

9712180066

SKA-K

97 DEC 18 P3 08

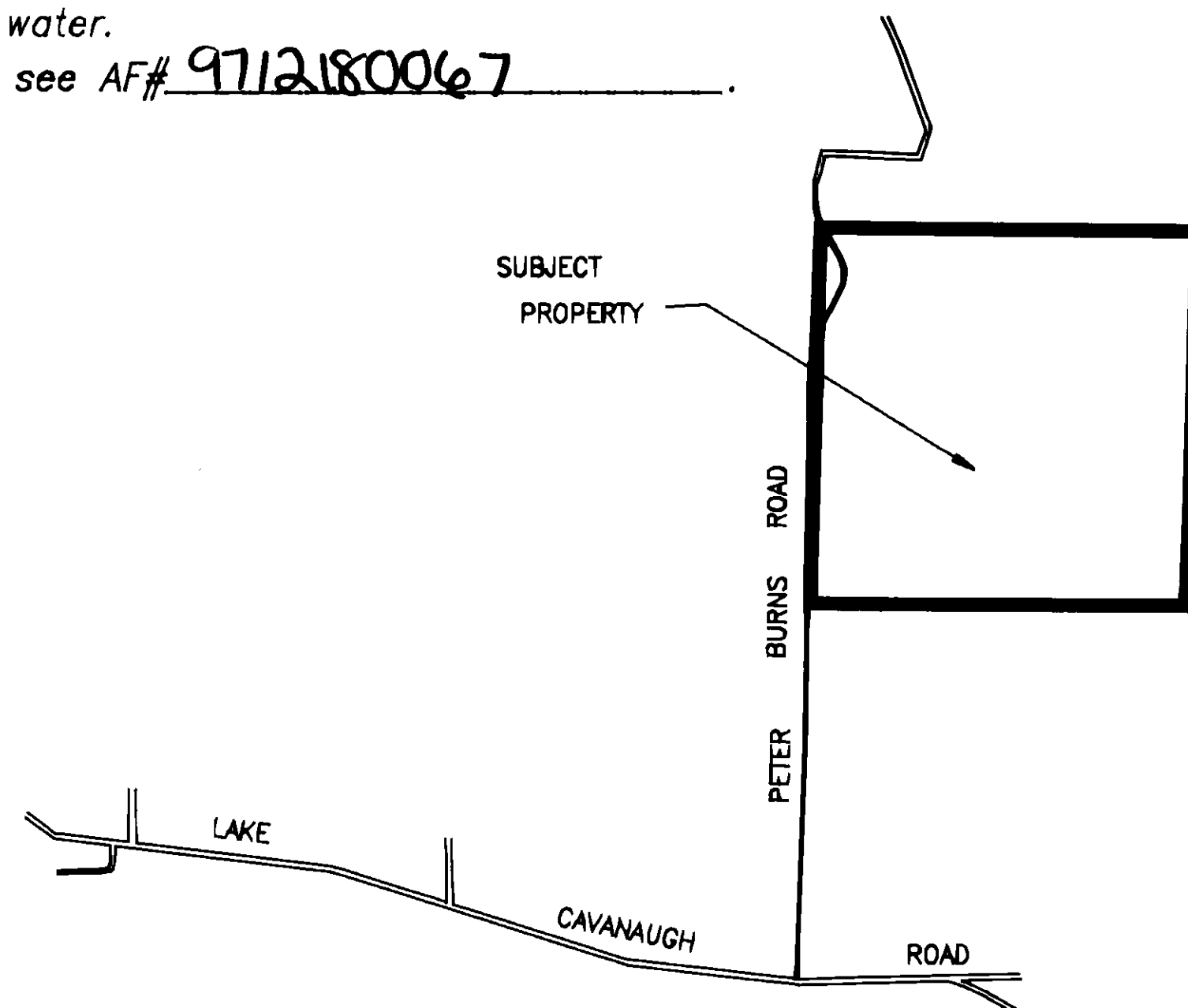
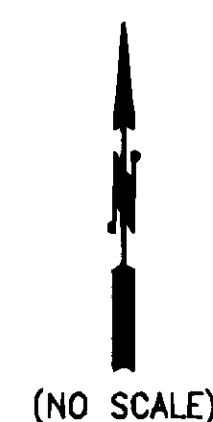
Survey in the NW1/4 of the SE1/4 of Section 22, Twp. 33 N., Rng. 5 E., W.M.

