

NOTES

- 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. See Agreement and Easement recorded under Auditor's File No. 9809150104.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Rural
- Sewage Disposal - Individual septic system
- 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-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. An aquifer demonstration well was located on Lot 2.
Future buyers need to drill future wells to a deeper confined aquifer or comply with Skagit County Code 14.06.330(2) "Low Flow Mitigation"
- - Indicates iron rod set with yellow cap - survey number LISSER 22960
 - - Indicates existing iron rod or pipe found.
- Meridian - Assumed.
- Basis of Bearing: Monumented North line of the Northeast 1/4 of Section 26, T. 34 N., R. 4 E., W.M.
Bearing = South 87° 40' 53" East
- Survey description is from Land Title Company of Skagit County, Subdivision Guarantee, Order No. S-81670, dated April 24, 1997.
- For additional survey information see Short Plat Numbers 10-87, recorded in Volume 7 of Short Plats, Page 189; Short Plat 42-86, recorded in Volume 7 of Short Plats, Page 154; Short Plat No. 63-89, recorded in Volume 9 of Short Plats, Pages 196-197, all in records of Skagit County, Washington.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments listed in title report mentioned under Note 9 above and being recorded under Auditor's File Numbers 791805, 9506270077, and 436986.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
- Survey Procedure - Field traverse.
- 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 officially designated boundary of a Skagit County Fire District.
- Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
- All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.
- Potential buyers should recognize that an unnamed creek meanders through a portion of this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
- This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resources 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 generate 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 law.
- This short plat shows a Protected Critical Area (PCA) requirements of Skagit County Code (SCC) 14.06.145. The PCA as shown hereon represents an area approximately 200 foot wide along and adjacent to an existing stream identified by Skagit County Planning staff to be a Type 3 stream. The buffer is measured from the centerline of the stream. The PCA additionally encompasses delineated wetlands which have a 50 foot buffer. The PCA Easement additionally speaks to potential geologically hazardous slopes on Lot 3 which will need to be addressed with any future residential development. The PCA Easement has been recorded under Auditor's File No. 9901250156 which cross references this short plat.
- Wetlands shown hereon are as delineated by Aqua-Terr Systems, Inc. in December 1997. See report on file with the Skagit County Planning and Permit Center dated January 20, 1998 for specific information.
- Setback line is based upon Geo Engineers, Inc. site assessment report dated December 9, 1998, the location of the toe of the hill is representational only. The actual location will hold and will be the basis of measurement for any foundation placement. If a building site is selected anywhere on Lot 3 which is southwesterly of the toe of the slope a site specific geo engineering analysis will be required, see Skagit County Planning staff for details. The above referenced PCA Easement contains specific conditions which need to be addressed prior to any residential construction on Lot 3. These conditions are verbatim from the above referenced Geo Engineers, Inc. report

SURVEY DESCRIPTION

That portion of the Southeast 1/4 of the Southeast 1/4, Section 23, and the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 4 East, W.M., particularly described as follows:

BEGINNING at the Southeast corner of the Northeast 1/4 of the Northeast 1/4, Section 26; thence North along the East line of said Northeast 1/4 to its intersection with County road; thence following the Westerly line of County road in a Northwesterly direction to the intersection of said Westerly line of County road with a line which is 20 rods North of the South line of the Southeast 1/4 of said Section 23; thence West to a point 20 rods North of the Southwest corner of the Southeast 1/4 of the Southeast 1/4, Section 23; thence South along West line of Southeast 1/4 of the Southeast 1/4, Section 23, and the Northeast 1/4 of the Northeast 1/4 of Section 26, to Southwest corner of the Northeast 1/4 of the Northeast 1/4, Section 26; thence East to POINT OF BEGINNING,

EXCEPT that portion described as follows:

A tract of land in the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING on the south side of the County road, 564.0 feet South of the Northeast corner of said East 1/2; thence South along its East line, 764.0 feet to its Southeast corner; thence North 88° 45' West, 662.8 feet to its Southwest corner; thence Northerly along its West line, 275.0 feet; thence North 47° 55' East 824.0 feet to the South side of the County road; thence South 33° 42' East 100.0 feet to the POINT OF BEGINNING.

