

Survey in the NW1/4 of the NE1/4 of Section 18, Twp. 35 N., Rng. 6 E., W.M.

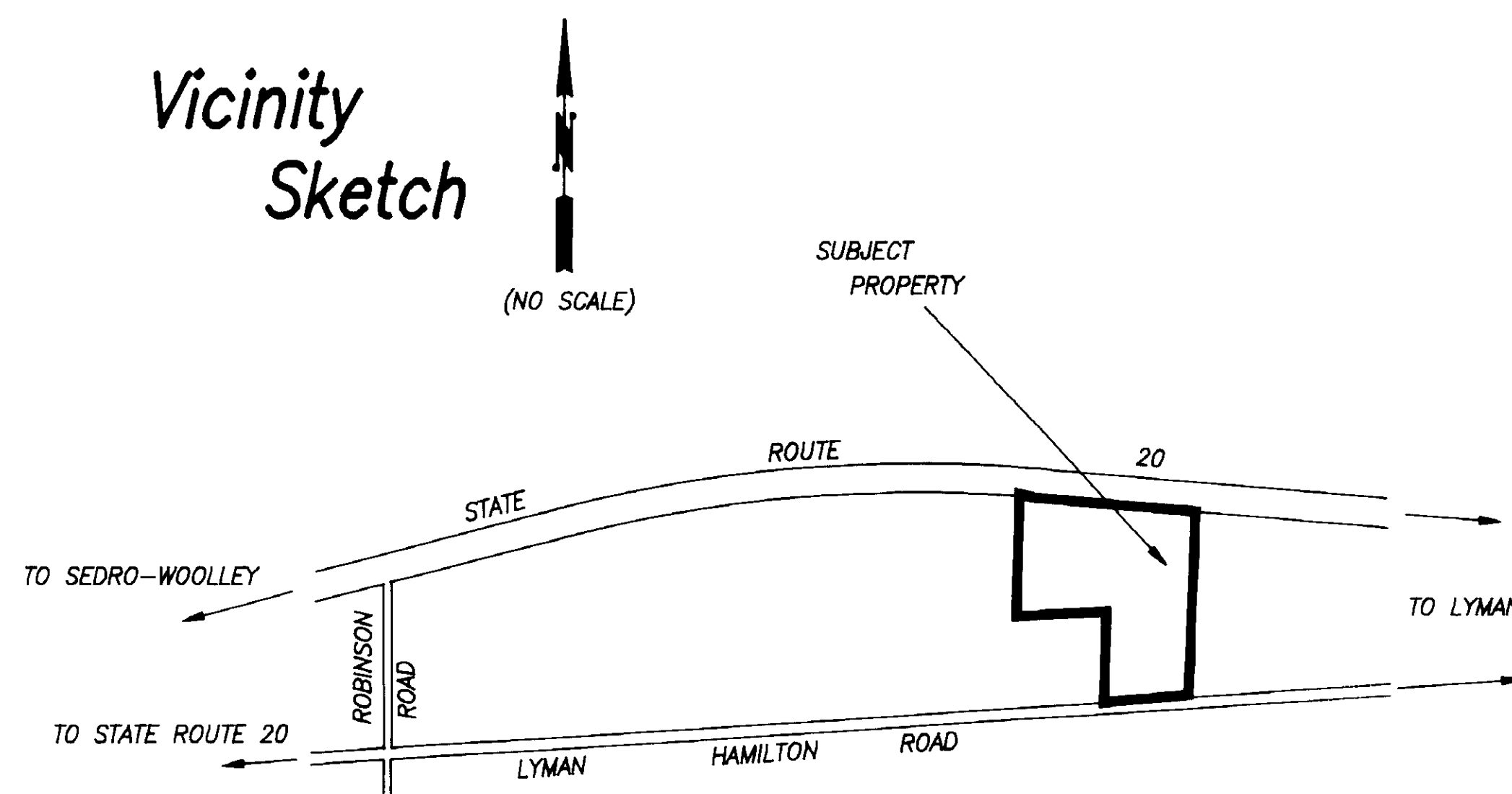
Short Plat No.
97-0026

199912140015
Kathy Hill, Skagit County Auditor
12/14/1999 Page 1 of 2 10:05:53AM

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
3. Basis-of-bearings - Assumed N85°41'13"E on the North line of the Northeast Quarter of Section 18.
4. Zoning - Rural District (RU)
5. Sewer - Individual On-Site Systems.
6. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
7. 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 official designated boundary of a Skagit County Fire District.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Lot 1 and Lot 3 by City of Lyman Water District. Lot 2 by Individual well; 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 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.
10. This property lies within 300 feet of land designated Natural Resource Lands by Skagit County. A variety of natural resource 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 generates 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.
11. Individual on-site sewage disposal systems are not to be located within 200 feet upgradient of individual wells located on or off the short plat property.

