

97071500AD

SURVEY DESCRIPTION

PARCEL "A":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., lying Westerly of the Northern Pacific Railway Company's right of way as relocated by decree entered on June 30, 1913, in the Superior Court for Skagit County, Cause No. 6944.

ALSO, that portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southwest 1/4 of the Northwest 1/4;
thence North 396.00 feet;
thence West 709.5 feet, more or less, to the Easterly line of the State Highway;
thence Southerly along said Easterly line to the South line of said Southwest 1/4 of the Northwest 1/4;
thence East along said South line to the POINT OF BEGINNING;

ALSO, that portion of the North 1/2 of the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., lying Easterly of the State Highway and Westerly of the Northern Pacific Railway Company's right of way as relocated by decree entered on June 30, 1913, in the Superior Court for Skagit County, Cause No. 6944, EXCEPT roads and EXCEPT those portions of said property described as follows:

1. BEGINNING at a point 1154.00 feet East and 655.2 feet South of the Northwest corner of the Southwest 1/4 of said Section (said point being also South 58°21'50" East 1327.00 feet from said Northwest corner);
thence North 59° 47' East 119.5 feet;
thence South 77° 23' East 171.8 feet;
thence South 53° 23' West 138.7 feet;
thence South 60° 16' West 47.3 feet;
thence North 15° 34' West 138.5 feet to the POINT OF BEGINNING.

Beginning at the intersection of the West line of the Theiler County Road and the center of the creek near the A.W. Fox Mill;
thence in a Southwesterly direction along the West line of the County road 14 rods to the TRUE POINT OF BEGINNING;
thence due West by magnetic needle without variation to the right of way of the Northern Pacific Railroad 27 rods;
thence Northerly along said right of way 43 rods;
thence Southerly to said County road to a point marked "SE corner";
thence Southwesterly along the County road to the POINT OF BEGINNING.

3. That portion of the property herein described lying Southerly of the Southerly line and said Southerly line projected Easterly to the present right of way of the Northern Pacific Railway Company of that certain tract conveyed to School District No. 67 by Deed recorded on July 20, 1914, in Volume 97 of Deeds, Page 272.

4. That portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., lying Southerly and Westerly of the following described line:

Beginning at the Northwest corner of said Northwest 1/4 of the Southwest 1/4, (West 1/4 corner of said Section 17);
thence North 89° 23' 42" East 622.16 feet along the North line of said subdivision to the Easterly right of way margin of State Highway 9, as the same is shown on that certain Short Plat No. 36-80, recorded in Volume 4 of Short Plats, Page 95, records of Skagit County, Washington;
thence South 3° 26' 00" East 110.47 feet along said Easterly right of way margin of State Highway 9 to a point of curvature;
thence along the arc of said curve to the right having a radius of 1195.92 feet, through a central angle of 5° 02' 14", an arc distance of 105.14 feet to the TRUE POINT OF BEGINNING of said line description;
thence along the remains of an old fence, or fence line projected, as follows:
South 46° 58' 56" East 642.27 feet;
thence South 30° 34' 44" West 238.45 feet;
thence South 24° 31' 50" East 79.68 feet, more or less, to the Northerly margin of the Northern Pacific Railway Company right of way as relocated by decree entered on June 30, 1913, in Superior Court for Skagit County, Cause No 6944, and the terminus of said line.

PARCEL "B":

That portion of a tract conveyed to Kenneth Lindquist and Evelyn Lindquist by Deeds recorded June 2, 1975, under Auditor's File No. 818239 and August 24, 1978, under Auditor's File No. 886224, lying Northerly and Easterly of the following described line:

