

9805110151

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 or a nonprofit maintenance corporation with the lot owners as members.
3. Zoning - Rural District (RU)
4. Basis-of-bearings - Assumed S88°27'01"W on the South line of the Southeast Quarter of Section 1.
5. Sewer - Lot(s) 1 & 2, Individual on-site sewage systems, - Alternative systems are proposed for Lot(s) 3 & 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 Public Works.
9. Water - Lot 1 = Public Utility District No. 1 of Skagit County.
10. Lots 2, 3 and 4 = 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.
11. Subject property may be affected by instruments recorded as follows: AF#9411030049; AF#9504210125; AF#9504210126; AF#9312210113; AF#501861; AF#520153; AF#9312210120.
12. Potential buyers should recognize that a pond is located within Lots 2 and 3 of this short subdivision. An impoundment structure is located on the North end of the pond. This structure has been subject to historical failure and subsequent downstream property damage.
13. Inorganic chemistry testing for the well on Lot 2 (on 02/12/96) documented detectable levels of Arsenic, Sodium, and Fluoride near the Washington State Maximum Contaminant Level (MCL) for drinking water and a high specific conductance. Future users of this water source on Lot 2 are advised to test annually for said chemicals and specific conductances.
14. The well for Lot 2 yielded a sodium level of 885.9mg/l when tested on 01/10/97 which is just below the normally recommended maximum level of 200 mg/l for healthy adults. High levels of sodium may cause problems for adults with cardiac, circulatory or renal diseases and infants who are fed reconstituted formula utilizing water high in sodium. It is recommended that home water softeners not be used on water with a naturally high sodium content, since water softeners add additional sodium to the water.
15. Alternate well sites located on Lot 2 have been provided for the benefit of Lot 3 and 4. If sufficient potable water is found on Lot 3 or Lot 4 the respective alternate site is automatically extinguished.
16. The Driveway as constructed to Lot 4 on the easements as shown on this plat does not meet Skagit County Emergency vehicle access standards. If standards cannot be met including 12% grade or 14% grade paved NFPA 13D residential sprinklers may be required.

Acknowledgements

State of Washington, County of Island
I certify that I know or have satisfactory evidence that
Sharon A. Exley
signed this instrument, on oath stated that he, she was authorized to execute the instrument and acknowledged it as the
Vice President
of Interwest Bank
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Glenda Jackson
Title Notary Public Date 7/1/98
My appointment expires 12/01
GLEND A JACKSON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-01-01

State of Washington, County of King
I certify that I know or have satisfactory evidence that John R. Daly 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 John R. Daly
Date JUNE 21, 1996 My appointment expires 12-01-98
My Appointment Expires JUL 1 1998

State of Washington, County of King
I certify that I know or have satisfactory evidence that
James R. Daly
signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the
Trustee

of DDI Inc. Profit Sharing Trust
to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

State of Washington, County of King
I certify that I know or have satisfactory evidence that James R. Daly 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 Dale Chawla Title Notary
Date 2-19-98 My appointment expires 1-9-02

Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Short Plat No. 96-0066 Section 1, Twp. 33 N., Rng. 4 E., W.M.

Legal Description

Parcel A
That portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., Skagit County, Washington, described as follows:
Beginning at the Southeast corner of said Government Lot 2; thence S89°55'04"W, along the South line thereof, for a distance of 222.41 feet to the true point of beginning; thence continuing S89°55'04"W along said South line for a distance of 1093.66 feet to the Southwest corner of said Government Lot 2; thence N00°55'57"E, along the West line thereof, for a distance of 588.50 feet; thence N60°23'59"E for a distance of 224.94 feet; thence S54°59'40"E for a distance of 69.26 feet; thence S28°21'54"E for a distance of 157.57 feet; thence S24°21'30"E for a distance of 411.64 feet; thence N89°50'42"E for a distance of 417.12 feet; thence N03°21'52"E for a distance of 177.66 feet; thence S72°47'41"E for a distance of 226.94 feet; thence S07°05'19"W for a distance of 55.66 feet to the point of curvature of a curve to the right, said curve having a radius of 322.46 feet; thence Southerly, following said curve to the right through a central angle of 173°37'40", for an arc distance of 99.21 feet to the end of said curve; thence S24°42'59"W for a distance of 32.69 feet to the point of curvature of a curve to the left, said curve having a radius of 127.15 feet; thence Southerly, following said curve to the left through a central angle of 35°03'06", for an arc distance of 77.78 feet to the true point of beginning.

