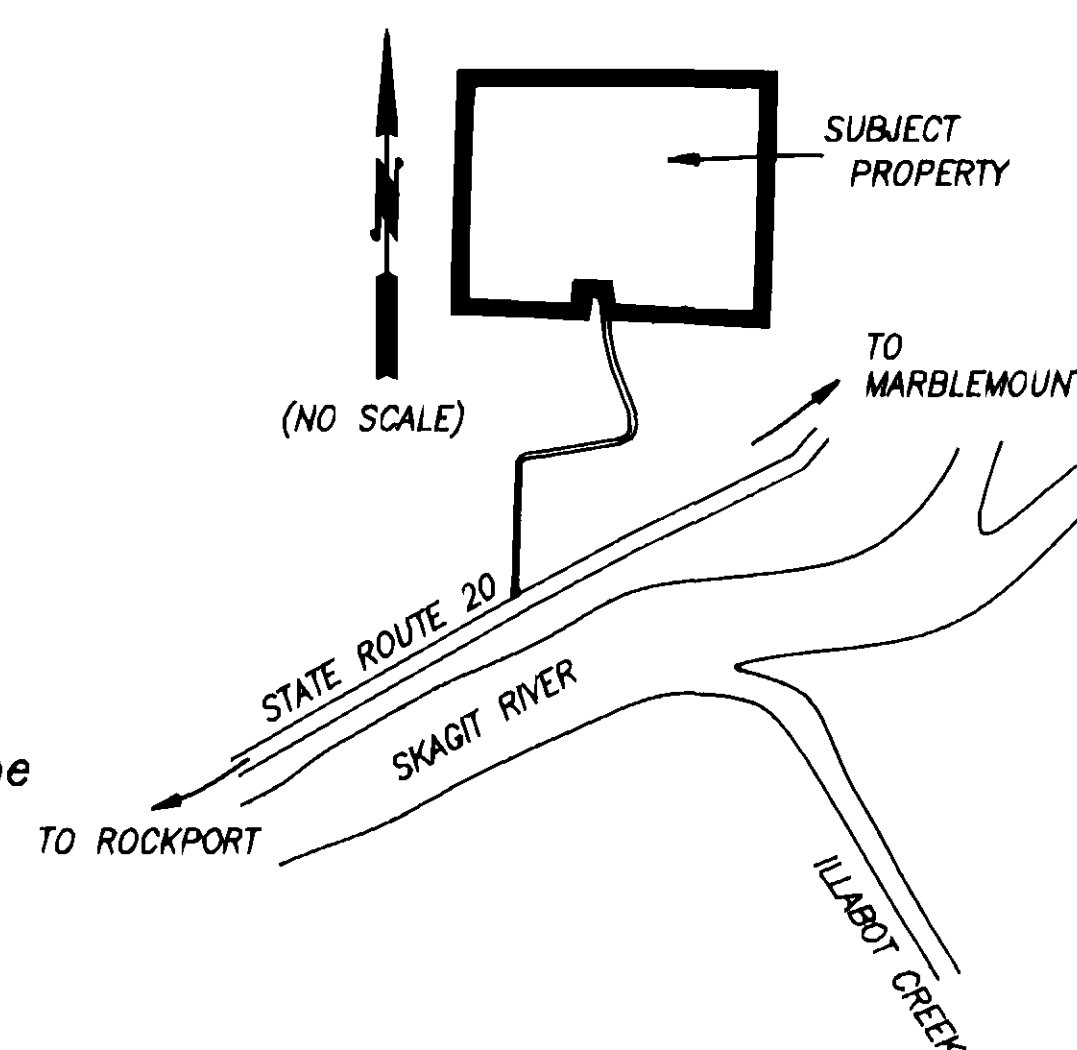
Parcel C

A non-exclusive easement for ingress, egress and utilities, over under and through those portions of the hereinafter described 30 foot wide strip of land which lies in Government Lot 1, Section 20, Township 35 North, Range 10 East, W.M. and/or in Government Lot 1 in Section 29, Township 35 North, Range 10 East, W.M., the centerline of said 30 foot strip is described as follows:

