

9906220015

SURVEY DESCRIPTION

PARCEL "A"
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THAT PART OF THE
EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE
EXISTING ROAD AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 ALL IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST,
W.M., EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD
PURPOSES BY DEED RECORDED NOVEMBER 14, 1956, UNDER AUDITOR'S FILE NO.
544073.

PARCEL "B"
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH,
RANGE 3 EAST, W.M., EXCEPT THE EASTERLY 412.5 FEET THEREOF;

ALSO THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, LYING
NORTHEASTERLY AND EAST OF THE ROAD, AS IT EXISTED ON JUNE 27, 1947, ALL
IN SAID SECTION, EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE
RIGHT-OF-WAY OF THAT CERTAIN 60 FOOT ROAD CONVEYED TO SKAGIT COUNTY BY
DEED RECORDED NOVEMBER 14, 1956, UNDER AUDITOR'S FILE NO. 544073, AND
ALSO EXCEPT FROM ALL OF PARCEL "B", THAT PORTION THEREOF LYING NORTHERLY
OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 23;
THENCE NORTH 89°38'02" EAST 849.47 FEET ALONG THE SOUTH LINE OF SAID
SUBDIVISION TO THE WESTERLY LINE OF SAID EASTERLY 412.5 FEET OF SAID
SUBDIVISION;
THENCE NORTH 1°37'05" WEST 567.59 FEET ALONG SAID WESTERLY LINE TO THE
TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE SOUTH 84°28'56" WEST 1837.96 FEET TO THE EASTERLY MARGIN OF
THAT CERTAIN 60 FOOT ROAD CONVEYED TO SKAGIT COUNTY BY DEED RECORDED
NOVEMBER 14, 1956, UNDER AUDITOR'S FILE NO. 544073 AND THE TERMINUS OF
SAID DESCRIBED LINE.

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

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

KATHY HILL
SKAGIT COUNTY AUDITOR

RECORDED FILED
JUN 22 1999

REQUEST OF
3/20/01

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.
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, CONVENTIONAL SYSTEMS.
5. WATER - INDIVIDUAL WELLS
6. 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 WELLS ARE LOCATED ON LOTS 2 AND 3.
7. 0 - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22460.
8. 0 - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
9. MERIDIAN - ASSUMED.
10. BASIS OF BEARING - MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. BEARING = NORTH 84° 41' 05" EAST.
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. S-85443, DATED MAY 25, 1948.
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED IN VOLUME 9 OF SURVEYS, PAGE 21, AND IN VOLUME 20 OR SURVEYS, PAGES 44 AND 45 RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. 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 840180053, 8203180076, 8410310121, 8410310126, AND 544073.
14. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
15. SURVEY PROCEDURE: FIELD TRAVERSE.
16. 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.
17. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
18. 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.
19. 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 ALONG AND ADJACENT TO AN EXISTING STREAM IDENTIFIED BY SKAGIT COUNTY PLANNING STAFF TO BE A TYPE 4 STREAM. THE BUFFER IS MEASURED FROM THE CENTERLINE OF THE STREAM. THE PCA EASEMENT HAS BEEN RECORDED UNDER AUDITOR'S FILE NO. 9906220016.
20. THE ROAD RIGHT OF WAY (HOOD ROAD) SHOWN HEREON DOES NOT DIVIDE ANY PORTION OF THE LOTS.
21. THE SUBJECT PROPERTY IS LOCATED ADJACENT TO DESIGNATED NATURAL RESOURCES LANDS. ALL FUTURE DEVELOPMENT WILL NEED TO SIGN AND RECORD A NATURAL RESOURCES WAIVER WITH THE DEED, FOR INFORMATION CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
22. THIS PARCEL LIES WITHIN 300 FEET OF LAND DESIGNATED RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND 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, PRUNING, HARVESTING, OR EXTRACTION, WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCES LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS.
23. THE WELL PROTECTION ZONE SHOWN FOR THE WELL ON LOT NO. 2 CROSSES INTO COUNTY ROAD RIGHT OF WAY. THIS IS A PRE-EXISTING NON-CONFORMING CONDITION WITH RESPECT TO SCC 12.48.240(5).

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.

