

SP 96-0094 BURNS SHORT PLAT
PTN. SW 1/4 OF SW 1/4 OF SEC. 6 TWP. 36 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

9809280134

SKAGIT COUNTY
RECORDED
FILED
REQUEST OF

334/59

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Jack C. Burns
JACK BURNS

ACKNOWLEDGEMENT

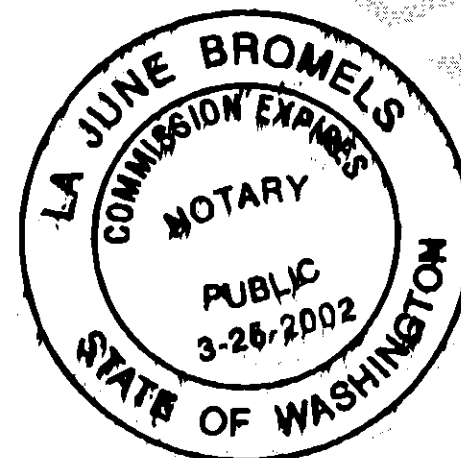
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 9TH DAY OF Sept 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Jack C. Burns

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE

La June Bromels
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT Millum



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL (5 ACRES)
3. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE OWNERS AS MEMBERS. 9809280134
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. INDIVIDUAL WATER SYSTEMS WILL BE SUPPLIED FROM INDIVIDUAL WELLS. CONTACT THE SKAGIT COUNTY PERMIT CENTER 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.
8. "BUYER SHOULD BE AWARE THAT THIS SHORT PLAT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION." FLOOD PLAIN HAS ZONE "A" DESIGNATION FOR AREA OF 100 YEAR FLOOD. THEREFORE FLOOD ELEVATION AND FLOOD HAZARD FACTORS HAVE NOT BEEN ESTABLISHED.
9. PUGET SOUND POWER AND LIGHT TO MAINTAIN POWER POLES AND LINES AS COVERED IN BLANKET EASEMENT AF # 286964.
10. THE PROPERTIES ON THIS PLAT ARE LOCATED WITHIN 1/2 A MILE OF A WASHINGTON STATE DESIGNATED "LOW FLOW STREAM". THEREFORE, A PRACTICING HYDROGEOLOGIST MUST CONFIRM THAT EACH NEW WELL DRILLED IS LOCATED WITHIN THE CONFINED AQUIFER OR THE PROPERTY OWNERS MUST COMPLY WITH THE MITIGATION PROCEDURES IN SCC 14.06.330(2).
11. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF FRIDAY CREEK SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.

12. THIS SHORT PLAT IS SUBJECT TO PROTECTED CRITICAL AREA EASEMENT FILED UNDER AF 9809280134 ON THIS 28 OF September 1998.

LEGAL DESCRIPTION PARCEL A (UNPLATTED REMAINDER)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M. LYING EASTERLY OF PSN NO. 1, ALGER TO LAKE SAMISH, AS CONDEMNED BY THE STATE OF WASHINGTON, UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 26859 AND OF THE SOUTH HALF OF GOVERNMENT LOT 7 IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE W.M. LYING WESTERLY OF FRIDAY CREEK.

ALSO THAT PORTION OF THE SOUTH HALF OF SAID GOVERNMENT LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 7 AT THE INTERSECTION WITH THE CENTERLINE OF FRIDAY CREEK; THENCE EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 TO A POINT WHICH IS 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE W.M.; THENCE NORTH 30 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 7 TO THE INTERSECTION CENTERLINE OF FRIDAY CREEK AT A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION, IF ANY, CONDEMNED BY THE STATE OF WASHINGTON FOR PSN NO. 1 UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 26849.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 28 DAY OF September 1998.

