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Skagit County Auditor
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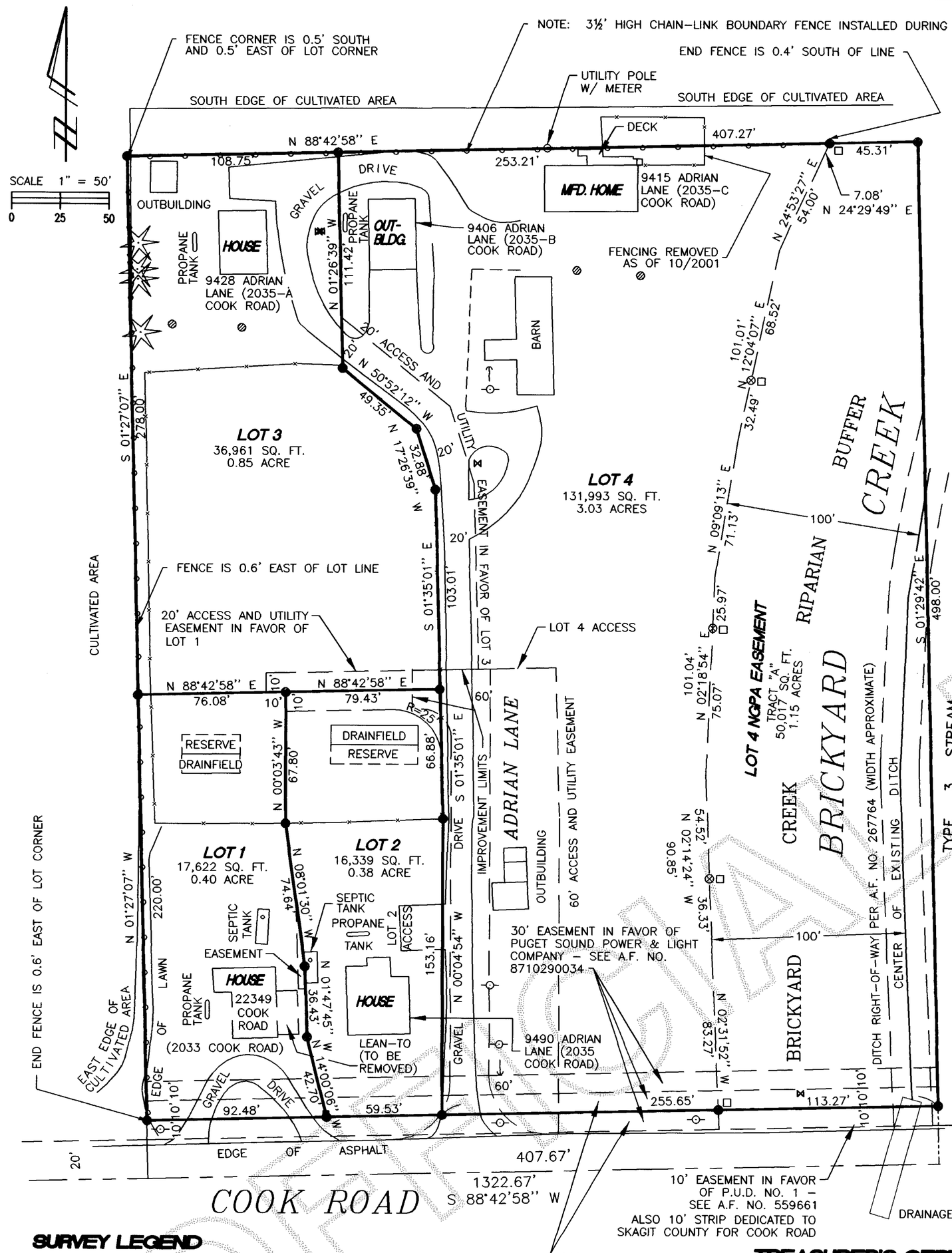


CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT DAVID B. STRONG, THE UNDERSIGNED OWNER IN FEE SIMPLE, HEREBY DECLARES THIS SHORT PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE 10 FOOT STRIP OF LAND ADJOINING COOK ROAD SHOWN ON THIS SHORT PLAT, AND THE USE FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO ALL CLAIMS FOR DAMAGE BY THE OWNER AND HIS HEIRS AND ASSIGNS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, AND MAINTENANCE OF SAID ROADS.

DAVID B. STRONG

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

ON THIS 8TH DAY OF February, 2002 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED DAVID B. STRONG, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

