

9712180068

Short Plat # 97-0032

Survey in the NE1/4 of the SW1/4 and in the NW1/4 of the SW1/4 of Section 2, Twp. 35 N., Rng. 1 E., W.M.

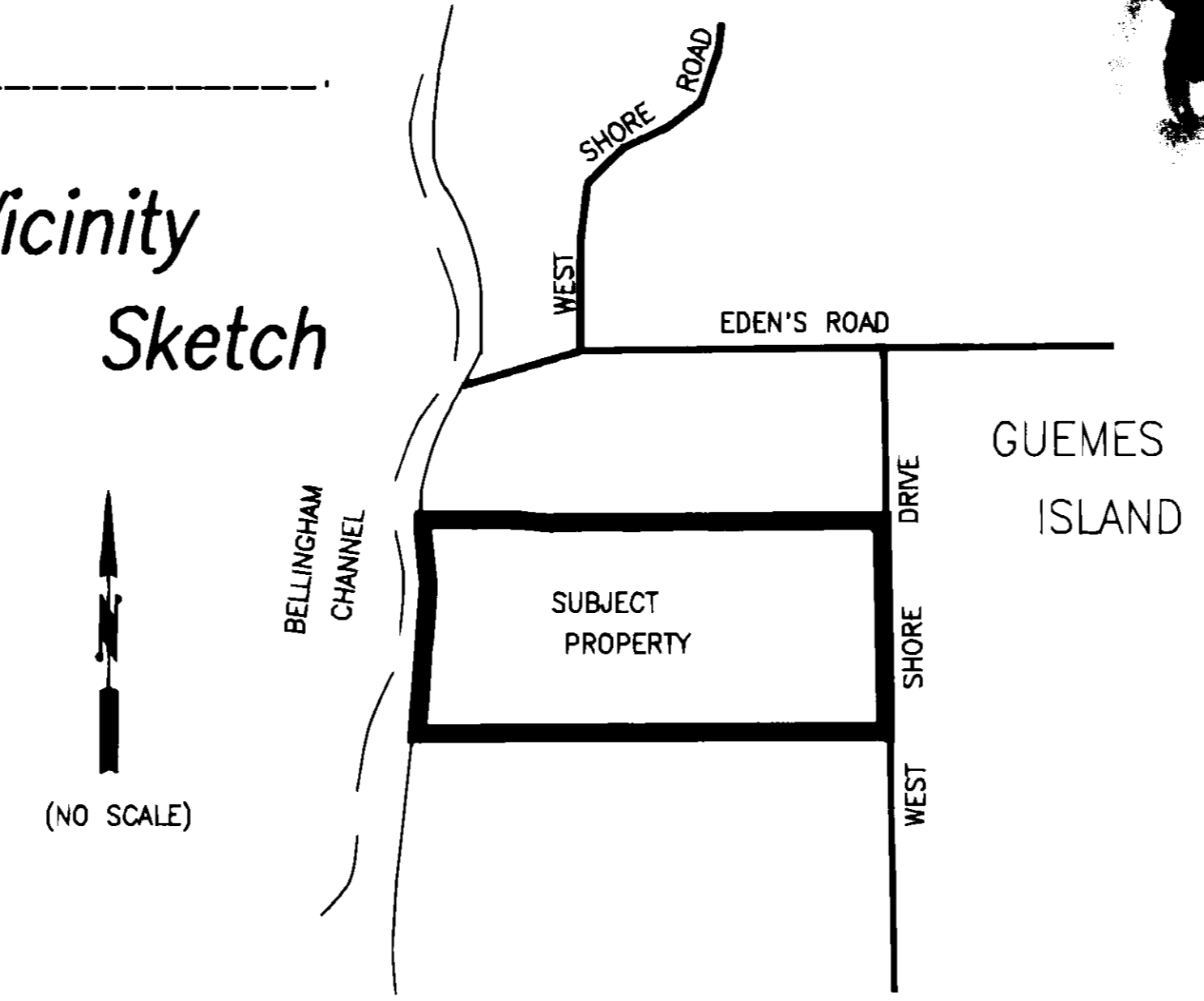
Legal Description

That portion of Government Lot 5, Section 2, Township 35 North, Range 1 East of the Willamette Meridian, described as follows: Beginning at a point on the East line of said Lot 5, 582.92 feet South of the Northeast corner of said Lot 5; thence N89°24'30"W along an existing fence line as established by that certain decree entered June 16, 1958 in Skagit County Superior Court Cause No. 23861, a distance of 1,589.0 feet, more or less, to the Government Meander line; thence Southerly along said Government meander line to the Southwest corner of said Lot 5; thence East along the South line of said Lot 5 to the Southeast corner thereof; thence North along the East line of said Lot 5 to the point of beginning. EXCEPT county road right of way along the East line thereof and EXCEPT that portion thereof lying within the boundaries of that certain tract decreed to be owned by Skagit County, under decree entered June 16, 1958 in Skagit County Superior Court Cause No. 23861, more particularly described as follows: A strip of land on Guemes Island located in Lot 5 of Section 2, Township 35 North, Range 1 East of the Willamette Meridian, described as follows: That portion of a 10 foot strip lying within the following described piece or parcel of land: Beginning at a point on the North line of said Lot 5 of aforesaid Section 2 where it intersects with the meander line of Bellingham Channel and from said point of beginning running East along said North line of Lot 5 to the East line thereof; running thence South on the East line of said Lot 5, 37 rods, 5 feet and 5 inches; thence running West parallel with the North line of Lot 5 to its intersection with the meander line of Bellingham Channel; thence running North along the meander line of Bellingham Channel 37 1/2 rods, more or less, to the point of beginning. Said 10 foot strip of land being 5 feet on each side of the following described center line: Beginning at a point bearing N01°10'24"E a distance of 2,051.4 feet from the South Quarter corner of aforesaid Section 2; thence N88°14'36"W, a distance of 1,166.3 feet; thence N83°20'06"W, a distance 130.3 feet; thence N87°40'36"W, a distance of 274.6 feet to the terminal point of said centerline. Bearings are referred to the South line of the Southeast Quarter of aforesaid Section 2 as bearing N89°09'42"W. TOGETHER WITH tidelands of the second class as conveyed by the State of Washington situate in front of, adjoining or abutting upon the South 175 feet of the North 800 feet of said Government Lot 5.

