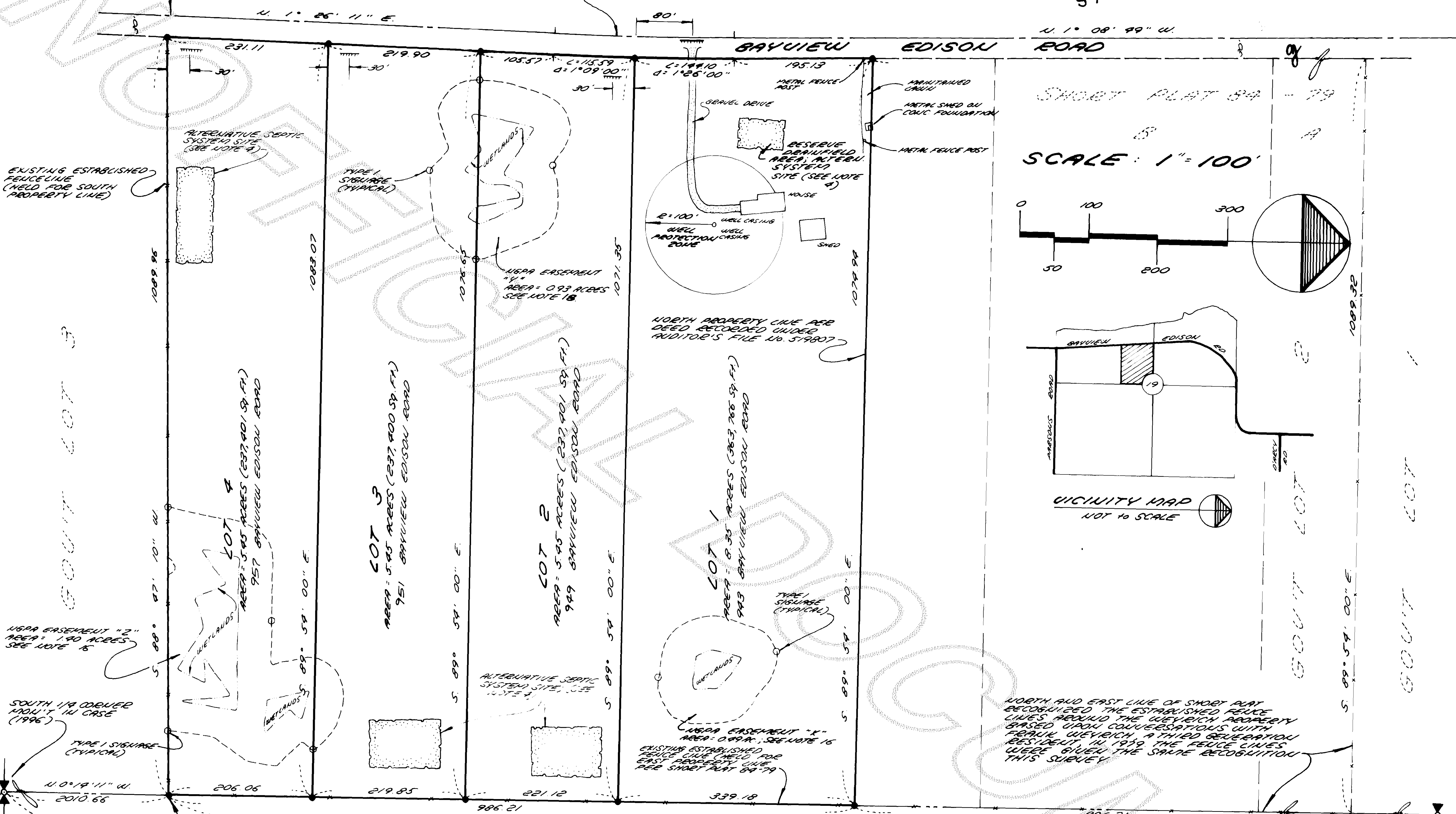


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24
59

ALIGNMENT OF BAYVIEW EDISON ROAD IS PER COUNTY MAPSHELL RECORD OF SECTION 19, T. 35 N., R. 3 E., W. 10, DATED JUNE, 1959

INDICATES ASSUMED ACCESS LOCATION (SEE NOTE NO. 15)



NORTH AND EAST LINE OF SHORT PLAT RECOGNIZED THE ESTABLISHED FENCE LINES AROUND THE WEYRICK PROPERTY BASED UPON CONVERSATIONS WITH HARRIET WEYRICK A THIRD GENERATION RESIDENT IN 1919 THE FENCE LINES WERE GIVEN THE SAME RECOGNITION THIS SURVEY

FOUND CONCRETE MONUMENT THIS SURVEY MARKED N 1/4 CORNER SEAGIT SURVEYORS 1985 (SET BY SEAGIT SURVEYORS PER BOOK 3 COR. PG 127) SEE NOTE NO. 17



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.

