

N.E. CORNER SECTION 28
FOUND STANDARD DNR
MONUMENT
OCT 1995

NORTH 1/4 CORNER SECTION 28
FOUND CONCRETE MONUMENT
OCT. 1995

- N.W. CORNER, N.E. 1/4, N.E. 1/4

BASIS OF BEARING

NORTH 1/4 CORNER SECTION 28 TO THE NORTHEAST
CORNER OF SECTION 28 AS SHOWN HEREON BEARS
NORTH 88°25'45" EAST

SECTION SUBDIVISION BASED ON VOLUME 15 SURVEYS
AT PAGE 143, RECORDS OF SKAGIT COUNTY, WA.

S.R. 20 RIGHT OF WAY BASED ON "FABER HILL VICINITY" R.O.W.
PLANS SHEET 5 OF 5, APPROVED APRIL 1957

④ SET 5/8" REBAR AND ORANGE CAP "PLS 28067"

NUMBER	DIRECTION	DISTANCE
L2	N 36°14'30" E	52.97 FT
L3	S 13°36'01" E	31.44 FT
L4	S 37°13'51" W	04.80 FT
L5	S 50°22'57" W	111.75 FT
L6	S 77°53'20" W	53.91 FT
L7	S 66°43'21" W	86.87 FT
L8	S 34°06'20" W	23.35 FT

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	20°54'06"	42.42	280.00	83.90
C2	18°05'24"	74.82	410.00	148.40
C3	18°34'52"	86.70	530.00	171.88
C4	41°09'50"	63.67	170.00	121.84
C5	06°24'41"	315.32	5630.00	629.99
C6	02°44'08"	199.13	5655.00	278.21
C7	04°14'11"	14.99	530.00	39.46
C8	41°09'50"	74.90	200.00	143.34
C9	18°05'24"	74.60	500.00	157.88
C10	00°29'31"	2.02	470.00	4.04 FT

APPLICANT:
BARBARA JORGENSEN
30302 UPPER CAMP CREEK ROAD
SPRINGFIELD, OREGON 97470
PHONE: 503-726-0722

CORNER FELL IN 8" ALDER
SET WITNESS CORNER N 44°21'46" E
100 FT TO TRUE CORNER

LOT NUMBER	SITE ADDRESS
Lot 1	4857A HORNBECK LANE
Lot 2	4861 HORNBECK LANE
Lot 3	4864 HORNBECK LANE

Scale 1" = 100 ft

1000 FEET SETBACK
FROM EDGE OF LAND-
FILL. THIS WAS ESTABLISHED
FROM A LINE THAT IS APPROX.
275 FEET SOUTHWESTERLY FROM
C.I. STATE HWY

CREEK CENTER LINE

THE ADJOINING 5 FEET OF LOTS 1, 2 AND 3 ALONG HORNBECK ROAD IS HEREBY DEDICATED TO SKAGIT COUNTY FOR ROAD PURPOSES.

EXISTING FENCE —
LINE
ING SETBACK LINE
1 EXISTING TOP OF
IT TO CREEK.

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, 14M. LYING NORTHEASTERLY OF STATE HIGHWAY NO. 17-A AND EAST OF FORMER STATE HIGHWAY NO. 17-A;

EXCEPT THAT PORTION OF THE NORTH 50 FEET OF THE SOUTH 750 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF SECONDARY STATE HIGHWAY NO. 17-A AND EAST OF THE WEST 650 FEET THEREOF AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED MARCH 29, 1954 UNDER AUDITOR'S FILE NO. 449623.

PARCEL "C"

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, WM., LYING NORTHEASTERLY OF FORMER STATE HIGHWAY NO. 17-A AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 EAST, WM., THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING THE TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20 LYING WESTERLY OF THE CENTERLINE OF THE WEST FORK OF A SMALL CREEK RUNNING IN A NORTHEASTERLY AND SOUTHWESTERLY DIRECTION NEAR THE NORTH AND SOUTH CENTERLINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER.

ALSO EXCEPT THE NORTH 400.00 FEET THEREOF.

S.F. CORNER, N.E. 1/4, N.E. 1/4

N 88°46'23"
1059.92 FT

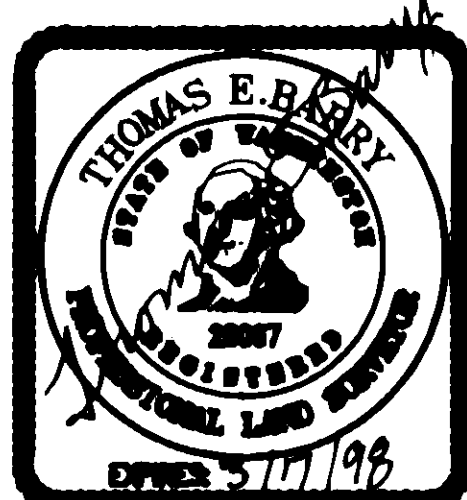
EAST 1/4 CORNER
SECTION 28 FOUND
IRON PIPE SET IN CONCRETE
OCT. 1995

VOLUME 15 SURVEYS, PAGE 142
AFN 9404040036

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A
SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE
REQUEST OF Barbara Jorgensen
DATE: 9/25/96
THOMAS E. BARRY, P.L.S.
CERTIFICATE NO. 28067



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF Oct
1946 AT 9:21 A.M. IN BOOK 12 OF SHORT PLATS
PAGE 157-158, AT THE REQUEST OF THOMAS E. BARRY,
UNDER AUDITOR'S FILE NO. 961028000, RECORDS
OF SKAGIT COUNTY, WASHINGTON.