Short Plat No.
97-0027

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. Basis-of-bearings - Assumed N01°51'19"E on the East line of the Southeast Quarter of Section 22.
4. Zoning - forestry
5. Sewer - Lot 1 = Individual on-site system.
Lot 2 = Alternative systems are proposed for Lot 2 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
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 Permit Center.
9. 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.
10. Potential buyers should recognize that a 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.
11. This property lies within an area of land designated forest by Skagit County. A variety of commercial forestry activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including spraying, pruning, and harvesting, which occasionally generates dust, smoke, noise and odor. Skagit County has established forestry as a priority use on designated forest lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary forestry operations when performed in compliance with best management practices and local, state, and federal law.
12. A portion of Lot 1 lies West of Peter Burns Road. The total gross area calculations for Lot 1 include both the road and area lying West of Peter Burns Road. The portion of Lot 1 lying West of Peter Burns Road is currently substandard to zoning and will not be considered as a separate tract.
13. A reverse-osmosis water treatment system has been installed on the well on Lot 1 to reduce inorganic chemistry levels below those recommended by the Washington State Drinking Water Standards. High levels of sodium may cause problems for people with cardiac, circulatory or renal diseases and infants who are fed reconstituted formula utilizing water high in sodium. It is recommended that home water softeners not be used on water with high sodium content since most water softeners add additional sodium to the water.
14. For NGPA agreement see AF# 9712180067

Vicinity
Sketch



Legal Description

The Northwest 1/4 of the Southeast 1/4 of Section 22, Township 33 North, Range 5 East, W.M., EXCEPT the existing as built County Road. right of way along the West line thereof.

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.

Ardell McCombs
ARDELL MCCOMBS

Allen D Brown
ALLEN D. BROWN

Jeff Connor, Real Estate Loan Officer
SKAGIT STATE BANK

Sharon A. McCombs
SHARON A. MCCOMBS

Allen D Brown
BENEFICIAL WASHINGTON INC.

Acknowledgements

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Allen D. Brown 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 Allen D. Brown
Title Notary Date November 4, 1997
My appointment expires 4-15-01

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Jeff Connor signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Real Estate Loan Officer of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature Jeff Connor
Title Notary Date 10-29-97
My appointment expires 11-5-2000

State of Washington County of Skagit
I certify that I know or have satisfactory evidence that Ardell and Sharon A. McCombs 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 Allen D. Brown
Title Notary Date November 4, 1997
My appointment expires May 7, 2000

State of Washington County of Snohomish
I certify that I know or have satisfactory evidence that Thomas D. Evans signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SK of November 1997 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Notary signature Thomas D. Evans
Title Notary Date 11/14/97
My appointment expires 11/14/97

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.

Lenie Patterson for Judyman
Skagit County Treasurer manie Date 12-16-97

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 12th day of DECEMBER 1997.

Judyman
Short Plat Administrator

James P. Karcher
County Engineer

Short Plat for Ardell McCombs

Skagit

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

AUDITOR'S CERTIFICATE

Filed for record this 13th day of Dec 1997 at 3:09 minutes past 3 o'clock, PM, and recorded in Volume 13 of Short Plats at page 12 of records of Skagit County, Wa.

Kathy H. H. H.
County Auditor or Deputy Auditor
A.F.# 9712180066

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 1997 at the request of Ardell McCombs

John L. Abernath CERT#17651
Date 4/28/97



Vol 13 Short Plats PG69

9712180066

Survey in the NW1/4 of the SE1/4 of Section 22, Twp. 33 N., Rng. 5 E., W.M. Short Plat No. 97-0027

