

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. (See Skagit County Roadway Variance No. 94-012 and Easement and Maintenance Document recorded under Auditor's File No. 9309030006.)
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Residential Reserve
- Sewage Disposal - Individual septic system. (Alternative Systems) Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- 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-foot 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 1.
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
- Meridian - Assumed.
- Basis of Bearing: Monumented North line of the Northeast 1/4 of Section 5, T. 34 N., R. 3 E., W.M. Bearing = South 89° 44' 40" East
- Survey description is from Land Title Company of Skagit County Subdivision Guarantee, Order No. T-78217, dated January 5, 1996.
- For additional survey information see Skagit County Short Plats Number 93-033 and 40-82, recorded in Volume 10 of Short Plats, Pages 223 and 224, and Volume 6 of Short Plats, Page 48, and Record of Survey recorded in Volume 13 of Surveys, Page 95, records of Skagit County, Washington; also see Skagit County Hardshell Map D2-6, filed with Skagit County Public Works.
- 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 Auditor's File Numbers 9207170158, 9307230026 and 8907140019.
- 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, contact Skagit County Public Works.
- All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces. Any concentrated runoff routed into the existing drainage way, in lot 2, either by open ditch or tightline will require an additional downstream drainage analysis to determine potential impacts to any downstream facilities.
- POTENTIAL BUYERS SHOULD BE AWARE THAT ALL UNIMPROVED CREEK HABITATS THROUGH A PORTION OF THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL HABITAT.

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Wendy B Goodman

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute this instrument and acknowledge it as the general partners of **HORIZON BANK, a Savings Bank**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated _____
Signature _____
Title _____
My appointment expires _____

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 10th day of September, 1996.

Roxanne Lissner
Short Plat Administrator

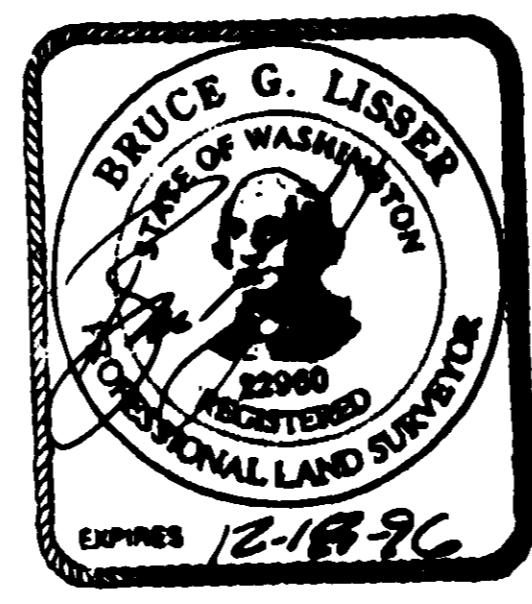
Lueth Keiser
Skagit County Engineer

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.

Date: Aug 2, 1996

Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lissner, PLS., Certificate No. 22960
SEMRAU & LISSNER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566



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.

Brett C. Powers, Husband
Lisa M. Powers, Wife

Key Bank of Washington, a Washington Banking Corporation
Margaret J. Watts
Horizon Bank, a Savings Bank

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence **BRETT C. POWERS and LISA M. POWERS, husband and wife**, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Aug 2, 1996
Signature Brett C. Powers
Title Husband
My appointment expires 7-19-2000