ALSO EXCEPT that portion described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 4 East, W.M.; thence North 764.0 feet to the intersection of the South line of State Highway #1A, and the East line of said Northeast 1/4 of the Northeast 1/4; thence Northwesterly along the South line of said highway, 100.0 feet to the TRUE POINT OF BEGINNING; thence South 47° 55' West, 175.0 feet; thence Northwesterly parallel with said highway, 241.0 feet; thence North 47° 55' East, 175.0 feet to said highway; thence Southerly along the South side of said highway to the TRUE POINT OF BEGINNING.

TOGETHER WITH an easement for ingress, egress and utilities per AGREEMENT AND EASEMENT recorded under Skagit County Auditor's File Number 9809150104.

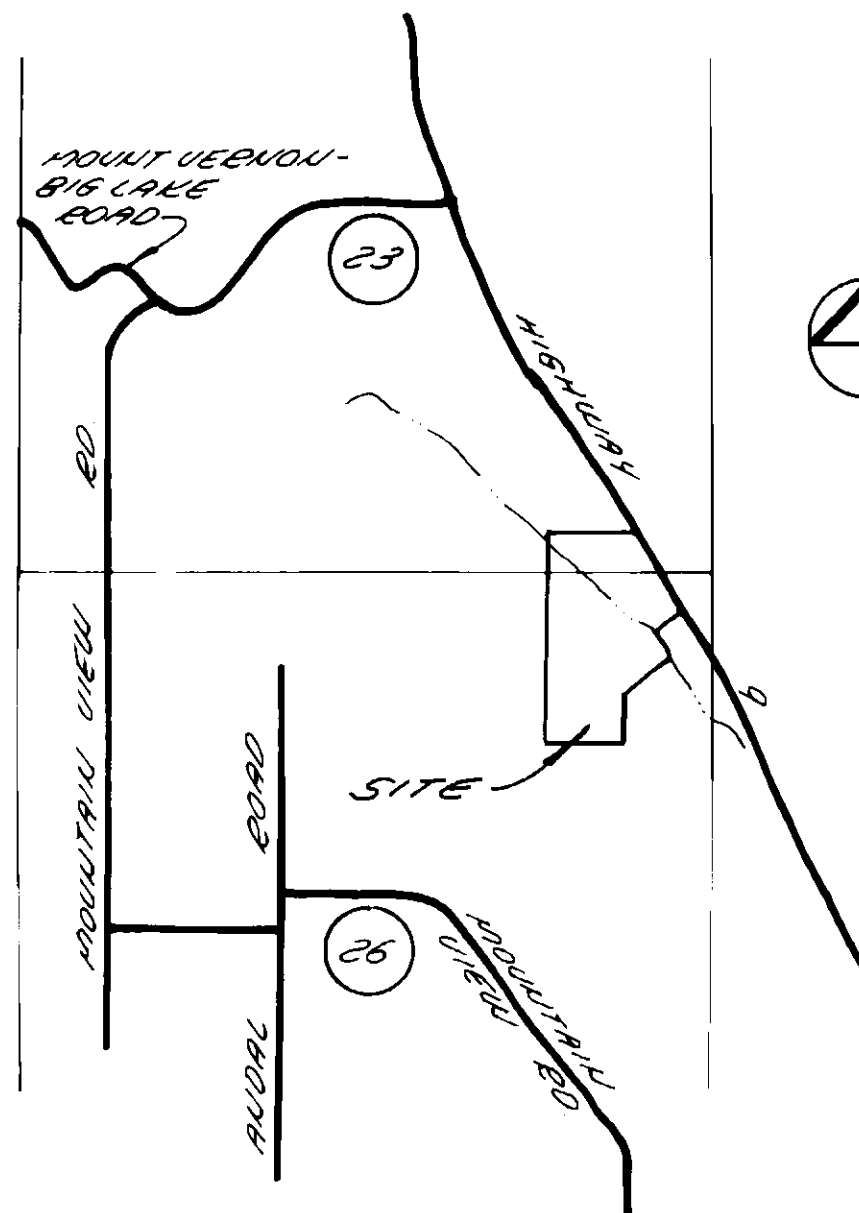
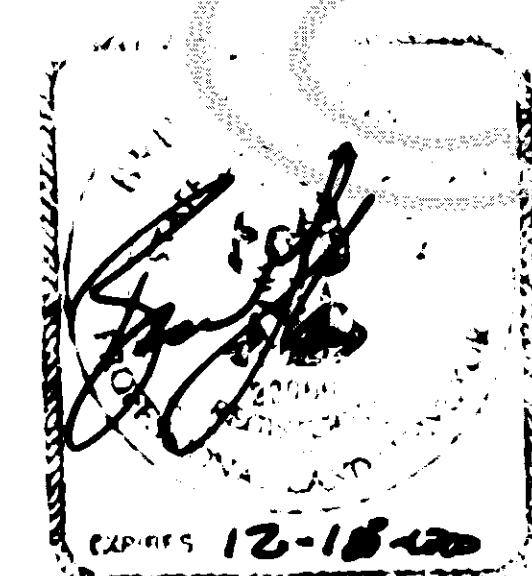
AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens and other instruments of record.
Situate in the County of Skagit, State of Washington.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 25th DAY OF JANUARY 1999.

