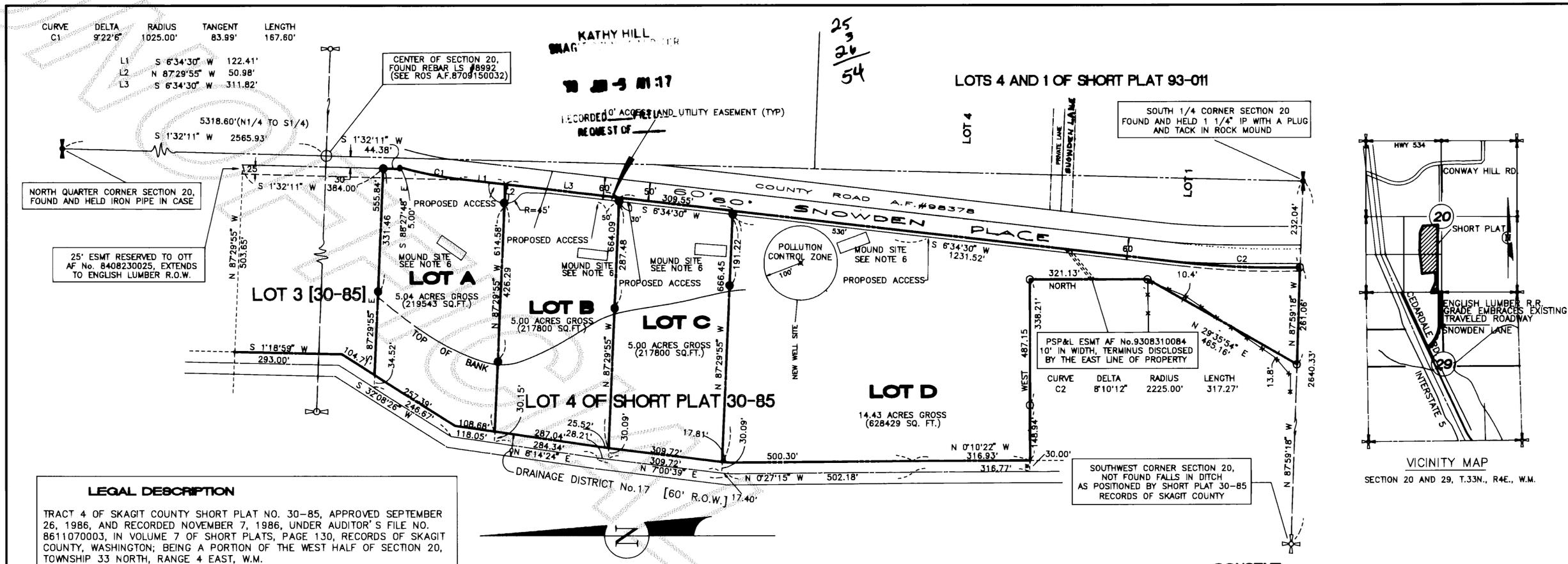


9806050056



**LEGAL DESCRIPTION**

TRACT 4 OF SKAGIT COUNTY SHORT PLAT NO. 30-85, APPROVED SEPTEMBER 26, 1986, AND RECORDED NOVEMBER 7, 1986, UNDER AUDITOR'S FILE NO. 8611070003, IN VOLUME 7 OF SHORT PLATS, PAGE 130, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

**NOTES:**

- THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
  - DENOTES FOUND REBAR SET VOL. 5 OF SURVEYS, PG184
- SURVEY PERFORMED BY FIELD TRAVERSE USING A 3 SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
- SKAGIT COUNTY TAX ACCOUNT NUMBER: 330420-3-002-0013 (P17007)
- SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS. ALTERNATIVE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS. ALTERNATIVE DRAINFIELD AREAS ARE SHOWN ON FACE OF SHORT PLAT.
- 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 CODE REQUIRES A 100' 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 WAS LOCATED ON LOT D.
- LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, SHORT PLAT CERTIFICATE NO. 41814.
- CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE SKAGIT COUNTY PERMIT CENTER.
- ZONING: RURAL
- 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, PER 14.08.09(1)(c). (CURRENTLY IN A SKAGIT COUNTY FIRE DISTRICT)
- BASIS OF BEARING:** NORTH 1°32'11" EAST ALONG NORTH-SOUTH CENTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., PER SHORT PLAT NO. 30-85, FILED IN BOOK 7 OF SHORT PLATS, AT PAGE 130, UNDER AUDITOR'S FILE NO. 8611070003.

**STATUS OF FRANKLIN ROAD:** SEE EASEMENT AND ROAD MAINTENANCE AGREEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 9403300041, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**AUDITOR'S CERTIFICATE**

Filed for record this 9th day of June, 1998 at 11:17 A.M., in Book 13 of Short Plats, at Page 133 at the request of Azimuth Northwest, Inc., under Auditor's File No. 9806050056

By: Kathy Hill  
Skagit County Auditor

**TREASURER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE OFFICE OF THE COUNTY CLERK AND INCLUDING THE YEAR 1998, THIS

By: Stefano Mennelli  
SKAGIT COUNTY TREASURER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT THE DISTANCES AND BEARINGS ARE ACCURATE.

STUART B. VANBUREN, JR., P.L.S.  
AZIMUTH NORTHWEST, INC.  
CERTIFICATE NO. 21591  
EXPIRATION DATE: DECEMBER 12, 1998

**APPROVALS**

The within and foregoing Short Plat approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 9th day of June, 1998.

By: [Signature]  
Short Plat Administrator

By: [Signature]  
County Engineer

**CONSENT**

Know all persons by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

By: [Signature]  
TEAL PARTNERSHIP

By: [Signature]  
William A. Thrasher

By: [Signature]  
John A. Maxwell

**PROTECTIVE COVENANTS**

PER AUDITOR'S FILE NO. 8408230025NO, NO MOBILE HOME OR MODULAR HOME WILL BE PERMITTED AT ANY TIME ON THE SUBJECT PROPERTY BEING CONVEYED, OR ON GRANTOR'S ADJOINING PROPERTY TO THE EAST.

THERE WILL BE NO CUTTING OF FIR OR CEDAR TREES GREATER THAN EIGHT (8) INCHES IN DIAMETER, AT BREAST HEIGHT, WITHOUT PERMISSION FROM TEAL PARTNERSHIP.

**ACKNOWLEDGMENT**

State of Washington )  
County of Snohomish ) SS:

On this 21st day of April, 1998 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William A. Thrasher to me known to be the partners described in and who executed the within and foregoing instrument, and acknowledged that they signed and sealed the same as his free and voluntary act and deed, for the purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year above written.

By: [Signature]  
Notary Public in and for the State of Washington, residing at Everett  
My commission expires Oct 20, 2001



LOT ADDRESSES
LOT A - 2156 SNOWDEN PL.
LOT B - 2162 SNOWDEN PL.
LOT C - 2164 SNOWDEN PL.
LOT D - 2180 SNOWDEN PL.

SHORT PLAT NO. 94-039		
SURVEY IN WEST HALF SECTION 20, TWN 33N., RNG 4E., W.M. FOR TEAL PARTNERSHIP		
FLD BK 14	AZIMUTH NORTHWEST INC. 1595 WOOD RD. BOW, WASHINGTON 98232	SHEET 1 OF 1
CHKD SVB		JOB NO. 94.0193

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