Date: 8-7-97
 Donald R. Semrau, PE & PLS, Certificate No. 9622
 Bruce G. Lisser, PLS., Certificate No. 22960
 SEMRAU & LISSER
 2118 RIVERSIDE DRIVE SUITE 104
 MOUNT VERNON, WA 98273
 Phone (360) 424-9566

AUDITOR'S CERTIFICATE

Filed for record this 29 day of August, 1997 at 11:19A.M. in Volume 13 of SHORT PLATS, on pages 32-33 at the request of SEMRAU & LISSER. Auditor's File No. 9708290092

Randy Hill
 Skagit County Auditor

Chingaud
 Deputy

SHEET 1 OF 2 SHEETS

SHORT PLAT No. 97-0017		DATE:
SURVEY IN A PORTION OF GOV'T LOT 2 AND IN THE NORTH 1/2 OF GOV'T LOT 3 SECTION 19, T. 35 N., R. 3 E., W. 10, SEAGIT COUNTY, WASHINGTON		
FOR: HARRIET W. WEYRICK		
18 132 18 8	SEMRAU & LISSER SURVEYORS AND ENGINEERS MOUNT VERNON, WA 98273	1" = 100'
MARRIO ASSUMED		96-068

NOTES

- 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.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Rural
- Sewage Disposal - Individual septic system. (Alternative Systems)
Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- 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 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 was located on Lot 1.
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing iron rod or pipe found.
- Meridian - Assumed.
- Basis of Bearing: Monumented South line of the Southeast 1/4 of Section 19, T. 35 N., R. 3 E., W.M.
Bearing = South 89° 54' 31" East
- Survey description is from First American Title Insurance Company Subdivision Guarantee, Order No. 49556, dated August 20, 1996.
- For additional survey information see Skagit County Short Plat Number 84-079, recorded in Volume 3 of Short Plats, Page 168, records of Skagit County, Washington.
- 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 519807, 733398, 8012170003 and 9008280003.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure Field traverse.
- 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.
- Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
- All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.
- Information provided from Skagit Surveyors shows that the North 1/4 corner was set based upon a Northerly projection of the fence line shown on Short Plat No. 84-79. However, there is no definitive solution as to how the Northing was determined to establish the monumented position for the 1/4 corner monument. The corner as monumented falls North of an existing East-West fence line. This survey utilizes the previously acknowledged fence lines shown on Short Plat 84-79 for the boundary of this survey.

- This Short Plat has several Native Growth Protection Areas identified by NGPA easements X, Y, and Z. These easements encompass the outermost edges of buffered critical areas. The limits of the NGPA easements are 50 feet from the edges of wetlands delineated by Aqua-Terr Systems and field located in June 1997. Signs have been placed around the extremities of these areas per Skagit County Interim Ordinance No. 16518. Maintenance of the signs is the responsibility of the landowner, or any subsequent landowner. This maintenance includes any necessary replacement. 9708290092
- Potential buyers should be aware that there are two active bald eagle nests north of this property as well as known roost trees on the property. Washington State law requires that a bald eagle management plan be negotiated before any clearing or construction begins. Contact the State of Washington Department of Fish and Wildlife prior to the commencement of any site work.

OWNER'S CONSENT

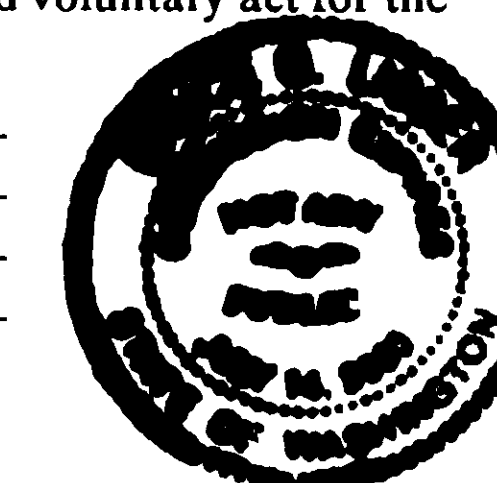
Know all men by these presents that the undersigned subdivider hereby certifies that this short plat is made as her free and voluntary act and deed.

Harriet W. Weyrick
Harriet W. Weyrick, as her separate property

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence HARRIET W. WEYRICK, as her separate property, signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated August 13, 1997
Signature *Roxanne Welch*
Title Murray
My appointment expires July 16, 2000



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 20th day of August, 1997.

Roxanne Welch
Short Plat Administrator

Luete Kerian
Skagit County Engineer

SURVEY DESCRIPTION

The South 1/2 of the following described parcel:

Government Lot 2, and the North 1/2 of Government Lot 3, in Section 19, Township 35 North, Range 3 East, W.M., less roads, and less that portion of said tracts lying Westerly of the County Road,

The Northerly line of said Parcel more particularly described as follows:

Commencing at a point on the Easterly boundary of said Tracts half way between the Northeasterly and the Southeasterly corners thereof; thence in a straight line Westerly, parallel with the Northerly boundary of said Tracts to the Westerly boundary thereof.

As granted by Deed recorded in Volume 271, Page 354 of Deeds, as Auditor's File No. 519807, records of Skagit County, Washington.

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.

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 27 day of August, 1997.

Julie Ann Marshall
Skagit County Treasurer



8-7-97

SHEET 2 OF 2 SHEETS

SHORT PLAT NO. 97-0017		DATE:
SURVEY IN A PORTION OF GOV'T LOT 2 AND IN THE NORTH 1/2 OF GOV'T LOT 3 SECTION 19, T. 35 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON		
FOR: HARRIET W. WEYRICK		
FB 132 PG 8	SENDER: F. LISSER	1" = 100'
REC'D: ASSURED	SURVEYORS AND ENGINEERS	96-068
	ADULT VERBON, WA 98223	