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.
For Road Maintenance agreement see AF# NONE FILED
3. Basis-of-bearings - Assumed N00°54'00"W on the East line of the Southwest Quarter of Section 2, according to that certain Survey filed in Volume 4 of Surveys at page 46.
4. Zoning - Rural (RU)
5. Sewer - Alternative systems are proposed for Lot(s) 1 thru 4 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 Public Works.
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. Subject property may be affected by instruments recorded as follows: AF#609789; AF#8512200033; AF#344227.
11. All development located within 200 horizontal feet of the Ordinary High Water Mark of the Bellingham Channel shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
12. This entire plat is within 1/2 mile of the coastline and is subject to seawater intrusion. On February 4, 1997 the Lot 3 and 4 wells were tested for chlorides. The chloride result for the Lot 4 well was 68.2ppm and for the Lot 3 well (drilled 10/96) was 15ppm. For wells within 1/2 mile of the coastline with chlorides of 0 to 99ppm, the requirements are as follows: the maximum pumping rate will be 5 gallons per minute; both a wellhead source meter and sounding tube are to be installed on each well; and new wells must be located at dedicated inland well-site locations. Water conservation is required for wells with chlorides of 25ppm or more but recommended for wells with chlorides of 24ppm or less. See the Skagit County Health Department for more information. (Resolution 15570: effective 12-12-94.)
13. The elevations shown on this survey were measured using a combination of differential leveling and three dimensional traverse. The reference elevation used was established by the Skagit County Public Works Department as part of a G.P.S. survey. Used BM 3A chiseled in the Northwest corner of the tennis court in the park at the intersection of Guemes Island Road and Edens Road, Elevation 165.66'. Skagit County represents this as NAVD 88 DATUM.
14. For Native Growth Protection Area agreement see AF# 9712180069

Vicinity Sketch



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.

