

- LEGEND**
- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGR0 3475"
 - Rebar 8992 Found Steel Rebar with Yellow Plastic Cap Imprinted: "LEONARD LS 8992"
 - Rebar 7598 Found Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY 7598"
 - x-x- Old Barb Wire Fence
 - w- Water Line and Underground Electrical Wiring to Pump at Spring
 - D- Existing Septic Drainfield - Exact Location Uncertain
 - ◆ SL-1 Septic Drainfield Soil Log Test Hole No. 1
 - //// Existing Driveway Access

R/W CURVE DATA

CURVE 1 DATA	CURVE 2 DATA
Δ 1 = 24°50'35"	Δ 2 = 39°49'
R 1 = 271.00'	R 2 = 271.00'
L 1 = 117.50'	R/W DEED
CURVE 3 DATA	CURVE 4 DATA
Δ 3 = 31°39'29"	Δ 4 = 31°13'01"
R 3 = 110.00'	R 4 = 161.00'
L 3 = 60.78'	L 4 = 87.72'

LOT AREAS

Lot 1 = 2.836 Acres (Net) = 0.410 Ac. Lower + 2.426 Ac. Upper
Lot 1 = 4.173 Acres (Gross) (Including Road R/W's)
Lot 2 = 5.539 Acres (Net) = 5.595 Acres (Gross) (Including Road R/W's)
Tract "A" = 0.460 Acre (Gross) (60 Ft. Wide Drainage District No. 17 R/W)

- PLAN NOTES**
- 20 Feet Wide County Road Right - of - way Vol. 88 of Deeds, Page 483 - A.F. No. 91260
 - 20 Feet Wide County Road Right - of - way Vol. 95 of Deeds, Page 84 - A.F. No. 98384
 - Irregular County Road Right - of - way Line Vol. 161 of Deeds, Page 235 - A.F. NO. 251685
 - Additional County Road Right - of - way to 30 feet from Centerline (C) dedicated by this Short Plat.
 - See Survey Recorded under A.F. No. 8302250026.
 - Shallow Drainage Ditch exists along North and West property lines of Lot 2 of this Short Plat.

OWNER - DEVELOPER

Roger A. Dalseg
1772 Conway Hill Road
Mount Vernon, WA. 98273
(360) 445-4093

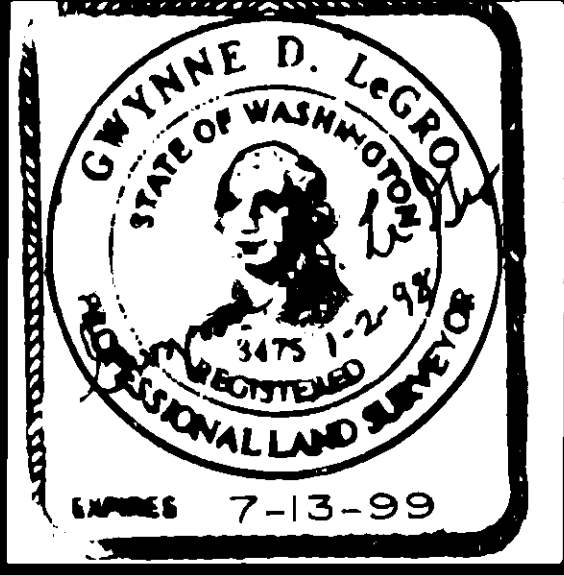
LOT ADDRESSING

LOT 1 - As shown on Plan
LOT 2 - 1727 Conway Hill Road

AUDITOR'S CERTIFICATE

Filed for the record this 30 day of January, 1998, at _____ minutes past _____ O'clock _____ M., in Volume 13 of Short Plats at pages 92 and 93 and recorded under Auditor's File Number 980130002, at the request of Denny D. LeGro.

Kathy Hill
KATHY HILL
Auditor, Skagit County
by: *Cheryl J. Jaggard*



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Roger Dalseg.

Gwynne D. Legro
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA. 98273
Phone: (360) 336-3220

Gwynne D. Legro
GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
Date: 9-25-97 Lic. # 3475

SHORT PLAT NO. 97-0061

ROGER A. DALSEG, ETAL. PROPERTY SURVEY

PTN. N 1/4 SE 1/4 NW 1/4
SEC. 20, T. 33 N., R. 4 E. W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

The North 1/4 of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Thirty - Three (33) North, Range Four (4) East of the Willamette Meridian ; EXCEPT County Roads AND EXCEPT ditch rights of way.

SUBJECT TO those reservations contained in deed from Frank Atwood to Lars Dalseg recorded January 19, 1917 in Volume 105 of Deeds, page 540, whereby the grantor reserves certain water from a spring on said property together with the right to lay and maintain a water pipe line across said land to the land adjoining on the South.

AND SUBJECT TO said property described herein having been classified as farm and agricultural as disclosed by notice recorded August 28, 1973 and September 6, 1974 under Auditor's File Nos. 790031 and 806853, respectively, being further subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.