That portion of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Southwest 1/4, (West 1/4 of said Section 17);
thence North 89° 23' 42" East 622.16 feet along the North line of said subdivision to the Easterly right of way margin of State Highway 9, as the same is shown on that certain Short Plat No. 36-80, recorded in Volume 4 of Short Plats, Page 95, records of Skagit County, Washington;
thence South 3° 26' 00" East 110.47 feet along said Easterly right of way margin of State Highway 9 to a point of curvature;
thence along the arc of said curve to the right having a radius of 1195.92 feet, through a central angle of 5° 02' 14", an arc distance of 105.14 feet to the TRUE POINT OF BEGINNING of said line description;
thence along the remains of an old fence, or fence line projected, as follows:
South 46° 58' 56" East 642.27 feet;
thence South 30° 34' 44" West 238.45 feet;
thence South 24° 31' 50" East 79.68 feet, more or less, to the Northerly margin of the Northern Pacific Railway Company right of way as relocated by decree entered on June 13, 1913, in Superior Court for Skagit County, Cause No. 6944, and the terminus of said line.

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.

NOTES

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road. See roadway variance No. VAR 93-032 recorded under Skagit County Auditor's File Numbers 9310010030 and 9403080041.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Rural and Agricultural residence.
4. Sewage Disposal - Individual septic system.
(Conventional).
5. Water - Water to Lot 1 is from an existing spring South and East of the subject property. At such time as any new building permit is applied for with respect to new residential construction for said Lot 1, the water source shall be evaluated and a new well shall be drilled if necessary within said Lot 1 to serve the individual residence. *THE HOUSE IS SERVED BY A 1 1/4" GALVANIZED LINE.*

Individual Wells (Lots 2, 3 and 4)

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. An aquifer demonstration well is located on Lot 2.

6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - South line of Lots 3 and 4, Short Plat 36-80 revised.
Bearing = South 89° 18' 08" West.
9. Survey description is from Land Title Company of Skagit County Certificate for Short Plat, Order No. T-75462, dated October 14, 1994.
10. For additional survey information see Skagit County Short Plat Number 36-80, Volume 4 of Short Plats, Page 95, records of Skagit County, Washington.
11. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 103540, 67649, 569008, 177765, 103540, 541526, 9310010030, 9403080041, 9607180027, 9606130049 and Volume 32 of Deeds, Page 643.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure - Field traverse.
14. 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.
15. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.

OWNER'S CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

Kenneth Thomas *Ruth M. Thomas*
Kenneth Thomas, Husband Ruth M. Thomas, Wife

Peter A. Thomas *Ruth M. Thomas*
Peter A. Thomas, a single man

[Signature]
Skagit State Bank, a corporation

ACKNOWLEDGMENTS

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence KENNETH N. THOMAS, husband, signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 23, 1997

Signature *[Signature]*

Title *Norway*

My appointment expires 7-14-00

State of Washington

County of Skagit

On this 23rd day of MAY, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RUTH M. THOMAS, wife, to me known to be the individual described in, and who executed the within instrument for herself and also as the Attorney in Fact for PETER A THOMAS, a single man and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for herself, and also as her free and voluntary act and deed as Attorney in Fact for said PETER A THOMAS, a single man, in the capacity and for the uses and purposes therein mentioned, and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written,

Dated May 23, 1997

Signature *[Signature]*

Title *Norway*

My appointment expires 7-18-00

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that John G. Hanstad

Hanstad signed this instrument, on oath stated that (he/she/they/) (was/are) authorized to execute the instrument and acknowledged it as the Asst Vice President

of SKAGIT STATE BANK, a corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5-23-97

Signature *[Signature]*

Title *Asst Vice President*

My appointment expires 6-15-2000

TREASURERS CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1997.
This 7 day of July, 1997

[Signature]
Skagit County Treasurer

SHEET 3 of 3

SHORT PLAT No. 95-008		DATE
SURVEY IN A PORTION OF THE SW 1/4 & NW 1/4 OF SECTION 17, T.33N., R.5E., W.10		
SKAGIT COUNTY, WASHINGTON		
FOR KEN THOMAS		
18 108 18 62	SEABAY & LISSER 218 ENCLOSED DE 1104 ABOUT VERBODEN, W. 12 28 28	1" = 100'
MERIDIAN ASSUMED		92-187