Parcel B
The Southeast 1/4 of the Southeast 1/4, Section 1, Township 33 North, Range 4 East, W.M.

Parcel C
Together with that certain easements described in instruments recorded under Auditor's File No. 9312210113, records of Skagit County, Washington.

AUDITOR'S CERTIFICATE

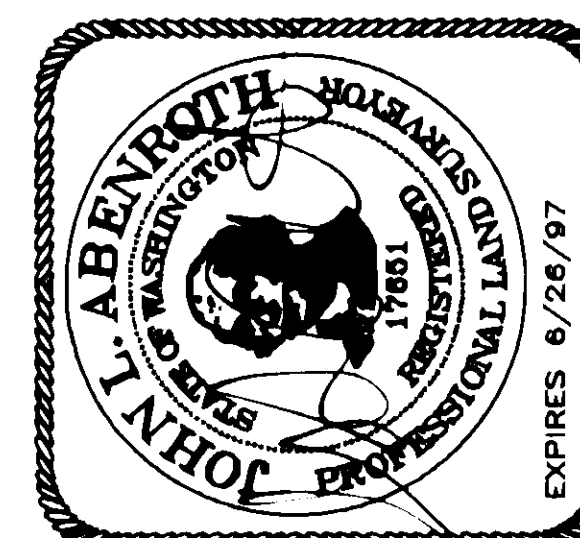
Filed for record this 11 day of May 1998 at 3:30 minutes past 3 o'clock P.M., and recorded in Volume 13 of Short Plats at Wa. # 123 records of Skagit County.

County Auditor or Deputy Auditor
Date 9805110151

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 1996 at the request of John Maddox

John L. Abernethy
Date MAR. 25, 1996



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.

John C. Maddox Christine I. Maddox
JOHN C. MADDOX CHRISTINE I. MADDOX
Sharon A. Exley - Interwest Bank
Conrad Krieger Laverne Krieger
CONRAD KRIEGER LAVERNE KRIEGER
William Anderson Joan Anderson
WILLIAM ANDERSON JOAN ANDERSON
James R. Daly, trustee
JAMES R. DALY TRUSTEE FOR DDI INC.
David A. Welts
DAVID A. WELTS, TRUSTEE OF THE DAVID A. WELTS KEOGH PLAN

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.

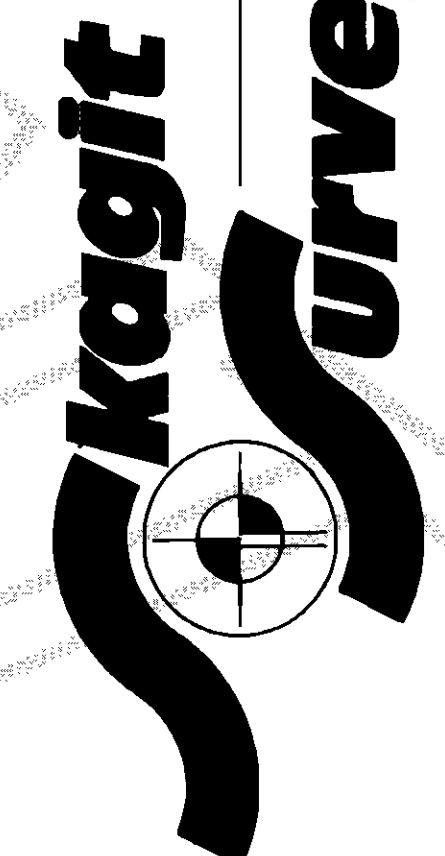
John C. Maddox 5/1/98
Skagit County Treasurer Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 11 day of May 1998.