AND FURTHER SUBJECT TO the terms and conditions of Skagit County Variance No. PL 97 0068 for Roger Dalseg Allowing Agricultural Lot Size Variance by that instrument recorded June 26, 1997 under Auditor's File No. 9706260109, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided by a natural spring water source located upon Lot 1 of this Short Plat and serving the buildings thereon. (See also reservations contained in deed referred to hereinabove.)

Water for normal domestic purposes may be available upon request from that existing 8" water line in Conway Hill Road opposite Lot 1 of this Short Plat from the Skagit County Public Utility District No. 1. However, water main pipeline extension may be required.

Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.

ZONING CLASSIFICATION

LOT 2.- AGRICULTURAL

(See Variance PL 97 0068)

LOT 1.- RURAL

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The residences upon Lot 1 of this Short Plat are provided with an existing septic drainfield system operating satisfactory to date.

Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

The required soil logs for Lot 1 of this Short Plat have been previously submitted to the Skagit County Planning and Permit Center by Linda Benjamin of Skagit Septic Systems in September 1997. All soil log information remains on file therewith. Refer to File No. 597-0613 dated RECEIVED SEPT. 18, 1997.

RESTRICTIONS

1. This short plat number and date of approval shall be included in all deeds and contracts.

2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.

3. In accordance with Short Subdivision Ordinance No. 14.08.090 (1)(o): "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."

4. The Agricultural Variance Permit Number PL 97 0068 (also referred to as AG 97 0068) shall appear in all deeds and contracts. Dated June 18, 1997

5. The area located within the Agricultural - Natural Resource Land, Lot 2 of this Short Plat, shall be "Not for Residential Building Purposes" as per Skagit County Variance No. PL 97 0068.

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

7. Per SCC 14.06.090 existing and ongoing agriculture is exempt. However, if there is a proposed change in landuse, the Critical Area protection and buffers would apply to the stream.

8. Buyer should be aware that Lot 2 of this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

9. In regards to Lot #1---This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or extractions, which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state and federal law.

10. In regards to Lot #2---This property lies within an area designated as agriculture by 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, or from spraying, pruning, and harvesting, which occasionally generates 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.

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be hereunto subscribed this 9th day of SEPTEMBER, 1997.

Lillian Dalseg
Roger A. Dalseg
As Successor Trustee

APPROVALS

Examined and approved this 22 day of January, 1998, by the Planning Department of Skagit County Washington.

Examined and approved this 20th day of January, 1998, by the County Engineer of Skagit County Washington.

NOTES

1. Certificate for Short Plat furnished by Land Title Company of Skagit County, Order No. S-82248, dated July 8, 1997, at 8:00 A.M.

2. Instrumentation: TOPCON GTS - 2B (20) Theodolite: Min. Horiz. Circle Reading of 20" E.D.M. Accuracy +/- (5mm + 5ppm)

3. Change in location of lot access, may necessitate a change of address, contact Skagit County Planning & Permit Center.

4. Survey Procedure - Field Traverse.

5. Basis of Bearing: the North - South Centerline of Section 20, T. 33 N., R. 4 E.W.M., based upon existing monumentation, as being N1° 32' 11" E. The Section Subdivision shown hereon is based upon the John Oll Survey as prepared by Leonard and Boudinot Inc., by that instrument recorded August 20, 1984 in Book 5 of Surveys at page 184 under Auditor's File No. 8408200007, records of Skagit County, Washington. For additional survey information, refer also to Short Plat No. 30 - 85 by that instrument recorded November 11, 1986 in Book 7 of Short Plats at page 130 under Auditor's File No. 8611070003, records of Skagit County, Washington.

6. That portion of Lot 1 (lower) lying Westerly of Conway Hill Road (previously Holmes Road) is not for individual residential building purposes and is to be aggregated to Lot 1 (upper) lying Easterly of said Road.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me LILLIAN DALSEG, widow of Ralph Dalseg, deceased, to be known to be the individual who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of SEPTEMBER, 1997.

Denny D. LeGro
Notary Public in and for the State of Washington, residing at Mount Vernon

ACKNOWLEDGMENT

State of Washington } S.S.
County of Skagit }

On this day personally appeared before me ROGER A. DALSEG as Successor Trustee, to be known to be the individual who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 9th day of SEPTEMBER, 1997.

Denny D. LeGro
Notary Public in and for the State of Washington, residing at Mount Vernon

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1997.

This 21st day of January, 1998.
Linda Patterson for Judyann
Skagit County Treasurer

SPECIAL PROVISIONS

Let it hereby be known that the required dedication of an additional 10 feet of property for road right - of - way purposes along the West side of Conway Hill Lane adjacent Lot 1 of this Short Plat will create non - conforming setbacks of existing buildings. Furthermore let it be hereby known that Skagit County will not require the alteration of any existing building in any way to correct this situation until such future time that these existing buildings are demolished or significantly altered in some way. Any such demolition or significant alteration will require conformance with the newly established right - of - way line.



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