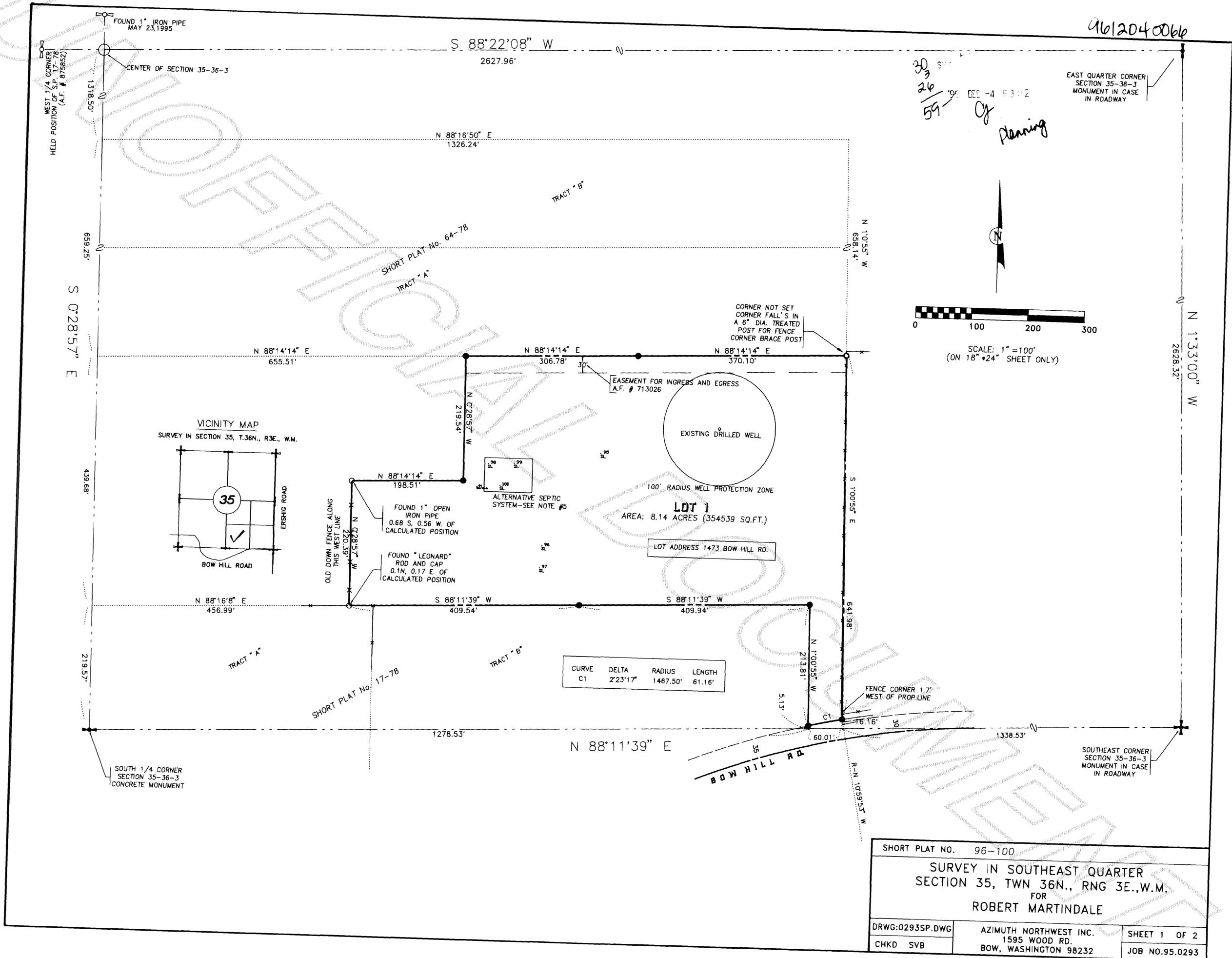


9612040066



SHORT PLAT NO. 96-100		
SURVEY IN SOUTHEAST QUARTER SECTION 35, TWN 36N., RNG 3E., W.M. FOR ROBERT MARTINDALE		
DRWG:0293SP.DWG	AZIMUTH NORTHWEST INC. 1595 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 2
CHKD SVB		JOB NO.95.0293

U-12 ShotPlats Pg 164

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT CONVEYED TO BRUCE L. HEINER AND RAE N. HEINER, HUSBAND AND WIFE, BY DEED RECORDED JULY 20, 1971, UNDER AUDITOR'S FILE NO. 755626, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 457 FEET TO THE NORTHEAST CORNER OF SAID HEINER TRACT AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0° 29' 30" EAST ALONG THE EAST LINE OF SAID HEINER TRACT AND ALONG THE EAST LINE OF A TRACT CONVEYED TO RON SPOELSTRA AND MARIANNE SPOELSTRA, HUSBAND AND WIFE, BY DEED RECORDED AUGUST 18, 1971, UNDER AUDITOR'S FILE NO. 757000, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 438.98 FEET TO THE NORTH LINE OF A TRACT SOLD ON CONTRACT TO CHARLES H. BLAIR AND ZOJA BLAIR, HUSBAND AND WIFE, BY INSTRUMENT RECORDED AUGUST 2, 1974, UNDER AUDITOR'S FILE NO. 804485, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 88° 22' 18" EAST ALONG THE NORTH LINE OF SAID BLAIR TRACT, 820.01 FEET TO A POINT WHICH IS 60 FEET WEST AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 1° 01' 15" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING.