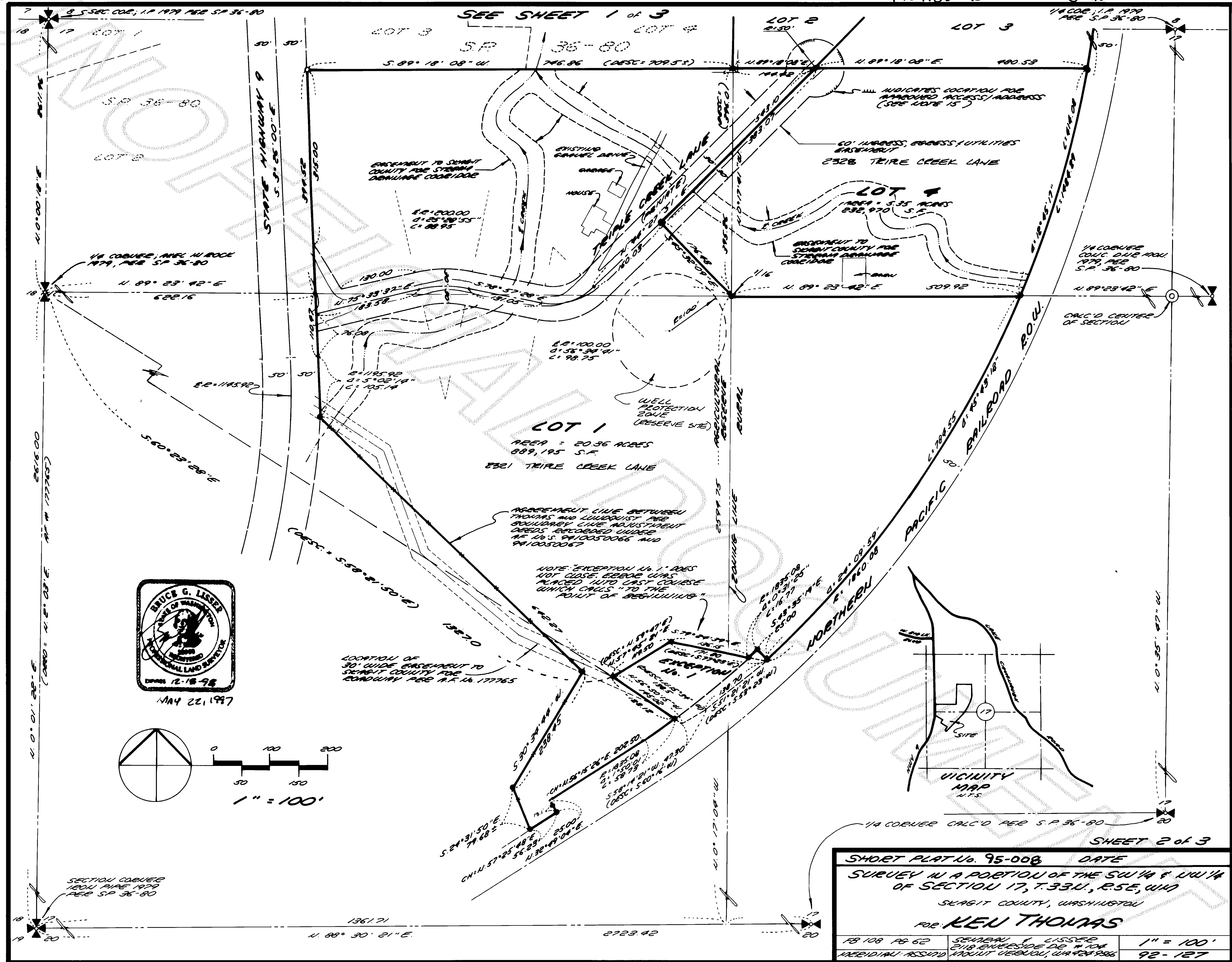
Vol 13 Short Plats Pg 20



5-22-97

9707150040

970715



vol 13 short plats pg 21

9707150040

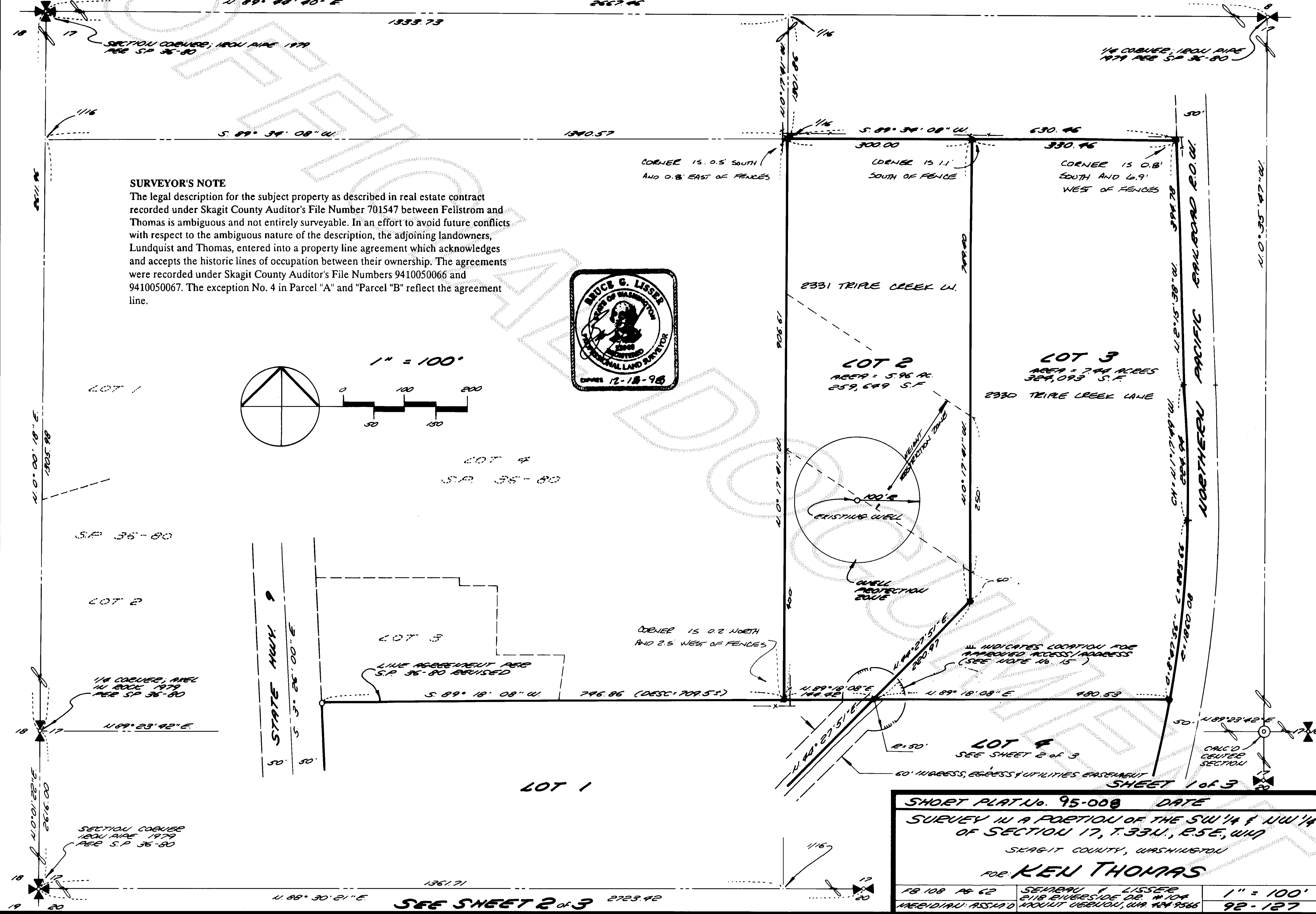
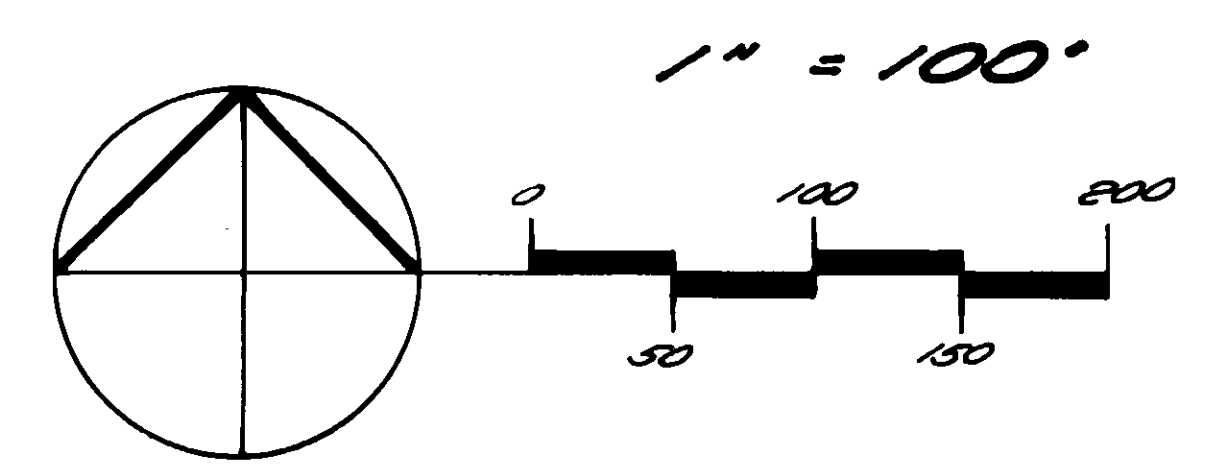
AUDITOR'S CERTIFICATE
Filed for record this 15th day of July, 1997 at 9:20 AM in
Volume 13 of SHORT PLATS, on pages 20-22 at the request of
SEMRAU & LISSER. Auditor's File No. 9707150040
Kathy Hill
Skagit County Auditor
Jody Zavarza
Deputy