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Margaret J. Watts

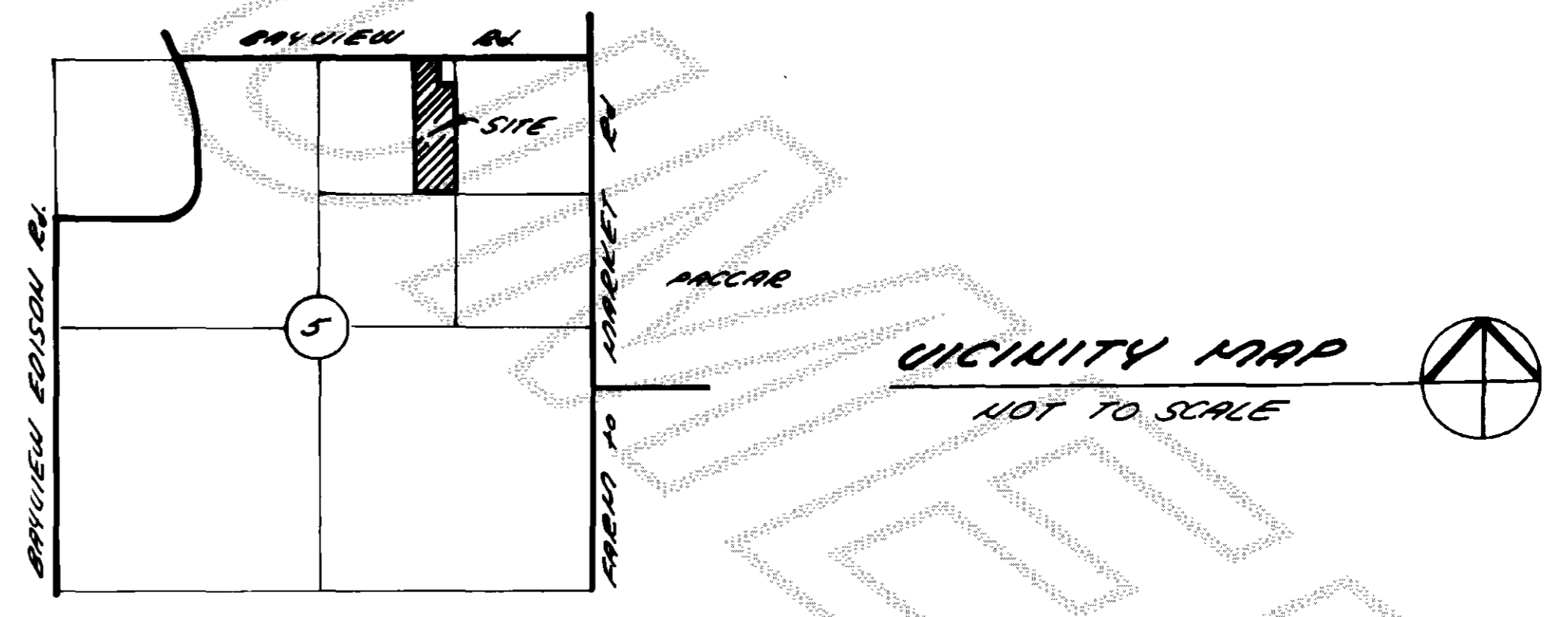
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute this instrument and acknowledge it as the general partners of **KEY BANK OF WASHINGTON, a Washington Banking Corporation** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 8-8-96
Signature Margaret J. Watts
Title Notary
My appointment expires 11-10-97

AUDITOR'S CERTIFICATE

Filed for record this 4 day of Oct, 1996 at 11:40 AM in Volume 12 of SHORT PLATS, on pages 151, 152 at the request of SEMRAU & LISSNER. Auditor's File No. 9610040035

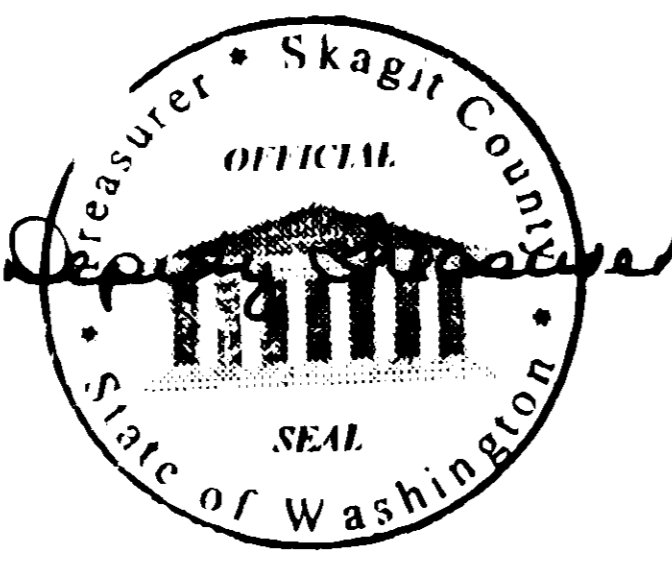
Wendy B Goodman Skagit County Auditor
Sandra J. Grange Deputy