EXCEPT BOW HILL COUNTY ROAD RIGHT-OF-WAY.

ALSO EXCEPT THE NORTH 219.49 FEET OF THE WEST 198.46 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION (PARENT PARCEL)

TRACT 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

TRACT 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, LYING NORTH OF THE COUNTY (WARNER) ROAD, IN TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

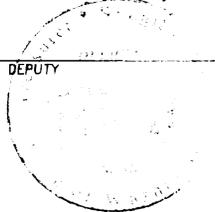
TREASURER'S CERTIFICATE

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 1996, THIS 31st DAY OF December, 1996.

Juliana M... SKAGIT COUNTY TREASURER

BY:

DEPUTY



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.

Robert W. Martindale, Patsy L. Martindale

ACKNOWLEDGMENT

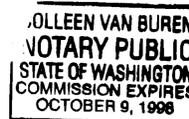
STATE OF WASHINGTON } SS: COUNTY OF SKAGIT }

ON THIS DAY OF BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT W. MARTINDALE AND PATSY L. MARTINDALE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS HIS 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.

Colleen Van Buren

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT BOW MY COMMISSION EXPIRES 10-9-98



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF Dec. 1996 AT 3:12 P.M. IN BOOK 12 OF SHORT PLATS AT PAGE 164 + 165 AT THE REQUEST OF AZIMUTH NORTHWEST, INC., UNDER AUDITOR'S FILE NO. 9612040066

Kathleen Hill SKAGIT COUNTY AUDITOR

BY: [Signature]

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 22nd DAY OF November, 1996.

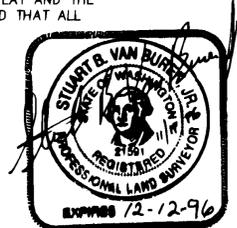
[Signature] SHORT PLAT ADMINISTRATOR

[Signature] 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.

STUART B. VANBUREN, JR., P.L.S. CERTIFICATE NO. 21591 DATE: 11/19/96



NOTES:

- 1. DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED " AZIMUTH NW 21591" SET THIS SURVEY. DENOTES PIPE FOUND AS NOTED. DENOTES EXISTING FENCE LINE. 2. SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE. 3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS. 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 CODE REQUIRES A 100' 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 IS LOCATED ON LOT 1. 5. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS. LOTS WILL REQUIRE AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS. 6. 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. 7. ZONING: RURAL 8. BASIS OF BEARING: NORTH 88° 11' 39" EAST ALONG THE MONUMENTED SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. 9. SKAGIT COUNTY TAX NO. 360335-4-008-0008 (P#48750). 10. LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 49378. 11. 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, PER 14.08.09(1)(0), CURRENTLY IN SKAGIT COUNTY FIRE DISTRICT NO. 5. 12. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS. 13. THIS SHORT SUBDIVISION IS FOR THE PURPOSE OF RECTIFYING AN ILLEGAL SEGREGATION IN ACCORDANCE WITH SCC 14.08 AND RCW 58.17. APPROVAL OF THE SHORT SUBDIVISION WILL ONLY REMEDY THE STATUS OF LOT 1. THE REMAINDER OF THE PARENT PARCEL REMAINS AS AN ILLEGALLY CREATED LOT OR LOTS. 14. SKAGIT COUNTY CRITICAL AREAS ORDINANCE HAS BEEN ADDRESSED FOR THIS SHORT PLAT AND IS ON RECORD WITH SKAGIT COUNTY UNDER THIS SHORT PLAT # 96-100. PRESENT AND FUTURE OWNERS OF THIS LOT SHALL CONSULT WITH SKAGIT COUNTY PERMIT CENTER AND/OR PUBLIC WORKS REGARDING CRITICAL AREAS ON SAID LOT.

Table with 3 columns: SHORT PLAT NO. 96-100, SURVEY IN SOUTHEAST QUARTER SECTION 35, TWN 36N., RNG 3E., W.M. FOR ROBERT MARTINDALE, DRWG:0293SP.DWG, AZIMUTH NORTHWEST INC. 1595 WOOD RD., CHKD SVB, BOW, WASHINGTON 98232, SHEET 2 OF 2, JOB NO. 95.0293