

9801080064

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2/26
64

ALMIDA VISTA SHORT PLAT
W. 1/2 OF THE N.E. 1/4, SEC. 18, TWP. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON

KATHY HILL, TWP
98 JAN -R P2:06
REQUEST

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND PARTIES IN INTEREST OF THE REAL PROPERTY DESCRIBED HEREON, DO HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

Kenneth Saltski
ALMIDA VISTA CORPORATION
A WASHINGTON CORPORATION

LEGAL DESCRIPTION

PARCEL A:

VACATED BLOCKS 1 THROUGH 7 AND LOTS 1 THROUGH 20, INCLUSIVE, AND LOTS 32 THROUGH 42, INCLUSIVE, VACATED BLOCK 8, "CARLYLE'S ADDITION TO FIDALGO CITY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT UNVACATED LOTS 8 & 9, OF BLOCK 4 OF SAID PLAT.

TOGETHER WITH ALL THAT PORTION OF THE VACATED STREETS ADJOINING THERETO THAT WOULD ATTACH BY OPERATION OF LAW.

ALSO, THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 2, W.M. EXCEPT THAT PORTION THEREOF LYING WEST OF THE CENTERLINE OF LINCOLN AVENUE, AS PROJECTED NORTH AND SHOWN ON THE "PLAT OF FIDALGO CITY", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 13 AND 14, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT FROM SAID PARCEL "A", THE RIGHT-OF-WAY FOR STATE HIGHWAY NO. 20.

PARCEL D:

LOTS 8 AND 9, BLOCK 4, "CARLYLE'S ADDITION TO FIDALGO CITY, WASHINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

"WARNING"

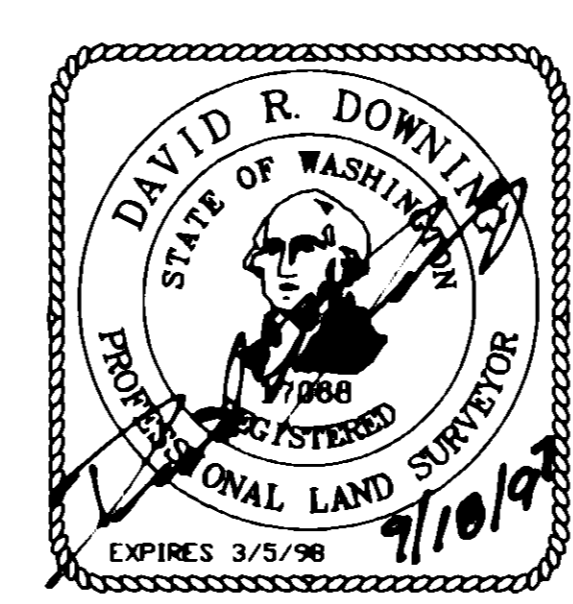
"THIS DEVELOPMENT MAY BE AFFECTED BY THE TERMS OF THE WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD'S INVALIDITY ORDER IN CASE NO. 95-2-0065. THAT INVALIDITY ORDER AND ITS EFFECT ON THIS DEVELOPMENT IS THE SUBJECT OF A PENDING COURT APPEAL BEFORE THE WASHINGTON STATE COURT OF APPEALS CASE NO. 38585-2-1. IF THE COUNTY IS UNSUCCESSFUL IN THE APPEAL, IT MAY AFFECT YOUR ABILITY TO PROCEED WITH THE DEVELOPMENT, AND MAY RESULT IN YOUR HAVING TO RESTORE THE PROPERTY TO ITS PRIOR CONDITION."

NOTE: THE WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS BOARD MAY BE CONTACTED AT P.O. BOX 40953, OLYMPIA, WA 98504-0953. (360) 664-8966.

REGISTERED LAND SURVEYOR'S CERTIFICATION

I, DAVID R. DOWNING, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ALMIDA VISTA SHORT PLAT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT FULLY COMPLY WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

David R. Downing
DAVID R. DOWNING
CERTIFICATE NO. 17068
DATE: 9/18/97



TREASURER'S CERTIFICATE

Judyann Menich, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES DUE AND / OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR ~~1997 AND 19~~

Judyann Menich
SKAGIT COUNTY TREASURER

NOTES:

- ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
- THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 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 SKAGIT COUNTY FIRE DISTRICT.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY ~~Public Works~~ Permit Center
- NONPROFIT MAINTENANCE CORP OR HOMEOWNER'S ASSOCIATION FILED UNDER AUDITOR'S FILE NUMBER 9801080064 RECORDS OF SKAGIT COUNTY, WA.
- NATIVE GROWTH PROTECTION AREA EASEMENT (NGPAE) FILED UNDER AUDITOR'S FILE NUMBER 9801080065 RECORDS OF SKAGIT COUNTY, WA.
- WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING & PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES 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 IS LOCATED ON LOT 1.
- ZONING - RURAL INTERMEDIATE & RESIDENTIAL RESERVE
- THIS SHORT PLAT, SUBJECT TO THE FOLLOWING EASEMENTS:
 - AF NO. 8007300002, TO PUGET SOUND POWER & LIGHT CO. FOR ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINES, TOGETHER WITH NECESSARY APPURTENANCES.

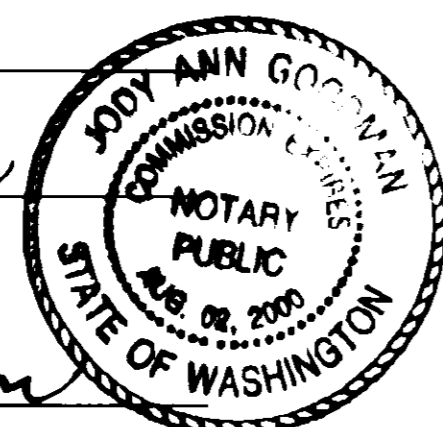
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)ss.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEN WdcoSKI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE OF ALMIDA VISTA CORP., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USE AND PURPOSE MENTIONED IN THE INSTRUMENT.

DATED: October 21 1997

Jody Ann Hoodman
SIGNATURE OF NOTARY
RESIDING AT: Mount Vernon



MY APPOINTMENT EXPIRES: August 02, 2000

APPROVALS

EXAMINED AND APPROVED THIS 15th DAY OF DECEMBER, 19 97.

James P. Kauber
SKAGIT COUNTY ENGINEER

EXAMINED AND APPROVED THIS 19th DAY OF DECEMBER, 19 97.

Ricky Hunt for
SKAGIT COUNTY PLANNING DIRECTOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Skagit Co Planning & Permit
THIS 5th DAY OF January, 19 98, AT 6 MINUTES PAST
2 P.M. AND RECORDED IN VOLUME 13 OF PLATS, PAGE 88,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Kathy Hill
SKAGIT COUNTY AUDITOR

Joseph Zarala
DEPUTY AUDITOR

DAVID R. DOWNING & ASSOC. PROFESSIONAL LAND SURVEYORS 4229 76TH ST. N.E. SUITE 104 MARYSVILLE, WA. 98270 (360) 653-5385		ALMIDA VISTA SHORT PLAT OWNER & APPLICANT: ALMIDA VISTA CORP. P.O. BOX 1416 ANACORTES, WA. 98 (360) 708-9997	SHEET 1 OF 3
JOB NO. 96022	SCALE 1" = 200'		
DATE 7/9/96	FIELD BOOK 16		

