

9906030065

SURVEY DESCRIPTION

TRACT 4, OF SKAGIT COUNTY SHORT PLAT NO. 93-010, APPROVED MAY 19, 1993, RECORDED MAY 20, 1993, IN VOLUME 10 OF SHORT PLATS, PAGE 196, UNDER AUDITOR'S FILE NO. 9305200042, BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF June, 1999 AT

2:11 p.m. IN VOLUME 14 OF SHORT PLATS, ON PAGES 32

AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 9906030065

Kathy Hill
SKAGIT COUNTY AUDITOR

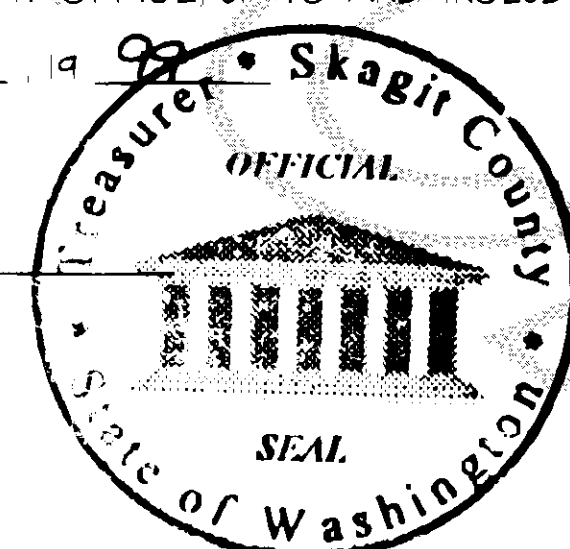
Jeffrey Zarala
DEPUTY

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 OF 1999

THIS 1st DAY OF June, 1999

Richard Menich
SKAGIT COUNTY TREASURER



SHORT PLAT NO. 99-0006 DATE

APPROVALS

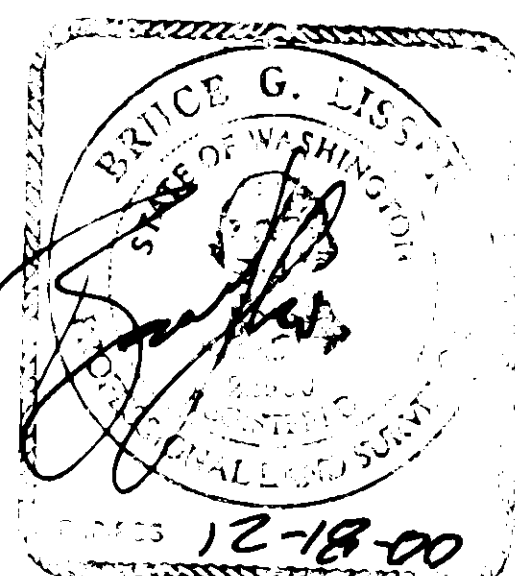
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 3rd DAY OF June, 1999

Richard Menich
SHORT PLAT ADMINISTRATOR
Chris G. Lissner 5-27-99
SKAGIT COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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.

Brice G. Lissner 10 DATE: MAY 18, 1999
BRUCE G. LISSNER, PLS., CERTIFICATE NO. 22960
LISSER & ASSOCIATES PLLC
274 RIVERSIDE DRIVE SUITE 107
MOUNT VERNON, WA 98213
PHONE (360) 424-5517



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. HOMEOWNER'S ASSOCIATION MAINTENANCE AGREEMENT TO BE RECORDED.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RESIDENTIAL RESERVE / COMP. PLAN = RURAL INTERMEDIATE
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL SYSTEMS.
- 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. AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 1.
- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960.
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- MERIDIAN - ASSUMED.
- BASIS OF BEARING - MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEARING = NORTH 0°40'36" WEST
- SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. H-366413, DATED DECEMBER 29, 1998.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 93-010 RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 196, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9305200042.
- 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, CONTRACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- WELL INTAKE SHALL BE LOCATED A MINIMUM OF 20 FEET BELOW THE TOP OF THE AQUIFER.
- THIS WELL REQUIRES A CURRENT AND SATISFACTORY WATER EVALUATION (BACTERIA TEST AND INORGANIC CHEMISTRY) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR LOT 3. THE WELL PROTECTION ZONE CROSSES THE PROPERTY LINE AND EASEMENTS WERE NOT ABLE TO BE OBTAINED FROM THE ADJOINING LAND OWNERS. THIS IS A PRE-EXISTING NON-CONFORMING CONDITION.

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.