[Signature]
SHORT PLAT ADMINISTRATOR

[Signature] 1-21-99
SKAGIT COUNTY ENGINEER



VICINITY MAP
N.T.S.

OWNER'S 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.

[Signature]
Kirk D. Shroyer, Husband
[Signature]
Ben E. Chase, Husband

[Signature]
Mary E. Shroyer, Wife
[Signature]
Christine Chase, Wife

ACKNOWLEDGMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory KIRK D. SHROYER AND MARY E. SHROYER, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated JAN 12 1999
Signature *[Signature]*
Title CLERK
My appointment expires 7-14-00

State of Washington

County of SKAGIT
I certify that I know or have satisfactory evidence BEN E. CHASE AND CHRISTINE CHASE, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated JAN 12 1999
Signature *[Signature]*
Title CLERK
My appointment expires 7-14-00

TREASURERS 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 of 1998.
This 21 day of January, 19 99.

[Signature]
Skagit County Treasurer

AUDITOR'S CERTIFICATE

Filed for record this 25 day of Jan, 19 99 at 3:32 PM in Volume 13 of SHORT PLATS, on pages 200, 201 at the request of SEMRAU & LISSER. Auditor's File No. 9901250155

[Signature]
Skagit County Auditor

[Signature]
Deputy

SURVEYOR'S CERTIFICATE

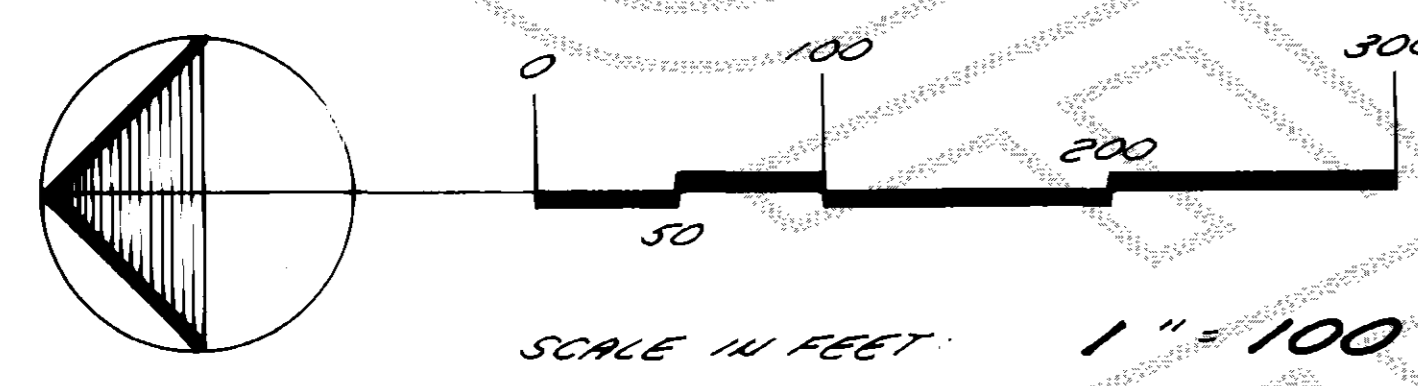
