

AUDITOR'S CERTIFICATE
Filed for record this 21 day of May, 1999 at 4:46 P.M. in Volume
14 of Short Plats, on pages 28429 at the request of LISSER & ASSOCIATES,
PLLC.
Auditor's File No. 9905210058
John Hill
Skagit County Auditor

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of this short plat and the roads within have been
surveyed and monumented and that all distances and bearings are accurate.
Bruce G. Lisser
Bruce G. Lisser, PLS., Certificate No. 22960
LISSER & ASSOCIATES, PLLC
2124 Riverside Drive, Suite 107
Mount Vernon, WA 98273
Phone (360) 424-5517
Date: MAY 11, 1999

SHORT PLAT NO. 97-0023		DATE
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T.36N., R.3E., W.1W. IN SKAGIT COUNTY, WASHINGTON		
FOR: <u>JAMES & MARY ANDERSON</u>		
FB 137 16 35	LISSER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION Mount Vernon, WA 98273 360-424-5517	1" = 100' 97-011

NOTES

1. 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. 9905210060
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Rural
4. Sewage Disposal - Individual septic system. (Alternative Systems)
Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
5. 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 1.
 - - Indicates iron rod set with yellow cap - survey number LISSER 22960.
 - - Indicates existing iron rod or pipe found.
7. Meridian - Assumed.
8. Basis of Bearing: Monumented North line of the Northwest 1/4 of Section 35, T. 36 N., R. 3 E., W.M.
Bearing = North 88° 51' 14" East
9. Survey description is from Land Title Company of Skagit County, Subdivision Guarantee, Order No. T-81169, dated February 12, 1997.
10. For additional survey information see Short Plat Numbers 31-83, recorded in Volume 6 of Short Plats, Page 96; Short Plat 44-78, recorded in Volume 2 of Short Plats, Page 224; Short Plat No. 90-78, recorded in Volume 9 of Short Plats, Pages 373-374; Short Plat No. 62-88, recorded in Volume 8 of Short Plats, Page 102; Plat of Chuckanut View Subdivision, recorded in Volume 16 of Plats, Pages 94-97; and Record of Survey map recorded in Volume 14 of Surveys, Pages 180-181, all in records of Skagit County, Washington.
11. 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 9702110050, 9702110051 and 474422.
12. Instrumentation - LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure - Field traverse.
14. 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.
15. Change in location of access, may necessitate a change of address, contact Skagit County Planning & Permit Center.
16. All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.
17. This short plat shows a Protected Critical Area (PCA) requirements of Skagit County Code (SCC) 14.06.145. The PCA as shown hereon encompasses delineated wetlands which have a 50 foot buffer. The PCA Easement has been recorded under Auditor's File No. 9905210059 which cross references this short plat.
18. Wetlands shown hereon are as delineated by Graham-Bunting & Associates. in April 1997. See report on file with the Skagit County Planning and Permit Center dated October 15, 1998 for specific information. The area of the delineated wetlands and their respective buffers are as follows: Lot 2 = 1.3 Acres and Lot 3 = 0.8 Acres
19. In order to provide storm water runoff control, all building downspouts will be required to discharge on to splash blocks. Downspouts and other drainage conveyances will not be allowed to connect into the plat road or county road ditch/drainage system.

SURVEY DESCRIPTION

The North 15 acres of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., Skagit County Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the West 60.00 feet of the following tract:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., lying North of the County road as it existed February 18, 1942,

EXCEPT that portion conveyed to Skagit County for road revision by Deed dated September 29, 1951, recorded April 25, 1952, under Auditor's File No. 474422,

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

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.

James V. Anderson
James V. Anderson, Husband

Mary E. Anderson
Mary E. Anderson, Wife

H. Walter Werme
H. Walter Werme, Husband

Corinne C. Werme
Corinne C. Werme, Wife

Duane M. Oord
Duane M. Oord

Skagit State Bank

ACKNOWLEDGMENTS

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence JAMES V. ANDERSON AND MARY E. ANDERSON, 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 5-11-99
Signature Judy A. Smith
Title Notary
My appointment expires Aug 15, 2000

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence H. WALTER WERME AND CORINNE C. WERME, 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 MAY 10, 1999
Signature Barbara D. Lee
Title Notary
My appointment expires 7-14-00

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/they) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President
Skagit State Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated May 11, 1999
Signature Barbara D. Lee
Title Secretary
My appointment expires 3-30-2000

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 21st day of May, 19 99.

Randy Jones
Short Plat Administrator

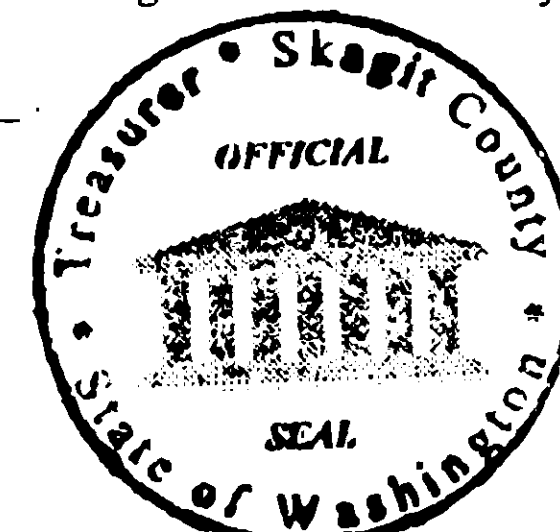
Keith Smith
Skagit County Engineer

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 1999.

This 19 day of May, 19 99.

Judy Menich
Skagit County Treasurer



SHEET NO. 2 of 2		
SHORT PLAT NO. 97-0023	DATE	
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T. 36 N., R. 3 E., W.M. IN SKAGIT COUNTY, WASHINGTON		
FOR: JAMES & MARY ANDERSON		
FS 137 1835	LISSER & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION Mount Vernon, WA 98273 360-424-5517	1" = 100' 97-011
METHOD: ASSUMED		