Vicinity Sketch



Legal Description

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, W.M., lying Southerly of the Southerly line of State Highway 20, as condemned by the State of Washington by decree entered April 25, 1960, in Skagit County Superior Court Cause No. 25060, EXCEPT Lyman-Hamilton Highway along the South line thereof, EXCEPT tract of land consisting of 5 acres in the form of a square in the Southwest corner of said Northwest 1/4 of the Northeast 1/4, AND EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Northwest 1/4 of the Northeast 1/4;
thence North 1,155.5 feet, more or less, to the Southerly line of the Puget Sound and Baker River Railroad Company's right of way;
thence Westerly along said Southerly line 412.5 feet;
thence South to the South line of said Northwest 1/4 of the Northeast 1/4;
thence East along said South line to the point of beginning.

Consent

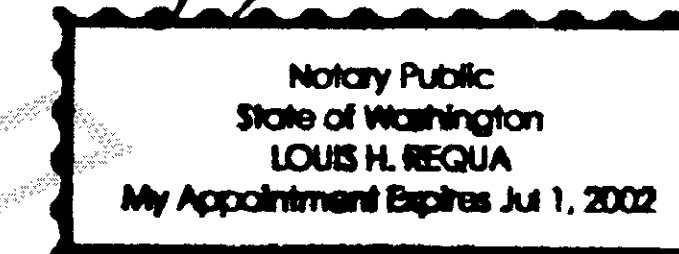
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

May Kirkpatrick
MAY KIRKPATRICK

Acknowledgements

State of Washington, County of SKAGIT I certify that I know or have satisfactory evidence that MAY KIRKPATRICK signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Louis H. Regua Title Notary
Date 11/30/1999 My appointment expires July 1, 2002



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 1999.

Judith Meneilly
Judith Meneilly
Skagit County Treasurer

12-9-99
Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 14 day of December 1999.

Kathy Hill
Kathy Hill
Short Plat Administrator

Cheryl Beyer
Cheryl Beyer
County Engineer

12/7/99

Short Plat for
Dennis and Cheryl Beyer

AUDITOR'S CERTIFICATE
Filed for record this 14 day of Dec,
1999 at 5 minutes past 10 o'clock,
A.M., and recorded in Volume 1 of
Short Plats at page 1, records of
Skagit County, Wa.
Kathy Hill
County Auditor or Deputy Auditor
A.F.# 99912140015

SURVEYOR'S CERTIFICATE
This map correctly represents a survey
made by me or under my direction in
conformance with the Survey Recording
Act in February 1997 at the request
of Dennis and Cheryl Beyer.
John L. Abernethy CERT#17651
Date 12/1/99



Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96137	fm	JLA	03MAR97		1 OF 2

Survey in the NW1/4 of the NE1/4 of Section 18, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No.
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Kathy Hill, Skagit County Auditor
12/14/1999 Page 2 of 2 10:05:53AM

AUDITOR'S CERTIFICATE

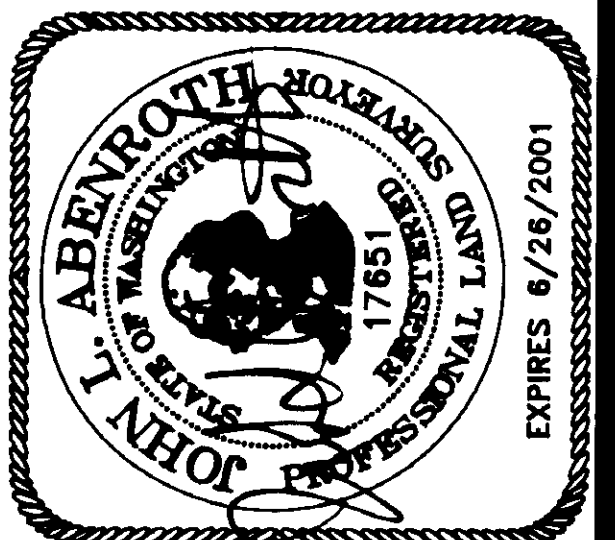
Filed for record this 14 day of December 1999 at 5 minutes past 10 o'clock A.M., and recorded in Volume 1 of Short Plats at page 2 of records of Skagit County, Wa.

Cheryl Beyer
County Auditor or Deputy Auditor
A.F.# 199912140015

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 1997 at the request of Dennis and Cheryl Beyer.

John L. Abernethy CERT#17651
Date 12/1/99



Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

- Existing roadway.
- Access location.

Addresses

- Lot 1 30659 LYMAN HAMILTON HIGHWAY
- Lot 2 30636 STATE ROUTE 20
- Lot 3 30628 STATE ROUTE 20

FOUND BRASS DISC 3.25 FEET SOUTH OF THE NORTH LINE OF THE WEST BOUND LANE OF THE LYMAN HIGHWAY. ACCEPTED AS 1/16 CORNER. 3/24/81
SEE SURVEY FILED IN VOL. 5 OF SHORT PLATS AT PAGE 67 AS AFB105010001.