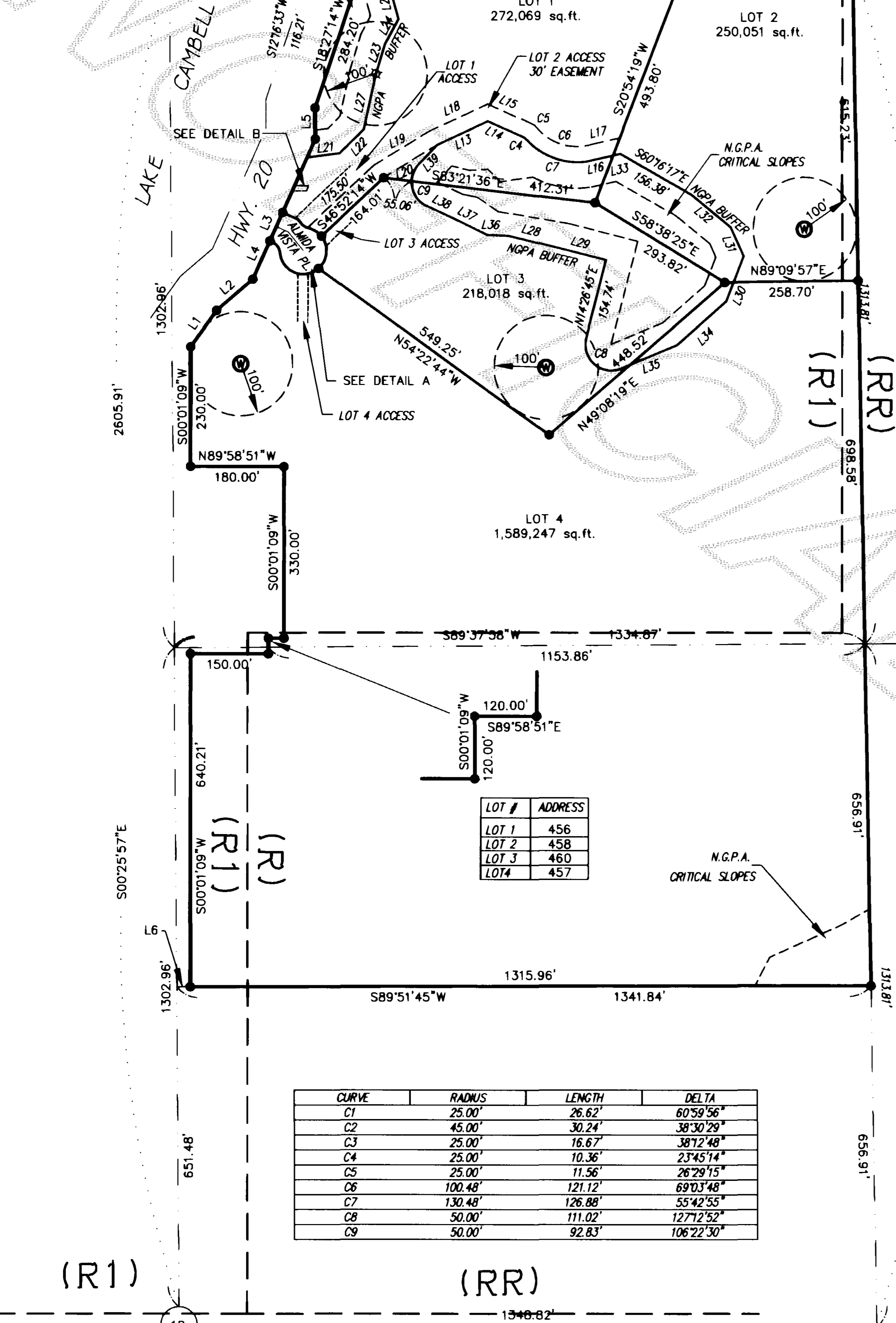
SP96-0103

Vol 13 short plats PG 86

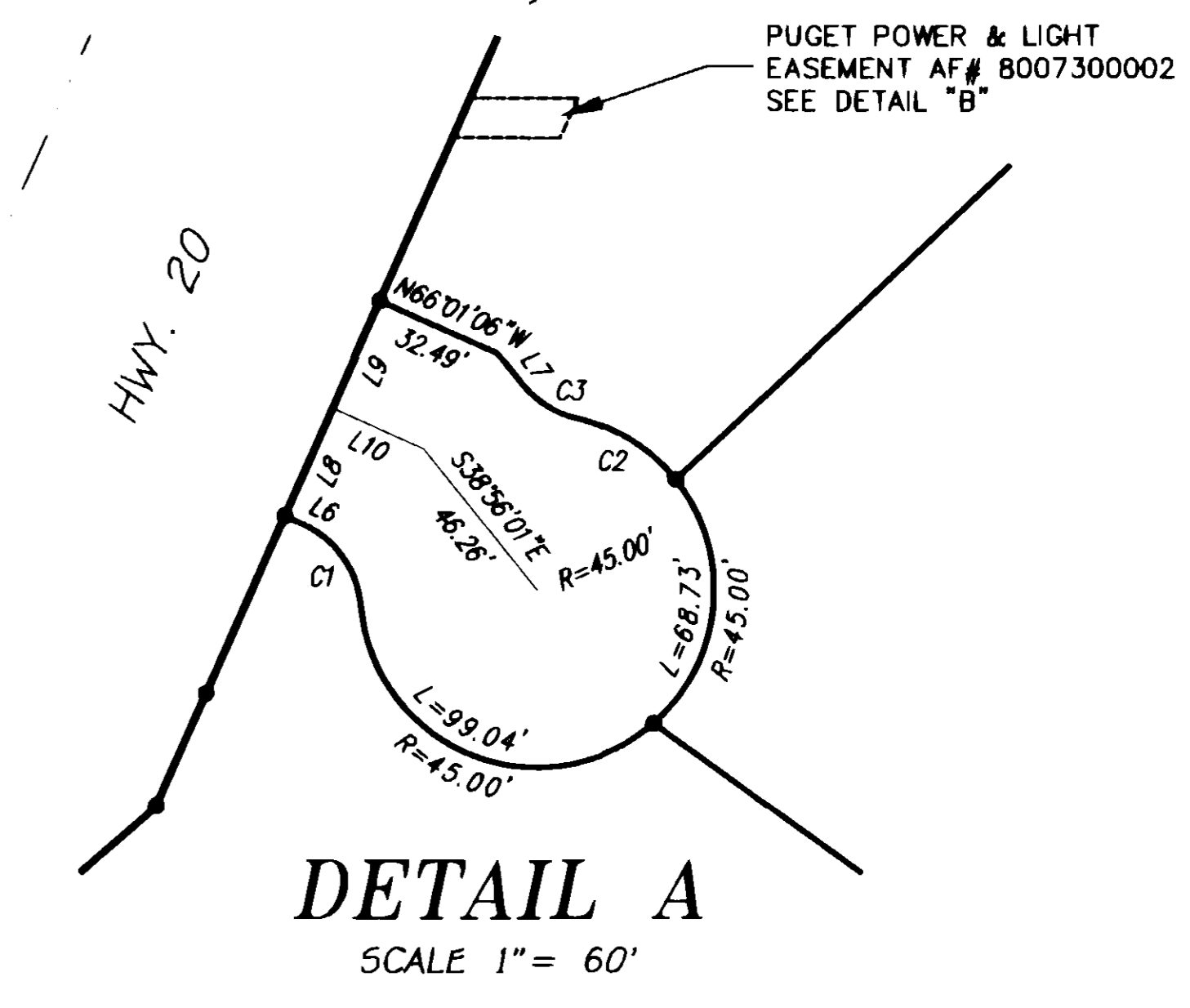
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ALMIDA VISTA SHORT PLAT
 W. 1/2 OF THE N.E. 1/4, SEC. 18, TWP. 34 N., R. 2 E.
 SKAGIT COUNTY, WA

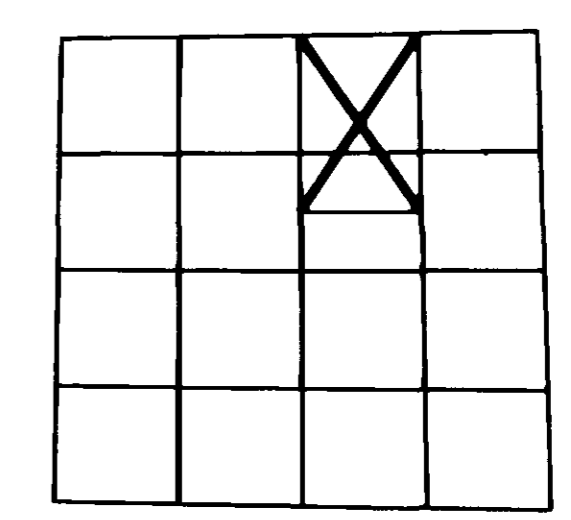
NORTH 1/4 COR. SEC. 18-34-2
 FALLS IN LAKE



LINE	DIRECTION	DISTANCE
L1	N35°33'24"E	86.02'
L2	N49°21'31"E	92.08'
L3	N23°58'54"E	60.00'
L4	N23°58'54"E	49.45'
L5	N00°01'09"E	60.00'
L6	N89°51'45"E	25.87'
L6	N66°01'06"W	5.22'
L7	S38°56'01"E	10.18'
L8	N23°58'54"E	30.00'
L9	N23°58'54"E	30.00'
L10	N66°01'06"W	25.26'
L11	N23°58'54"E	10.94'
L12	N23°58'54"E	10.94'
L13	S65°09'40"W	108.01'
L14	N65°48'13"W	72.83'
L15	N65°48'13"W	93.18'
L16	S77°16'26"W	53.13'
L17	S77°16'26"W	51.90'
L18	N65°09'40"E	124.39'
L19	S58°41'58"W	126.73'
L20	S58°41'58"W	121.93'
L21	S82°46'32"W	63.86'
L22	S45°12'46"W	64.99'
L23	S16°53'02"W	62.01'
L24	S28°42'30"W	54.93'
L25	S15°43'43"E	72.92'
L26	S02°30'47"E	29.89'
L27	S12°16'53"W	106.91'
L28	N76°25'55"W	110.09'
L29	N75°37'40"W	84.17'
L30	S21°27'39"W	93.07'
L31	S24°47'23"E	61.23'
L32	S50°43'46"E	100.17'
L33	N77°16'26"E	14.24'
L34	S48°44'04"W	128.38'
L35	S67°13'53"W	115.62'
L36	N88°02'34"W	40.40'
L37	S64°12'58"E	75.85'
L38	N65°24'34"W	54.68'
L39	N43°33'00"E	54.13'



DETAIL A
 SCALE 1" = 60'



SEC. 18, TWP. 34N., R. 2E., W.M.

