

Survey in the NW1/4 of the NE1/4 of Section 32, Twp. 36 N., Rng. 4 E., W.M. ³¹/₂₀ Short Plat No. 97-0046

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.
 3. Basis-of-bearings - Assumed N00°10'26"E on the East line of the Northeast Quarter of Section 32.
 4. Zoning - Rural (RU)
 5. Sewer - Individual on-site systems.
- Alternative systems are proposed for lot(s) 1, 2 & 3 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. The subject property may be affected by easements or restrictions in instruments filed in: AF#8109140012; AF#401580; AF#761871; AF#839172.
 11. Potential buyers should recognize that unnamed creeks meander through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
 12. See Native Growth Protection Area (NGPA) agreement recorded under AF# 9804300073

98 APR 30 AM 11:14

Legal Description

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 36 North, Range 4 East, W.M., also known as Tract 2 of that certain Survey recorded September 14, 1981, in Volume 3 of Surveys, Pages 136 and 137, under Auditor's File No. 8109140019.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress and utilities, as described in Declaration recorded under Auditor's File No. 8109140012.

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.

Lee R. Berrey
LEE R. BERREY
Carol E. Berrey
CAROL E. BERREY
Sam Rizzuti
PRINCIPAL RESIDENTIAL MORTGAGE, INC., AN IOWA CORPORATION
Sam Rizzuti, Dir. & Sec., Servicing Business Technology

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that LEE R. & CAROL E. BERREY 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 Denise A. Riquelme Title Notary Public
Date 1-16-98 My appointment expires July 1, 1998
My Appointment Expires JUL 1, 1998

State of Iowa, County of Folk
I certify that I know or have satisfactory evidence that Sam Rizzuti signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Dir. & Sec., Servicing Business Technology of Principal Residential Mortgage, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Julie A. Handy
Title _____ Date 1-29-98
My appointment expires 3-19-00

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have been 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.

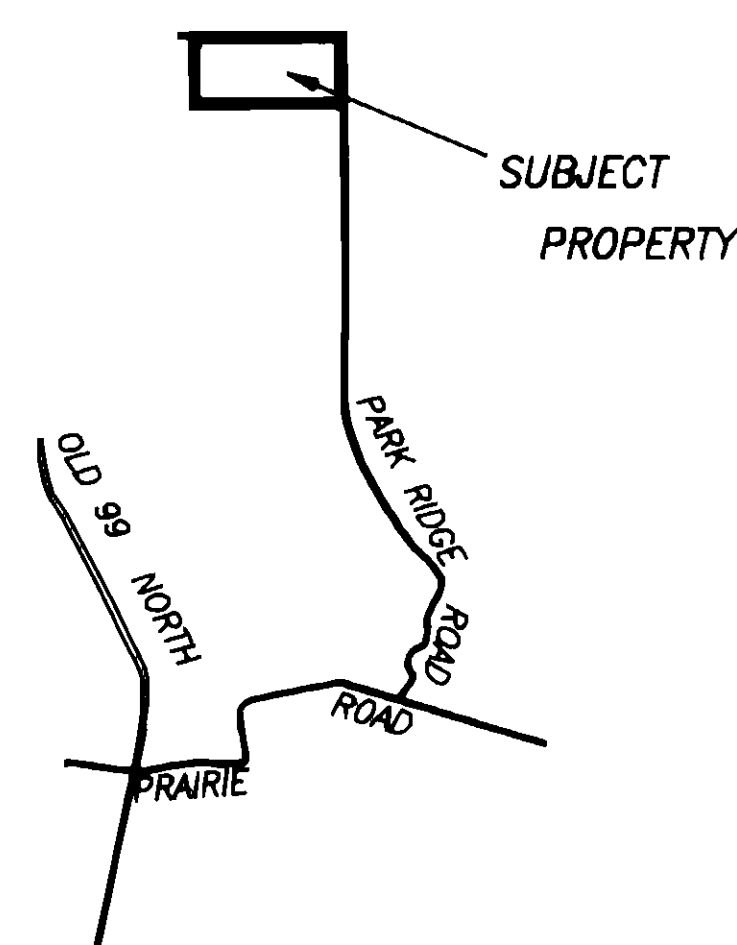
Denise Patterson for Skagit County Treasurer Date 4-15-98
Judianne Marich Date _____

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 17 day of April 1998.

Heidey J. ... Short Plat Administrator
Chad ... County Engineer 2/26/98

Short Plat for Able Construction

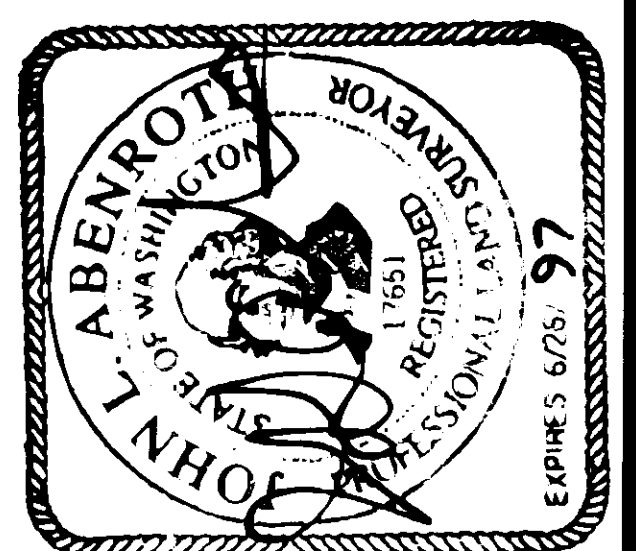


Vicinity Sketch

(NO SCALE)