TREASURERS CERTIFICATE

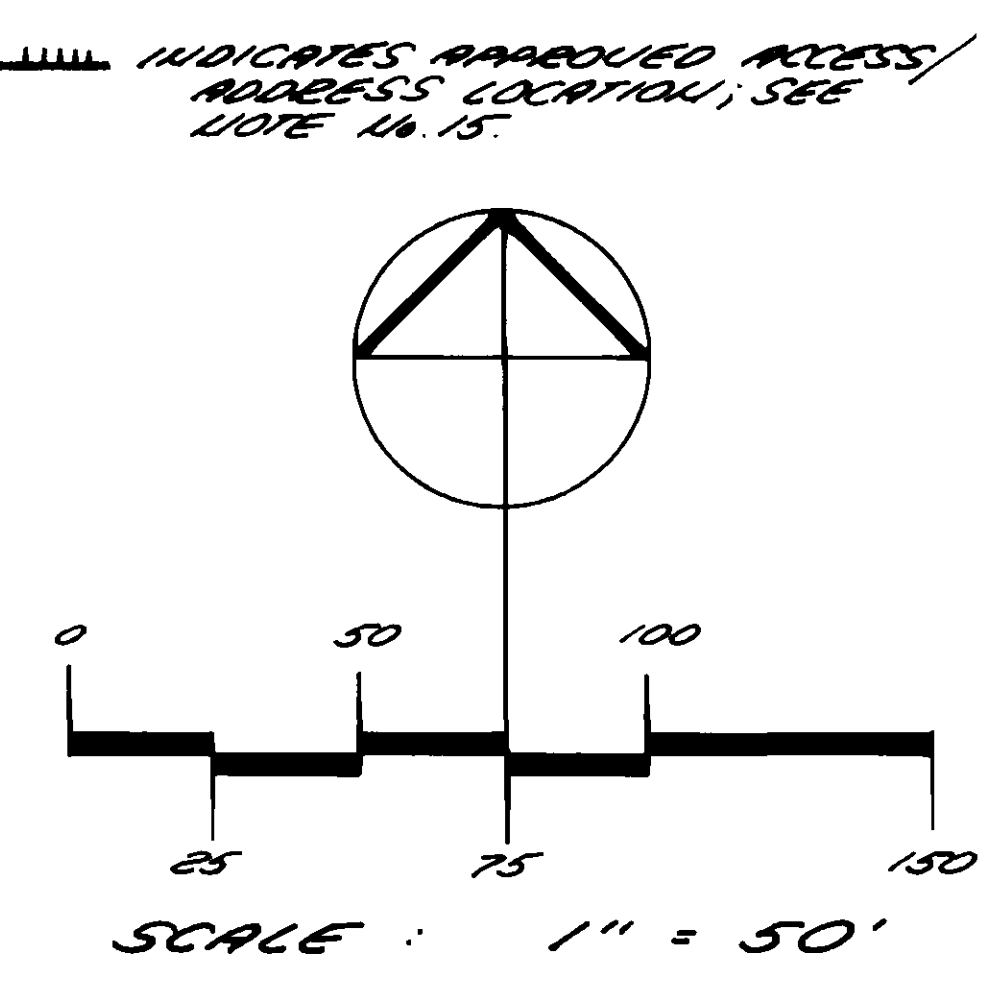
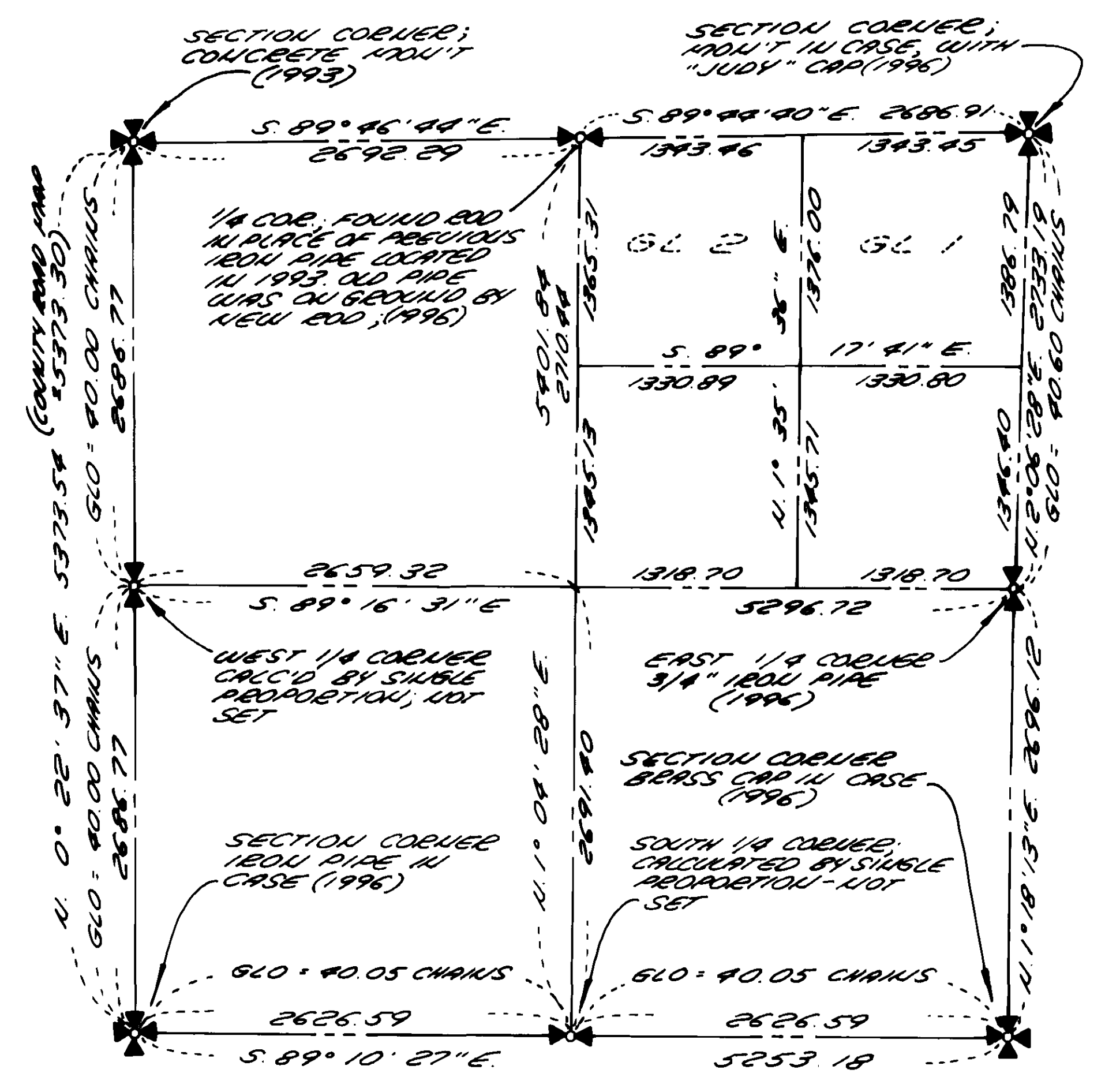
