

9810070026

METHOD OF SURVEY : THEODOLITE/EDM CLOSED TRAVERSES
BASIS OF BEARINGS : VOLUME 12, PAGE 141 OF SURVEYS
TAX PARCEL NO. : 350716-2-001-0009 (P42775)

SKAGIT COUNTY
OCT -7 AIO 05

NOTE : JAMES AND NANCY MOODY ARE PARTY TO PENDING SUIT REGARDING REVERSIONARY TITLE TO GREAT NORTHERN RR GRADE. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO OWNERSHIP OF THE FORMER GNRR RIGHT OF WAY. ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO DOCUMENT EXISTING USES OF THE GNRR RIGHT OF WAY HELD UNDER RIGHT OF LEASE OR PERMIT FROM GNRR, WITH WIDTHS OF SUCH DOCUMENTATION OF USE BEING THE MINIMUM NEEDED TO ACCOMMODATE SUCH USE UNDER THIS PROPOSED SUBDIVISION.

SHORT PLAT NO. 96-050 DATE:

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

JAMES MOODY
NANCY MOODY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 17 DAY OF July, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

JAMES AND NANCY MOODY
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHOM EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL
HERETO AFFIXED THE DAY AND YEAR
ABOVE FIRST WRITTEN.

SHARON L. NORD
NOTARY PUBLIC, RESIDING AT
Concrete WASHINGTON



APPROVALS :

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLATTING ORDINANCES THIS 16th DAY OF October, 1998.

SHARON L. NORD
SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER 9-29-98

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 MY OFFICE UP TO AND INCLUDING THE YEAR 1998.

THIS 2nd DAY OF Oct, 1998.

SHARON L. NORD
SKAGIT COUNTY TREASURER

LEGAL DESCRIPTION :

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 0 SECTION 16, T35N R7E, W. Mer., LYING NORTHERLY OF STATE HIGHWAY 17-A, EXCEPT RIGHT OF WAY OF GREAT NORTHERN RAILWAY COMPANY, EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST, 320 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, 274 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF THE GREAT NORTHERN RAILWAY COMPANY; THENCE WEST ALONG SAID NORTHERLY BOUNDARY, 244 FEET; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING.

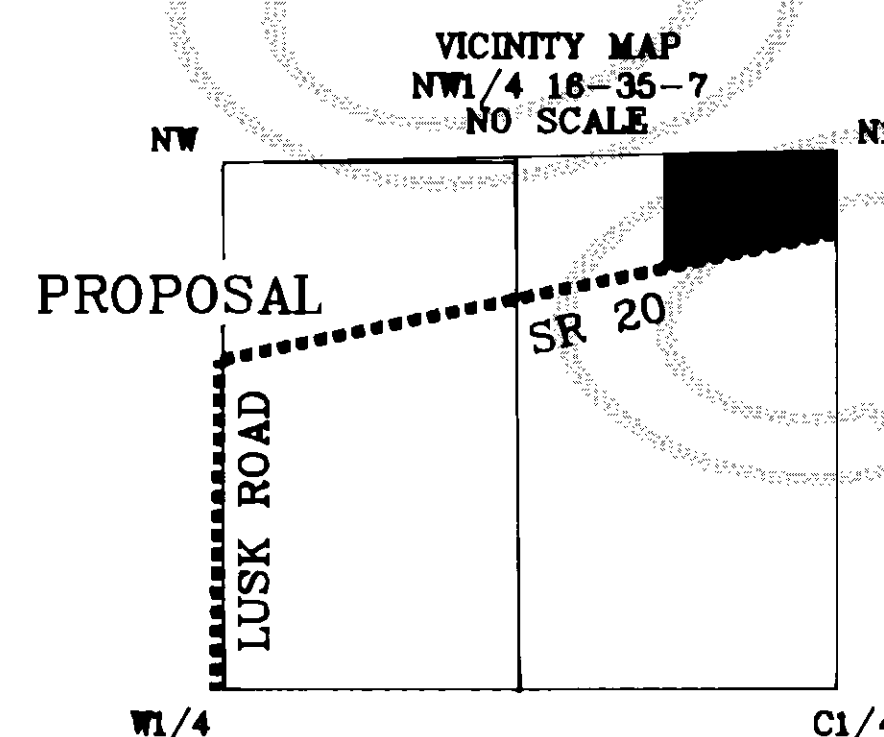
SUBJECT TO EASEMENT OVER THE WESTERLY 60 FEET OF THE ABOVE PARCEL PER AFN 411538.

NOTES :

- 1.) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL CONTRACTS.
- 2.) ZONING : RESIDENTIAL RESERVE DISTRICT (1.0)
- 3.) SEWAGE DISPOSAL - ON SITE SEPTIC SYSTEMS.
- 4.) WATER - INDIVIDUAL WELLS. LOTS 1 AND 2 ARE SERVED BY EXISTING DRILLED WELL. A 100' RADIUS WELL PROTECTION EASEMENT HAS BEEN PROVIDED.
SKAGIT COUNTY REQUIRES THAT THE WELL PROTECTION EASEMENT BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE OR APPROPRIATE RECORDED COVENANTS/EASEMENTS FOR LOTS 1-3.
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPT. TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
- 5.) EASEMENTS, RESERVATIONS, COVENANTS AND CONDITIONS, ENCROACHMENTS, AND UNWRITTEN RIGHTS, IF ANY, APPARENT OR OF RECORD, MAY APPLY. THIS SURVEY DOES NOT PURPORT TO WARRANT TITLE.
- 6.) ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- 7.) ADDRESSES : LOT 1 - 38427 SR 20 (EXISTING) LOT 3 - 38449 SR 20
LOT 2 - 38423 SR 20 (EXISTING)
CHANGE IN ACCESS MAY REQUIRE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
- 8.) 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.
- 9.) THE WELL ON LOT 1 IS A PRE-EXISTING WELL OF UNKNOWN QUANTITY, QUALITY AND CONSTRUCTION.

PROJECT NO.
96-003

ALPINE LAND SURVEYING
FORREST SHOEMAKER, PLS
1636 ANDIS ROAD, BURLINGTON
WASHINGTON, 98233 (206) 757-2606



LEGEND

- SET 5/8" ALUMINUM ROD WITH 2" CAP



SCALE

0 50 100 200

RECORDING CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF Oct, 1998 AT 10:05 AM
IN BOOK 13 OF SHORT PLATS AT PAGE 165 AT THE
REQUEST OF JAMES MOODY

9810070026
FILE NO. COUNTY AUDITOR CHIEF JUDGE

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS THE FIELD NOTES OF A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

FORREST SHOEMAKER
LAND SURVEYOR 24/2/98 DATE

SHORT PLAT SURVEY

FOR

JAMES MOODY

WITHIN THE NE1/4 NW1/4 of SECTION 16, T35N R7E, W. Mer.,
SKAGIT COUNTY, WASHINGTON

V. 13 5th Plat pg 165