Douglas W. Stanek
DOUGLAS W. STANEK, AS HIS SEPARATE PROPERTY

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

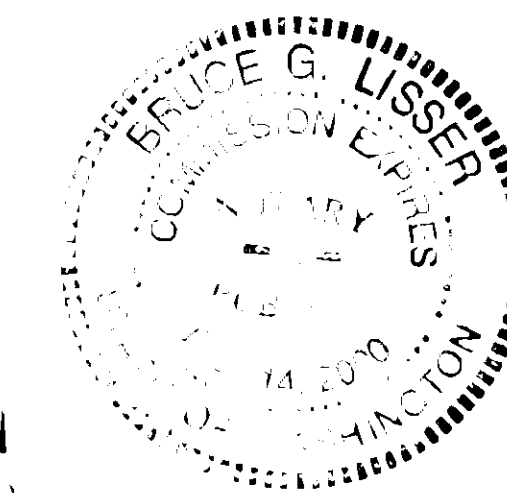
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE DOUGLAS W. STANEK, SIGNED THIS INSTRUMENT AND ACKNOWLEDGES IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 19, 1999

SIGNATURE Douglas W. Stanek

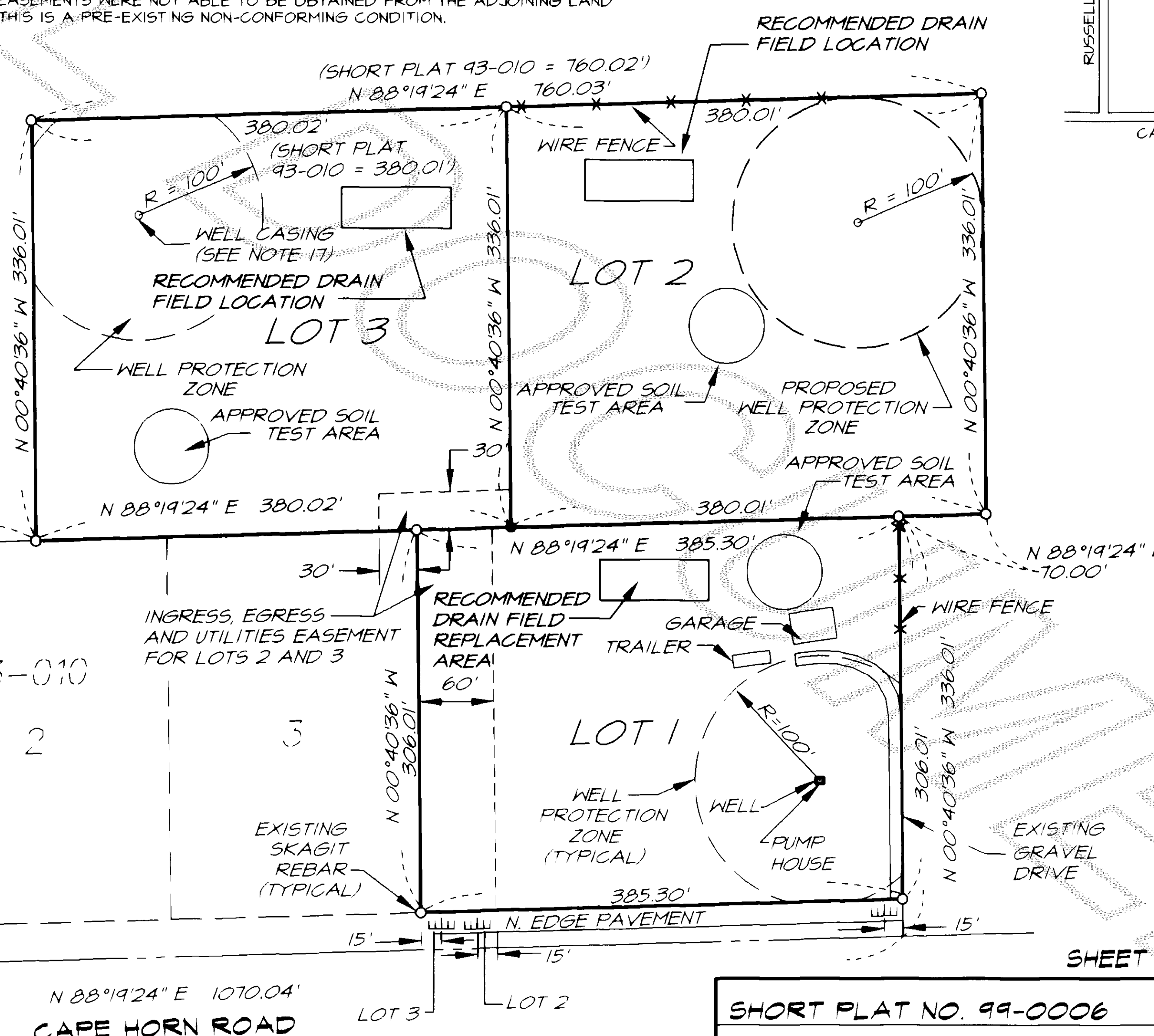
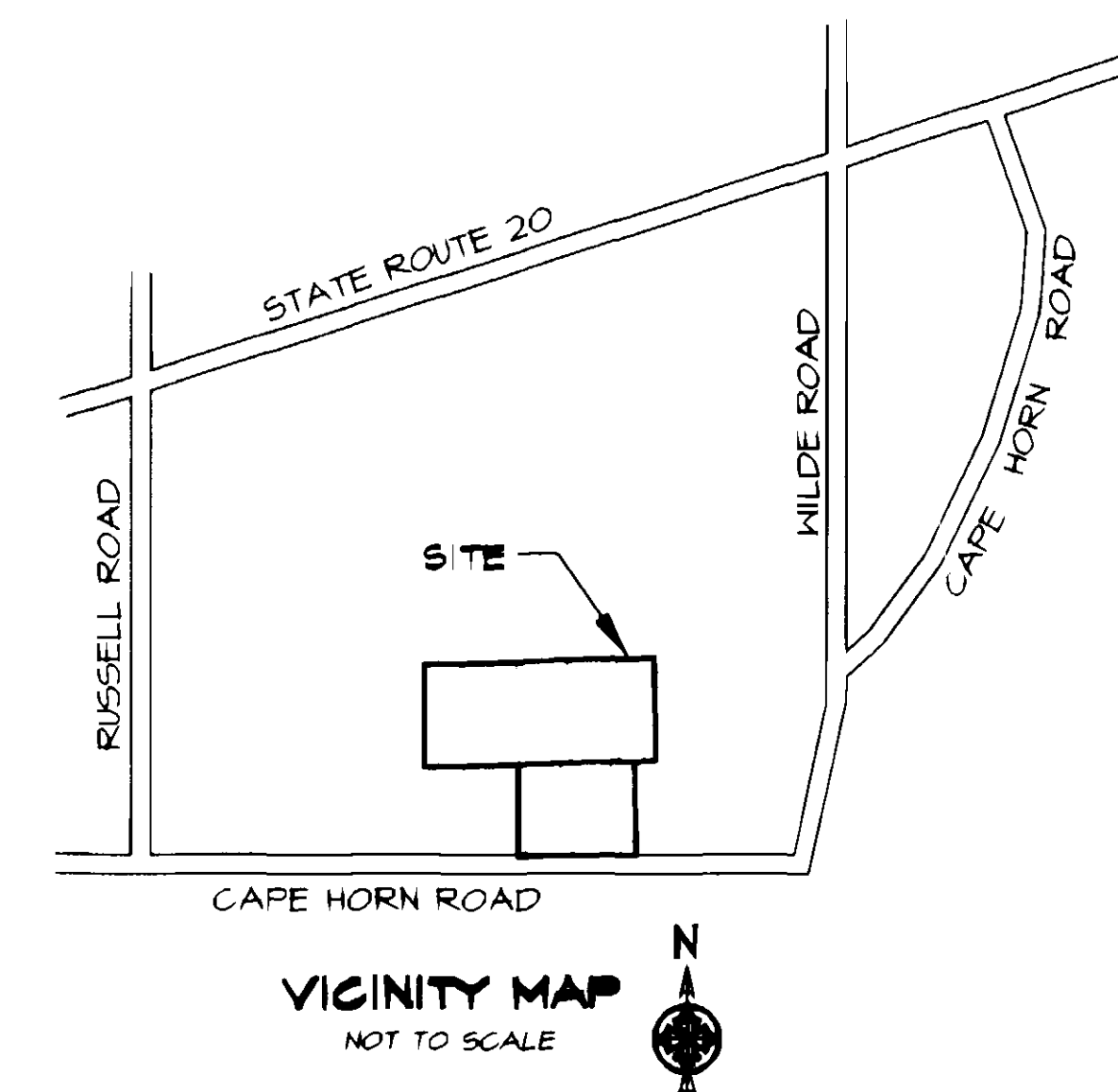
TITLE Owner

MY APPOINTMENT EXPIRES 7-14-00



LOT AREA AND ADDRESS INFORMATION

LOT 1	40311 CAPE HORN ROAD	117,888 SQ. FT.	(2.71 acres)
LOT 2	40263 CAPE HORN ROAD	121,669 SQ. FT.	(2.83 acres)
LOT 3	40254 CAPE HORN ROAD	121,669 SQ. FT.	(2.83 acres)



VICINITY MAP
NOT TO SCALE

0 50 100 200 300
SCALE

SHEET 1 OF 1

DATE: 5/18/99

SHORT PLAT NO. 99-0006

SURVEY IN A PORTION OF GOVERNMENT LOTS 3 AND 4,
SECTION 14, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: DOUGLAS W. STANEK

FB 155 PG 13
MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98213 360-424-5517

SCALE: 1" = 100'
DRAWING: 30445P.DWS

vol 14 Short Plat PG 32