JOSEPH THOMAS HAINES, A SINGLE PERSON
MARY M. MUREAU, A SINGLE PERSON

KEN MAYER, A SINGLE PERSON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE JOSEPH THOMAS HAINES, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 21, 1999
SIGNATURE [Signature]
TITLE [Signature]
MY APPOINTMENT EXPIRES 7-14-99

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE MARY MUREAU, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MAY 21, 1999
SIGNATURE [Signature]
TITLE [Signature]
MY APPOINTMENT EXPIRES 7-14-99

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE KEN MAYER, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/1/99
SIGNATURE [Signature]
TITLE [Signature]
MY APPOINTMENT EXPIRES 1/31/00

PAMELA R. WAUGH
NOTARY PUBLIC-MINNESOTA
My Comm. Expires Jan. 31, 2008

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF June 1999,
M. IN VOLUME 14 OF SHORT PLATS, ON PAGES 33-34
AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 9906220015

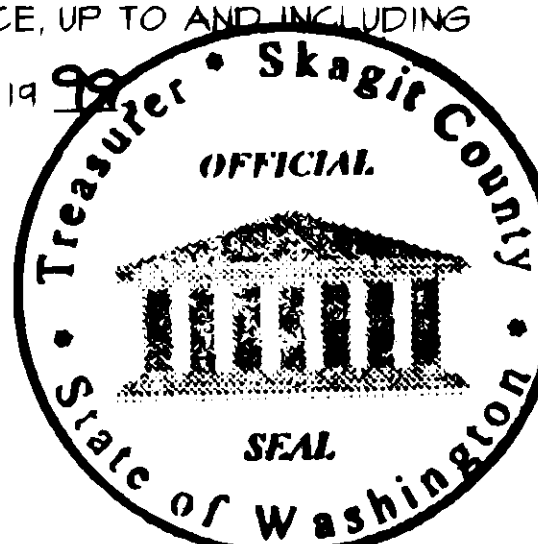
Kathy Hill
SKAGIT COUNTY AUDITOR
Samuel J. Granger
DEPUTY

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 15 DAY OF June 1999
Aud. Sec. March 15, 1999
SKAGIT COUNTY TREASURER

SHORT PLAT NO. 99-001 DATE 6-15-99



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 21 DAY OF June 1999.

