

SKAGIT

Survey in the SE1/4 of the SE1/4 of Section 33, Twp. 35 N., Rng. 5 E., W.M.

Legal Description

Parcel A

Lot 1, Skagit County Short Plat No. 91-08, approved April 9, 1991 and recorded April 11, 1991, under Auditor's File No. 9104110050, in Volume 9 of Short Plats, page 346, being a portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 35 North, Range 5 East, W.M., except that portion of said Lot 1, lying within the Southwest 1/4 of the Southeast 1/4 of said Section.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said Short Plat.

Parcel B

Lot 4, Skagit County Short Plat No. 91-08, approved April 9, 1991 and recorded April 11, 1991, under Auditor's File No. 9104110050, in Volume 9 of Short Plats, page 346, being a portion of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said Short Plat.

Notes

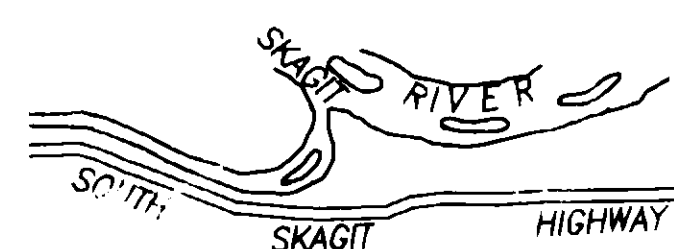
- Short plat number and date of approval shall be included in all deeds and contracts.
- All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
- Zoning - Rural (RU)
- Basis-of-bearings - Assumed S89°25'29"W on the East-West centerline of the Section per SP#159-79 filed in Volume 4 of Short Plats at page 86.
- Sewer - Individual on-site sewage systems.
- This survey was accomplished by field traverse using: 2 second digital electronic total station.
- 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.
- Change in location of access, may necessitate a change of address, contact Skagit County Permit Center.
- 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. SEE ALSO NOTE 14.
- Subject Property may be subject to instruments recorded as follows: AF#212600; AF#7911080007; AF#9104110050; Deed recorded in Volume 180 of Deeds, page 390; AF#8910040048; AF#394566; AF#91081500128; AF#9108150124; AF#9408080072.

11. Maintenance Agreement recorded under Auditor's File Number 9810290046.

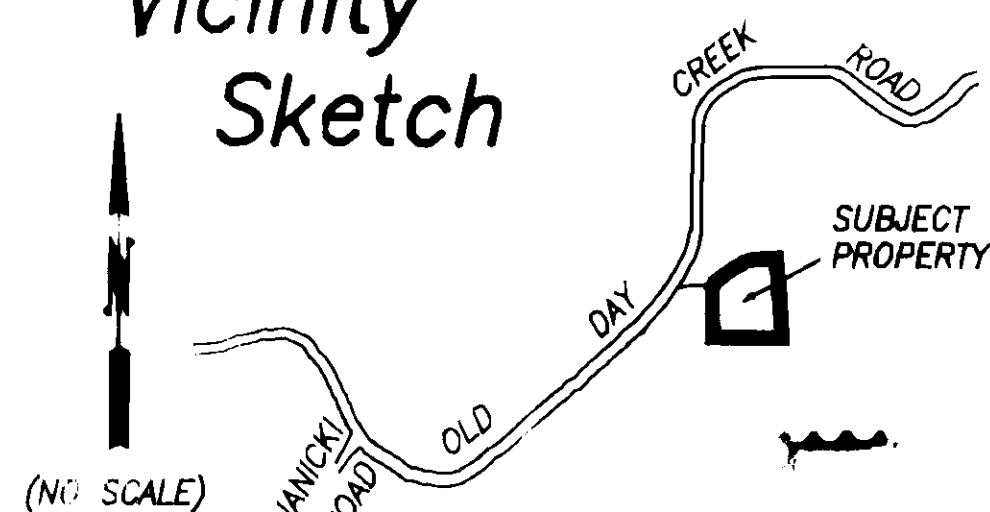
12. Potential buyers should recognize that two creeks meander through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

13. This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying or extractions, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal.

14. Water, Continued - Potential buyers need to be aware that yields on the wells in this plat are minimal, therefore adequate storage will be needed to meet domestic needs. In addition, on these wells may produce insufficient quantities for domestic use over unspecified periods as a result of drought. For variance from Minimum Standards for Construction and Maintenance of Wells AF#9809240053.



Vicinity
Sketch



Acknowledgements

State of Washington, County of SKAGIT

I certify that I know or have satisfactory evidence that

Errol Hanson

signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the

Member

of Northwest Commercial Lenders, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title NOTARY Date July 9, 1998

My appointment expires Nov. 1, 1999

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Mark W. & Becky J. Coulter H/W 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 [Signature] Title Notary Date July 9, 1998 My appointment expires Nov. 1, 1999

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.

[Signature] Skagit County Treasurer

Date 10/27/98

Short Plat No. 97-0044

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.

Robert V. Kuchan
ROBERT VINCENT KUCHAN
Windy Jo Rhodes
WINDY JO RHODES

Mark W. Coulter
MARK W. COULTER
Becky J. Coulter
BECKY J. COULTER

Vincent C. Kretz
VINCENT C. KRETZ (TRUSTEE OF THE KRETZ FAMILY TRUST)

Marjory A. Kretz
MARJORY A. KRETZ (TRUSTEE OF THE KRETZ FAMILY TRUST)

Errol Hanson
ERROL HANSON

Skagit State Bank
SKAGIT STATE BANK

Northwest Commercial Lenders, L.L.C.
NORTHWEST COMMERCIAL LENDERS, L.L.C.

Acknowledgements

State of Washington, County of KING I certify that I know or have satisfactory evidence that Robert V. Kuchan 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 [Signature] Title Notary Public Date Jan. 15, 1998 My appointment expires May 1, 2001

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Windy Jo Rhodes 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 [Signature] Title Notary Public Date 1-15-98 My appointment expires 8-8-00

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Errol Hanson 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 [Signature] Title Notary Public Date JAN 29, 1998 My appointment expires JUL 1, 1998

State of Washington, County of KING I certify that I know or have satisfactory evidence that MARJORY A. KRETZ VINCENT C. KRETZ signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the TRUSTEES OF THE KRETZ FAMILY TRUST

of Northwest Commercial Lenders, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Notary Public Date Jan. 15, 1998 My appointment expires May 1, 2001

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that Duane M. Oord

signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Senior Vice-President

of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Asst. Vice-President Date 1-23-98 My appointment expires 2/01/2001

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 25 day of October, 1998.

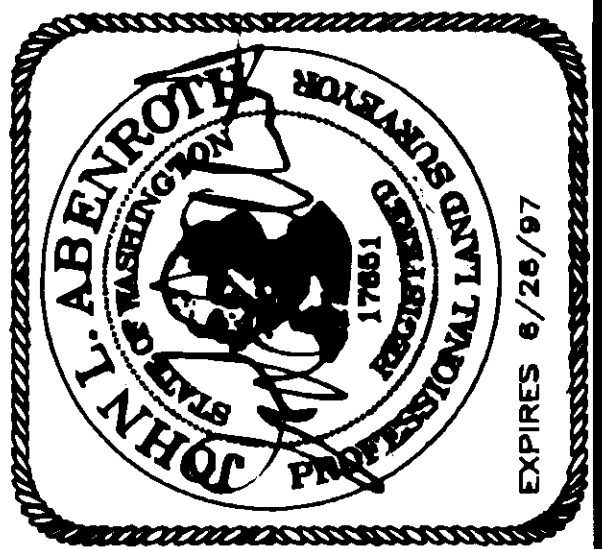
[Signature] Short Plat Administrator

[Signature] County Engineer

Short Plat for Robert Kuchan

AUDITOR'S CERTIFICATE
Filed for record this 29 day of Oct 1998 at 2:44 minutes past 10 o'clock P.M., and recorded in Volume 13 of Short Plats at page 78 of records of Skagit County, Wa.
[Signature] Auditor
A.F.# 9810290045

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 1997 at the request of Robert Kuchan
John L. Abernethy CERT#17651
Date 5/13/97



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

9810290045

Survey in the SE1/4 of the SE1/4 of Section 33, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. 97-0044

Addresses LOT A = 26782 KRETZ LANE LOT C = 26824 KRETZ LANE
LOT B = 26704 KRETZ LANE LOT D = 26708 KRETZ LANE

FOUND 1 1/2" PIPE
3" HIGH WITH OLD
DNR TAG ON
MARCH 3, 1979

POSITION ESTABLISHED
BY SINGLE PROPORTIONATE
MEASURE, SEE SURVEY
FILED IN VOL. 9 AT PAGE
6 AS A.F. # 8907210068.

FOUND 2 1/2" PIPE
6" ABOVE GROUND
ON FEB. 28, 1979

AUDITOR'S CERTIFICATE
Filed for record this 16th day of
1998 at _____ o'clock
-m., and _____ Volume
of _____
Short Plat of _____
of _____
Skagit County, Wa.

