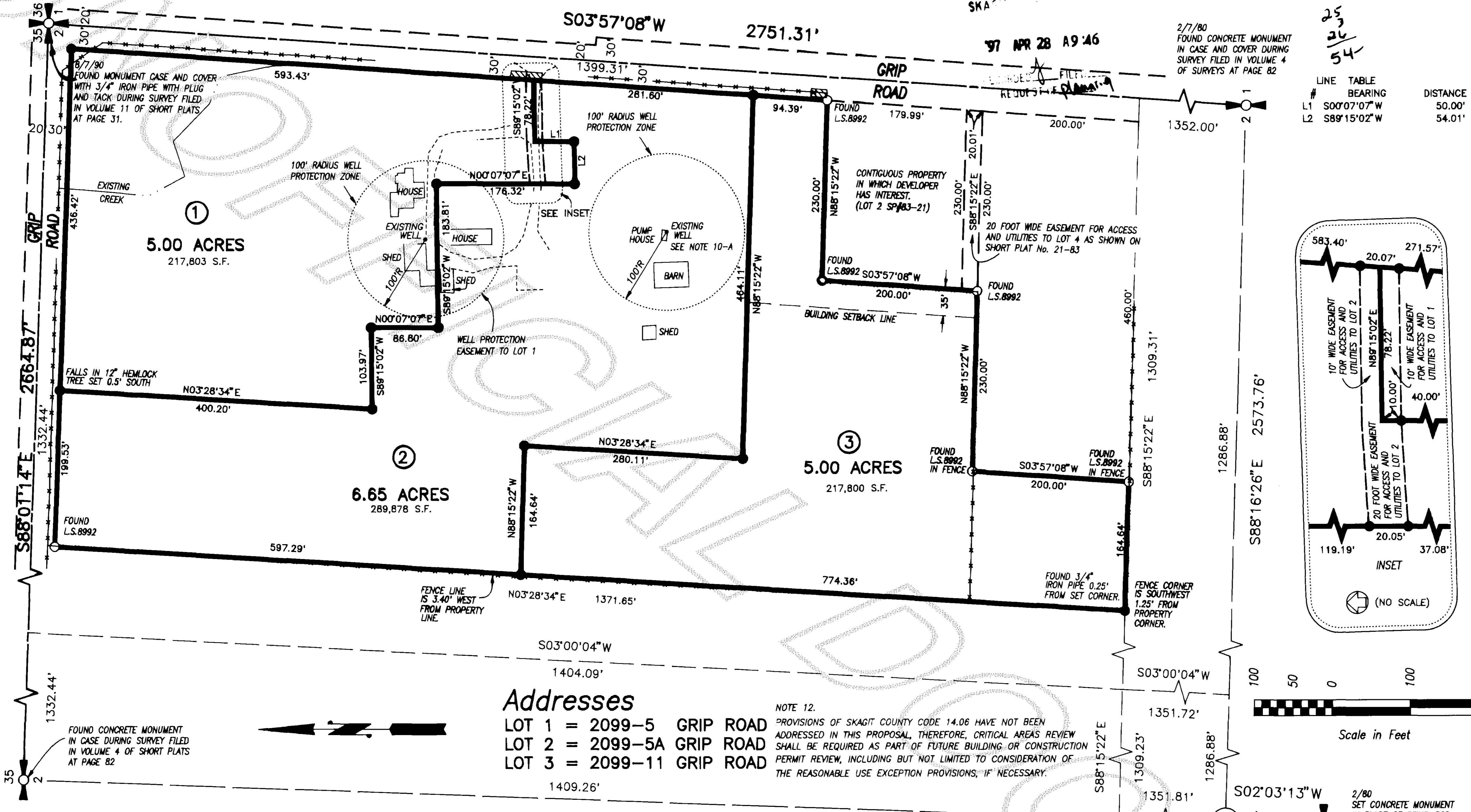


9704280006

# Survey in the NE1/4 of the NE1/4 of Section 2, Twp. 35 N., Rng. 4 E., W.M.

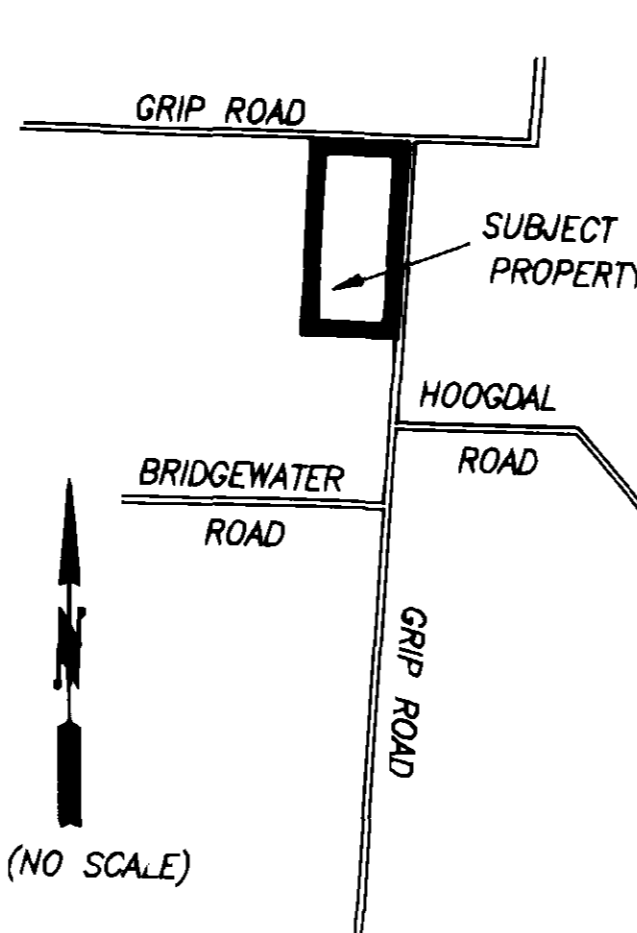
## Short Plat No. 96-0030



### Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
- ZONING - RESIDENTIAL RESERVE (RR)
- BASIS-OF-BEARINGS - ASSUMED S88°01'14"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2.
- SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
- POTENTIAL BUYERS SHOULD RECOGNIZE THAT THE 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.
- 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.  
A. LOT 2 SOURCE IS A SUBSTANDARD DUG WELL OF UNKNOWN QUANTITY OR QUALITY THAT IS LOCATED 45 ± FEET FROM A BARN.
- 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.

### Vicinity Sketch



### Legal Description

TRACT 4 OF SHORT PLAT NO. 21-83, APPROVED MAY 31, 1983 AND RECORDED MAY 31, 1983, UNDER AUDITOR'S FILE NO. 8305310018, IN VOLUME 6 OF SHORT PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

### 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.

Lee Dallas  
 Mary Sue Dallas

### 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 AS SHOWN ON SHORT PLAT FILED IN VOLUME 6 OF SHORT PLATS AT PAGE 64.
- ACCESS LOCATION

### Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEE AND MARY SUE DALLAS H/W 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: *James H. Ryan* TITLE: Notary  
 DATE: 12-31-96 MY APPOINTMENT EXPIRES: July, 1998

### 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 1997.

*Elizabeth Menech* SKAGIT COUNTY TREASURER  
 DATE: 3-10-97

### Approvals

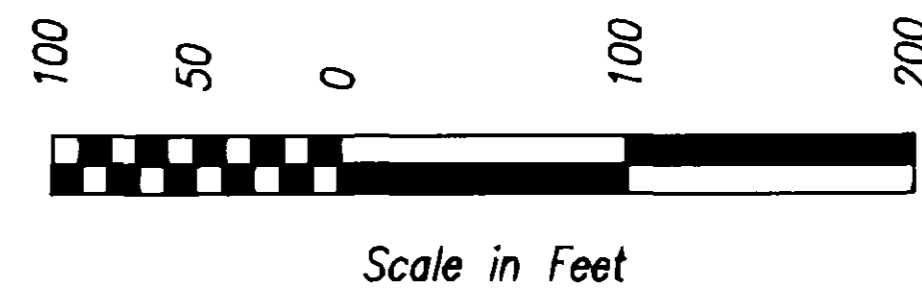
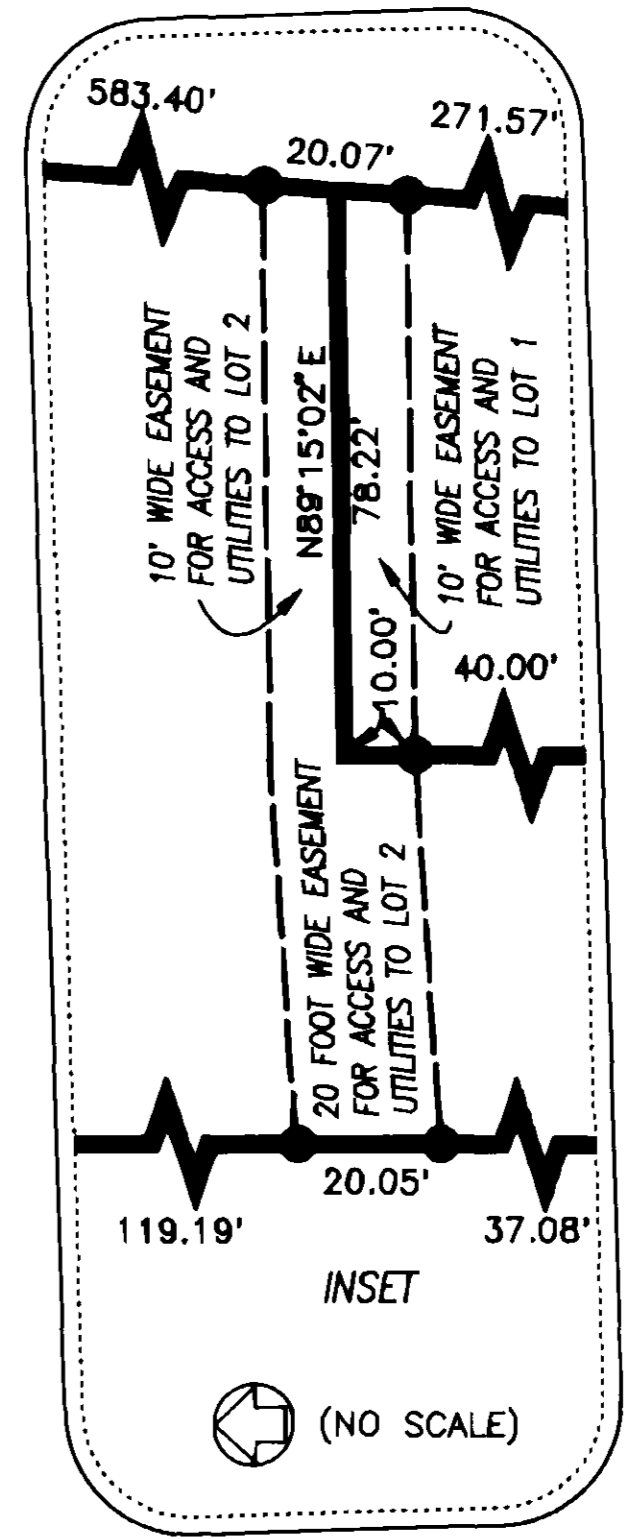
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 26th DAY OF March 1997.

*Gavan Weich* SHORT PLAT ADMINISTRATOR  
*Janette Keiser* COUNTY ENGINEER

## Short Plat for Lee Dallas

12/24/96	REVISED LOT LAYOUT	FM	JOB#	96007	DRAWN	fm	CHECKED	JLA	DATE	02FEB96	SCALE	1" = 100'	SHEET	1 OF 1
DATE	REVISION	BY												

LINE #	BEARING	DISTANCE
L1	S00°07'07"W	50.00'
L2	S89°15'02"W	54.01'



AUDITOR'S CERTIFICATE  
 Filed for record this 25th day of April 1997 at 10:05 a.m. past 5 o'clock of A.M., and recorded in Volume 12 of Short Plats at page 97, records of Skagit County, Wa.

*John L. Aberneth* Deputy Auditor  
 A.F. # 1704280006

SURVEYOR'S CERTIFICATE  
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 1996 at the request of Lee Dallas

John L. Aberneth CERT#17651  
 Date 12/30/96



**Skagit Surveyors & Engineers LLC**

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

V.12 Sh-Plat Pg 197