

LEGAL DESCRIPTION

PARCEL "A".  
TRACTS 25, 26 AND 27 "PLAT OF BAY VIEW", (MCKENNA & ELLIOTT'S SECOND ADDITION TO THE TOWN OF BAY VIEW), AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B".  
THE NORTHERLY 6.5 FEET OF TRACTS A, B, AND C AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 14 OF SURVEY'S AT PAGE 59 UNDER AUDITOR'S FILE NO. 9304160067, BEING ALSO A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C".  
THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 25;  
THENCE NORTH TO THE EAST AND WEST CENTERLINE OF SECTION 29, THENCE EAST 885 FEET, MORE OR LESS, TO A POINT NORTH OF THE NORTHEAST CORNER OF SAID TRACT 25;  
THENCE SOUTH OF SAID NORTHEAST CORNER;  
THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT COUNTY ROAD.

EXCEPTING FROM ALL OF THE ABOVE, THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., ALL BEING CONFINED WITHIN "PLAT OF BAY VIEW", (MCKENNA & ELLIOTT'S SECOND ADDITION TO THE TOWN OF BAY VIEW), RECORDED IN VOLUME 3 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION FROM WHICH THE EAST 1/4 CORNER BEARS NORTH 89°33'56" EAST;  
THENCE NORTH 89°33'56" EAST ALONG SAID EAST/WEST CENTER OF SECTION LINE, 632.44 FEET TO THE INTERSECTION OF THE EAST MARGIN OF THE PLATTED LESTER STREET PROJECTED NORTH;  
THENCE SOUTH 0°09'42" EAST ALONG SAID PROJECTION, 30.00 FEET TO THE INTERSECTION OF "THE EAST MARGIN OF 'LESTER' AND THE SOUTH MARGIN OF THE RECTOR ROAD AND TRUE POINT OF BEGINNING";  
THENCE SOUTH 0°09'42" EAST ALONG SAID EAST MARGIN, 287.97 FEET;  
THENCE NORTH 89°33'56" EAST, 302.53 FEET;  
THENCE NORTH 0°09'42" WEST, 287.97 FEET TO THE INTERSECTION WITH THE SOUTH MARGIN OF SAID RECTOR ROAD;  
THENCE SOUTH 89°33'56" WEST ALONG SAID SOUTH MARGIN, 302.53 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

LOT 1 13500 RECTOR ROAD  
LOT 2 13372 RECTOR ROAD  
LOT 3 13342 RECTOR ROAD  
LOT 4 13308 RECTOR ROAD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 1st DAY OF April 2002

SHORT PLAT ADMINISTRATOR

*Jude Kuler*

SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 21st DAY OF March 2002

SKAGIT COUNTY HEAD OFFICER

TREASURER'S CERTIFICATE

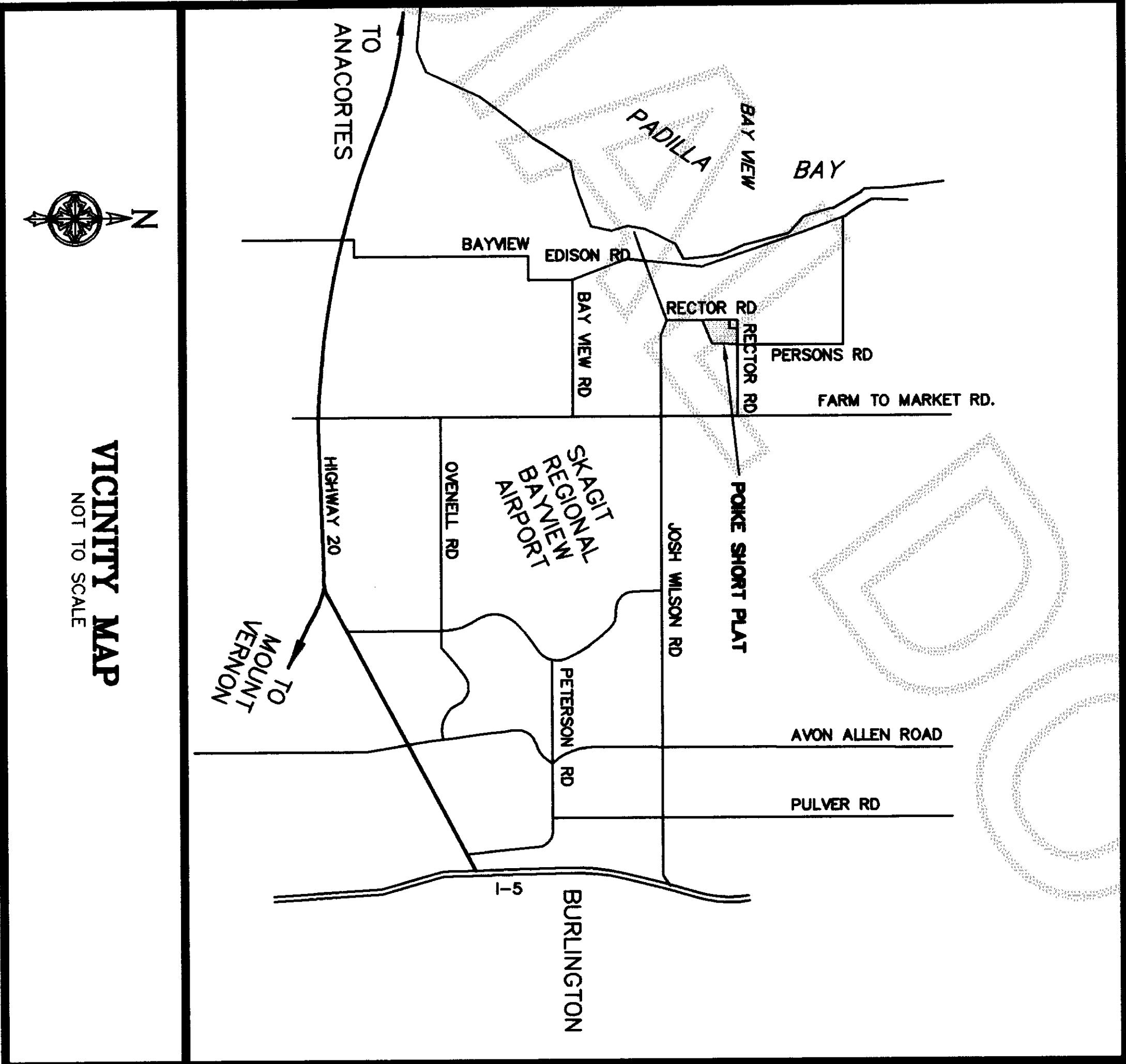
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHOLLY PAID, BEING A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002 THIS 29th DAY OF March