Signatures of Frederic C. Bloxom Jr., Marjorie B. Bloxom, Barbara B. Bloxom, Robert B. Bloxom, and William F. Bloxom.

Acknowledgements

Notary Public acknowledgements for Frederic C. Bloxom Jr., William B. Bloxom, Robert B. Bloxom, and Barbara B. Bloxom, dated 12/1/97.

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.

Approvals

Approvals from Short Plat Administrator and County Engineer James P. Karcher.

Short Plat for William Bloxom

Table with columns: DATE, REVISION, BY, JOB#, DRAWN, CHECKED, DATE, SCALE, SHEET. Values include 03APR97, fm, JLA, 03APR97, 1 OF 2.

Vertical sidebar containing Auditor's Certificate, Surveyor's Certificate, Notary Public seal, and Skagit Surveyors & Engineers LLC logo and contact information.

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Survey in the NE1/4 of the SW1/4 and in the NW1/4 of the SW1/4 of Section 2, Twp. 35 N., Rng. 1 E., W.M. Short Plat # 97-0032

N89°30'00"E 1395.93'

N89°31'20"E

COMPUTED NORTHWEST CORNER GOVERNMENT LOT 5 USING THE BEARING SHOWN ON THE PLAT OF "DRIFTWOOD TRACTS" FILED IN VOLUME 6 OF PLATS AT PAGE 15. THE PIPE SHOWN ON THE PLAT WAS SEARCHED FOR AND NOT FOUND. THIS IS THE SAME BEARING SHOWN ON RECORD OF SURVEY FILED IN VOLUME 4 OF SURVEYS AT PAGE 46.

NATIVE GROWTH PROTECTION AREA LINE TABLE

| # | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S54°06'42"E | 97.42' |
| L2 | N32°14'03"E | 13.94' |
| L3 | N44°37'18"E | 28.78' |
| L4 | N50°12'25"E | 50.72' |
| L5 | N61°06'47"E | 7.41' |
| L6 | N45°00'08"W | 49.00' |
| L7 | S89°41'00"W | 137.49' |
| L8 | N32°14'03"E | 8.87' |
| L9 | N44°37'18"E | 25.79' |
| L10 | N50°12'25"E | 47.98' |
| L11 | N61°06'47"E | 25.73' |
| L12 | N80°54'10"E | 5.31' |
| L13 | S53°35'54"W | 37.97' |
| L14 | N57°46'53"W | 70.90' |

NATIVE GROWTH PROTECTION AREA CURVE TABLE

| # | RADIUS | DELTA | LENGTH |
|----|--------|------------|---------|
| C1 | 49.26' | 60°09'23" | 51.72' |
| C2 | 51.55' | 175°49'01" | 158.19' |

| | | |
|-----|-------------|---------|
| L16 | N89°52'30"E | 22.74' |
| L17 | N08°24'15"E | 37.55' |
| L18 | N02°51'40"W | 101.96' |
| L19 | N33°05'02"E | 27.97' |
| L20 | N29°00'12"W | 41.68' |
| L21 | N02°54'04"W | 104.97' |
| L22 | N45°16'12"W | 41.63' |
| L23 | N14°05'46"W | 67.40' |
| L24 | N00°18'17"W | 78.22' |
| L25 | N11°11'07"W | 42.62' |
| L26 | N32°56'55"E | 38.55' |
| L27 | N22°45'53"W | 160.08' |
| L28 | N03°41'50"W | 36.57' |
| L29 | N89°45'00"W | 24.63' |

2/5/97 FOUND CONCRETE MONUMENT WITH 3" BRASS CAP STAMPED "COUNTY REFERENCE MARK" IN CASE AND COVER AT THE CENTERLINE OF WEST SHORE DRIVE & 27±' SOUTH OF THE INTERSECTION WITH EDENS ROAD.