Kenney John C. Maddox
Short Plat Administrator County Engineer 5-1-98

Short Plat for John Maddox



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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1748-96	fm	LHR	02FEB96		1 OF 2

9805110151

Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 1, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. 96-0066

11/10/94
FOUND 1 1/2" IRON PIPE WITH PLUG AND TACK
COMPUTED POSITION BY
SINGLE PROPORTION

N89°19'49"E
2623.39'
2559.61'
S89°36'54"E
2606.00'

Addresses

LOT 1 = 1868 BLACKBERRY LANE
LOT 2 = 1874 BLACKBERRY LANE
LOT 3 = 1880 BLACKBERRY LANE
LOT 4 = 1895 BLACKBERRY LANE

11/15/94
FOUND CONCRETE MONUMENT WITH
YELLOW PLASTIC CAP "L.S.#8992"
IN ROCK PILE

2575.28'
3/28/95
FOUND REINFORCING ROD WITH
YELLOW PLASTIC CAP "L.S.#2960"
AT S80°E 8.37 FEET.

N89°19'49"E
1757.67'

MC

COMPUTED MEANDER CORNER
POSITION FROM SURVEY
FILED IN VOLUME 1 OF SURVEYS
AT PAGE 53

N89°35'24"E
870.52'

5/9/91
FOUND 1 1/2" IRON PIPE
WITH PLUG AND TACK

2650.83'
S01°34'03"E

COMPUTED POSITION BY
SINGLE PROPORTION

AUDITOR'S CERTIFICATE

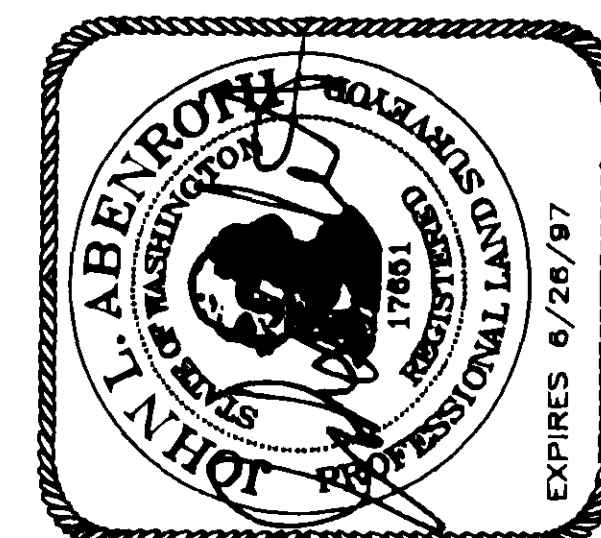
Filed for record this _____ day of _____
1998 at _____ minutes past _____ o'clock
m., and recorded in Volume _____ of
Short Plats at page _____ records of
Skagit County, Wa.

County Auditor or Deputy Auditor
A.F.#

SURVEYOR'S CERTIFICATE

This map correctly represents a survey
made by me or under my direction in
conformance with the Survey Recording
Act in January 1996 at the request
of John Maddox

