

9709230001

COMPUTED POSITION FROM SHORT PLATS
RECORDED IN VOLUME 2 OF SHORT PLATS
AT PAGE 92 No. 41-77 AND IN VOLUME 5
OF SHORT PLATS AT PAGE 70 No. 29-81

3/11/91
FOUND CONCRETE MONUMENT
WITH BRASS CAP IN CASE AND
COVER PER SHORT PLAT No. 41-77

Short Plat No. 97-0005

Survey in the SW1/4 of the NE1/4 and in the NW1/4 of the SE1/4 of Section 11, Twp. 35 N., Rng. 3 E., W.M.

Addresses

LOT 1 - 756 WORLINE ROAD
LOT 2 - 757 WORLINE ROAD

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. ZONING - AGRICULTURE (A)
4. BASIS-OF-BEARINGS - ASSUMED S00°22'11"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 11.
5. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
7. 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.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
9. WATER - BLANCHARD EDISON WATER ASSOCIATION.
10. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS, RESERVATIONS AND RESTRICTIONS AS DESCRIBED IN AF#580352, AF#651713, AF#9611210040.
11. POTENTIAL BUYERS SHOULD RECOGNIZE THAT THE NORTH SAMISH RIVER (EDISON SLOUGH) MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED UPON RIVER CHANNEL MIGRATION.
12. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
13. THIS PARCEL LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE IN SKAGIT COUNTY. A VARIETY OF COMMERCIAL AGRICULTURAL ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING HERBICIDES, PESTICIDES AND FERTILIZERS; OR FROM SPRAYING, PRUNING AND HARVESTING, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE ON DESIGNATED AGRICULTURAL LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW.
14. LOT 2 SHALL NOT BE FURTHER SUBDIVIDED, NOR SHALL ANY BUILDING PERMIT FOR RESIDENTIAL CONSTRUCTION BE ISSUED FOR LOT 2.

Legal Description

PARCEL A
THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING NORTH AND EAST OF THE COUNTY ROAD, EXCEPT THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE S01°18'03"W ALONG THE WEST LINE THEREOF, A DISTANCE OF 315.93 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S87°14'39"E, A DISTANCE OF 486.90 FEET; THENCE S13°30'55"E, A DISTANCE OF 39.14 FEET; THENCE S00°41'12"W, A DISTANCE OF 677.87 FEET; THENCE S86°47'13"E, A DISTANCE OF 220.08 FEET; THENCE S00°30'23"W, A DISTANCE OF 275.13 FEET; THENCE N87°04'47"W, A DISTANCE OF 205.89 FEET TO POINT B; THENCE CONTINUING N87°04'47"W, A DISTANCE OF 127.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WORLINE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID COUNTY ROAD TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11; THENCE N01°18'03"E ALONG SAID NORTH AND SOUTH CENTERLINE, A DISTANCE OF 126.42 FEET TO THE POINT OF BEGINNING.

PARCEL B
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S89°21'23"E ALONG THE NORTH LINE THEREOF, A DISTANCE OF 336.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE WORLINE COUNTY ROAD;
THENCE S03°07'40"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 9.08 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE S86°52'20"W AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE, A DISTANCE OF 148.93 FEET; THENCE S06°44'06"W, A DISTANCE OF 245.20 FEET TO POINT A; THENCE S85°46'57"E, A DISTANCE OF 200.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL C
AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND BUILDING SETBACK AS RESERVED IN INSTRUMENT NOVEMBER 21, 1996, UNDER AUDITOR'S FILE NO. 9611210040.

9/3/96
FOUND CONCRETE MONUMENT
IN CASE AND COVER WITH
BRASS CAP MARKED "CO."
REF. MON. AS SHOWN ON
SURVEY FILED IN VOLUME 5
OF SHORT PLATS AT PAGE 90

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.

Antonia VoordePoorte
ANTONIA VOORDEPOORTE
ANTONIA VOORDEPOORTE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF AUTHUR P. VOORDEPOORTE

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Antonia VoordePoorte* 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 *Louis H. Regue* TITLE *Notary Public*
DATE *1/23/97* MY APPOINTMENT EXPIRES *July 1, 1998*

STATE OF WASHINGTON, COUNTY OF SKAGIT, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Antonia VoordePoorte* SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *Personal Representative* OF THE *Estate of Authur P. VoordePoorte* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Louis H. Regue* TITLE *Notary*
DATE *1/23/97* MY APPOINTMENT EXPIRES *July 1, 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 THE COUNTY ENGINEER UP TO AND INCLUDING THE YEAR 1997.

