

Short Plat No. 97-0059

**Survey in Government Lot 2, 3 and 6
of Section 26, Twp. 36 N., Rng. 1 E., W.M.**

Parcel B
Government Lots 2 and 3, Section 26, Township 36 North, Range 1 East of the Willamette Meridian;
TOGETHER WITH tidelands of the second class adjacent to and abutting thereon, granted by the State of Washington by deed
recorded under Auditor's File No. 96173, records of Skagit County, Washington.

Notes

1. Short plot 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. See Agreement recorded under AF# 9112300091.
3. Basis-of-bearings - Assumed S88°48'30"E between found monuments on West Shore Road.
4. Zoning - Rural Reserve
5. Sewer - Alternative systems are proposed for Lot(s) 1, 2, 3 and 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 Planning and 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 platowned in fee simple and/or be provided through appropriate covenants or easements. The wells are located on a common wellfield on Lot 1.
10. 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 Mark G005-Reinforcing rod with red plastic cap marked "Skagit County" at the Southwest corner of the Northerly 11' x 16' picnic table concrete slab, (there are two such slabs), in Youngs Park. Elevation 11.17 feet. The Skagit County Public Works Department represents this as NAVD 88 datum. According to The National Geodetic Survey NAVD 88 elevation in this area can be converted to NGVD29 elevations, (The datum used in the FEMA flood study in this area), by subtracting 3.78 from the NAVD 88 values.
11. 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.

(NO SCALE)

12. THE PROPOSED WATER SOURCES FOR THIS PLAT CONFORM TO SCC
12.48. THIS PLAT IS LOCATED IN A SENSITIVE AREA DUE TO THE
POTENTIAL LIMITED WATER QUANTITY IN THE PERCHED AQUIFER WHICH
IS UTILIZED BY THE WELLS FOR THIS PLAT. RECOMMENDATIONS FROM
THE OCTOBER, 1997 HYDROGEOLOGICAL REPORT BY GEOENGINEER'S
Y (#5902-002-83-5180) SHOULD BE FULLY IMPLEMENTED. THESE WELLS
ARE NOT TO BE DEEPENED WITHOUT FOLLOWING CURRENT HEALTH
DEPARTMENT SEAWATER INTRUSION POLICIES. SKAGIT COUNTY OFFERS
NO GUARANTEE, EXPRESS OR IMPLIED, THAT THERE WILL BE A
CONTINUING ADEQUATE WATER SOURCE FOR THIS PLAT. IN THE EVENT
THAT WATER FROM AN ADJACENT MUNICIPAL SUPPLY SYSTEM BECOMES
AVAILABLE, THE WELLS SHOULD BE ABANDONED AND THE LOTS
CONNECTED TO THE PUBLIC SUPPLY.

6/19/97
FOUND 1 1/4" IRON PIPE WITH PLUG
HELD AS THE 1/64 CORNER AS SHOWN
ON SURVEY FILED IN VOLUME 10 OF SHORT
PLATS AT PAGE 162.

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.

JERRY MORGAN HORN

Acknowledgements

Washington, County of Snohomish certify that I know or have any evidence that Douglas J. Nelson signed this instrument and acknowledged it to be his/her free and voluntary act for the purposes mentioned in the instrument.

Signature Kathleen H. Sekang Title Notary
Date Nov. 26, 1997 My appointment expires 3/9/01

State of Washington, County of Lakeland I certify that I know or have sufficient personal knowledge of Patricia L. Collier signed the foregoing instrument and acknowledged it to be his/her free and voluntary act for the purposes mentioned in the instrument.

Notary signature Kathleen J. Solvang Title Notary
Date Nov 26, 1997 My appointment expires 3/9/01

State of Washington, County of Snohomish I certify that I know or have satisfactory evidence that Jamie Jean Nelson 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 Smith L. Hensley Title Notary
Date Nov. 29, 1997 My appointment expires Aug. 19, 2001

State of Washington, County of Snohomish I certify that, I know or have satisfactory evidence that Jerry M. Horn 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 *Linda L. Olson* Title *Notary*
Date *Nov. 29, 1997* My appointment expires *Aug 19, 2001*

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.

Julia M. Smith Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 24th day of December 1998.

Kendra
Short Plot Administrator

James P. Karber 12-23-97
County Engineer

Short Plat for Bob Shipp

AUDITOR'S CERTIFICATE

Filed for record this 30 day of Dec
1997 at 38 minutes past 2 o'clock;
P.m., and recorded in Volume 13 of
Short Plats at page 19-8 records of
Sevier County, Mo.