John L. Abernethy CERT#17651
Date 4/9/98



LINE #	BEARING	DISTANCE	CURVE TABLE	RADIUS	DELTA	LENGTH
L1	S74°21'17"E	30.47'	C1	322.48'	17°37'40"	99.21'
L2	N05°31'43"E	55.66'	C2	127.15'	35°03'06"	77.79'
L3	N23°09'23"E	32.69'	C3	238.00'	20°58'42"	86.93'
L4	S11°53'43"E	119.47'	C4	138.00'	25°51'56"	62.30'
L5	S32°49'25"E	58.37'	C5	238.00'	10°52'00"	45.14'
L6	S06°57'29"E	98.63'	C6	128.00'	109°54'49"	245.55'
L7	S17°49'29"E	180.77'	C7	150.00'	09°31'48"	24.95'
L8	N87°54'40"W	383.38'	C8	140.00'	31°59'30"	78.17'
L9	N78°22'53"W	201.21'	C9	110.00'	31°42'51"	60.89'
L10	N78°39'32"W	128.86'	C10	100.00'	42°17'43"	73.82'
L11	N36°21'49"W	89.51'	C11	100.00'	08°40'20"	15.14'
L12	N45°02'09"W	67.07'	C12	130.00'	50°25'56"	114.43'
L13	S16°50'35"E	91.90'	C13	284.00'	23°41'29"	117.43'
L14	N47°37'43"E	53.96'	C14	110.00'	58°42'19"	112.71'
L15	S72°58'43"E	30.54'	C15	110.00'	31°19'50"	60.15'
L16	S84°31'55"W	109.38'	C16	75.00'	115°31'42"	151.23'
L17	S74°57'25"W	123.03'	C17	100.00'	09°34'30"	16.71'
L18	S61°01'56"E	47.64'	C18	50.00'	135°59'23"	118.67'
L19	S48°35'20"E	113.04'	C19	535.00'	12°26'37"	116.19'
L20	S31°42'08"E	117.82'	C20	200.00'	16°53'12"	58.95'
L21	S19°01'05"E	109.54'	C21	160.00'	42°12'17"	117.86'
L22	N88°27'01"E	54.81'	C22	115.00'	54°53'20"	110.17'
L23	S84°31'55"W	10.17'	C23	150.00'	17°48'27"	46.62'
			C24	215.00'	18°02'43"	67.71'
			C25	75.00'	72°17'38"	94.63'

FOUND REINFORCING ROD
WITH YELLOW CAP MARKED
"L.S.#8992" AT N59°37'E
13.06'

N68°50'25"E
238.03'
N56°33'16"W
69.26'

WEST BIG LAKE BOULEVARD
BLACKBERRY LANE
SHORT PLAT NO. 96-0066 AT
PAGE 53

7/30/92
FOUND 1" IRON PIPE 2 FEET HIGH AS
SHOWN ON SURVEY FILED IN VOLUME 12
OF SURVEYS AT PAGE 24 AND ON THE
PLAT OF THE FIRST ADDITION TO BIG LAKE
WATERFRONT TRACTS FILED IN VOLUME 4 OF
PLATS AT PAGE 15. HELD FOR SECTION LINE.

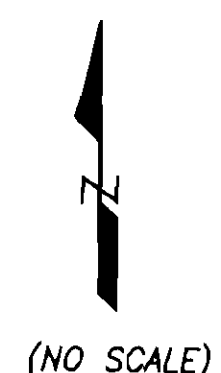
60' EASEMENT PER
AF#9312210113

CUL DE SAC IS END OF BLACKBERRY LANE.
FOR MAINTENANCE AGREEMENT
SEE AF# 9805110152

Legend

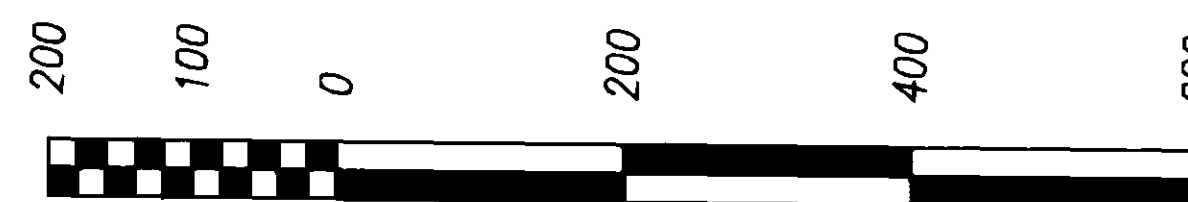
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found reinforcing rod, no cap.
- ⊕ Found reinforcing rod with yellow cap marked "L.S.#8992"
- ▲ Access location

Vicinity Sketch



COMPUTED POSITION FROM SURVEY
FILED IN VOLUME 12 OF SURVEYS
AT PAGE 24

S88°27'01"W 2606.86'



Scale in Feet

Short Plat for
John Maddox

Skagit

Surveyors & Engineers LLC

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

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			1748-96	fm	JLA	02FEB96	1" = 200'	2 OF 2

wa 13 SP pg 123