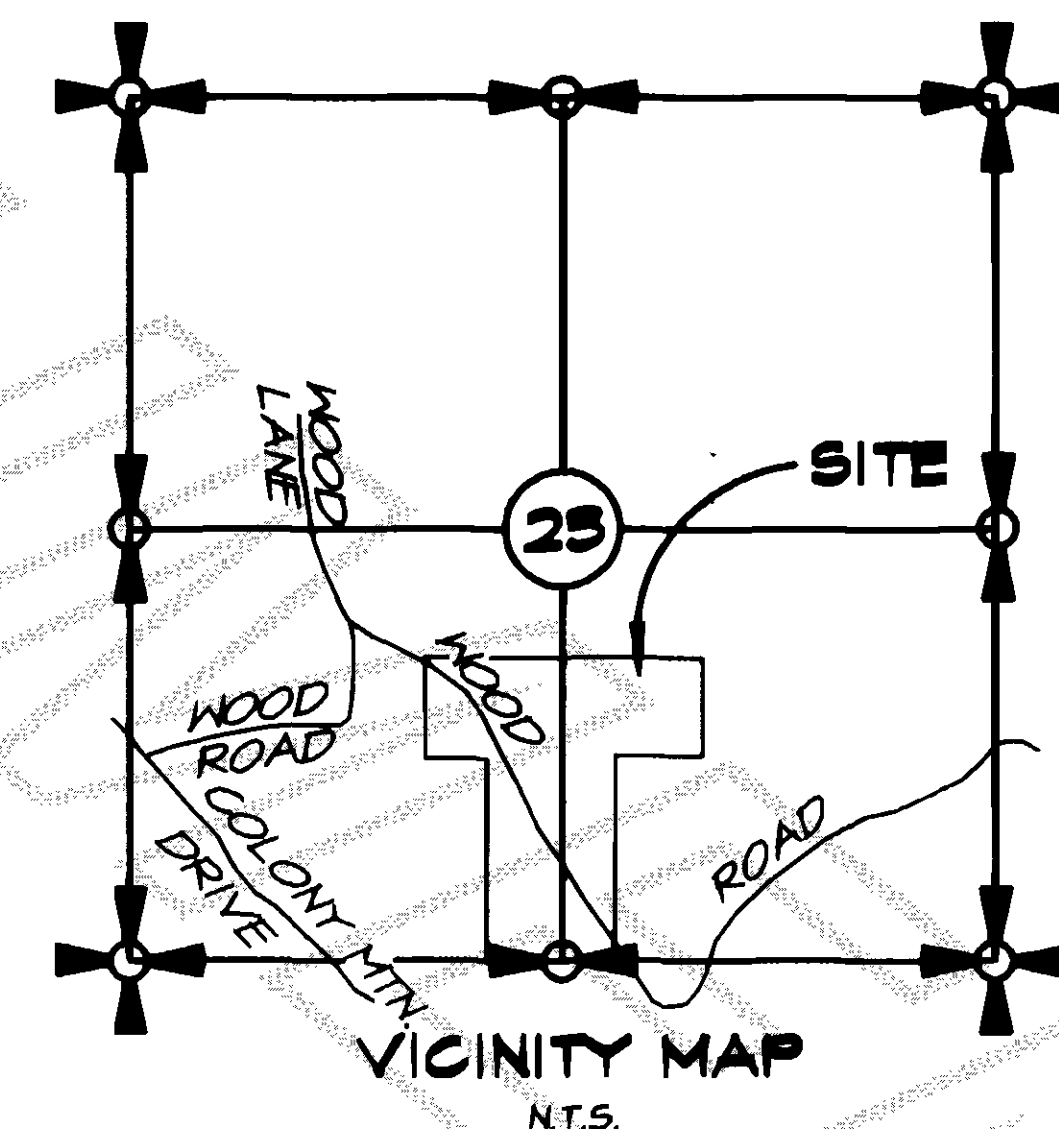
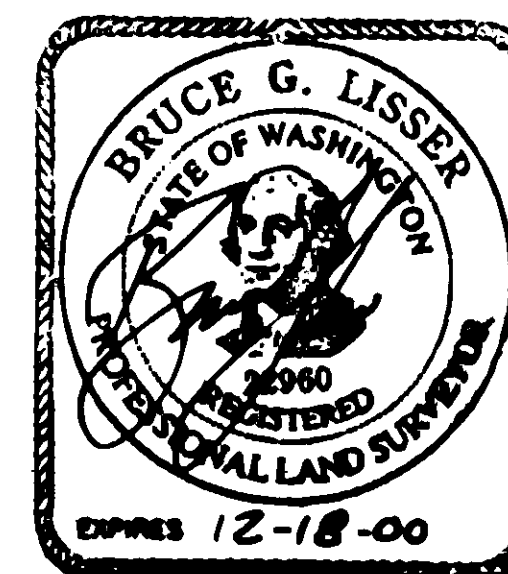
[Signature]
SHORT PLAT ADMINISTRATOR
[Signature]
SKAGIT COUNTY ENGINEER

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.

[Signature]
BRUCE G. LISSER, PLS., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE SUITE 107
MOUNT VERNON, WA 98273
PHONE (360) 424-5517
FAX (360) 424-6674

