

Survey in the NW1/4 of the NE1/4 of Section 1, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. 97-0016

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. See Maintenance Agreement recorded under A.F. # 200004050060.
3. Basis-of-Bearings - Assumed S88°53'55"E on the North line of the Northeast Quarter of Section 1.
4. Zoning - Rural Intermediate (RI)
5. Sewer - Individual On-Site Systems.
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
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 - Public Utility District No. 1 of Skagit County.
10. Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
11. This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource activities occur in the are 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 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.
12. P.U.D.#1 Water Easement Note - Easements are granted over, under and through the cul-de-sac and 60' road area designated as Beth's Lane hereon to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.
13. An engineered design for onsite infiltration of runoff from downspout and footing drains will be required at the time of building permit application for those lots not confining a primary use structure at the time of approval of this plat.

Legal Description

Parcel A

Tract 4, of Short Plat No. 90-47, approved October 1, 1990, and recorded October 2, 1990, in Volume 9 of Short Plats at Page 268, under Auditor's File No. 9010020054, records of Skagit County, Washington. (Being a portion of Government Lot 2, Section 1, Township 34 North, Range 4 East, W.M., lying East of the Northern Pacific Railway right of way.)

Parcel B

That portion of the following described tract 1 located in Government Lot 2, in Section 1, Township 34 North, Range 4 East, W.M., EXCEPT for any portion thereof lying South of the North line of the County Road known as the Old Day Creek Road and FURTHER EXCEPT from the West 1/2 of said Tract 1 in the aforesaid Government Lot 2 lying South of the North line of that certain parcel of real estate owned by Robert Hubschmitt and described as Tract 3 of Short Plat No. 48-75, approved October 29, 1975, and recorded in Volume 1 of Short Plats, Page 77, on November 3, 1975, under Auditor's File No. 825700, records of Skagit County, Washington, extended Easterly to the centerline of the real estate described in Tract 1.

Tract 1: That portion of Governments Lots 2 and 6, Section 1, Township 34 North, Range 4 East, W.M., and that portion of the Southwest 1/4 of the Southwest 1/4 and of the East 1/2 of the Southwest 1/4, and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, Page 427, on May 12, 1890, and as conveyed to the S. & I. Railway Company by instrument recorded in Volume 37, Page 227, on March 21, 1899, records of said County,

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, Page 70, under recording No. 8309290021, records of said County.

Consent

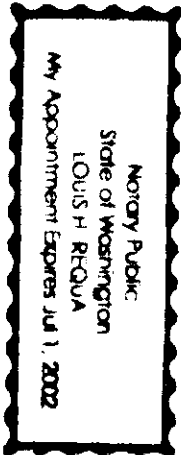
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Robert Ensley
Robert Ensley

Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Robert Ensley 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
Date: 28-2000 My appointment expires July 1, 2002



Treasurer's Certificate

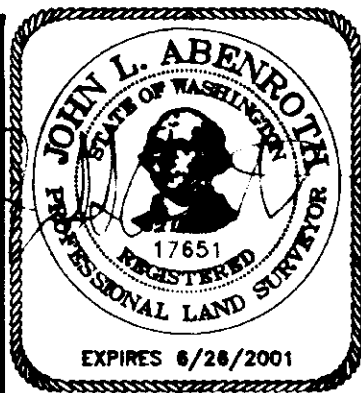
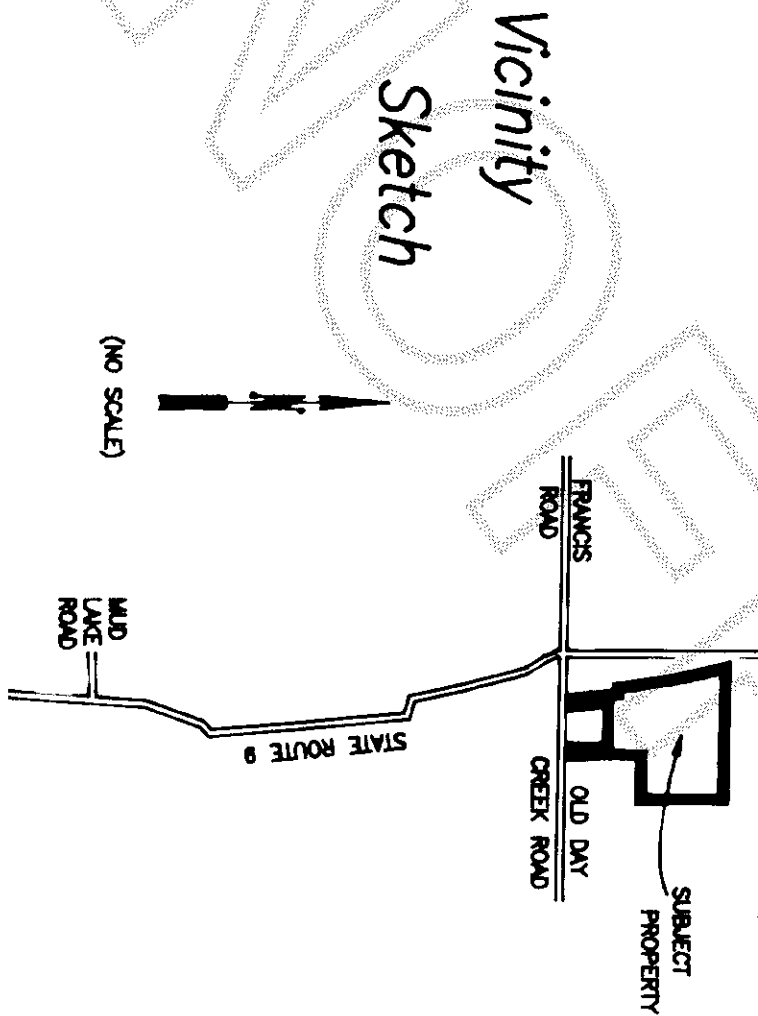
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2000.

Skagit County Treasurer
Date: 4-3-2000

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 5th day of April, 2000.

Short Plat Administrator
County Engineer
3-27-00



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 Robert Ensley.

John L. Abenroth CERT#17651
Date FEB. 29, 2000

AUDITOR'S CERTIFICATE

Filed for record this 5th day of April, 2000 at 5 minutes past 11 o'clock, A.M., as A.F. # 200004050059

Kathy Hill
County Auditor or Deputy Auditor