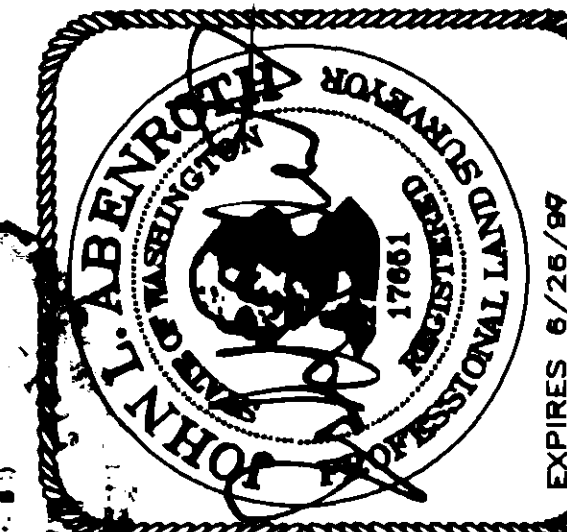
SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

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

Shipp
John / Abenmuth CEBT/17651

Date NOV. 14. 1997



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

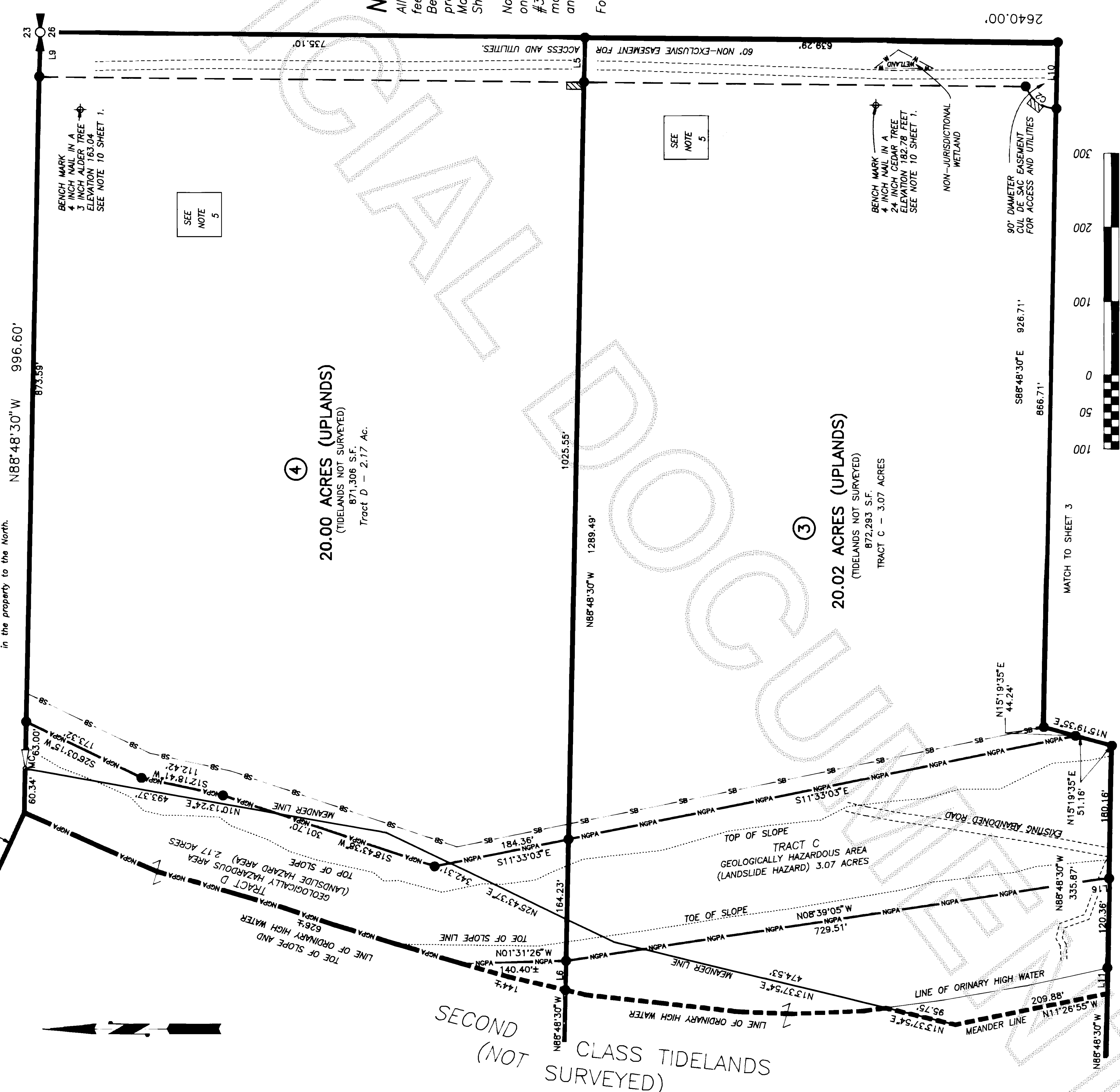
306 Metcalf St Sedro-Woolley WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