Addresses
LOT 1 = 2547D LAKE CAVANAUGH ROAD
LOT 2 = 2547C LAKE CAVANAUGH ROAD

N89°25'57"W 2648.09

FOUND CONCRETE MONUMENT
DURING SURVEY FILED IN
VOLUME 5 OF SURVEYS
AT PAGE 99

LINE #	BEARING	DISTANCE
L1	S33°06'59"E	123.63'
L2	S51°31'57"E	264.21'
L3	S85°37'11"E	85.44'
L4	S48°57'07"E	184.79'
L5	S12°49'26"E	119.64'
L6	S30°09'22"W	68.72'
L7	S53°57'07"E	189.23'
L8	N49°21'17"E	16.45'
L9	N09°21'03"E	673.87'
L10	N89°25'57"W	765.99'
L11	S89°25'57"E	317.57'
L12	S01°48'00"W	160.81'
L13	N68°57'08"W	174.19'
L14	S57°44'58"W	121.89'
L15	S32°11'32"E	104.01'
L16	S39°03'54"W	192.61'
L17	S19°28'15"E	83.23'
L18	S20°54'22"W	129.20'
L19	S49°21'17"W	94.90'
L20	S20°41'19"E	282.81'
L21	S16°06'01"W	93.34'
L22	S89°40'57"E	49.64'
L23	N09°21'03"E	226.46'
L24	N20°43'48"W	21.09'
L25	S22°24'58"W	238.81'
L26	S89°40'57"E	46.17'
L27	N10°47'30"E	98.80'
L28	N70°11'54"E	119.14'
L29	N15°48'00"E	317.28'
L30	N04°05'33"W	110.93'
L31	N20°43'48"W	74.09'
L32	S16°06'01"W	185.73'
L33	N50°17'48"W	165.64'
L34	S61°41'18"W	184.32'
L35	S07°11'50"W	155.64'
L36	S38°42'59"W	106.59'
L37	S89°40'57"E	284.82'
L38	S89°34'53"E	125.12'
L39	S32°52'33"E	29.01'
L40	S01°14'49"W	76.08'
L41	N89°40'57"W	102.84'
L42	N03°17'09"E	41.80'
L43	N33°17'17"W	70.62'
L44	S32°52'33"E	111.56'
L45	N89°34'53"W	82.85'
L46	S37°01'58"W	25.28'
L47	N89°46'15"W	59.35'
L48	N65°39'37"W	54.70'
L49	N00°42'00"E	107.79'
L50	N41°57'17"E	44.21'
L51	S89°09'26"E	52.80'
L52	S73°49'55"E	77.07'
L53	S75°49'04"E	117.72'
L54	N89°40'57"W	104.54'
L55	S16°37'18"E	186.16'
L56	N16°54'58"W	215.99'
L57	S84°23'09"E	158.41'
L58	S57°40'30"E	54.00'
L59	N86°11'17"E	177.98'
L60	S01°48'00"W	104.03'
L61	S85°52'40"W	196.80'
L62	N60°09'19"W	68.27'
L63	N86°58'12"W	114.33'

LINE #	BEARING	DISTANCE
L73	N27°48'36"E	164.91'
L74	N30°49'58"W	107.92'
L75	N89°25'57"W	35.15'
L76	S01°44'43"W	48.48'
L77	S30°49'58"E	87.75'
L78	S27°48'36"W	117.42'

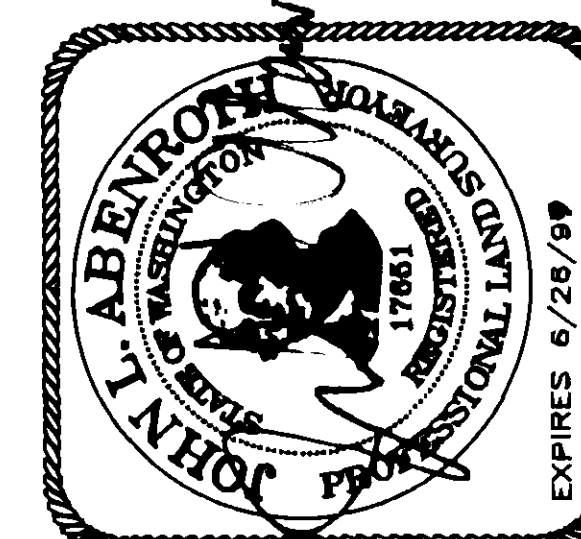
CURVE #	RADIUS	DELTA	LENGTH
C1	270.00'	27°06'35"	127.75'
C2	138.00'	58°38'34"	141.24'
C3	78.00'	58°38'34"	79.83'
C4	300.00'	27°06'35"	141.95'
C5	108.00'	58°38'34"	110.54'

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in performance with the Survey Recording Act in March 1997 at the request of Ardell McCombs

John L. Abernethy CERT#17651
Date 4/28/97

County Auditor or Deputy Auditor
A.F.#



N01°51'19"E 2625.88

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.

