

9704220123

SKAGIT COUNTY
'97 APR 22 P2-56
SURVEY IN THE N.W. 1/4 SECTION 15, TWP. 35 N., RGE., 7 E., W.M.

NOTES

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL RESERVE (RR)
- SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEMS
- 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 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.48.
- 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 (SCC 14.04.190(14)).
- BASIS OF BEARING IS THE NORTH-SOUTH CENTER 1/4 LINE OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEING S 00° 22' 14" W AS SHOWN ON SHORT PLAT FOR JEMMA MATHEW, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, RECORDS OF SKAGIT COUNTY.
- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4 ELECTRONIC TOTAL STATION.
- DEVELOPER - SMITH HUNTER PARTNERSHIP, C/O KEN HUNTER
2233 CALIFORNIA AVENUE S.W.
SEATTLE, WA 98166
- THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
- ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE SHORELINE PERMIT #93-031 ISSUED 12-12-93, REVISED 9-18-95, AND VARIANCES #93-038 AND #95-020 APPROVED 12-10-93 AND 7-29-95.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SKAGIT COUNTY DEPARTMENT OF PUBLIC WORKS.
- SECTION 15 SUBDIVISION IS AS SHOWN ON SHORT PLAT FOR JIM JOHNSON AND BEVA JOHNSON, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 163, RECORDS OF SKAGIT COUNTY. SECTION 10 SUBDIVISION IS AS SHOWN ON SHORT PLAT FOR CONOE WEST, INC., RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY.
- LOT 4 IS SUBJECT TO A WELL PROTECTION ZONE FOR LOT 3 AS SHOWN, AND AS OUTLINED UNDER SKAGIT COUNTY CODE, SECTION 12.48.
- ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- THIS PROPERTY LIES WITHIN AN AREA DESIGNATED RURAL RESOURCE BY SKAGIT COUNTY. A VARIETY OF COMMERCIAL FORESTRY AND AGRICULTURAL ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, INCLUDING SPRAYING, PRUNING AND HARVESTING, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AND FORESTRY AS A PRIORITY USE ON DESIGNATED RURAL RESOURCE LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL AND FORESTRY OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW.
- THE TOTAL IMPERVIOUS SURFACE OF A FULLY DEVELOPED LOT SHALL BE LIMITED TO 5 PERCENT OF THE TOTAL LOT AREA UNLESS RUNOFF IS COLLECTED, TREATED IF NECESSARY, AND DISCHARGED INTO AN ON SITE GROUNDWATER INFILTRATION SYSTEM.
- NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1 AND SEPTEMBER 30 UNLESS CONNECTION TO AN EXISTING APPROVED PUBLIC WATER SUPPLY SYSTEM HAS BEEN MADE.
- WARNING: THIS DEVELOPMENT MAY BE AFFECTED BY THE TERMS OF THE WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD'S INVALIDITY ORDER IN CASE NO. 95-2-0065, THAT INVALIDITY ORDER AND ITS EFFECT ON THIS DEVELOPMENT IS THE SUBJECT OF A PENDING COURT APPEAL BEFORE THE WASHINGTON STATE COURT OF APPEALS CASE NO. 38585-2-1. IF THE COUNTY IS UNSUCCESSFUL IN THE APPEAL, IT MAY AFFECT YOUR ABILITY TO PROCEED WITH THE DEVELOPMENT, AND MAY RESULT IN YOUR HAVING TO RESTORE THE PROPERTY TO ITS PRIOR CONDITION.

LEGAL DESCRIPTION

THE WEST 60 FEET OF THE EAST 100 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY, EXCEPT STATE AND COUNTY ROAD RIGHTS OF WAY, IN SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

ALSO THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., EXCEPT RAILROAD AND COUNTY ROAD RIGHTS OF WAY, ALSO EXCEPT THE EAST 40 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4.

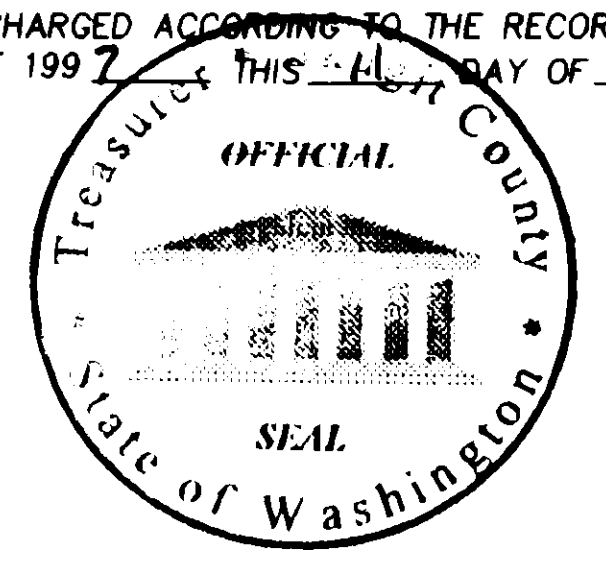
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE GUARANTY COMPANY GUARANTEE T-79276, DATED 5/1/96.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1997.

