

9804010116

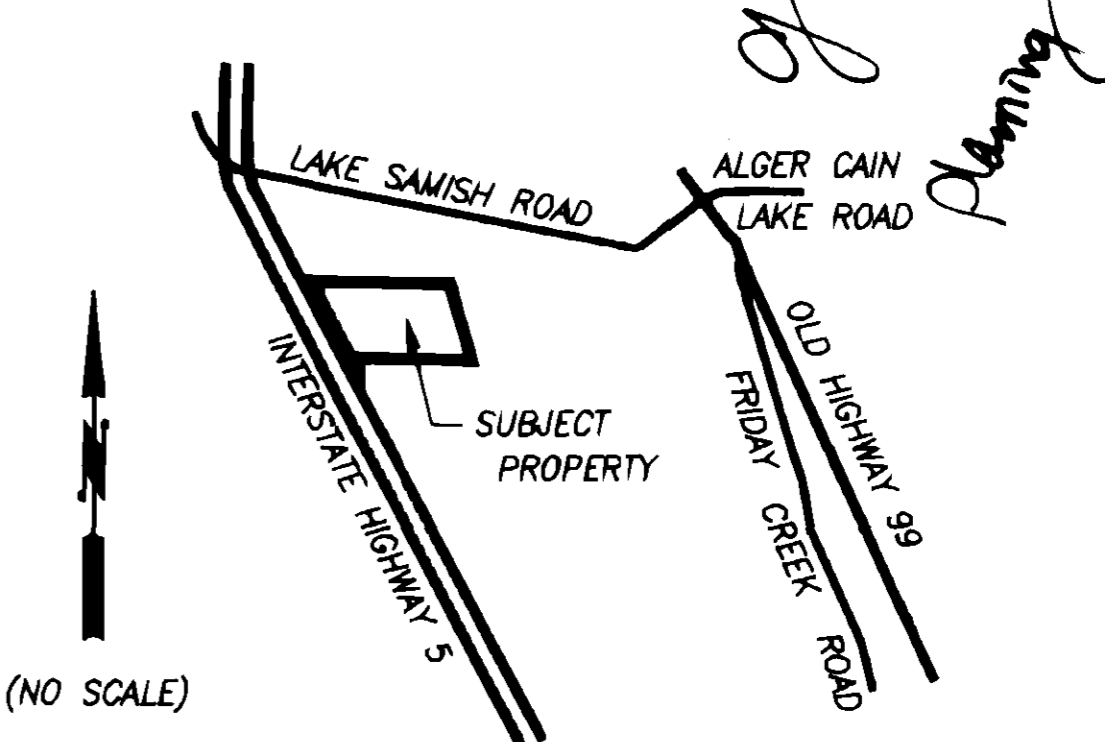
Survey in the NE1/4 of the NW1/4 and in the NW1/4 of the NW1/4 of Section 18, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. 96-063

26
3
26
55

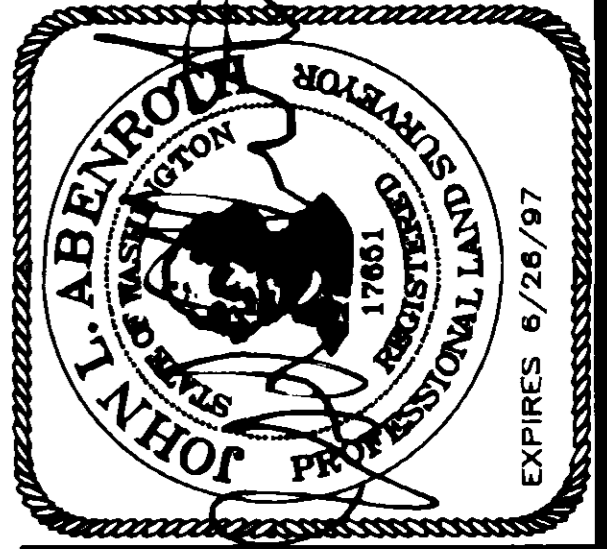
Addresses
LOT 1 = 210 COLONY ROAD
LOT 2 = 210B COLONY ROAD
LOT 3 = 202 PATRICK LANE