QUARTER CORNER NOT FOUND, FALLS IN AREA OF RIVER MIGRATION, POSITION DETERMINED BY DOUBLING THE DISTANCE FROM THE SECTION CORNER TO THE BRASS DISC AT THE 1/16 CORNER.

Short Plat for
Dennis and Cheryl Beyer



Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

FOUND A LINE OF FENCES ALONG THE N-S CENTERLINE OF SECTION 18 BEGINNING IN THE VICINITY OF THE SOUTH LINE OF HIGHWAY 20 AND RUNNING TO WITHIN 350 FEET OF THE CENTER QUARTER CORNER. THESE FENCES WERE TAKEN AS EVIDENCE OF THE NORTH QUARTER CORNER POSITION. THE NORTH QUARTER CORNER POSITION WAS CALCULATED AT THE INTERSECTION OF THE PROJECTION OF THE LINE OF FENCES WITH A LINE BETWEEN THE NORTHEAST AND NORTHWEST SECTION CORNERS. FALLS 2.73' EAST OF THE MONUMENT SET BY LEONARD ON SURVEY FILED IN VOL. 1 OF SURVEYS, PAGE 105.

FOUND CONCRETE MONUMENT SET BY RADER AND LEONARD ON SURVEY FILED IN VOL. 1 OF SURVEYS AT PAGE 105. APRIL 30, 1979; SEARCHED FOR AND NOT FOUND DURING THIS SURVEY, APPARENTLY OBLITERATED BY SLOPE MOVEMENT.

FOUND HUB & TACK IN MONUMENT CASE AND COVER.

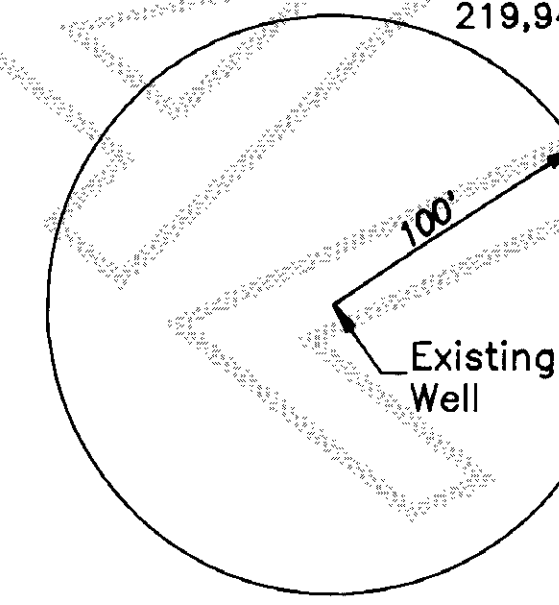
CA=00°32'06"
R=7162.50'
L=66.88'

CA=00°30'23"
R=7087.50'
L=62.63'

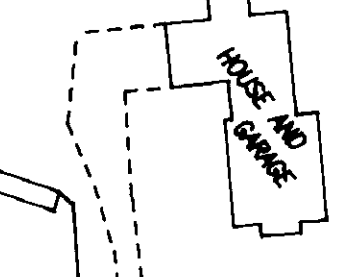
20'X20' ACCESS EASEMENT TO LOT 2.

20'X20' ACCESS EASEMENT TO LOT 3.

Existing Well



15' UTILITY EASEMENT TO LOT 2 AND LOT 3.



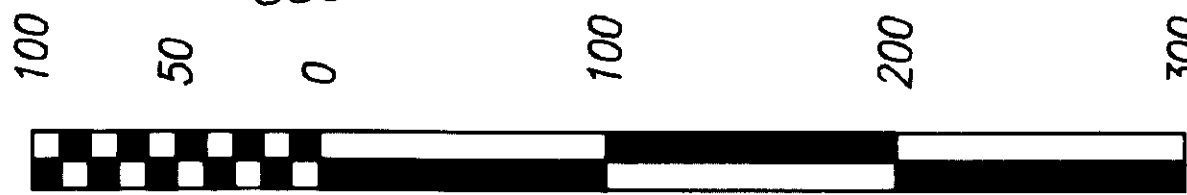
HOUSE AND GARAGE

LYMAN-HAMILTON ROAD

RIGHT OF WAY CENTERED ON EXISTING HIGHWAY PAVEMENT

NORTH-SOUTH CENTERLINE DETERMINED FROM FENCES

FOUND CONCRETE MONUMENT WITH 2" BRASS CAP ON OCTOBER 3, 1996



Scale in Feet

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			96137	fm	JLA	03MAR97	1" = 100'	2 OF 2