Jed Samuel Menevali
SKAGIT COUNTY TREASURER



APPROVALS

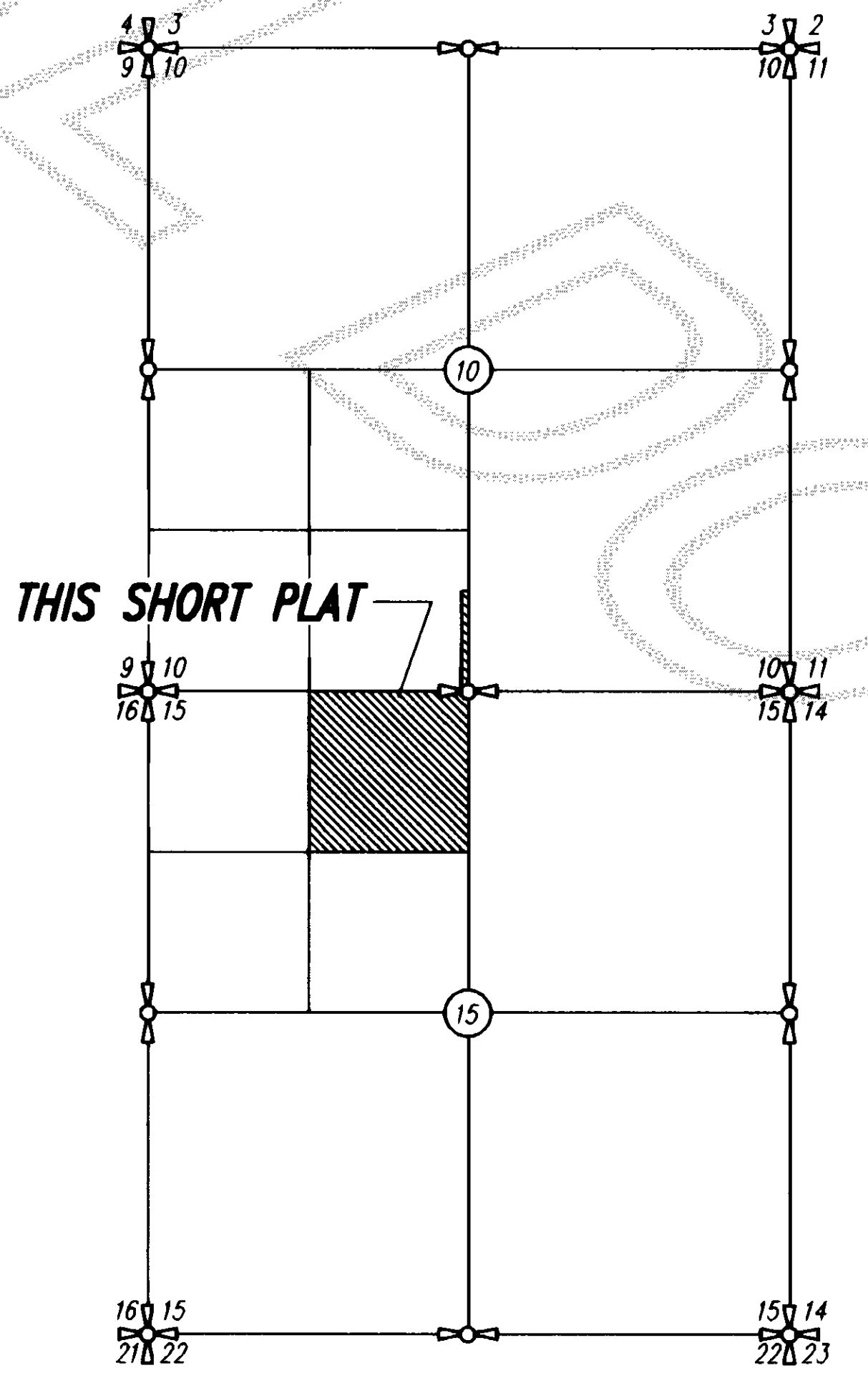
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 4th DAY OF April, 1997.