AUDITOR'S CERTIFICATE
Filed for record this 30 day of April 1998 at 11 minutes past 11 o'clock A.M. and recorded in Volume 13 of Short Plats at page 14415 records of Skagit County, Wa.
County Auditor of Deputy Auditor
A.F.# 9804300072

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 1997 at the request of Subdividers
Date 5/14/97
John L. Abernath
CERT.# 17651



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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97050	fm	LHR/JLA	28APR97		1 OF 2

9804300072

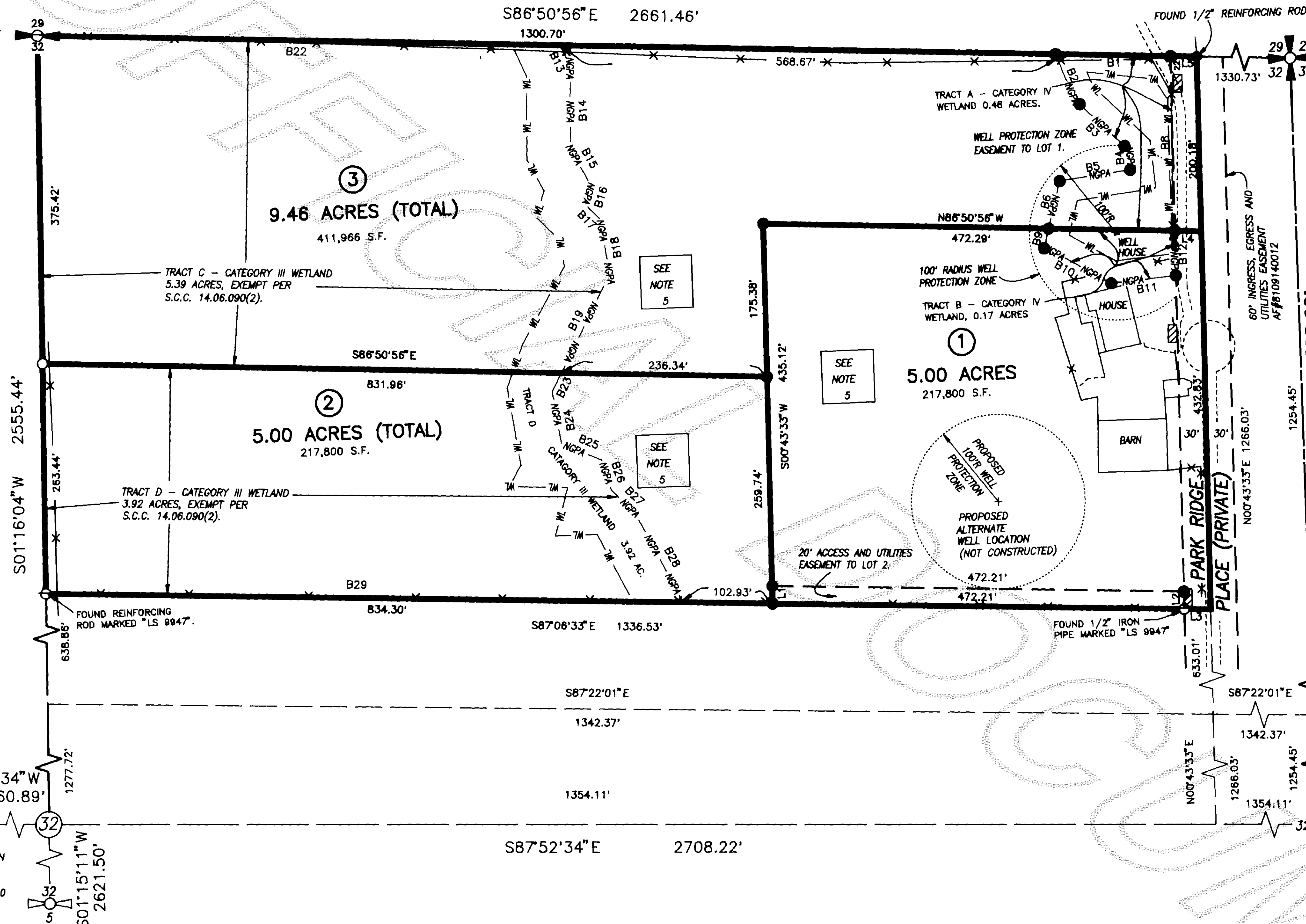
Survey in the NW1/4 of the NE1/4 of Section 32, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. 97-0046

Addresses

LOT 1 = 500 PARK RIDGE PLACE
LOT 2 = 504 PARK RIDGE PLACE
LOT 3 = 494 PARK RIDGE PLACE

FOUND 3/4" IRON PIPE ON 03/25/97 AS SHOWN ON SURVEY FILED IN VOLUME 6 OF SHORT PLATS AT PAGE 171.