Beginning at the Northeast corner of Government Lot 1 in said Section 20;
thence N87°43'17"W along the North line thereof a distance of 871.36 feet to the point of beginning of this centerline description;
thence S02°37'15"E a distance of 100.95 feet;
thence S10°50'07"E a distance of 122.27 feet to the point of curvature of a curve to the left having a radius of 574.43 feet;
thence along said curve through a central angle of 10°50'19" and an arc length of 108.66 feet;
thence S21°40'26"E a distance of 214.42 feet to the point of curvature of a curve to the right having a radius of 403.35 feet;
thence along said curve through a central angle of 12°26'52" and an arc length of 87.63 feet to the point of compound curvature with a curve to the right having a radius of 93.70 feet;
thence along said curve through a central angle of 89°38'27" and an arc length 146.59 feet;
thence S80°24'53"W a distance of 391.13 feet;
thence S82°37'32"W a distance of 134.18 feet to the point of curvature of a curve to the left having a radius of 50.00 feet;
thence along said curve through a central angle of 80°56'39" and an arc length of 70.64 feet to the West line of Government Lot 1 in said Section 20;
thence S01°40'53"W along said West line, a distance of 418.13 feet to the South line of said Section 20;
thence Southerly along the West line of Government Lot 1, in said Section 29, a distance of 300 feet, more or less, to the Northerly right of way line of State Route 20 and end of this centerline description.

Vicinity

Sketch



Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Eugene B. Kahn
EUGENE B. KAHN
Roc V. Fleishman
ROC V. FLEISHMAN
Sarah C. B. Ross Forster
SARAH C. B. ROSS FORSTER
Thomas Forster
THOMAS FORSTER

Acknowledgements

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Eugene B. Kahn 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 Carol Harek Title Notary Public
Date 7/8/96 My appointment expires 6/2000

State of Washington, County of Los Angeles I certify that I know or have satisfactory evidence that Roc V. Fleishman 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 Sue Violet Title Notary Public
Date 6/28/96 My appointment expires 03/21/00

State of Washington, County of _____ I certify that I know or have satisfactory evidence that _____ 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 _____ Title _____
Date _____ My appointment expires _____

State of Washington, County of Sau Juan I certify that I know or have satisfactory evidence that SARAH C. B. ROSS FORSTER / THOMAS FORSTER signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____

of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Carol S. Sutton Title Notary Public Date July 2, 1996
My appointment expires May 1, 1998

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1996.

Linda Patterson for
Skagit County Treasurer
Julianne Menard

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 23rd day of July 1996.

Jeff Moore for
Short Plat Administrator
Janette Kain
County Engineer

Short Plat for
Gene Kahn Etal

AUDITOR'S CERTIFICATE

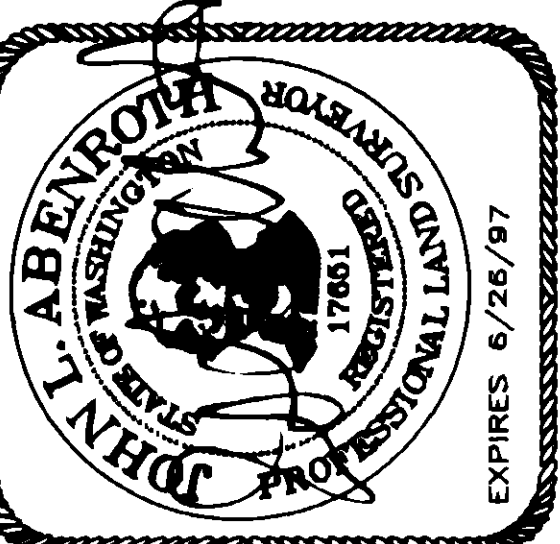
Filed for record this 28 day of Aug 1996 at 11 minutes past 3 o'clock P.M. and recorded in Volume 12 of Short Plats at page 134 of records of Skagit County, Wa.