Rebecca Nichol
SHORT PLAT ADMINISTRATOR

Janette Keiser
SKAGIT COUNTY ENGINEER

VICINITY MAP

SURVEY IN SECTIONS 10 AND 15, T. 35 N., R. 7 E., W.M.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF

Jeffrey A. Skodje
JEFFREY A. SKODJE
CERTIFICATE NO. 19645 DATE 3/31/97



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF April 19 97 AT 2:56 P.M. IN BOOK 12 OF SHORT PLATS AT PAGE 143-194 AT THE REQUEST OF Sh-Het LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 9704220123

Kathy Hill
COUNTY AUDITOR
BY DEPUTY *Chingquod*

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.

John W. Smith
JOHN W. SMITH
Thomas R. Collins
THOMAS R. COLLINS, TRUSTEE
ANDERSON HUNTER LAW FIRM,
P.S. PROFIT SHARING TRUST
Kenneth C. Hunter
PRES., KITSAP LAND CORPORATION

Joyce E. Smith
JOYCE E. SMITH
William Hecht
WILLIAM HECHT, TRUSTEE
RADIOLOGY ASSOCIATES RETIREMENT
PLANS TRUST

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF Skagit

ON THIS 24 DAY OF MARCH 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED JOHN W. SMITH, JOYCE E. SMITH, KENNETH C. HUNTER

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

Sheyl Wacker
NOTARY PUBLIC
RESIDING AT
Granite Falls, WA

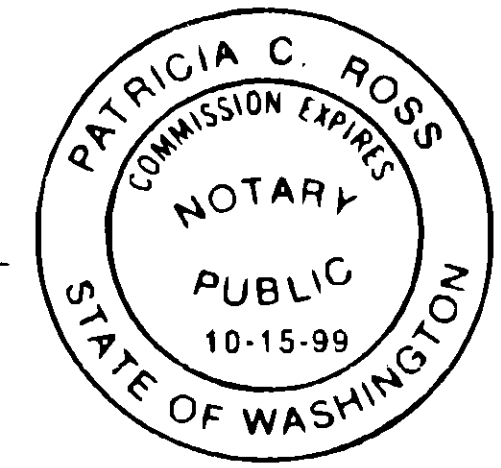


STATE OF WASHINGTON
COUNTY OF Snohomish

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS R. COLLINS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF ANDERSON HUNTER TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 20, 1997

Patricia C. Ross
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10/15/99

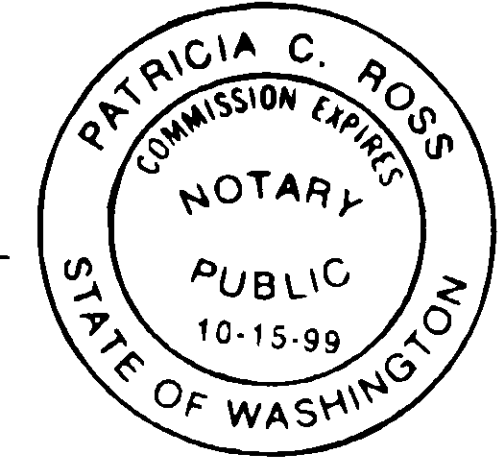


STATE OF WASHINGTON
COUNTY OF Snohomish

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM HECHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE OF RADIOLOGY ASSOCIATES TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 20, 1997

Patricia C. Ross
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 10/15/99

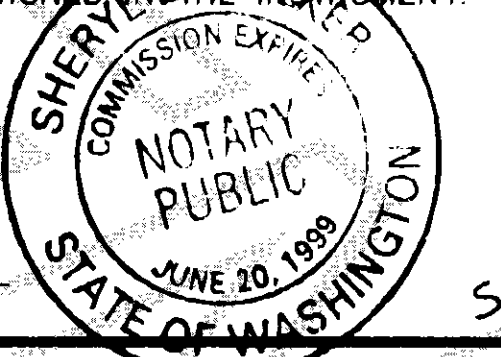


STATE OF WASHINGTON
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH C. HUNTER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF KITSAP LAND CORP. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 24, 1997