Ronald T. Jepson
SHORT PLAT ADMINISTRATOR

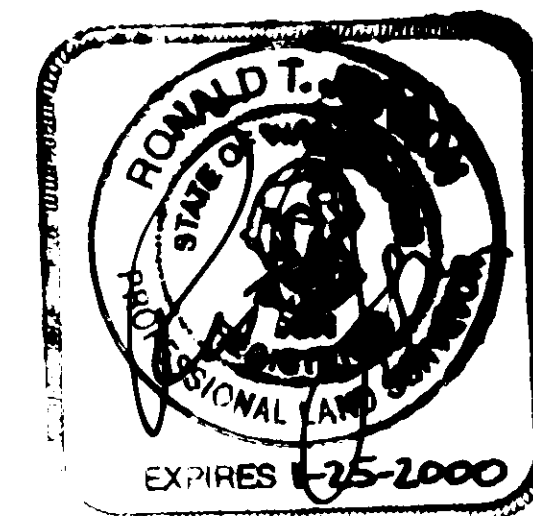
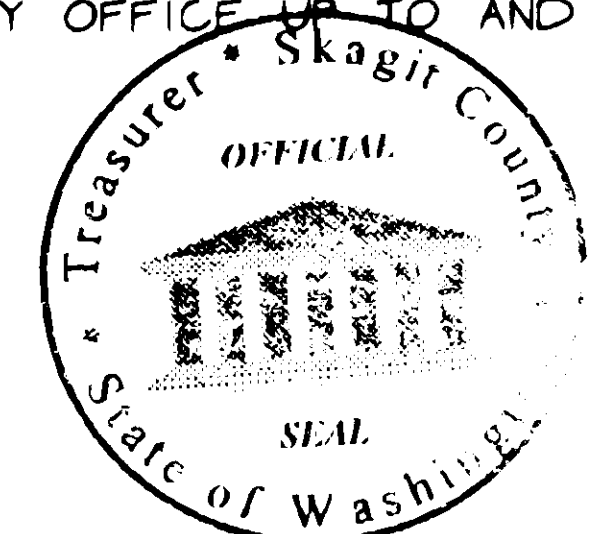
La June Bromels
COUNTY ENGINEER
9-15-98

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.

Randy M. Jensen
SKAGIT COUNTY TREASURER
Randy Jensen

9-25-98
DATE



SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "BURNS SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

Ronald T. Jepson
RONALD T. JEPSON, P.L.S. #9361

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF Sept 1998, AT 3:08 P.M., IN BOOK 13 OF SHORT PLATS, ON PAGE 161, 162

Kathy Hill
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

La June Bromels
BY DEPUTY

SHEET 1 OF 2

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS*LAND SURVEYORS*PROJECT MGMT. & DEV.
222 GRAND AVE. SU "C", PH. NO. (360) 733-5760
BELLINGHAM, WASHINGTON 98225

VOL. 13 PG. 161
SP

JOB # 96123

SP 96-0094 BURNS SHORT PLAT

PTN. SW 1/4 OF SW 1/4 OF SEC. 6 TWP. 36 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

NOTE

THIS SHORT SUBDIVISION IS FOR THE PURPOSE OF RECTIFYING AN ILLEGAL SEGREGATION IN ACCORDANCE WITH SCC 1408 AND RCW 58.17. APPROVAL OF THE SHORT SUBDIVISION WILL ONLY REMEDY THE STATUS OF LOTS 1 AND 2. THE REMAINDER OF THE PARENT PARCEL REMAINS AS AN ILLEGALLY CREATED LOT.