SKAGIT COUNTY TREASURER

SHORT PLAT NO. \_\_\_\_\_ DATE \_\_\_\_\_

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 INTERMEDIATE
4. COMPREHENSIVE PLAN - RURAL INTERMEDIATE
5. SEWAGE DISPOSAL - INDIVIDUAL ONSITE SEPTIC SYSTEMS.
6. WATER - PUD NO. 1 OF SKAGIT COUNTY WATER IS AVAILABLE TO LOTS 2, 3, AND 4 IN THIS SHORT PLAT FROM AN EXISTING WATER PIPELINE IN RECTOR ROAD. LOT 4 IS CURRENTLY USING AND WILL CONTINUE TO USE WATER FROM AN EXISTING WELL ON SAID LOT 4. LOT 1 WILL INSTALL AN INDIVIDUAL WELL.
7. "WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS."
8. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622.
9. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
10. MERIDIAN - ASSUMED.
11. BASIS OF BEARING - EXISTING MONUMENTS ON THE EAST-WEST CENTERLINE OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., BEARING = NORTH 89°33'30" EAST.
12. LEGAL DESCRIPTION IS FROM STEWART TITLE GUARANTY COMPANY, ORDER NO. S-98478, DATED SEPTEMBER, 4, 2001.
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 9812070007, 200105020075, 9310010106, 9205070009, 9405310120, 9304160067, AND 200011290064.
14. INSTRUMENTATION: LEICA TCA 1105, 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 OF LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
18. TOTAL AVERAGE PLATTED IS 16.07 ACRES.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

*John B. Semrau*

DATE: 3.6.02

DONALD R. SEMRAU, P.L.S. CERTIFICATE NO. 9822  
JOHN B. SEMRAU, P.L.S. CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, PLLC.  
2118 RIVERSIDE DRIVE, SUITE 104  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9586

AUDITOR'S CERTIFICATE

200204020031  
Skagit County Auditor  
4/2/2002 Page 1 of 2 9:32AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.:

*Norma Brunnett*  
SKAGIT COUNTY AUDITOR

*Cathy J. Zuck*  
DEPUTY

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBORDINERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*D.H. Poike*

*Sherrilyn A. Poike*  
SHERILYN A. POIKE

DOUGLAS H. POIKE  
13308 RECTOR ROAD  
MOUNT VERNON, WA 98273

*William W. Ketcheside*  
HORIZON BANK, A SAVINGS BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_

*William W. Ketcheside*

SIGNED THIS INSTRUMENT, ON DATE STATED THAT *HE* (SHE/THEY) ( WAS /ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_

*Assistant Vice President*

OF *HORIZON BANK, A SAVINGS BANK* TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES

AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 7, 2002

SIGNATURE *William W. Ketcheside*

TITLE *Assistant Vice President*

MY APPOINTMENT EXPIRES 08-30-02

ACKNOWLEDGMENT

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **DOUGLAS H. POIKE** AND **SHERILYN A. POIKE** HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