Sheyl Wacker
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 6-20-99



SHORT PLAT NUMBER: 96-098 DATE: AUG. 1996

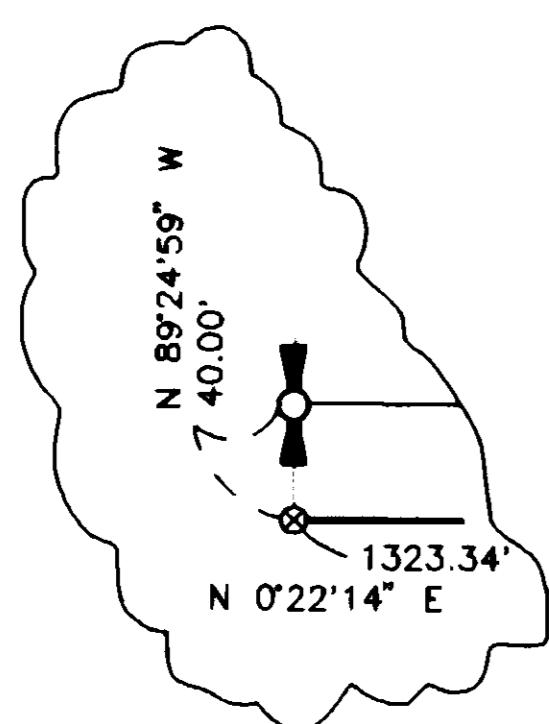
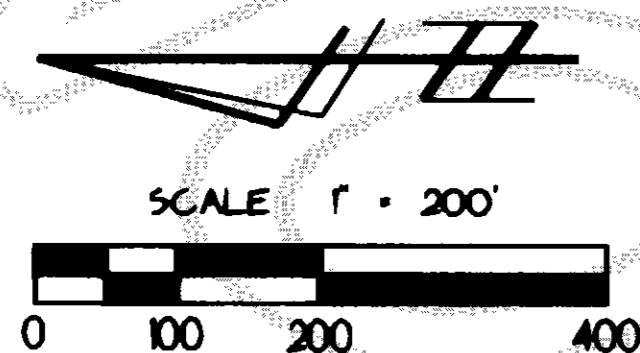
SMITH HUNTER PARTNERSHIP
IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, AND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 35 N. RANGE 7 E., W.M. SKAGIT COUNTY, WASHINGTON

FIELD BOOK 522 PP. 15-18 LEONARD, BOUDINOT and SKODJE, INC. SCALE: 1" = 200'
ENCL. BY M.L./J.H. DATE 4 + 8/96 P.O. BOX 1228 BOUNTY TERNON, WA 98273 (360) 336-5751 JOB NO. 96053