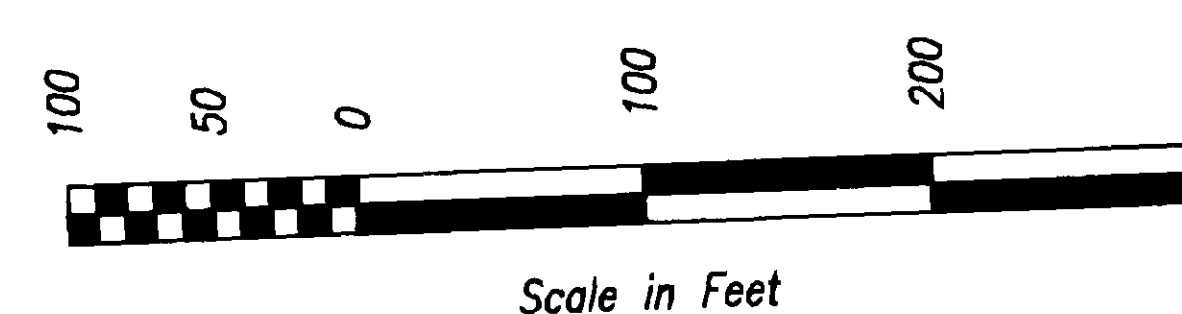


WETLAND BUFFER LINE TABLE		
#	BEARING	DISTANCE
B1	N86°50'56"W	131.87'
B2	S21°18'20"E	56.74'
B3	S44°38'28"E	85.90'
B4	S04°22'43"E	21.40'
B5	S83°04'57"W	83.98'
B6	S15°13'24"W	55.99'
B7	S86°50'56"E	144.82'
B8	N00°43'33"E	200.18'
B9	S15°13'24"W	20.59'
B10	S58°50'00"E	87.53'
B11	N85°11'11"E	74.73'
B12	N00°43'33"E	50.94'
B13	S22°35'55"E	27.30'
B14	S01°44'43"W	93.40'
B15	S26°50'56"E	49.16'
B16	S19°25'17"W	22.04'
B17	S43°18'39"E	23.73'
B18	S07°51'39"E	63.47'
B19	S28°21'46"W	126.97'
B20	N86°50'56"W	595.62'
B21	N01°16'04"E	375.42'
B22	S86°50'56"E	600.16'
B23	S28°21'46"W	23.49'
B24	S08°02'49"E	60.73'
B25	S65°51'38"E	50.51'
B26	S15°56'36"E	36.11'
B27	S43°13'17"E	38.48'
B28	S26°03'12"E	115.01'
B29	N87°06'33"W	731.70'
B30	N01°16'04"E	263.44'

COMPUTED PER SURVEY FILED IN VOLUME 3 OF SURVEYS AT PAGES 136 AND 137.

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.
- Existing roadway
- Access location
- NGPA- Native Growth Protection Area boundary
- WL- Wetland line



LINE TABLE		
#	BEARING	DISTANCE
L1	N00°43'33"E	20.01'
L2	S00°43'33"W	20.01'
L3	S87°06'33"E	30.02'
L4	N86°50'56"W	30.03'
L5	S86°50'56"E	30.03'

AUDITOR'S CERTIFICATE

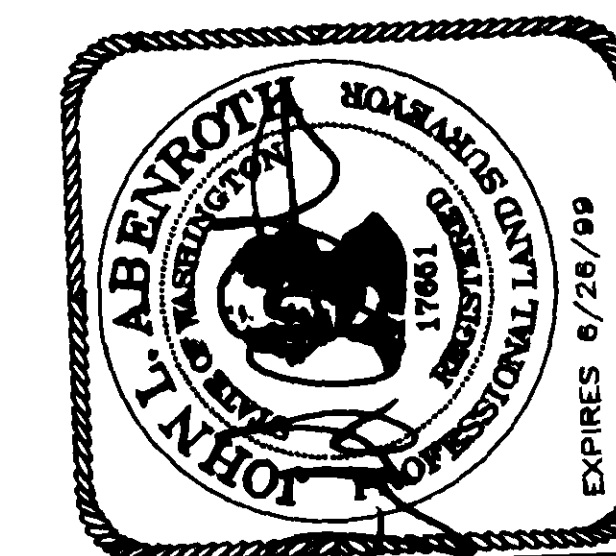
Filed for record this _____ day of _____, 1998 at _____ minutes past _____ of _____ m., and recorded in Volume _____ of Short Plats at page _____ of Skagit County, Wa.

County Auditor & Deputy Auditor
A.F.# 9804300072

SURVEYOR'S CERTIFICATE

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

Date 12/98
John L. Abernethy
CERT.# 17651



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

Short Plat for Able Construction

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			97050	fm	JLA	28APR97	1" = 100'	2 OF 2

V.13 ShPlat pg 115