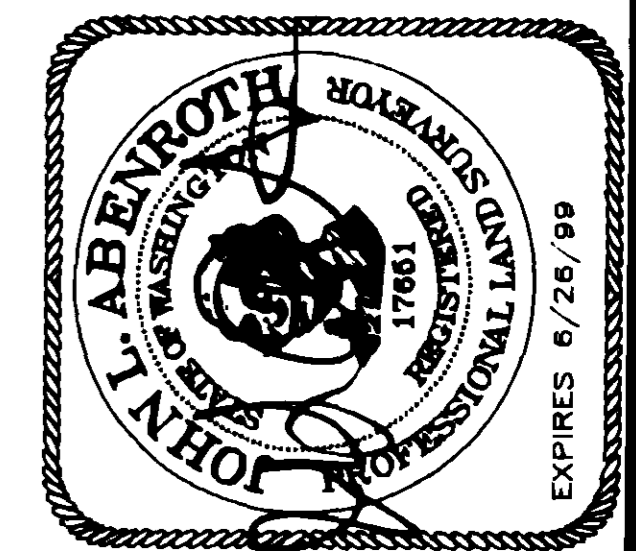
FOUND 3/4" REINFORCING ROD IN FENCE LINE.

AUDITOR'S CERTIFICATE
Filed for record this day of _____ 1997 at _____ minutes past _____ o'clock _____ and recorded in Volume _____ of _____ records of Skagit County, Wa.

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 1997 at the request of William Bloxom