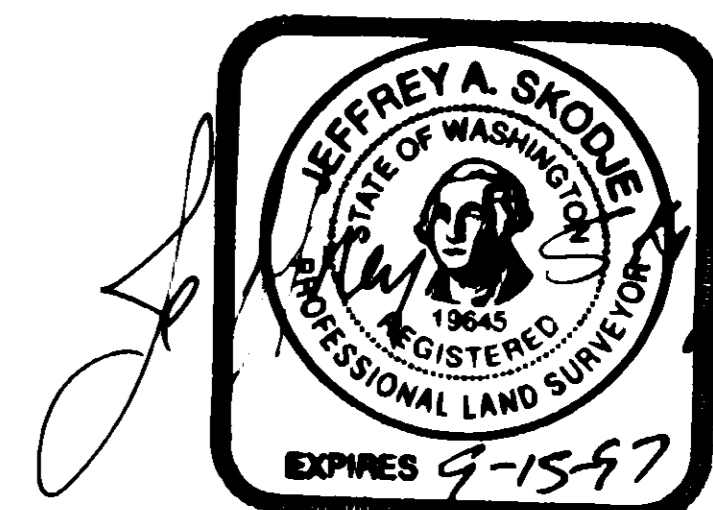
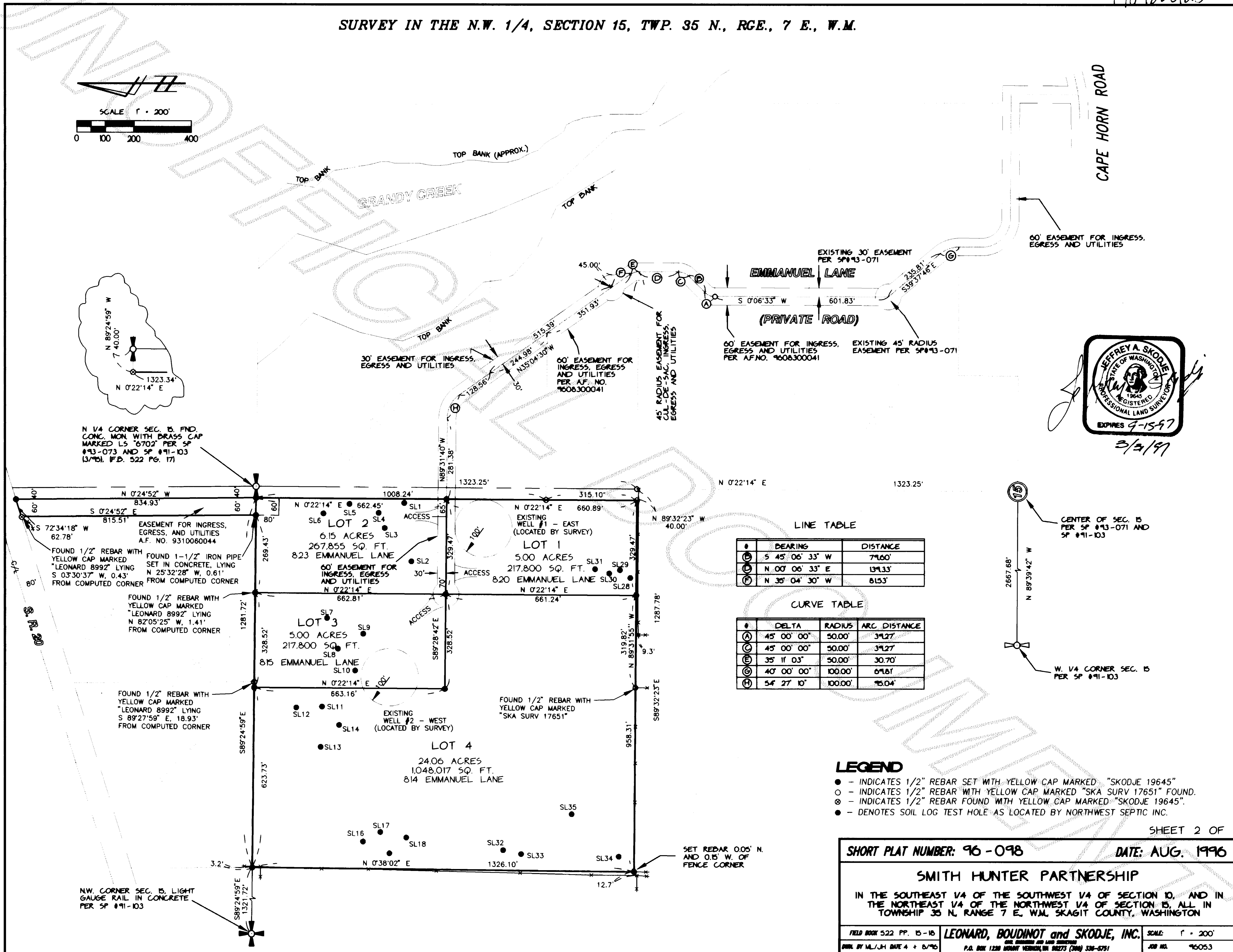
v.12Plats pg/193

9704220123

SURVEY IN THE N.W. 1/4, SECTION 15, TWP. 35 N., RGE., 7 E., W.M.



N 1/4 CORNER SEC. 15, FND. CONC. MON. WITH BRASS CAP MARKED L5 6702 PER SP #93-073 AND SP #91-103 (3/76), I.F.D. 522 PG. 171



3/3/97

LINE TABLE

#	BEARING	DISTANCE
(A)	S 45° 06' 33\"/>	

CURVE TABLE

#	DELTA	RADIUS	ARC DISTANCE
(A)	45° 00' 00\"/>		

LEGEND

- - INDICATES 1/2" REBAR SET WITH YELLOW CAP MARKED "SKODJE 19645"
- - INDICATES 1/2" REBAR WITH YELLOW CAP MARKED "SKA SURV 17651" FOUND.
- ⊙ - INDICATES 1/2" REBAR FOUND WITH YELLOW CAP MARKED "SKODJE 19645".
- - DENOTES SOIL LOG TEST HOLE AS LOCATED BY NORTHWEST SEPTIC INC.

SHEET 2 OF 2

SHORT PLAT NUMBER: 96-098 DATE: AUG. 1996

SMITH HUNTER PARTNERSHIP

IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, AND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 35 N, RANGE 7 E, W.M. SKAGIT COUNTY, WASHINGTON

FIELD BOOK 522 PP. 15-16 LEONARD, BOUDINOT and SKODJE, INC. SCALE: 1" = 200'

DRAWN BY M.L./J.H. DATE 4 + 5/96 P.O. BOX 1228 MOUNT VERNON, WA 98273 (206) 336-5751 JOB NO. 96053

V.12 SPlats pg 19+