

47060035

Survey in the SE1/4 of the SE1/4 and in the SW1/4 of the SE1/4 of Section 1, Twp. 35 N., Rng. 4 E., W.M. SP# 96-0013

COMPUTED PER SURVEY FILED
IN VOLUME 16 OF SURVEYS
AT PAGE 173.

LINE TABLE
BEARING LENGTH
L1 S00°52'33"W 20.64'
L2 S04°49'36"W 77.02'

S89°57'08"W 2751.33'

S89°16'13"W 2774.82'

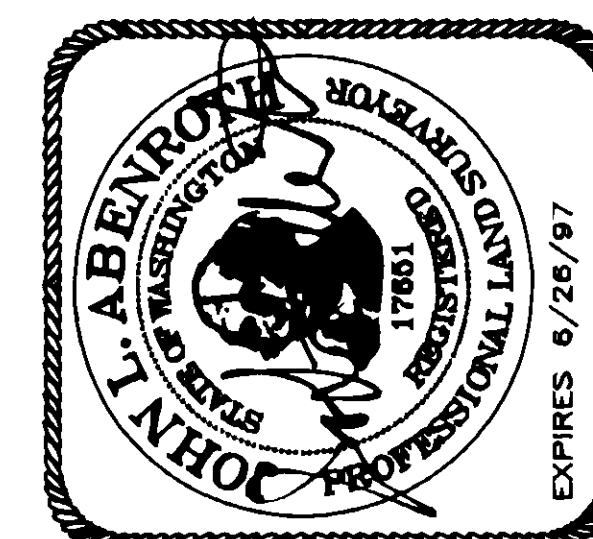
SK

FOUND 3/4" IRON PIPE
EAST EDGE OF PAVEMENT
MAY 3, 1990

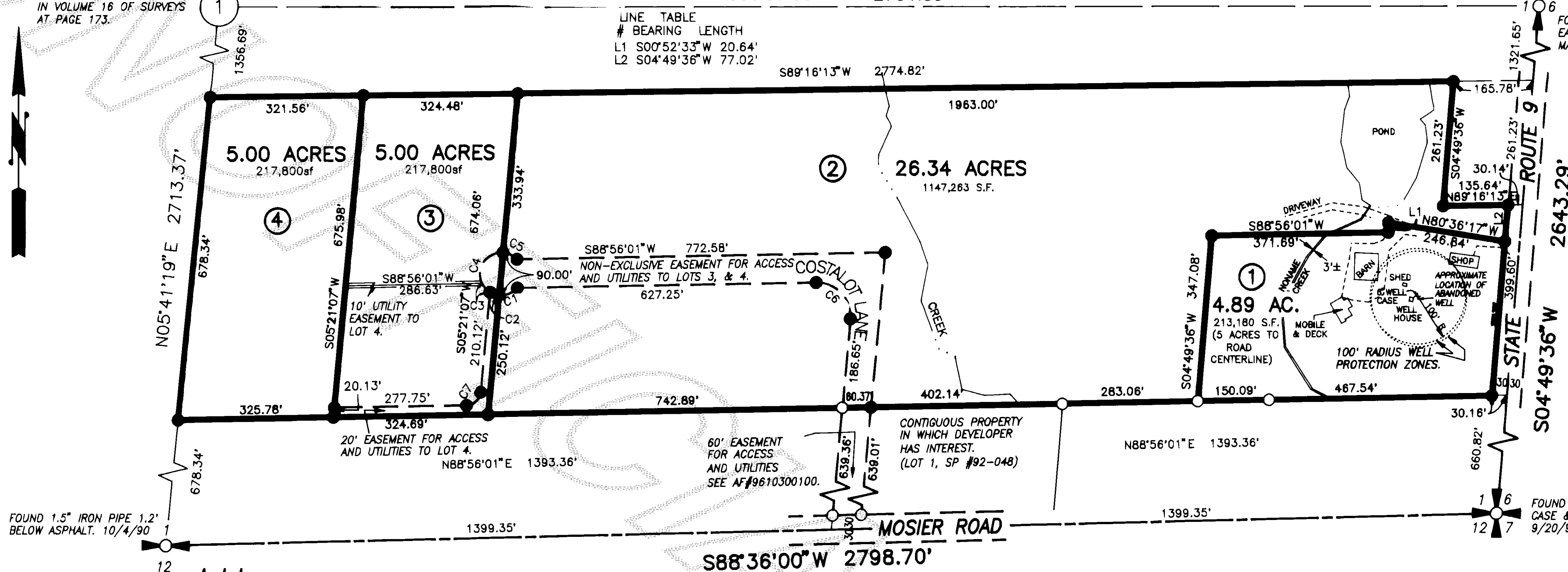
26
26
55
JUN -6 A9:25

AUDITOR'S CERTIFICATE
Filed for record this 26 day of June
1997 at 25 minutes past 9 o'clock
of 4 m., and recorded in Volume 13
of records of
Skagit County, Wa.
Cheryl Jungquist
County Auditor for Deputy Auditor
A.F.# 47060035

SURVEYOR'S CERTIFICATE
This map correctly represents a survey
made by me or under my direction in
conformance with the Survey Recording
Act in May 1995 at the request
of Noah and Patricia Wessinger
John L. Abernethy CERT#17651
Date 5/8/97