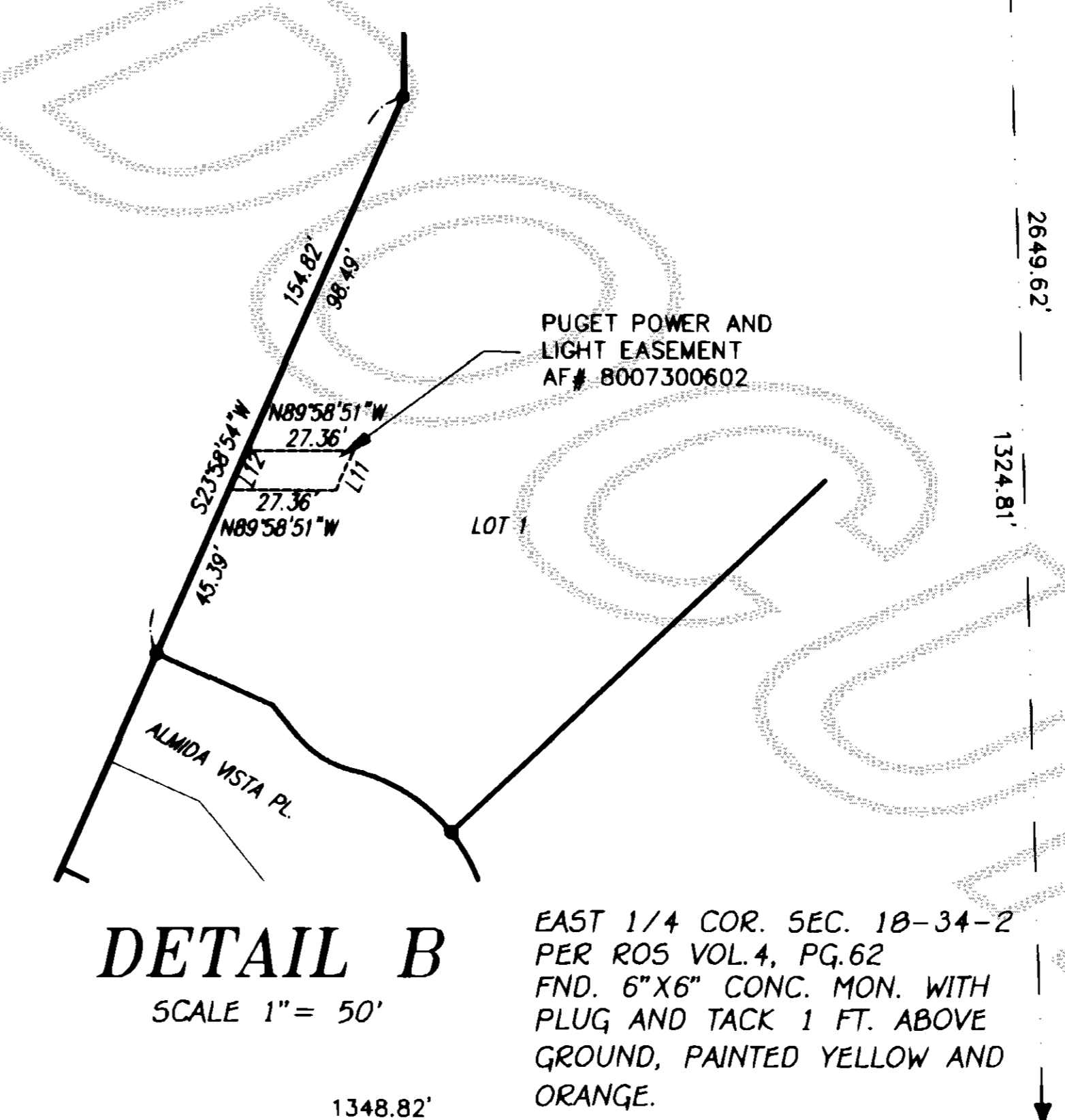
LEGEND

- SET 1/2" X 24" REBAR WITH CAP STAMPED "DOWNING 17068"
- ⊙ PROPOSED WELLS
- ☆ EXISTING WELLS

NOTES:

1. INSTRUMENT DATA - LIETZ 4 (5" DIRECT READING)
2. FIELD METHOD USED - TRAVERSE
3. METHOD OF ADJUSTMENT - NONE
4. MONUMENTS VISITED - 3/19/96
5. BASIS OF BEARING - NORTH LINE OF THE N.E. 1/4 OF SEC. 18 OF SURVEY RECORDED IN VOL. 4 OF SURVEYS, PG. 62.
6. REFERENCE MATERIALS - THE PLAT OF CARLYLE'S ADDITION TO FIDALGO CITY, WA. RECORDED IN VOLUME 2 OF PLATS, PAGES 3 & 115, RECORDS OF SKAGIT CO., WA. RECORD OF SURVEY FOR IDA MCKENNA RECORDED IN BOOK 4 OF SURVEYS AT PAGE 62, RECORD OF SURVEY FOR NANCY L. KRACKE RECORDED IN BOOK 16 OF SURVEYS, AT PAGE 76, & RECORD OF SURVEY FOR EUGENE LANDERS AND ALBERT HOWARD RECORDED IN BOOK 6 OF SURVEYS AT PAGE 2, RECORDS OF SKAGIT COUNTY, WA.
7. ACCURACY: TRAVERSE CLOSURE AND ANGULAR CLOSURE MEETS OR EXCEEDS WAC#332-130-190 REQUIREMENTS.

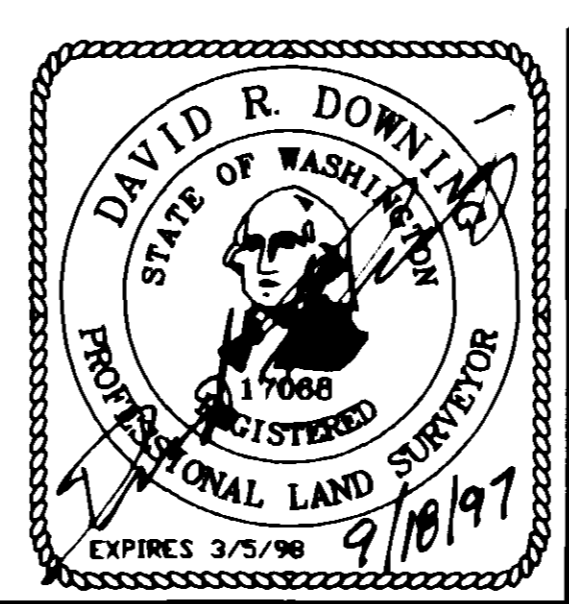
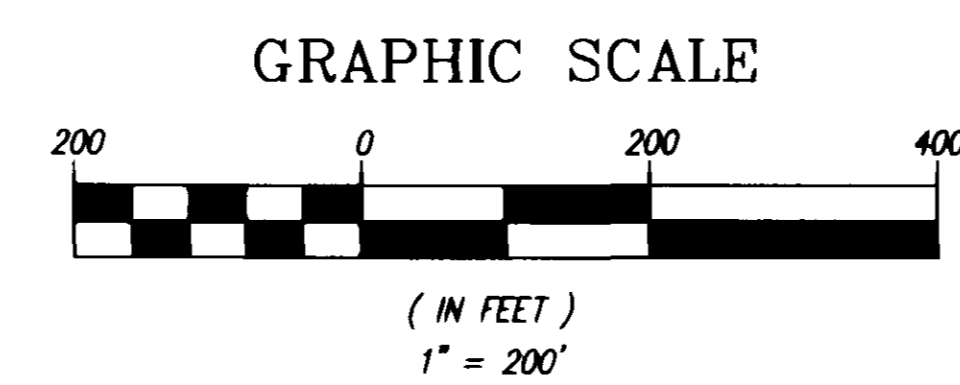
CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	26.62'	60°59'56"
C2	45.00'	30.24'	38°30'29"
C3	25.00'	16.67'	38°12'48"
C4	25.00'	10.36'	23°45'14"
C5	25.00'	11.56'	26°29'15"
C6	100.48'	121.12'	89°03'48"
C7	130.48'	126.88'	55°42'55"
C8	50.00'	111.02'	127°12'52"
C9	50.00'	92.83'	106°22'30"



DETAIL B
 SCALE 1" = 50'

EAST 1/4 COR. SEC. 18-34-2
 PER ROS VOL. 4, PG. 62
 FND. 6"X6" CONC. MON. WITH
 PLUG AND TACK 1 FT. ABOVE
 GROUND, PAINTED YELLOW AND
 ORANGE.