Kathy Hill
COUNTY AUDITOR

C. J. [Signature]
BY DEPUTY

METRON
AND ASSOCIATES, INC.

LAND SURVEYING AND LAND USE CONSULTING
P.O. BOX 480 SILVANA, WA 98287-0480
PHONE & FAX 360-652-3044

DATE: 10/25/95	BY: TEB	SCALE: 1"=100'
PROJECT NO. 95004	F.B. R9E T35N	

SKAGIT COUNTY SHORT PLAT NO. 96-076 DATE 6-3-96

SAUK MEADOW TRACTS

SHORT PLAT FOR BARBARA JORGENSEN

IN THE NORTHEAST 1/4, SECTION 28, T. 35 N. R. 9 E., W.M.

V. 12 Short Plat pg 157

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED ON ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL (RU).
3. 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 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 100FT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. AN AQUIFER DEMONSTRATION WELL WAS LOCATED ON LOT 1. WELLS WILL BE LOCATED AS SHOWN. PER WAC 173-160-205(2), WELLS SHALL NOT BE LOCATED WITHIN ONE THOUSAND FEET OF SOLID WASTE LANDFILLS. NOTE THE 1,000 FOOT SETBACK LINE ON SHEET 1 OF 1.
4. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS
5. THE BOUNDARY OF LOT ONE AS SHOWN HEREON MAY BE AFFECTED BY ANY CHANGE THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN COURSE OF THE CREEKS SHOWN HEREON.
6. 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.
7. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
8. DENOTES THE AREA OF WATERLINE CROSSING OF HORNBECK COUNTY ROAD. BUYER SHOULD INQUIRE TO SKAGIT COUNTY PUBLIC WORKS FOR THE CONSTRUCTION REQUIREMENTS OF SAID WATERLINE CONSTRUCTION WITHIN COUNTY RIGHT OF WAY. MAINTENANCE OF WATERLINE IN RIGHT OF WAY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOT THREE.
9. LEGAL DESCRIPTION PROVIDED BY LAND TITLE COMPANY OF SKAGIT COUNTY, UNDER ORDER NUMBER T-78823 [3/18/96].
10. POTENTIAL BUYERS SHOULD RECOGNIZE THAT BOUNDARY 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.
11. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIES 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 1998

Jedynum Menech
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 8TH DAY OF October, 1998

Joan M
SHORT PLAT ADMINISTRATOR

Smith Keiser
COUNTY ENGINEER

Consent

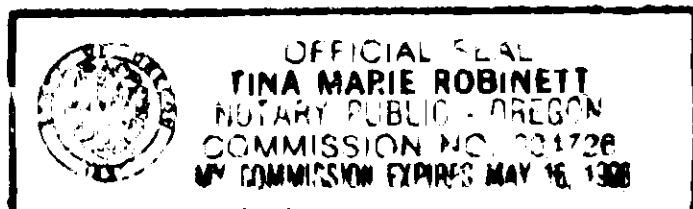
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Barbara E Jorgensen

ACKNOWLEDGMENTS

STATE OF OREGON COUNTY OF Lane
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Barbara E Jorgensen 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 Tina Marie Robinett
TITLE FSA DATE 9/30/96
MY APPOINTMENT EXPIRES May 16, 1998



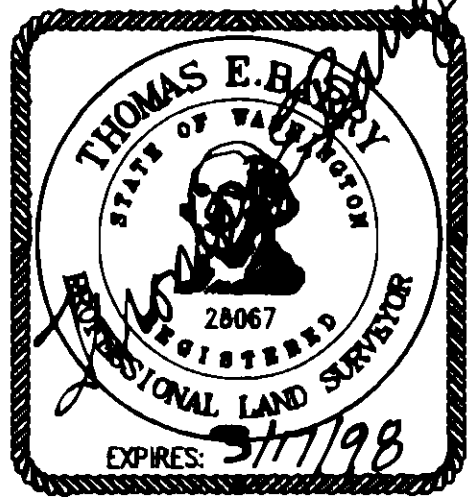
STATE OF OREGON COUNTY OF _____
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
TITLE _____ DATE _____
MY APPOINTMENT EXPIRES _____

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF Barbara Jorgensen
DATE: 9/25/96
THOMAS E. BARRY, P.L.S.
CERTIFICATE NO. 28067



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
1995 AT _____ M IN BOOK _____ OF SHORT PLATS
PAGE _____, AT THE REQUEST OF THOMAS E. BARRY,
UNDER AUDITOR'S FILE NO. _____, RECORDS
OF _____ COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

METRON
AND ASSOCIATES, INC.

LAND SURVEYING AND LAND USE CONSULTING
P.O. BOX 480 SILVANA, WA 98287-0480
PHONE & FAX 360-652-3044

DATE: 10/25/95 BY: TEB SCALE: 1"=100'
PROJECT NO. 45004 F.B. R4E T35N

SKAGIT COUNTY SHORT PLAT NO. 96076 DATE 6-3-96

SAUK MEADOW TRACTS
SHORT PLAT FOR BARBARA JORGENSEN
IN THE NORTHEAST 1/4, SECTION 28, T. 35 N. R. 9 E., WM.