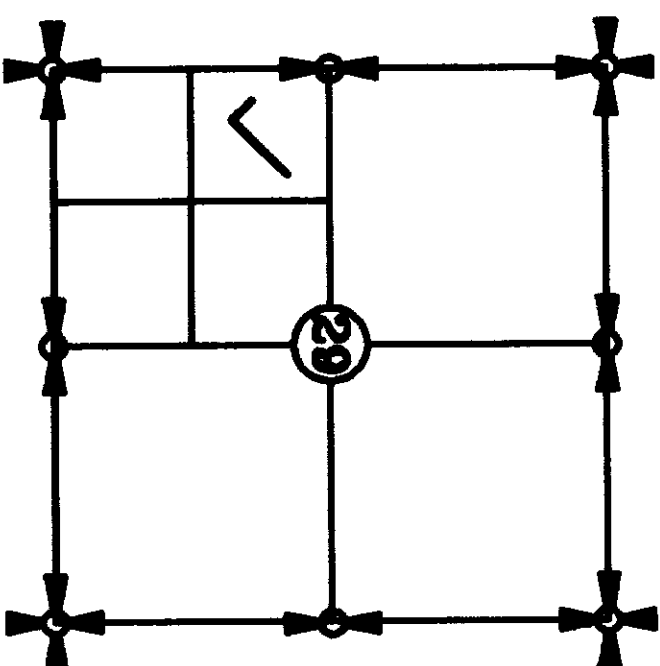
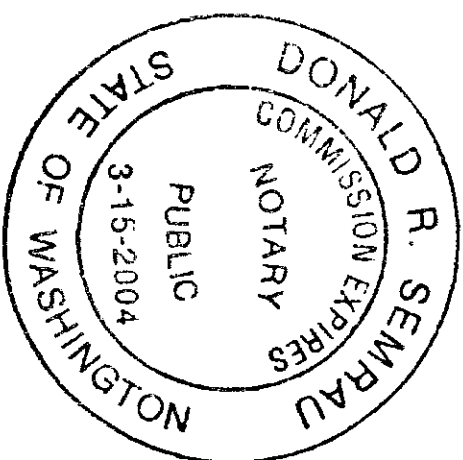
DATED 3.07.02

SIGNATURE *Donald R. Semrau*

SIGNATURE *John B. Semrau*

TITLE *Notary Public*

MY APPOINTMENT EXPIRES 3-15-2004



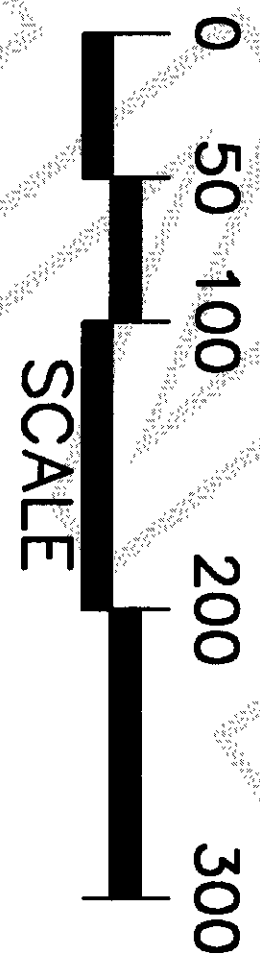
VICINITY MAP  
NOT TO SCALE

SHORT PLAT NO. PLO1-0811

DATE

SURVEY IN A PORTION OF  
SECTION 29, T. 35 N., R. 3 E., W.M.  
FOR: DOUGLAS POIKE  
SKAGIT COUNTY, WASHINGTON

FB. Pg. SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9586 JOB NO. 4162



SOUTH 1/4 CORNER  
FOUND CONCRETE MONUMENT  
WITH BRASS DISK

SECTION CORNER  
FOUND 4" x 4" CONCRETE MONUMENT  
WITH BRASS DISK

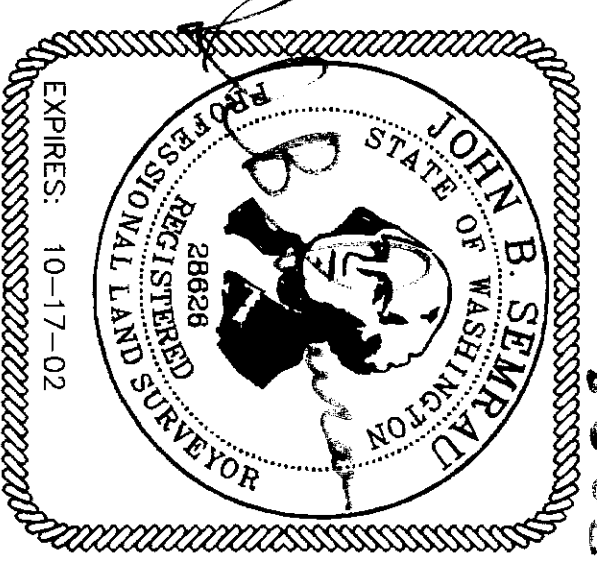
29 32  
30 31

SHEET 2 OF 2

SHORT PLAT NO. PL01-0811 DATE

SURVEY IN A PORTION OF  
SECTION 29, T. 35 N., R. 3 E., W.M.  
FOR: DOUGLAS POIKE  
SKAGIT COUNTY, WASHINGTON

FB.	PG.	SEMPRAU ENGINEERING & SURVEYING, PLLC.	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-421-9566	JOB NO. 4162



3.4.02