(R1) (RR) (R) (R)
 CALC. CENTER SECTION NOT FND.



DAVID R. DOWNING & ASSOC.
 PROFESSIONAL LAND SURVEYORS
 4229 76TH ST. N.E. SUITE 104
 MARYSVILLE, WA. 98270 (360) 653-5385

JOB NO. 96022 SCALE 1" = 200'
 DATE 7/9/96 FIELD BOOK 16

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/1/97	ADDED NOTES & ADDRESSES PER COUNTY	S.P.N.
3	7/8/97	ADDRESSES LEGEND	M.T.H.

ALMIDA VISTA SHORT PLAT

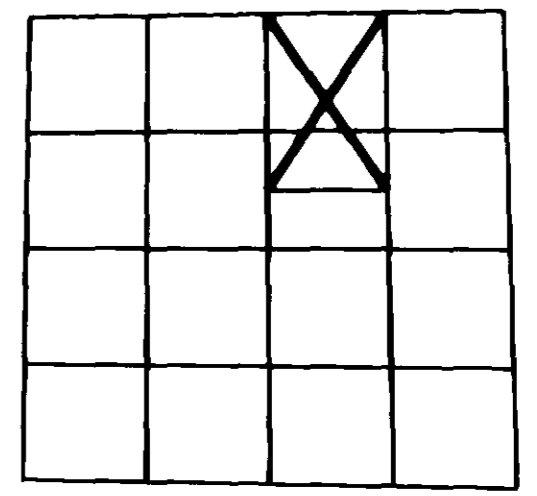
OWNER & APPLICANT: **SP96-0103**

ALMIDA VISTA CORP.
 P.O. BOX 1416
 ANACORTES, WA. 98
 (360) 708-9997

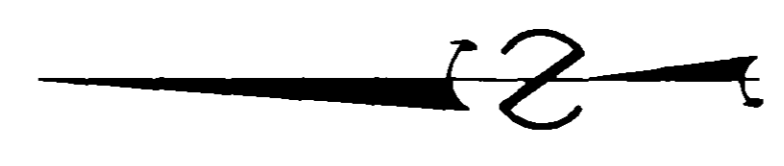
SHEET **2** OF **3**

9801080064

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W. 1/2 OF THE N.E. 1/4, SEC. 18, TWP. 34 N., R. 2 E.
SKAGIT COUNTY, WA