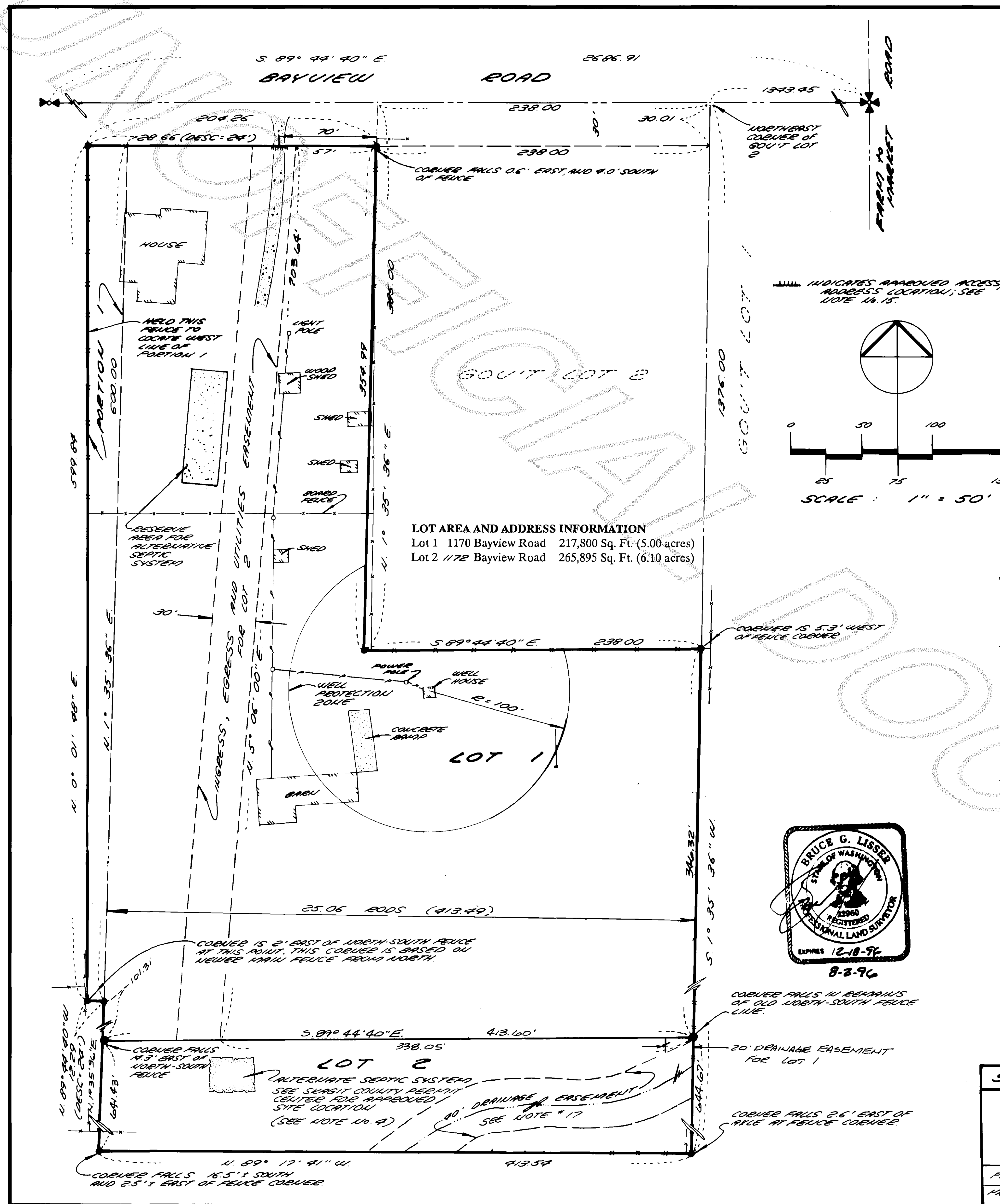
This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1996.
This 16 day of September, 1996.

