

9612180054

SURVEY DESCRIPTION

PARCEL "A":

That portion of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M., described as follows:

BEGINNING at the intersection of the East line of the County road and the North line of the Southwest 1/4 of the Southwest 1/4; thence East 1,815.00 feet; thence South 240.00 feet; thence West to the East line of the County road; thence Northerly along the East line of the County road to the POINT OF BEGINNING.

PARCEL "B":

That portion of Lot 7, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I, as per Plat recorded in Volume 15 of Plats, Pages 174 and 175, records of Skagit County, Washington, described as follows:

BEGINNING at the Southwest corner of said Lot 7; thence South 89° 40' 37" East 256.57 feet along the South line of said Lot 7 to the Southeast corner thereof; thence North 10° 59' 46" East 12.09 feet along the East line of Lot 7 to an existing fence line (as shown on the face of said FINAL PLAT OF BRIDGEWATER ESTATES PHASE I); thence North 89° 25' 16" West 250.56 feet along said fence line to the Westerly line of said Lot 7; thence South 32° 43' 49" West 15.40 feet along said Westerly line of Lot 7 to the TRUE POINT OF BEGINNING.

PARCEL "C":

Tract "X", Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, Pages 223 and 224, under Auditor's File No. 9308200096, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.

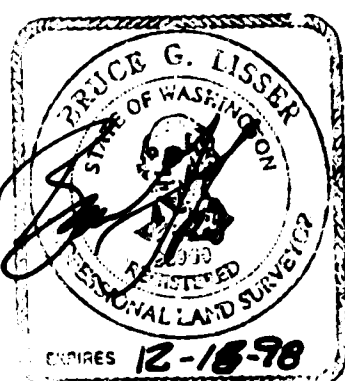
PARCEL "D":

Those portions of Lots 6 and 8, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I, according to the plat thereof recorded in Volume 15 of Plats, Pages 174 and 175, records of Skagit County, Washington; and those portions of Lots 9, 10, 11 and 12, FINAL PLAT OF BRIDGEWATER ESTATES PHASE II, according to the plat thereof recorded in Volume 16 of Plats, Pages 65 and 66, records of Skagit County, Washington, and being more particularly described as follows:

COMMENCING at the intersection of the East right-of-way margin of the County road (Bayview Edison Road) and the North line of the South 1/2 of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M.; thence South 89° 40' 37" East 832.07 feet along said North line (also being the South line of Tract "X" as shown on Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, Pages 223 and 224) to the Southeast corner of Tract "X" (also being a common corner to Lots 6 and 7, of said FINAL PLAT OF BRIDGEWATER ESTATES PHASE I, as recorded in Volume 15 of Plats, Pages 174 and 175) and being the TRUE POINT OF BEGINNING; thence continue South 89° 40' 37" East, 982.93 feet along said North line of the South 1/2 of the Southwest 1/4; thence North 00° 03' 42" East, 8.65 feet parallel with the East line of the Southwest 1/4 of said Section 32 to an existing fence line (as shown on the face of said FINAL PLAT OF BRIDGEWATER ESTATES PHASE I and FINAL PLAT OF BRIDGEWATER ESTATES PHASE II); thence North 89° 25' 16" West 982.88 feet along said fence line to the West line of said Lot 6, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I (also being the Northeast corner of said Tract "X", Short Plat No. 93-003); thence South 00° 24' 55" West 13.04 feet along the East line of said Tract "X" to the TRUE 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.



11-22-96

NOTES

- All maintenance and construction of private roads is 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 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. The aquifer demonstration well is located on Lot 1.
- Indicates iron rod set with yellow cap - survey number LISSER 22960.
- Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - North line of the Southwest 1/4 of Section 32, T. 35 N., R. 2 E., W.M. Bearing = North 89° 34' 25" West
- Survey description is from Island Title Company Subdivision Guarantee No. SB-9461, dated April 26, 1996, and revised May 17, 1996.
- For additional survey information see Skagit County Short Plat Number 93-033, recorded in Volume 10 of Short Plats, Pages 223-224 and, FINAL PLAT OF BRIDGEWATER ESTATES PHASE I, recorded in Volume 15 of Plats, Pages 174 and 175, and FINAL PLAT OF BRIDGEWATER ESTATES PHASE II, recorded in Volume 16 of Plats, Pages 65 and 66, and Skagit County Short Plat No. 93-053, recorded in Volume 11 of Short Plats, Page 75, and Record of Survey recorded in Volume 15 of Surveys, Page 57, all in records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record referenced in the title report mentioned in note 9 above including but not limited to those instruments recorded under Auditor's File Numbers 9307020056, 9411150064, 8411190056, 8302150021, 9404190099, 9405120089, 9505300070, 9408260106, 9405250035, 9408260104, 9408260105, 9605080092, 9305200120, 9312290102, 9510240028, and 9604110066
- 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 building down spouts are to be routed into infiltration drywells or onto splash blocks for the purpose of runoff dispersion.
- This survey shows occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.
- The relationship between the property lines shown on Short Plat 93-053 are not coincidental with those shown on this short plat due to a gap between the legal descriptions. The gap should be resolved through Quiet Title Action or other appropriate means with all affected parties. No resolution is proposed as a part of this short plat.
- A fence line agreement was recorded under Skagit County Auditor's File No. 8302150021 which accepts fence lines as property lines between William and Janice Frans and several adjoining property owners. No specific fence lines are mentioned in the document. Short Plat 93-053, of the Frans property, does not accept all of the fence lines as property lines, I will therefore hold with the deed descriptions for this Short Plat due to the inconsistent acknowledgment of the relationship between the fence lines and the property lines. See note 18 above.

OWNER'S CONSENT AND DEDICATION

Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchasers and or mortgage holders of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 27th day of November, 1996

Peter D. Callison, Husband

Terry L. B. Callison, Wife

Horizon Bank, a Savings Bank

Jammy Barnett AUP.

Whidbey Bank

Jennifer Brown, L.O.

ACKNOWLEDGMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence PETER D. CALLISON AND TERRY L. B. CALLISON, 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 Nov 27, 1996

Signature B. Barnett

Title Notary

My appointment expires July 14, 2000

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Jammy Barnett

signed this instrument, on oath stated that (he/she/they) (was) authorized to execute this instrument and acknowledge it as the

Assistant Vice President of

HORIZON BANK, a saving bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated Nov 27, 1996

Signature J. Barnett

Title Assistant Vice President

My appointment expires 9-7-98

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that

Jennifer Brown

signed this instrument, on oath stated that (he/she/they) (was) authorized to execute this instrument and acknowledge it as the

Loan Officer

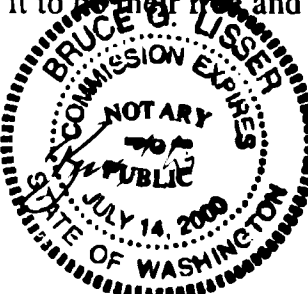
WHIDBEY ISLAND BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated Nov 27, 1996

Signature J. Barnett

Title Notary

My appointment expires 9-7-98



SHORT PLAT NO. 96-0090		DATE
SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 32, T. 35 N., R. 3 E., W.M. SKAGIT COUNTY - WASHINGTON		
FOR: PETER AND TERRY CALLISON		
18 96 18 75	SEMPAU E. LISSER	1" = 100'
PREPARED: ASSURED	SKAGIT COUNTY, WASH. REV. 9566	96-097

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