Vicinity Sketch

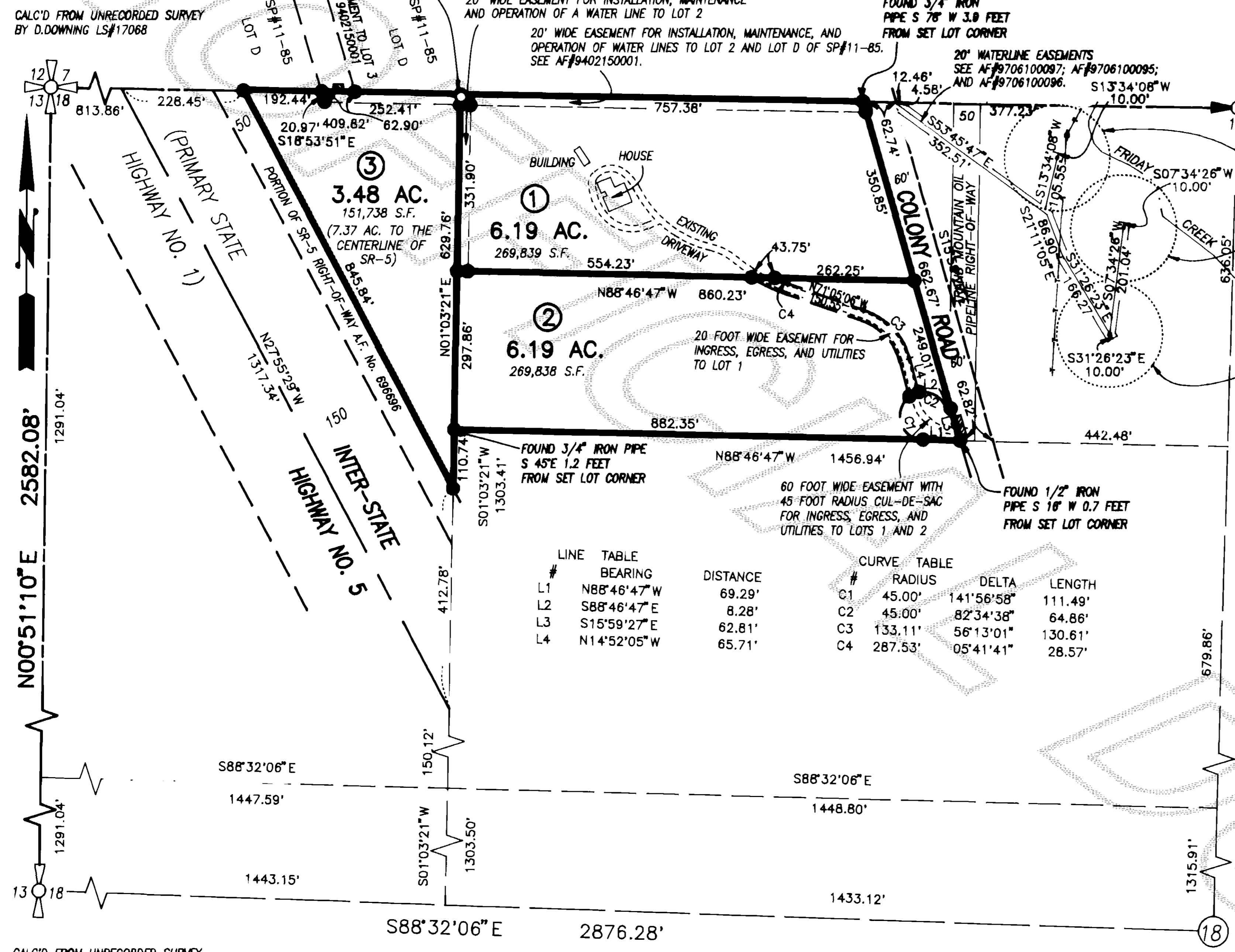


AUDITOR'S CERTIFICATE
Filed for record this 13 day of April 1998 at 4 minutes past 3 o'clock P.M. and recorded in Volume L3 of Short Plats at page 112, records of Skagit County, Wa.
Richard Spink
County Auditor or Deputy Auditor
A.F.# 9804010116

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February, 1996 at the request of Richard Spink
John L. Aberneth CERT#17651
Date MAR. 26, 1996



Washington Mutual Savings Bank
INC. 806 Metcalf St., Sedro-Woolley, WA 98284
Phone: (360) 855-2121 FAX: (360) 855-1658