County Auditor or Deputy Auditor
A.F. # 9810290045

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 1997 at the request
of Robert Kuchan

John L. Abenroth CERT#17651
Date 9/30/98



COPYRIGHT 1998 SKAGIT SURVEYORS, INC.

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

FOUND R & L CONCRETE
MONUMENT ON JAN. 19, 1981

Legend

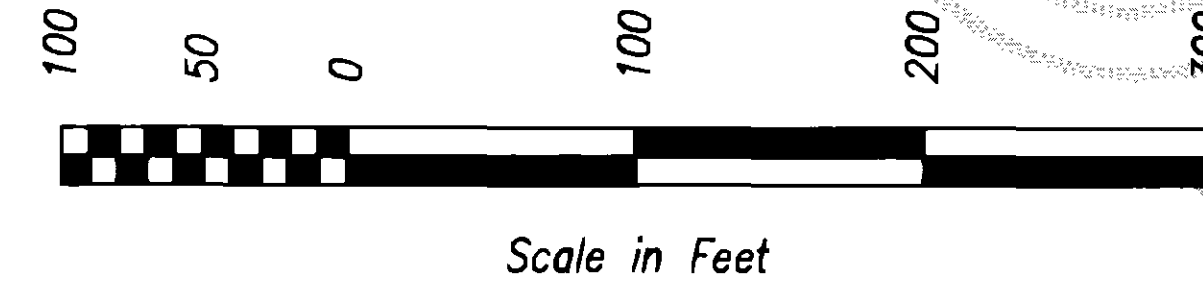
- SET 1/2" X 18" REINF.
ROD WITH YELLOW PLASTIC
CAP MARKED "SKA SURV
17651" AND WHITE
2" X 2" WITNESS STAKE,
EXCEPT AS NOTED.
- FOUND 1/2" REINFORCING
ROD WITH YELLOW PLASTIC
CAP MARKED "SKA SURV
17651" AS SHOWN ON
SURVEY FILED IN VOLUME 9
OF SHORT PLATS AT
PAGE 346.
- ▨ ACCESS LOCATION
- NGPA- BOUNDARY OF NATIVE GROWTH PROTECTION AREA
- APPROXIMATE PROPOSED DRAINFIELD
SITE, NOT SURVEYED.

#	BEARING	DISTANCE
L3	N49°12'14"E	116.43'
L4	N32°46'27"W	56.23'
L5	S55°42'30"E	14.02'
L6	N72°44'20"W	93.90'
L7	S03°39'46"W	105.37'
L8	S44°12'50"E	82.83'
L9	S59°35'46"E	138.70'
L10	S09°29'41"W	105.72'
L11	S89°34'33"E	284.54'
L12	N18°41'52"E	44.39'
L13	S81°12'37"W	114.51'
L14	N54°42'42"W	49.05'
L15	N08°37'19"W	85.50'
L16	N42°03'02"W	59.00'
L17	N56°54'39"W	166.19'
L18	N32°46'27"W	47.64'
L19	N81°12'37"E	49.94'
L20	S65°54'14"E	124.61'
L21	N89°36'54"W	177.35'
L22	N28°27'53"E	229.48'
L23	N69°30'00"E	134.28'
L24	S88°35'42"E	105.78'
L25	S14°20'24"W	256.20'
L26	N89°34'33"W	277.45'

LOT	LINE	TABLE	
#		BEARING	DISTANCE
L1	S11°29'42"E		60.32'
L2	S15°52'10"W		53.63'
L3	S27°34'09"W		65.04'
L4	S13°41'24"W		42.31'
L5	S03°42'33"W		30.50'
L6	S07°39'35"E		29.02'
L7	S25°30'15"E		34.69'
L8	S13°37'44"E		37.10'

#	RADIUS	DELTA	LENGTH
C1	291.00'	09°57'59"	50.62'
C2	205.00'	36°12'39"	129.56'
C3	45.00'	30°56'30"	24.30'
C4	45.00'	99°36'41"	78.23'
C5	45.00'	26°48'52"	21.06'
C6	45.00'	118°32'01"	93.10'
C7	145.00'	34°17'02"	86.76'
C8	351.00'	09°57'59"	61.06'
C9	330.00'	15°55'02"	91.68'

#	BEARING	DISTANCE
L1	S53°42'30"E	122.39'
L2	N53°42'30"W	53.46'



Short Plat for Robert Kuchan

V-13 Sh. Plat pg 179