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

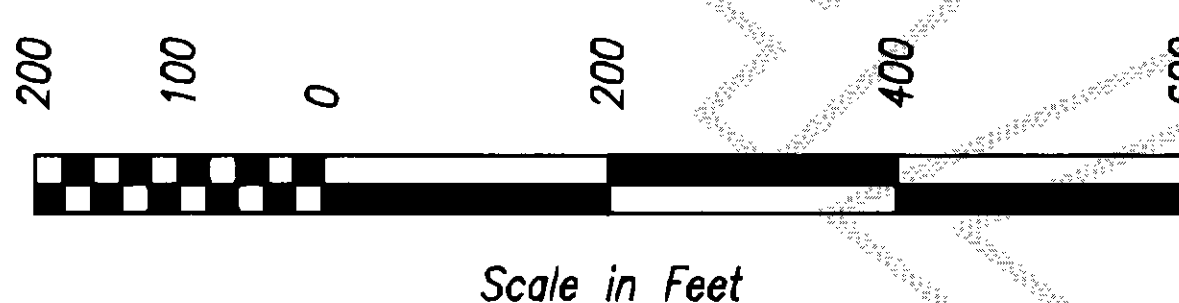


Addresses

LOT 1 = 677 STATE ROUTE 9
LOT 2 = 671 COSTALOT LANE
LOT 3 = 665 COSTALOT LANE
LOT 4 = 664 COSTALOT LANE

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 "L.S.21591", as shown on survey filed in Volume 10 of Short Plats at pages 171 & 172, except as noted.



Legal Description

The North 1/2 of the South 1/2 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M., EXCEPT the North 260 feet of the East 165 feet thereof and ALSO EXCEPT the as built and existing County Road running along the East line thereof.

CURVE TABLE		
#	RADIUS	DELTA
C1	45.00'	54°36'29"
C2	45.00'	26°23'16"
C3	45.00'	30°48'22"
C4	45.00'	122°48'22"
C5	45.00'	41°46'17"
C6	70.00'	96°27'27"
C7	30.00'	83°34'54"

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.

Ernest D. Morgan
ERNEST D. MORGAN

Noah F. Wessinger
PATRICIA A. WESSINGER

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that ERNEST D. MORGAN 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 Lois A. Regus Title NOTARY
Date 2/20/97 My appointment expires July 6, 1998

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that NOAH F. & PATRICIA A. WESSINGER 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 Lois A. Regus Title NOTARY
Date 2/20/97 My appointment expires July 6, 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.

Jedann Mewach
Skagit County Treasurer

6-3-97
Date

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 June 1997.

Resubind
Short Plat Administrator

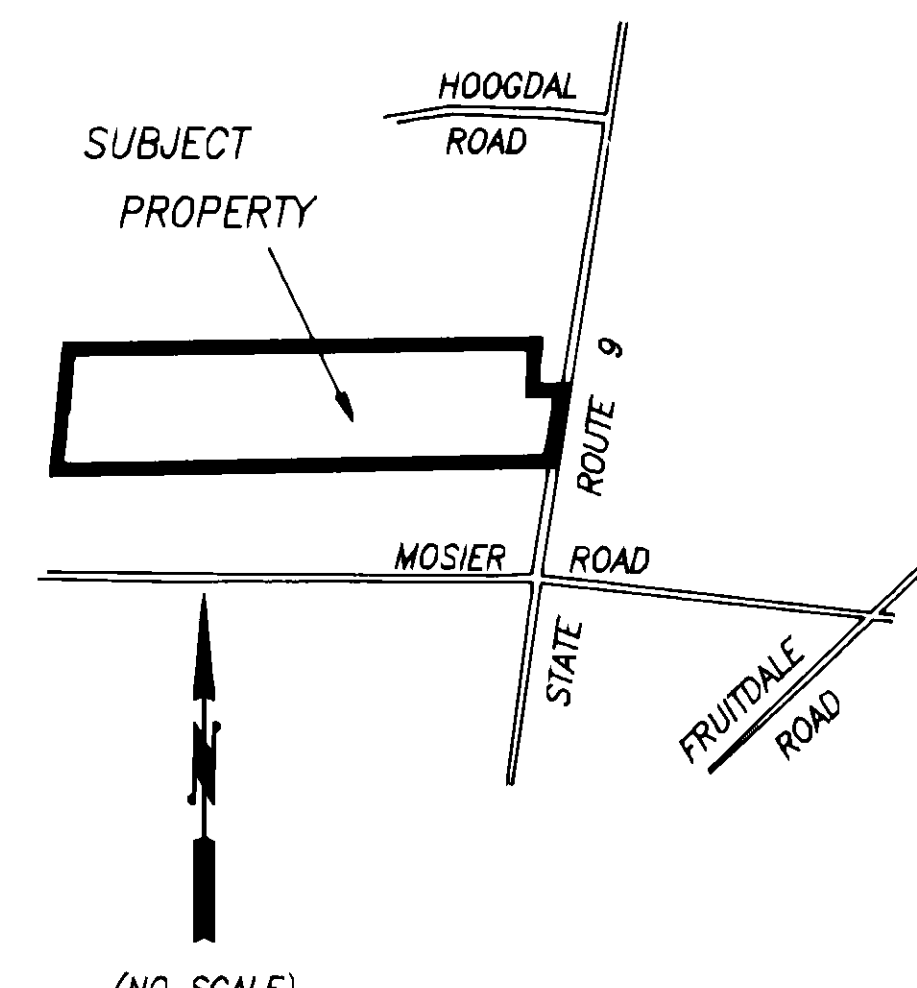
Janette Keiser
County Engineer

Short Plat for
Noah and Patricia Wessinger

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 - Rural (RU)
- 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.
- Sewer - Individual on-site systems.
- Basis-of-bearings - Assumed S04°49'36"W on the East line of the Southeast Quarter of Section 1.
- This survey was accomplished by field traverse using:
2 Second Digital Electronic Total Station.
- The subject property may be affected by easements or restrictions recorded in instruments listed as follows: AF#91866; AF#9210290020.
- 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.

Vicinity Sketch



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1670-95	FM	JLA	16MAY95	1" = 200'	1 OF 1