S89°01'29"E 2916.71'

3.48 AC.
151,738 S.F.
(7.37 AC. TO THE CENTERLINE OF SR-5)

6.19 AC.
269,839 S.F.

6.19 AC.
269,838 S.F.

LINE #	BEARING	DISTANCE
L1	N88°46'47"W	69.29'
L2	S88°46'47"E	8.28'
L3	S15°59'27"E	62.81'
L4	N14°52'05"W	65.71'

CURVE #	RADIUS	DELTA	LENGTH
C1	45.00'	141°56'58"	111.49'
C2	45.00'	82°34'38"	64.86'
C3	133.11'	56°13'01"	130.61'
C4	287.53'	05°41'41"	28.57'

Notes

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR A NONPROFIT MAINTENANCE CORPORATION WITH THE LOT OWNERS AS MEMBERS.
- ZONING - RURAL (RU)
- BASIS-OF-BEARINGS - ASSUMED S89°01'29"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18.
- SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
- THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- 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.
- ALL FUTURE BUILDINGS WILL BE REQUIRED TO ROUTE DOWNSPOUTS TO INFILTRATION DRYWELLS OR TO SPLASH BLOCKS FOR THE PURPOSES OF RUNOFF DISPERSION ACROSS THE REMAINDER OF THE PROPERTY.
- ALL WELLS MUST BE RESTRICTED TO A MAXIMUM PUMP RATE OF 3 GALLONS PER MINUTE.
- WATER CONSERVATION WILL BE REQUIRED OF FUTURE RESIDENCES ON THE PLAT AT THE TIME OF BUILDING PERMIT APPLICATION. **PAR SEC 14.04.380(2)**
- WELL SHALL BE FITTED WITH WELL-HEAD SOURCE METERS.

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

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.
Richard Spink
RICHARD C. SPINK
Ann L. Spink
ANN L. SPINK
WASHINGTON MUTUAL SAVINGS BANK

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, 1998.
Anda Patterson 3-28-98
SKAGIT COUNTY TREASURER
for *Judyanne Steinhilber*

Approvals

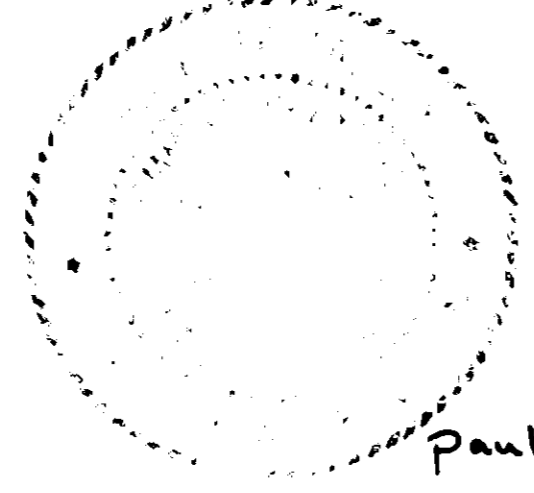
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 31 DAY OF March 1998.
Rudolph J. ... SHORT PLAT ADMINISTRATOR
Paullette Talley COUNTY ENGINEER 3/23/98

Legal Description

PARCEL A
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING WESTERLY OF COLONY ROAD:
THE NORTH 1/2 BY AREA OF THE FOLLOWING DESCRIBED TRACT:
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., EXCEPT ROAD AND EXCEPT THE WEST 700 FEET OF THE EAST 720 FEET OF THE NORTH 440 FEET OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AND ALSO EXCEPT THAT PORTION DEEDED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED SEPTEMBER 28, 1964, UNDER AUDITOR'S FILE NO. 656409.

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD C. SPINK & ANN L. SPINK 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: Louis H. Regua
DATE: 6-19-96 MY APPOINTMENT EXPIRES July 4, 1998
TITLE: Notary Public
STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Russel V. Larson SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Officer OF Washington Mutual Savings Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: Paullette Talley
TITLE: (Notary) Senior CR III DATE: 6/19/96
MY APPOINTMENT EXPIRES: 6/10/98



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			95251	fm	DJM	13FEB96	1" = 200'	1 OF 1

Short Plat for Richard Spink



V.13 ShPlatpg 112