Judy Ann Morrison
SKAGIT COUNTY TREASURER
DATE *9-9-97*

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS *9th* DAY OF *Sept* 1997.

Tamara SHORT PLAT ADMINISTRATOR
Smith Kerson COUNTY ENGINEER

Short Plat for Ann VoordePoorte

AUDITOR'S CERTIFICATE

Filed for record this *23rd* day of *Sept* 1997 at *9* o'clock *A.M.* and recorded in Volume *13* of Short Plats at page *40* records of Skagit County, Wa.
John L. Abernethy
County Auditor or Deputy Auditor
A.F.# *9709230001*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 1996 at the request of Ann VoordePoorte
John L. Abernethy CERT#17651
Date *1/16/97*



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

Legend

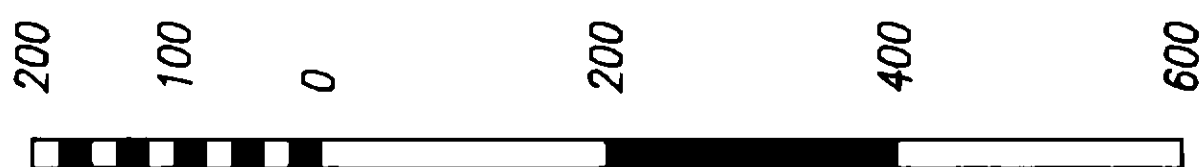
- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE "X" 2" WITNESS STAKE, EXCEPT AS NOTED.
- CORNER NOT SET, FALLS IN DRAINAGE DITCH
- ▨ ACCESS LOCATION

CORNER LANDS IN A DITCH.
COMPUTED POSITION
USING SURVEY FILED IN VOL. 6
OF SURVEYS AT PAGE 77 AND
SURVEY FILED IN VOLUME 4 OF
SHORT PLATS AT PAGE 22

CURVE TABLE		
#	RADIUS	DELTA
C1	290.44'	13°04'58"
C2	230.44'	02°22'58"

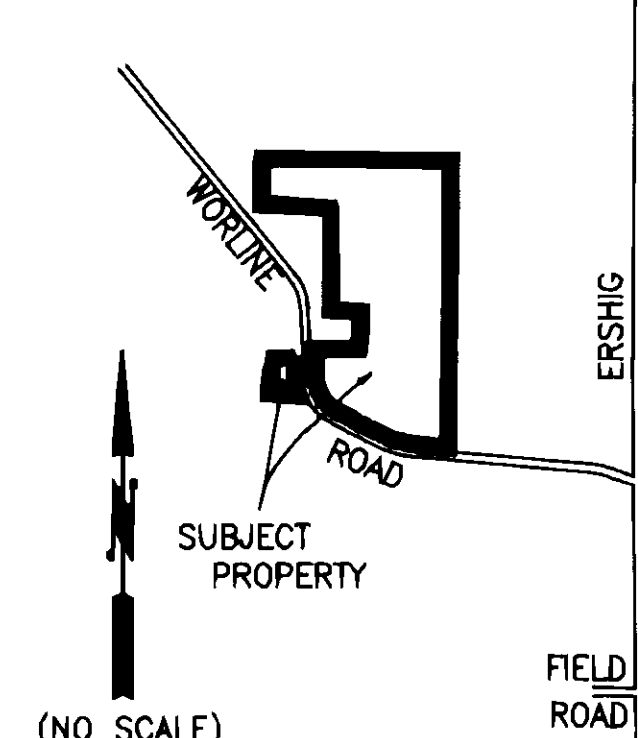
NOTE: WORLINE ROAD ALIGNMENT WAS DETERMINED FROM SKAGIT COUNTY PUBLIC WORKS DEPARTMENT SECTION MAP AND 1949 CENTERLINE SURVEY BY SKAGIT COUNTY ENGINEERING DEPARTMENT.

LINE TABLE		
#	LENGTH	BEARING
L1	19.75'	N59°37'56"W
L2	20.89'	N59°37'56"W



Scale in Feet

Vicinity Sketch



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96143	fm	JLA	02DEC96	1" = 200'	1 OF 1