DATE: May 20, 1999



SHEET 1 OF 2

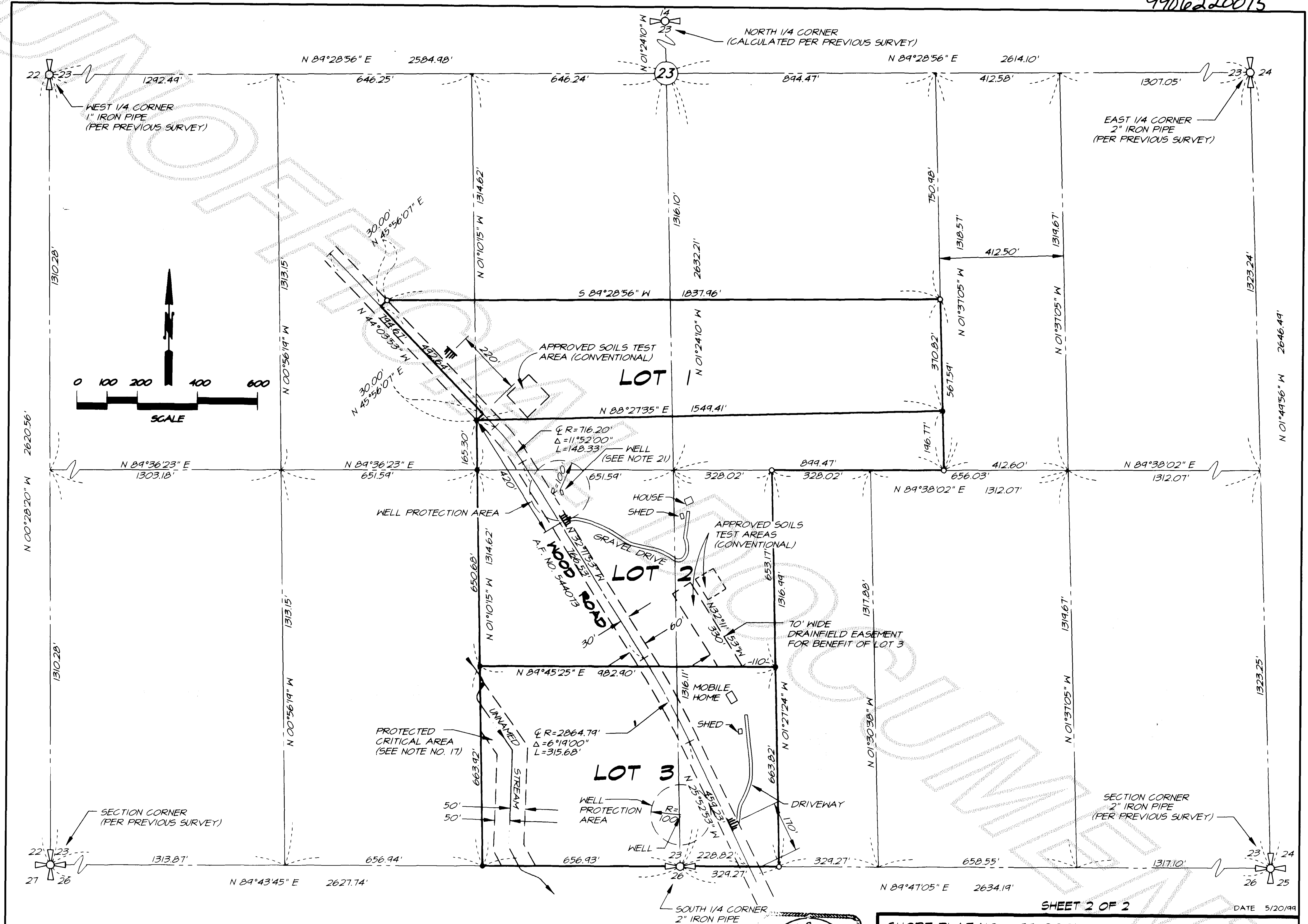
DATE 4/28/99

SHORT PLAT NO. 99-0001

SURVEY IN A PORTION OF THE SOUTH 1/2 OF
SECTION 23, T. 36 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSEPH T. HAINES AND MARY MUREAU

FB LL PG. LISSER & ASSOCIATES, PLLC SCALE: N/A
MERIDIAN: ASSUMED SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-424-5517 DRAWING: 3034SP.DWG

use 14 SP pg 33



LOT AREA AND ADDRESS INFORMATION

LOT 1	16371	WOOD ROAD	653,400 SQ. FT. (15.00 ACRES) INCLUSIVE OF ROAD RIGHT OF WAY
LOT 2	16453	WOOD ROAD	920,34 SQ. FT. (21.12 ACRES) INCLUSIVE OF ROAD RIGHT OF WAY
LOT 3	16595	WOOD ROAD	653,400 SQ. FT. (15.00 ACRES) INCLUSIVE OF ROAD RIGHT OF WAY

— INDICATES APPROVED ACCESS LOCATION (SEE NOTE NO. 15)



MAY 20, 1999

SHORT PLAT NO. 99-0001		
SURVEY IN A PORTION OF THE SOUTH 1/2 OF SECTION 23, T. 36 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: JOSEPH T. HAINES AND MARY MUREAU		
FB LL PG.	LISSE & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1"= 200'
MERIDIAN: ASSUMED		DRAWING: 3039SP.DWG