971230090

Survey in Government Lot 2, 3 and 6
of Section 26, Twp. 36 N., Rng. 1 E., W.M.

Nelson's, Celler and Horn have interests
in the property to the North.

BEARING OF THIS LINE
NOT ESTABLISHED THIS SURVEY.



LINE TABLE

#	BEARING	DISTANCE
L5	N88°48'30"W	60.00'
L6	N88°48'30"W	39.72'
L9	S88°48'30"E	60.00'
L10	N88°48'30"W	90.00'
L11	N88°48'30"W	35.35'±
L16	N03°44'52"W	13.05'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C2	45.00'	69°56'14"	54.95'

Addresses

- LOT 1 = 348 CLARK POINT ROAD
- LOT 2 = 332 CLARK POINT ROAD
- LOT 3 = 324 CLARK POINT ROAD
- LOT 4 = 312 CLARK POINT ROAD

Notes

All development located within 200 horizontal feet of the Ordinary High Water Mark of Bellingham Channel shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

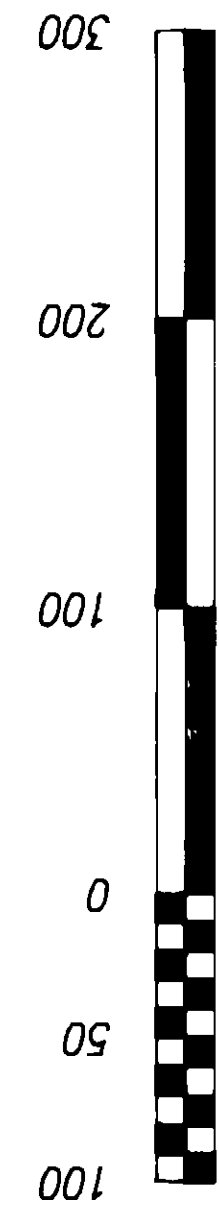
No clearing or construction shall take place on Lot 4 within 800 feet of the Clarks Point #327-2 eagle nest site until a bald eagle management plan with the Department of Fish and Wildlife has been obtained.

For NGPA agreement see AF# 9712300092.

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.
- Building Setback Line
- Limits of Native Growth Protection area easement
- Line between uplands ownership and tidelands ownership.

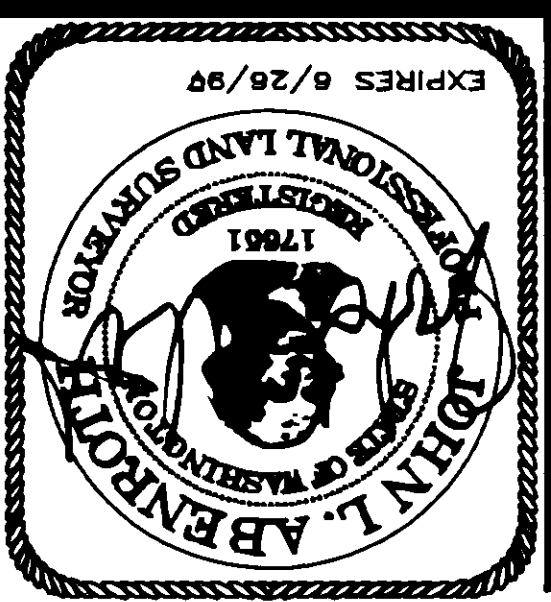
Short Plat for
Bob Shipp



Scale in Feet

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	JLA	DATE	SCALE	1" = 100'	SHEET	3 OF 3
			97083	fm			30JUL97				

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



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 1997 at the request of Bob Shipp.

John L. Abenroth CERT#17651

Date **Nov. 14, 1997**

AUDITOR'S CERTIFICATE

This map for record this day of _____, 1997 at _____ o'clock, _____ m., and recorded in Volume _____ of _____ records of Skagit County, Wa.

County Auditor or Deputy Auditor

A.F.# _____