John L. Abernethy
County Auditor or Deputy Auditor
A.F.# 9608280066

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the Survey Recording Act in January 1996 at the request of Gene Kahn Etal

John L. Abernethy
Date
John L. Abernethy CERT#17651



Skagit Surveyors

INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			95228	fm	JLA	23JAN96		1 OF 2

wa 12 SP P9 138

9608280066

Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4 and in the NW1/4 of the SE1/4 of Section 20, Twp. 35 N., Rng. 10 E., W.M. Short Plat No. **96-054**

STAINLESS STEEL POST 28" LONG, 2 1/2" IN DIAMETER, 21" IN GROUND, WITH BRASS CAP AND "DEEP-1" MAGNETIC MARKER, PER ADVANCE COPY OF B.L.M. SURVEY MARCH 1995 POSITION IS FROM B.L.M. GEODETIC COORDINATES

STAINLESS STEEL POST 28" LONG, 2 1/2" IN DIAMETER, 21" IN GROUND, WITH BRASS CAP AND "DEEP-1" MAGNETIC MARKER, 2 NEW BEARING TREES PER ADVANCE COPY OF B.L.M. SURVEY MARCH 1995 POSITION IS FROM B.L.M. GEODETIC COORDINATES

FOUND 3 1/4" B.L.M. BRASS CAP ON 2 1/2" PIPE IN ROCK PILE ON A STEEP ROCKY SOUTH SLOPE 11/20/95

Addresses

Lot 1 = 5371 STATE ROUTE 20
Lot 2 = 5373 STATE ROUTE 20

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

AUDITOR'S CERTIFICATE

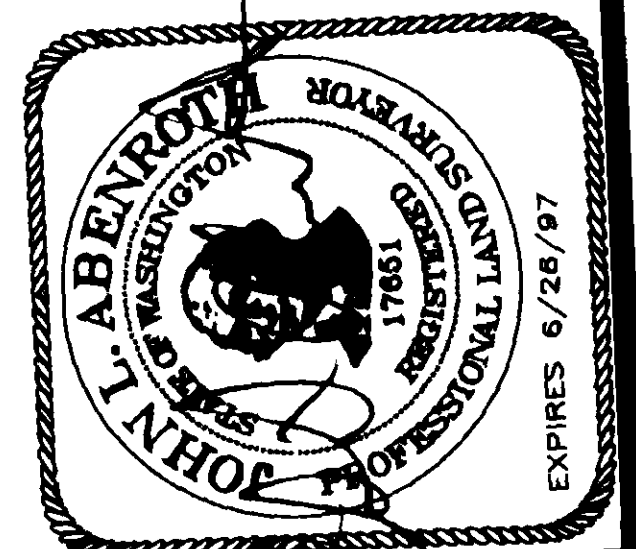
Filed for record this _____ day of _____, 1996 at _____ o'clock _____ m., and recorded in Volume _____ of Short Plats at page _____ records of Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.#

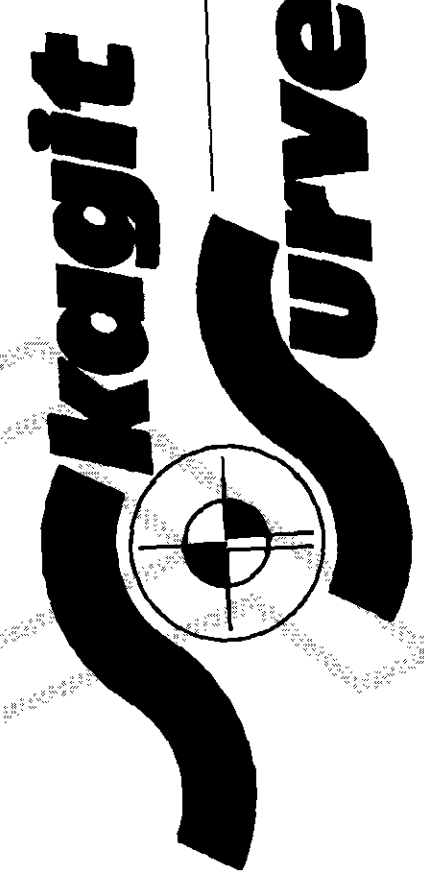
SURVEYOR'S CERTIFICATE

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 Gene Kahn Etal

John L. Abernethy CERT#17651
Date



INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



Short Plat for
Gene Kahn Etal

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			95228	fm	JLA	23JAN96	1" = 200'	2 OF 2

val 12 SP Pg 139