Access location

Existing roadway

WL Wetland Boundary Line

NGPA Native Growth Protection Area Boundary Line

Short Plat for
Ardell McCombs

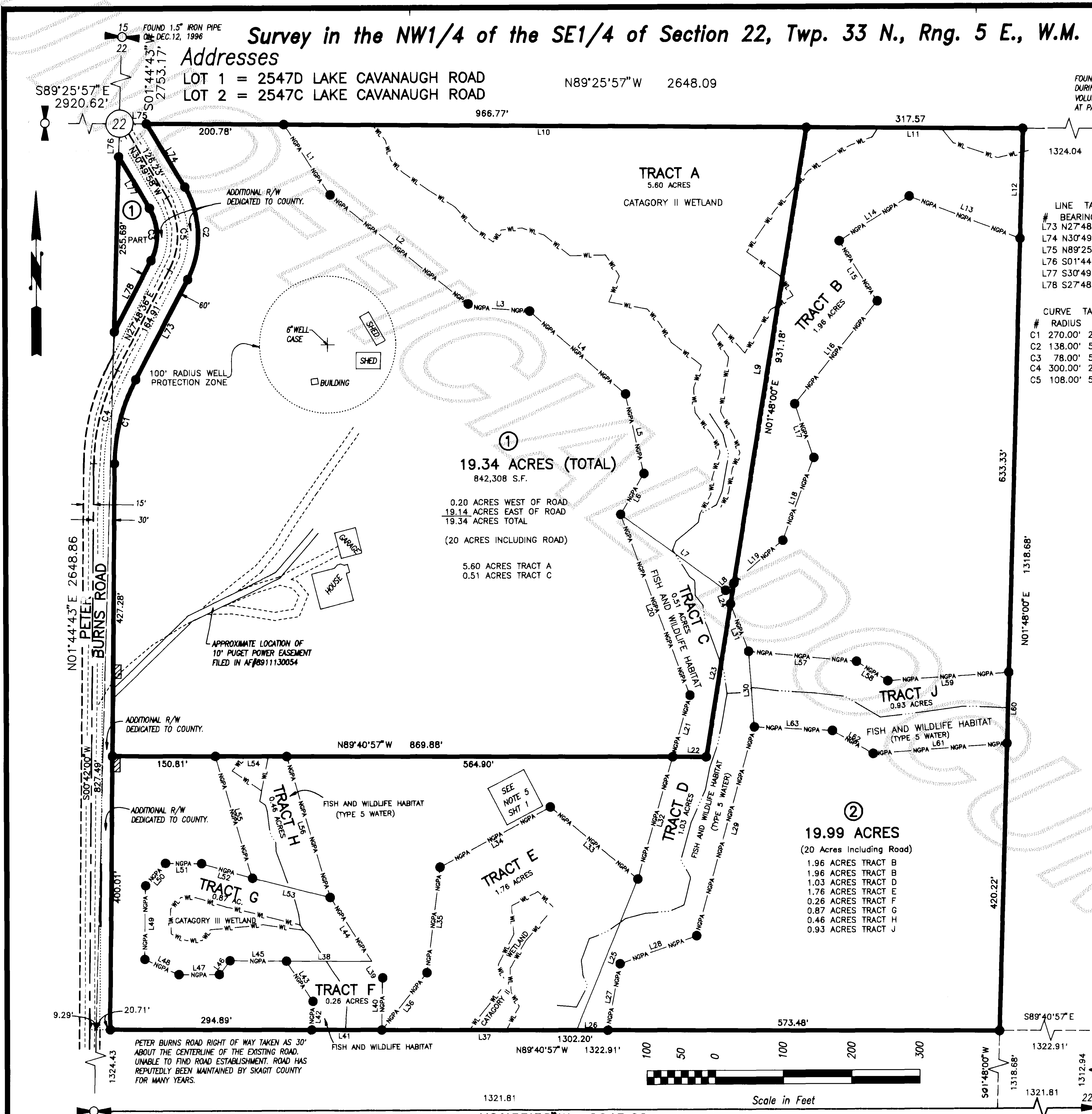
FOUND CONCRETE MONUMENT AND
BRASS CAP L5#16224 ON DEC.12, 1996
SEE VOL.5 OF SURVEYS PAGE 99

Skagit

Surveyors & Engineers LLC

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

Vol 13 Short Plats pg 70



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96191	fm	JLA	12MAR97	1" = 100'	2 OF 2