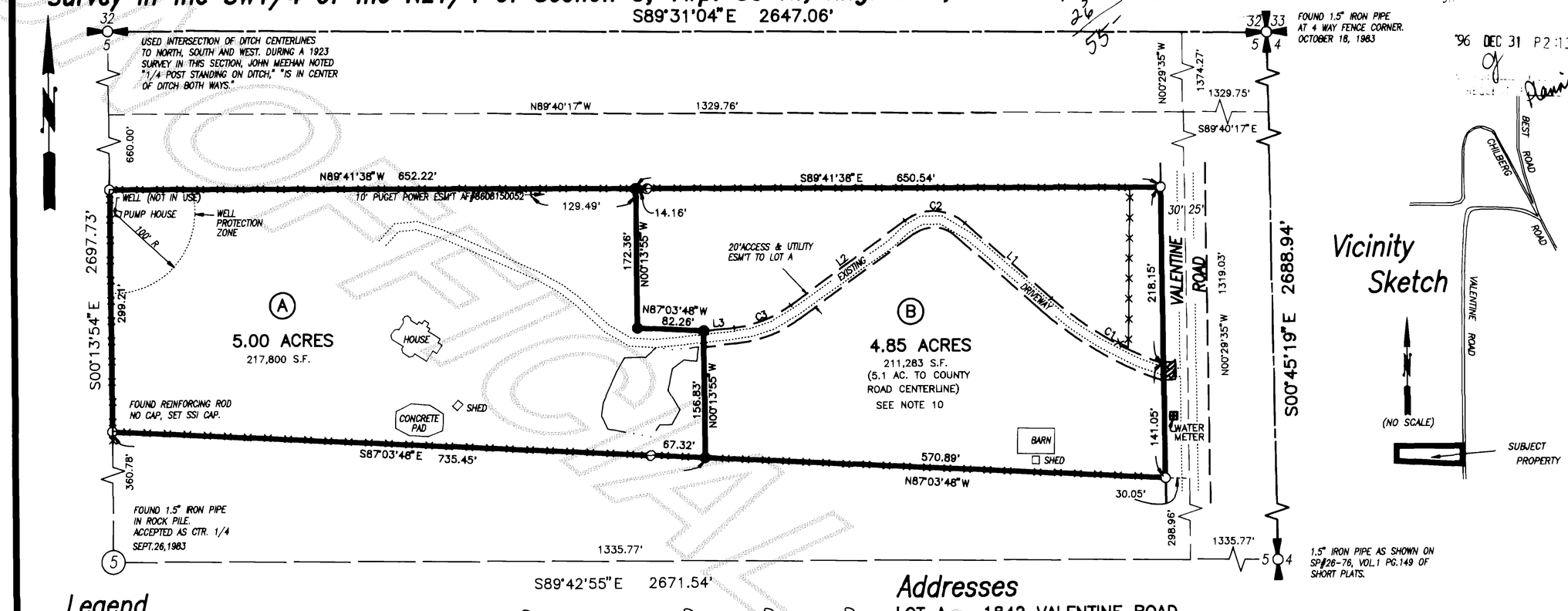
9612310184

Survey in the SW1/4 of the NE1/4 of Section 5, Twp. 33 N., Rng. 3 E., W.M.

26 / 33 / 26 / 55

Short Plat No. 96-008



'96 DEC 31 P2:13

Vicinity Sketch

AUDITOR'S CERTIFICATE

Filed for record this 31 day of Dec 1996 at 13 minutes past 2 o'clock; P.m., and recorded in Volume 12 of Short Plats at page 173, records of Skagit County, Wa.

County Auditor and Ex-Officio Clerk of the Board
A.F.# 9612310184

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 1995 at the request of Laura Engebretsen.

John L. Abenroth CERT#17651
Date 1/5/96

STATE OF WASHINGTON JOHN L. ABENROTH CERTIFICATE 17651 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/97

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.
- ○ Found reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on survey filed in Volume 6 of Surveys at page 107.
- Access location

Addresses

LOT A = 1842 VALENTINE ROAD
LOT B = 1840 VALENTINE ROAD

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	425.00'	21°44'45"	161.30'
C2	60.00'	77°29'29"	81.15'
C3	143.00'	30°34'35"	76.31'

LINE TABLE

#	BEARING	DISTANCE
L1	N48°33'22"W	141.53'
L2	S53°57'09"W	175.65'
L3	S84°31'43"W	38.04'

Consent

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.
3. Zoning – Rural District (RU)
4. Water – Public Utility District No.1 of Skagit County.
5. Sewer – Individual on-site sewage systems.
6. Basis-of-bearings – Assumed from short plat filed in Volume 6 of Short Plats at page 107 as AF#8312220048.
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. The water line across Lot B serving Lot A was not located this survey.

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.

Laura Mae Engebretsen
LAURA MAE ENGEBRETSEN

Dianne R Major
KEY BANK

Legal Description

Lot 2 of Short Plat No. 40-83, approved December 16, 1983, recorded December 22, 1983 in Volume 6 of Short Plats, page 107, under Auditor's File No. 8312220048; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that LAURA MAE ENGEBRETSEN 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 Laura A. Rogers Title NOTARY
Date 1-17-96 My appointment expires July 1, 1998

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Dianne R. Major signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Operations Officer/Asst. Branch Manager of Key Bank of Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Kathleen E. Watson
Title Financial Services Counselor Date 1-17-96
My appointment expires 3-17-96

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 Pattison for
Skagit County Treasurer

12 13 96
Date

Judyann Menie

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 10TH day of December 1996.

Roxan Lochhead
Short Plat Administrator

Annette Kaiser
County Engineer

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

Short Plat for Laura Engebretsen

DATE	REVISION	BY	JOB# 95201	DRAWN FM	CHECKED JLA	DATE 15NOV95	SCALE 1" = 100'	SHEET 1 OF 1

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