John L. Abernath CERT#17651
Date 12/1/97

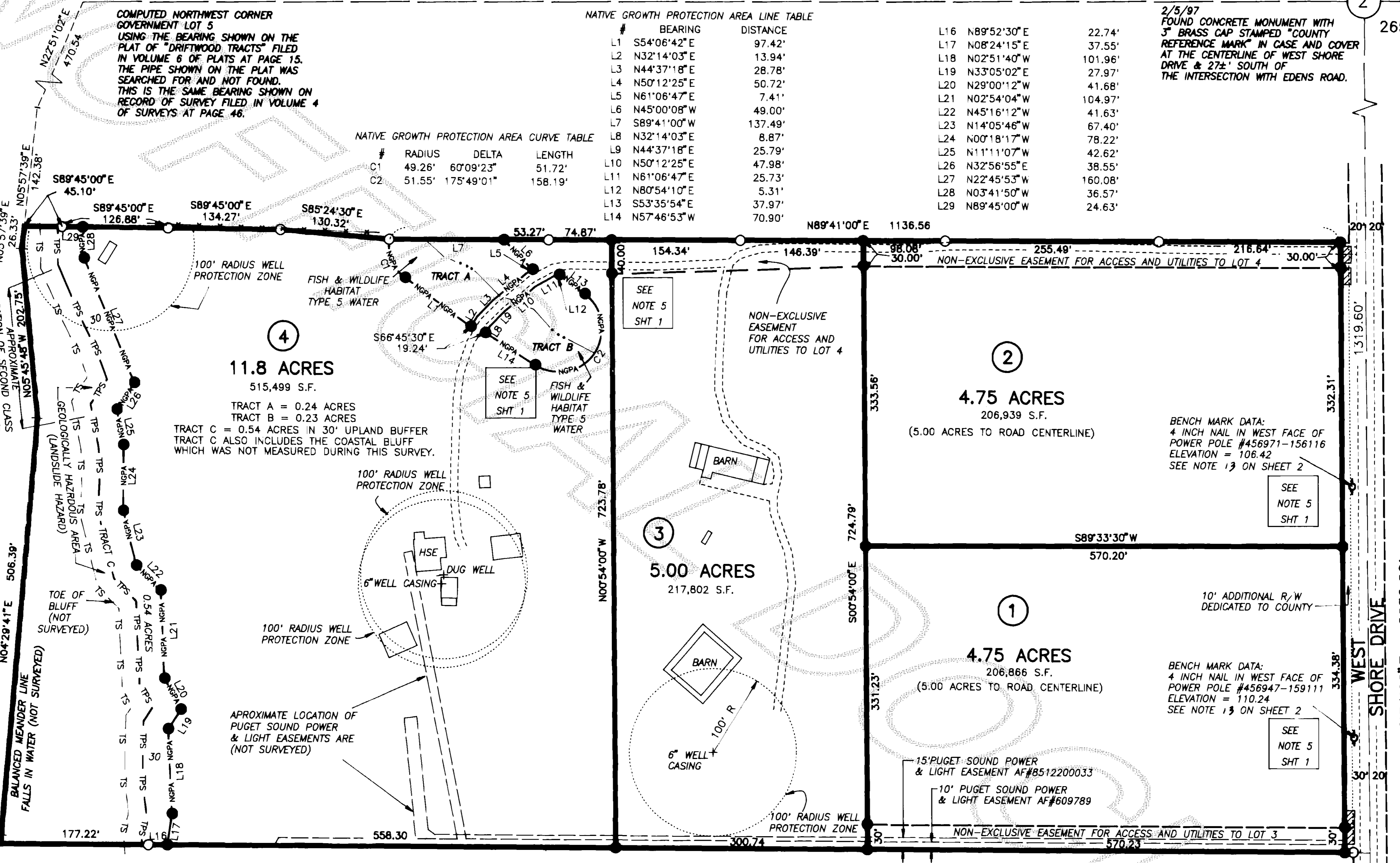
County Auditor or Deputy Auditor
A.F.#



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

BELLINGHAM CHANNEL

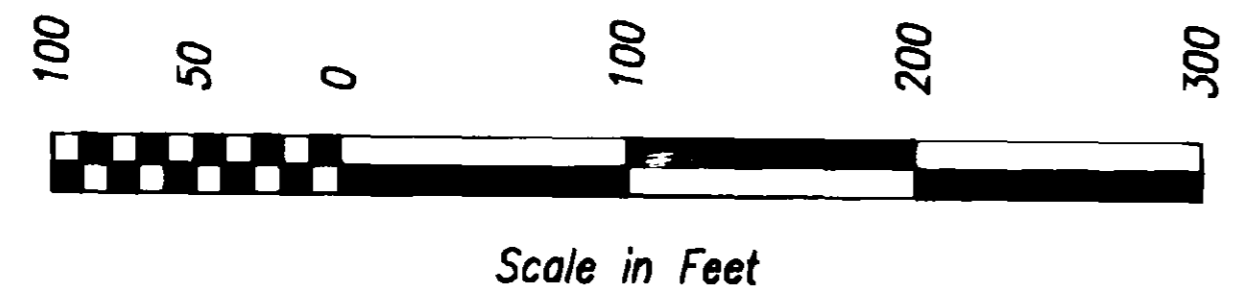
MEANDER CORNER COMPUTED AT THE RECORD DISTANCE FROM THE QUARTER CORNER DESCRIBED IN THE 1871 GENERAL LAND OFFICE SURVEY BY J.A. CORNELIUS ALONG THE LINE SHOWN ON THE RECORD OF SURVEY IN VOLUME 4 OF SURVEYS AT PAGE 46 FOR C.F. BLOXOM.



- Legend**
- LOT 1 = 570 WEST SHORE DRIVE
 - LOT 2 = 568 WEST SHORE DRIVE
 - LOT 3 = 572 WEST SHORE DRIVE
 - LOT 4 = 566 WEST SHORE DRIVE

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.8992", As shown on survey filed in Volume 4 of Surveys at page 46.
- ▭ Access location
- Existing roadway
- NGPA --- Native Growth Protection Area Boundary
- TPS --- Top of Bluff
- TS --- Toe of Bluff



N89°45'00"W 1683.00'

N89°31'20"E

| | | | | | | | | | | | | | | |
|---------|---------------------------------|----|------|-------|-------|----|---------|-----|------|---------|-------|-----------|-------|--------|
| 12/1/97 | REVISED PER COUNTY STAFF REPORT | FM | JOB# | 96221 | DRAWN | fm | CHECKED | JLA | DATE | 03APR97 | SCALE | 1" = 100' | SHEET | 2 OF 2 |
| DATE | REVISION | BY | | | | | | | | | | | | |

Short Plat for William Bloxom

Vol 13 short plats pg 72