SURVEY EQUIPMENT + PROCEDURE

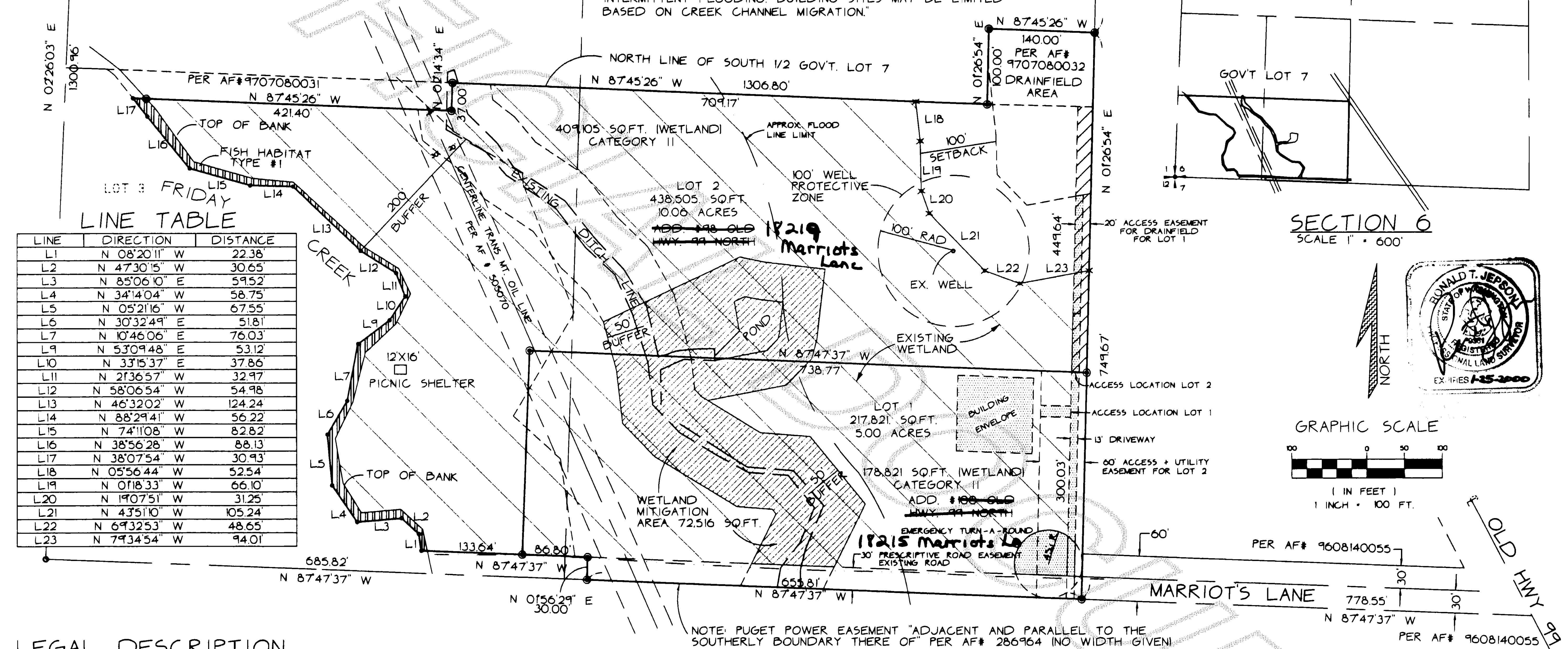
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 8-96.

BASIS OF BEARING

RECORD OF SURVEY AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOL. 8, PG. 71 + 72.

NOTE

POTENTIAL BUYERS SHOULD RECOGNIZE THAT FRIDAY CREEK MEANDERS 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.



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE W.M. LYING EASTERLY OF FRIDAY CREEK.

ALSO, THAT PORTION OF THE NORTH HALF OF GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF SAID NORTH HALF OF GOVERNMENT LOT 7; THENCE NORTH 02° 54' EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 7, 100 FEET; THENCE NORTH 87° 45' 26" WEST, 140 FEET; THENCE SOUTH 01° 26' 54" WEST, 100 FEET; THENCE SOUTH 87° 45' 26" EAST, 140.00 FEET TO THE POINT OF BEGINNING.

ALSO THE SOUTH 60 FEET OF THE SOUTH 1/2 ACRES OF THE FOLLOWING DESCRIBED TRACT:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M. LYING WEST OF OLD STATE HIGHWAY 199 NORTH.

EXCEPT THAT PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

NOTE: PUGET POWER EASEMENT "ADJACENT AND PARALLEL TO THE SOUTHERLY BOUNDARY THERE OF" PER AF# 286964 (NO WIDTH GIVEN)

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 7 AT THE INTERSECTION WITH THE CENTERLINE OF FRIDAY CREEK; THENCE EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 7 TO A POINT WHICH IS 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 IN SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE W.M.; THENCE NORTH 30 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF GOVERNMENT LOT 7 TO THE INTERSECTION WITH THE CENTERLINE OF FRIDAY CREEK AT A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF GOVERNMENT LOT 7; THENCE NORTH 87° 45' 26" WEST, 849.17 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF GOVERNMENT LOT 7 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF GOVERNMENT LOT 7 NORTH 87° 45' 26" WEST, 457.63 FEET; THENCE SOUTH 52° 48' 33" EAST, 14.31 FEET; THENCE SOUTH 38° 07' 54" EAST, 37.81 FEET; THENCE SOUTH 87° 45' 26" EAST, 421.40 FEET; THENCE NORTH 02° 14' 34" EAST, 37.0 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY.