

MISCHKE SHORT PLAT 96 - 0088

PTN. SW 1/4 OF SE 1/4 OF SEC. 11 TWP. 35 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

33
26
54

SKAGIT KATHY HILL

98 OCT 29 AM 1:15

FILED
REQUEST OF

DECLARATION

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

David Mischke
DAVID MISCHKE

Kathy Mischke
KATHY MISCHKE

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 26 DAY OF October 1998.

Reuben Jones
SHORT PLAT ADMINISTRATOR

Carl G. Math
COUNTY ENGINEER
10-19-98

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF King

ON THIS 14th DAY OF October 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED David Mischke

Kathy Mischke
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

Chema High
NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
RESIDING AT Seattle



NOTES

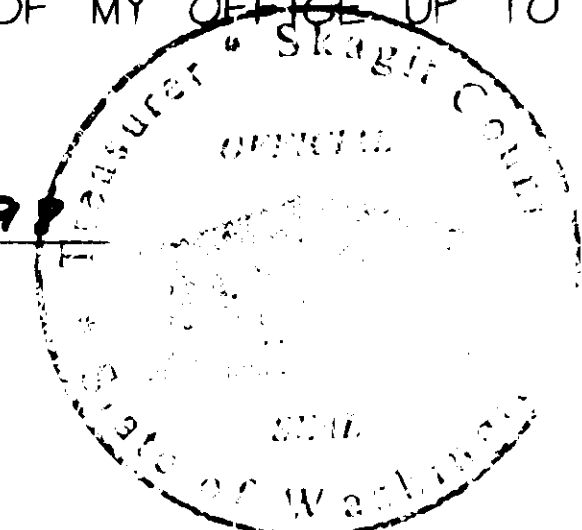
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RESIDENTIAL (R)
3. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT. FOR DETAILS.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
6. SKAGIT COUNTY MAY REQUIRE BUILDING SET BACKS FROM THE TOP OF THE BANK OF THE CREEK SHOWN HEREON.
7. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN. CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
8. INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. 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. RECORDED EASEMENT HAVE BEEN PROVIDED FOR THE DEMONSTRATION WELL LOCATED ON PARCEL C (AF# 9606280043 + AF# 9609280043).

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.

Julian Monahan
SKAGIT COUNTY TREASURER
Rabe Jungquist

10-22-98
DATE



SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "MISCHKE 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 29 DAY OF Oct 1998
AT 11:15 A.M. IN BOOK 13 OF SHORT PLATS, ON PAGE 180-181

Kathy Hill
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Chema High
BY

THE HOMEOWNERS AGREEMENT AFFECTING THIS SHORT PLAT IS FILED UNDER AF# #9809170048

9810290053

MISCHKE SHORT PLAT 96 - 0088

PTN. SW 1/4 OF SE 1/4 OF SEC. 11 TWP. 35 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