Judyann Meniel by Jane De Vries
Skagit County Treasurer



SHEET 1 OF 2 SHEETS

SHORT PLAT No.	96-049	DATE:	
SURVEY IN A PORTION OF GOVERNMENT LOT 2 SECTION 25, T. 34 N., R. 3 E., W. 10 SKAGIT COUNTY, WASHINGTON			
FOR: BRETT AND LISA POWERS			
FB 115, PAGE 36	SEMRAU & LISSNER	1" = 50'	
MERIDIAN: ASS400	SURVEYORS AND CIVIL ENGINEERS	96-014	
	MOUNT VERNON, WASHINGTON 982-9566		



SURVEY DESCRIPTION

Those portions of Government Lot 2, in Section 5, Township 34 North, Range 3 East, W.M., described as follows:

Portion 1:

BEGINNING at a point on the South line of the County road running along the North line of said subdivision, 25.06 rods West of the East line thereof; thence South parallel with and 25.06 rods West of said East line, a distance of 600.00 feet; thence West parallel with the South line of said County road, 24.00 feet (to an existing fence line); thence North along existing fence line to a point on the South line of the County road that is 24.00 feet West of the POINT OF BEGINNING; thence East along the South line of the County road to the POINT OF BEGINNING.

Portion 2

The East 25.06 rods of said Government Lot 2,

EXCEPT road,

AND EXCEPT that portion described as follows:

BEGINNING at a point on the North line of said Lot 2, which is 135.00 feet West of the Northeast corner thereof; thence West along said North line 103.00 feet; thence South parallel with the East line of said Government Lot, 385.00 feet; thence East 238.00 feet to the East line of said Lot 2; thence North along said East line to the North line of said Lot 2; thence West along said North line to the POINT OF BEGINNING

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
 All being situate in the County of Skagit, State of Washington.



SHEET 2 OF 2 SHEETS	
SHORT PLAT No. 96-049	DATE:
SURVEY IN A PORTION OF GOVERNMENT LOT 2 SECTION 5, T. 34 N., R. 3 E., W. 1 W. SKAGIT COUNTY, WASHINGTON	
FOR: BRETT AND LISA POWERS	
FB 115, PAGE 36	SEMBAU & LISSER
MERIDIAN ASS'N'D	SURVEYORS AND CIVIL ENGINEERS
	AT VEEDON, WASHINGTON REG. 9565
	1" = 50' 96-014