I hereby certify that this short subdivision is based on an actual survey, which is retracable and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the short plat in accordance with the provisions contained in Chapter 332-120 WAC.

[Signature]
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566

Date: Jan. 11, 1999

SHEET 1 OF 2

SHORT PLAT NO. <u>97-0097</u>	DATE
SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, T. 34N., R. 4E., W.M. AND IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T. 34N., R. 4E., W.M. SKAGIT COUNTY, WASHINGTON.	
FOR: <u>KIRK AND MARY SHROYER</u>	
FB <u>PS</u>	SEMRAU & LISSER
RESIDUAL ASS'N'D	SUBDIVISION PLANNING ENGINEERS
	424 - 9566
	97-018



INDICATES APPROVED ACCESS POINT (SEE NOTE 16.15)

COMBINED INGRESS AND EGRESS EASEMENT AREA 2015 112

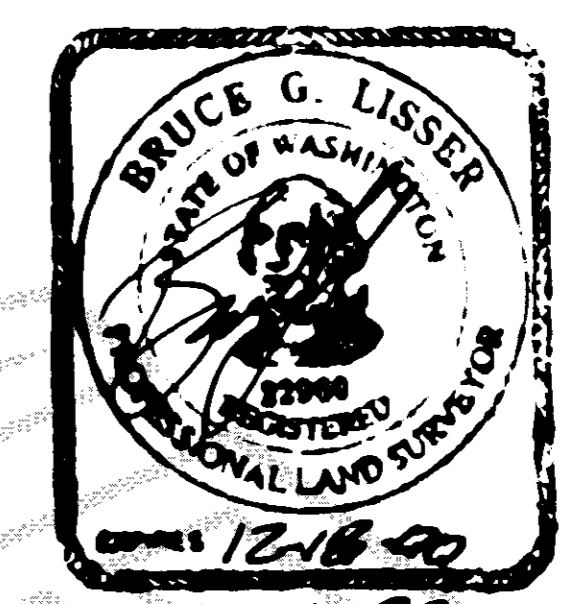
WEST LINE OF S.E. 1/4, S.E. 1/4

WEST LINE OF S.E. 1/4, S.E. 1/4

ADDRESS INFORMATION

- Lot 1 15988 State Route 9
- Lot 2 15984 State Route 9
- Lot 3 16334 Cultus Court

1/4 COBNER, 1" IRON PIPE PER PREVIOUS SURVEY; S.P. 28-80



SHEET 2 OF 2

SHORT PLAT No. 97-0097	DATE
SURVEY IN A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, T.34N., R.4E., W.1N. AND IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T.34N., R.4E., W.1N. SHERIDAN COUNTY, WASHINGTON	
FOR: KIRK AND MARY SHROYER	
FB 26	1" = 100'
MERIDIAN ASS'N'D	SUBDIVISION PLANNING ENGINEERING
	97-018
	424-9366