Cathryn L. Scott
NOTARY PUBLIC
Bow, WA

NOTARY PUBLIC STATE OF WASHINGTON CATHRYN L. SCOTT 6-21-03

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - AGRICULTURE. SEE VARIANCE NO. PL970484.REC, DATED FEBRUARY 18, 1998.
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEMS
4. WATER - SKAGIT COUNTY P.U.D. NO. 1
5. 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 (SCC 14.04.190(14)).
6. BASIS OF BEARING: ASSUMED BEARING FROM IRON PIPE AT THE NORTH 1/4 CORNER TO IRON PIPE AT THE N.W. CORNER OF SECTION 23 = SOUTH 88°29'07" WEST.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4 ELECTRONIC TOTAL STATION.
8. DEVELOPER : DAVID B. STRONG, P.O. BOX 406, BURLINGTON, WA 98233.
9. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
10. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. 200202270091
11. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
12. SEPTIC TANK LOCATIONS ARE APPROXIMATE.
13. ANY REPLACEMENT OF THE MANUFACTURED HOME SHOWN HEREON AS 9415 ADRIAN LANE MUST MEET CURRENT SETBACK REQUIREMENTS.
14. THIS PARCEL LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE IN SKAGIT COUNTY. A VARIETY OF COMMERCIAL AGRICULTURE ACTIVITIES OCCURS IN THIS AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS; OR FROM SPRAYING, PRUNING, AND HARVESTING WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE ON DESIGNATED AGRICULTURAL LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
15. FOR NGPA EASEMENT AGREEMENT, SEE A.F. NO. 200202270090
16. THE EXISTING ONE STORY METAL UTILITY STRUCTURE SHOWN HEREON AS 9406 ADRIAN LANE MAY ONLY BE USED FOR STORAGE PURPOSES.
17. THE APPLICANT SHALL COMPLY WITH THE PROVISIONS OF SECTION 14.04.190 15(a)(i) OF THE SKAGIT COUNTY CODE REGARDING NOTIFICATION OF DEVELOPMENT ACTIVITIES ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS.
18. ANY FURTHER DIVISION OF LOT 4 IS PROHIBITED UNLESS APPROVED BY THE SKAGIT COUNTY PLANNING AND PERMIT CENTER AND THE SKAGIT COUNTY HEARING EXAMINER.
19. FOR DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, SEE A.F. NO. _____.
20. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS:

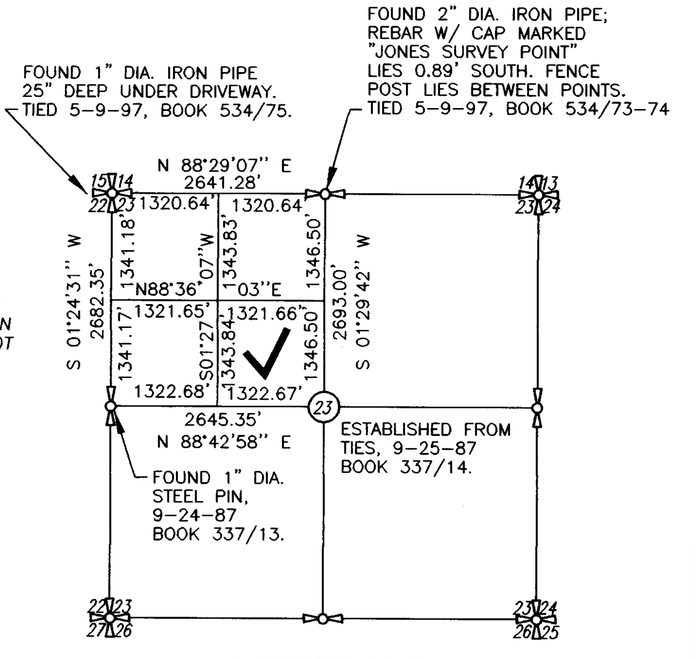
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION 429 FEET WEST OF THE SOUTHEAST CORNER THEREOF;
THENCE CONTINUE WEST 400 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 486 FEET OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE, 528 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION TO A POINT NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING, EXCEPT ROAD AND DITCH RIGHTS OF WAYS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE, ORDER NO. S-81527, DATED MARCH 25, 1997.

TOPOGRAPHIC LEGEND

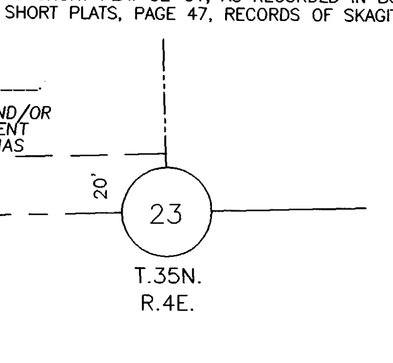
- X—X — EXISTING FENCE LINE.
- —○— — UTILITY POLE.
- ↓ — UTILITY POLE ANCHOR.
- ⊞ — WATER METER.
- ⋈ — WATER VALVE.
- ⊘ — SOIL LOG HOLE.
- ✶ — 1-4" DIA. CONIFER TREE.



VICINITY MAP

SURVEY IN SECTION 23, T. 35 N., R 4 E., W.M.

(FOR FURTHER SECTION SUBDIVISION INFORMATION, REFER TO SHORT PLAT 02-91, AS RECORDED IN BOOK 10 OF SHORT PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY).



SURVEY LEGEND

- ● - DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- ○ - DENOTES IRON PIPE FOUND AS NOTED
- □ - DENOTES NGPA SIGN LOCATION; SET 6' STEEL FENCE POST MKD. "PCA", 10/2001
- ⊗ - DENOTES SET 1/2" REBAR WITH RED CAP MARKED "LS 19645" VERIFIED, 10/2001

NOTE: POINTS SHOWN AS SET WERE CHECKED OR SET IN AUGUST 2001.

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT 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 W.A.C. CH. 332-120.

JEFFREY A. SKODJE

CERTIFICATE NO. 19645 DATE 2/11/02

JEFFREY A. SKODJE STATE OF WASHINGTON 19645 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9-15-03

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2002 THIS 21ST DAY OF February, 2002.

SKAGIT COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27TH DAY OF February, 2002, AT 12:34 P M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 200202270091

COUNTY AUDITOR BY DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 26TH DAY OF February, 2002.

SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

SHEET 1 OF 1

SHORT PLAT NUMBER: 98-0003	DATE: DEC. 2001

DAVID B. STRONG

IN A PORTION OF THE SE1/4 OF THE NW1/4, SECTION 23, TWP. 35 N, RGE. 4 E, W.M. SKAGIT COUNTY, WASHINGTON

FIELD BOOK: 534, PGS. 73-75	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS	SCALE: 1" = 50'
DWN. BY PRH DATE: DEC. 2001	P.O. BOX 1228 MOUNT VERNON, WA 98273 (360) 336-5751	JOB NO. 97058

UNOFFICIAL DOCUMENT