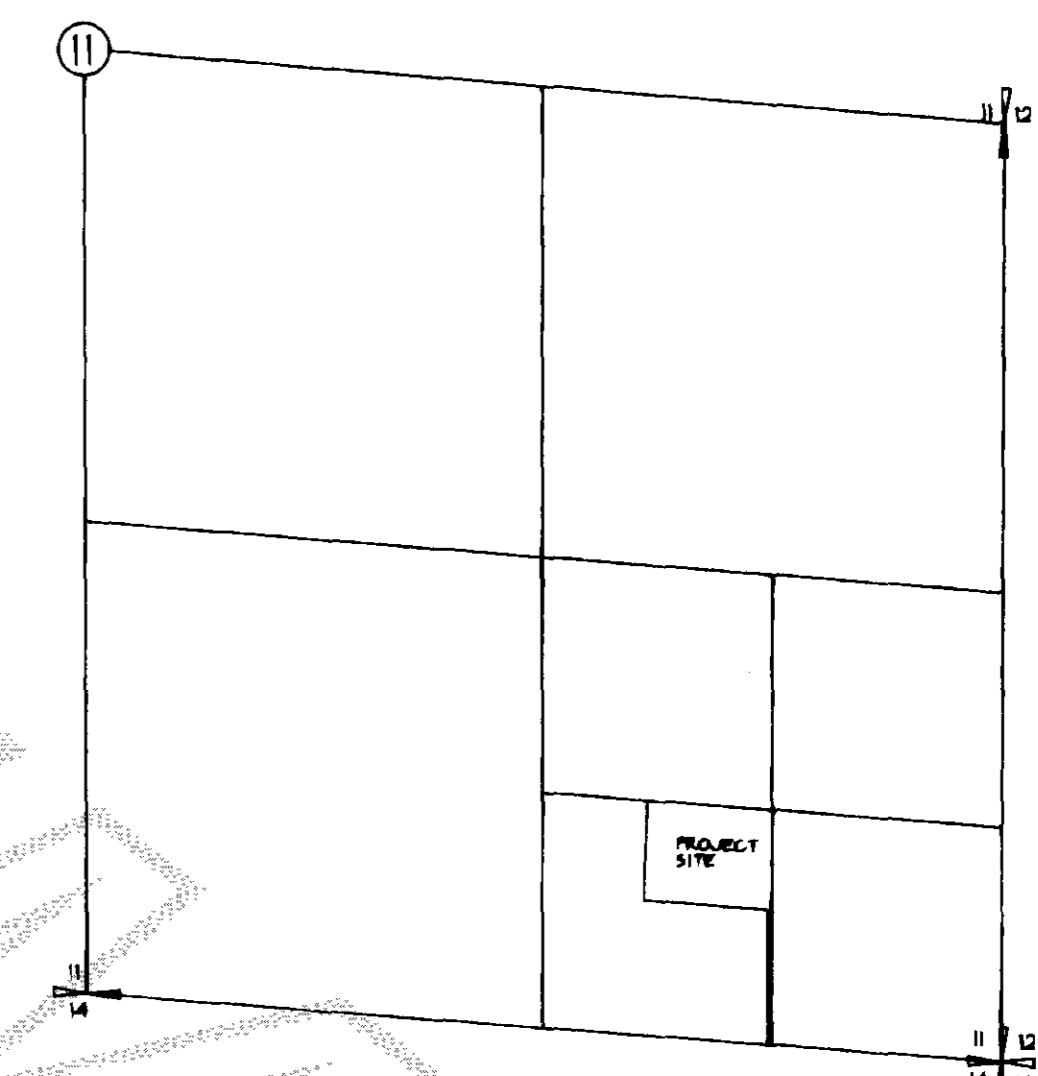
LEGAL DESCRIPTION

TRACT 1 OF SHORT PLAT NO. 91-12, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., APPROVED MAY 1, 1991, AND RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 355, UNDER AUDITOR'S FILE NO. 9105060007, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AS FURTHER IDENTIFIED BY SURVEY RECORDED JANUARY 28, 1993, UNDER AUDITOR'S FILE NO. 9301280001 IN VOLUME 13 OF SURVEYS, PAGE 193, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EASTERLY PORTION OF TRACT 2 OF SAID SHORT PLAT NO. 91-12, AND AS FURTHER IDENTIFIED BY SURVEY RECORDED JANUARY 28, 1993, UNDER AUDITOR'S FILE NO. 9301280001, IN VOLUME 13 OF SURVEYS, PAGE 193, AS DELINEATED ON THE FACE OF SAID SHORT PLAT AND SURVEY.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 04°18'11" W	47.80
L2	N 22°40'24" W	92.69
L3	N 08°18'09" E	47.05
L4	N 27°49'47" E	95.62
L5	N 30°24'59" W	80.77
L6	N 48°15'29" W	24.64
L7	N 10°59'41" W	45.56
L8	N 4°01'18" W	42.99
L9	N 27°11'12" W	11.36
L10	N 5°32'16" W	40.77
L11	N 45°26'25" W	50.64
L12	N 10°18'19" W	40.04
L13	N 14°26'06" W	51.07
L14	N 4°58'09" E	48.65
L15	N 26°16'12" E	16.94



SECTION 11-35-4

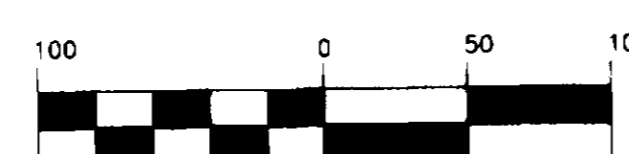
NOTE

"POTENTIAL BUYERS SHOULD RECOGNIZE THAT AN UNNAMED 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."

BASIS OF BEARING

RECORD OF SURVEY AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOL. 13, PG. 193.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- ⊙ SET REBAR + CAP #9361
- ⊕ FND CONC. MON.
- FND SKAGIT SURVEYORS REBAR + CAP

SURVEY EQUIPMENT + PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 4-96.



04 17,98

JOB # 96052

SHEET 2 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. PG.

V.13 Sh Plat Pg 181