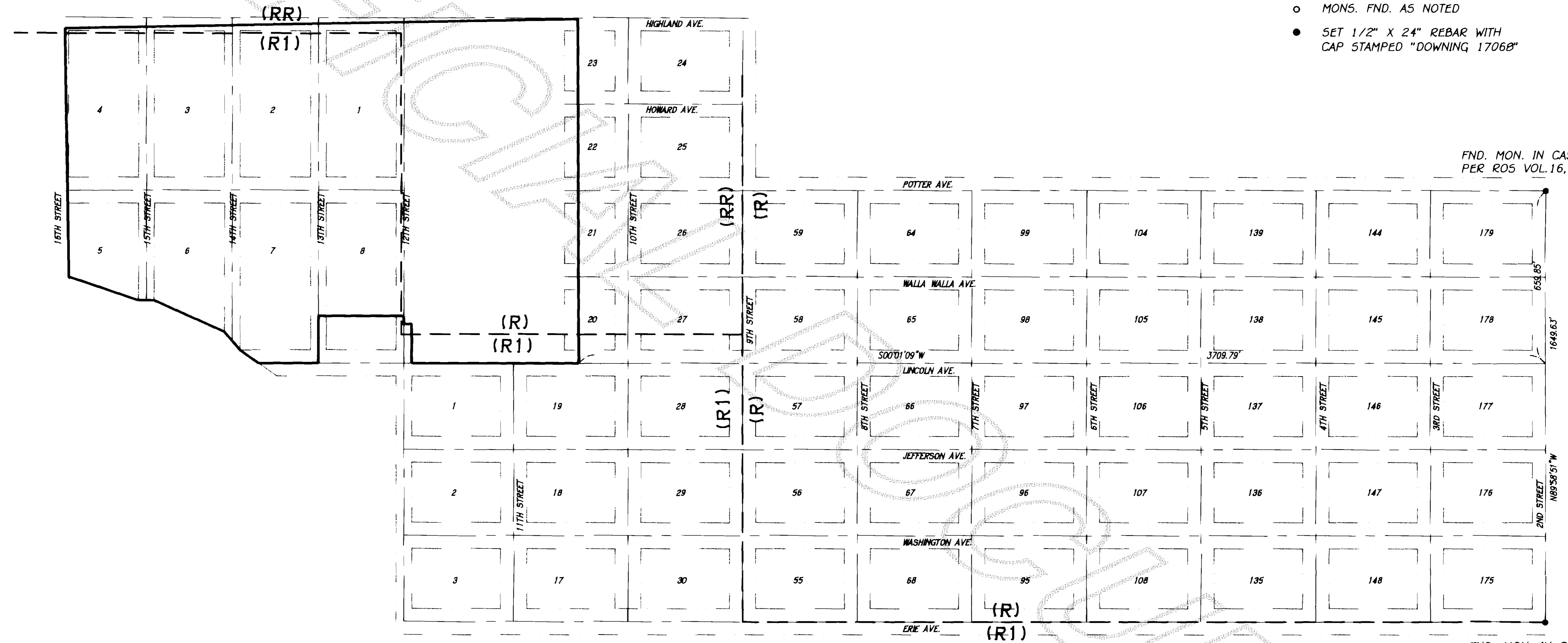


SEC. 18, TWP. 34N., R. 2E., W.M.



LEGEND

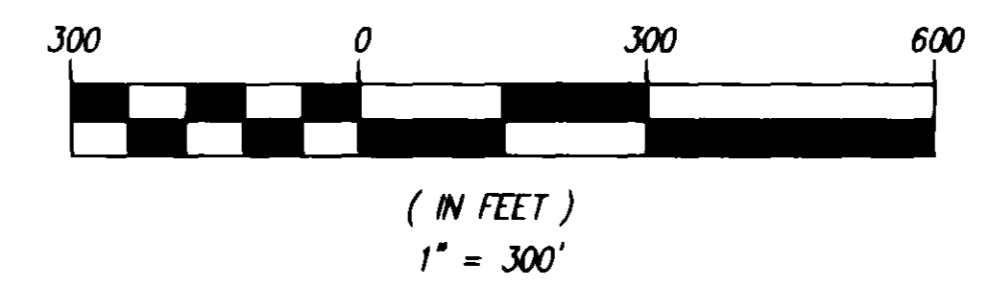
- MONS. FND. AS NOTED
- SET 1/2" X 24" REBAR WITH CAP STAMPED "DOWNING 17068"



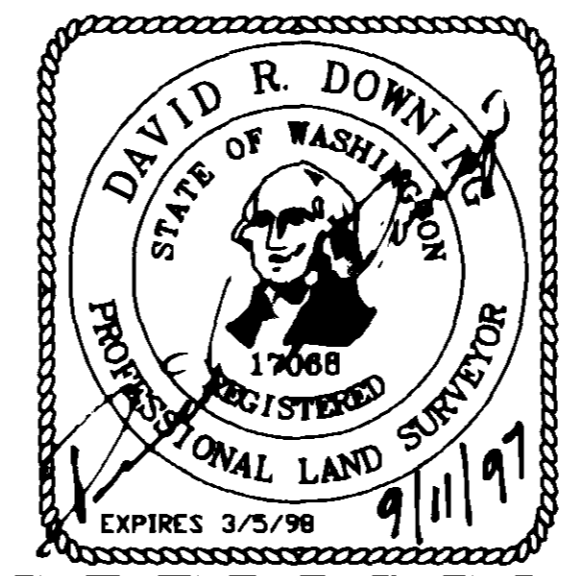
FND. MON. IN CASE
PER ROS VOL. 16, PG. 76

FND. MON. IN CASE
PER ROS VOL. 16, PG. 76

GRAPHIC SCALE



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/1/97	ADDED NOTES & ADDRESSES PER COUNTY	S.P.N.
3	7/8/97	ADDRESSES, LEGEND	M.T.H.



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ALMIDA VISTA SHORT PLAT

OWNER & APPLICANT: **SP96-0103**

ALMIDA VISTA CORP.
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ANACORTES, WA. 98
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SHEET **3** OF **3**

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