APPROVALS
The within and foregoing short plat is approved in accordance with the provisions of the
Skagit County short plat ordinance on this 25th day of June, 1997.
Bruce G. Lisser
Short Plat Administrator
Janette Keiser
Skagit County Engineer

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of this short plat and the roads within have been
surveyed and monumented and that all distances and bearings are accurate.
Donald R. Semrau
Date: May 22, 1997
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960

SURVEYOR'S NOTE

The legal description for the subject property as described in real estate contract
recorded under Skagit County Auditor's File Number 701547 between Fellstrom and
Thomas is ambiguous and not entirely surveyable. In an effort to avoid future conflicts
with respect to the ambiguous nature of the description, the adjoining landowners,
Lundquist and Thomas, entered into a property line agreement which acknowledges
and accepts the historic lines of occupation between their ownership. The agreements
were recorded under Skagit County Auditor's File Numbers 9410050066 and
9410050067. The exception No. 4 in Parcel "A" and "Parcel B" reflect the agreement
line.



SHORT PLAT No. 95-000 DATE		
SURVEY IN A PORTION OF THE SW 1/4 & NW 1/4		
OF SECTION 17, T.33N., R.5E., W10		
SKAGIT COUNTY, WASHINGTON		
FOR: KEN THOMAS		
FB 108 AS 62	SEMRAU & LISSER	1" = 100'
NEEDHAM ASSOC	2118 EVERETT DR. #104	92-127
	ADULT GERRARD, WA 98256	