

Survey in the NW1/4 of the NE1/4 and in the NE1/4 of the NW1/4 of Section 18, Twp. 36 N., Rng. 4 E., W.M. And in the SW1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 7, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. 97-0036

## Legal Description

That portion of the following described tract lying Easterly of Colony Road: The North 1/2 by area of the following described tract: The North 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 36 North, Range 4 East, W.M., EXCEPT road AND EXCEPT the West 700 feet of the North 440 feet of said Northwest 1/4 of the Northeast 1/4, AND ALSO EXCEPT that portion deeded to Skagit County for road by deed recorded September 28, 1964, under Auditor's File No. 656409. AND ALSO the entire portion of the South 20 feet of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 36 North, Range 4 East, W.M., lying West of County road as established on October 13, 1915, ALSO that portion of the South 20 feet of the Southwest 1/4 of the Southeast 1/4 of Section 7, Range 4 East, W.M., lying East of the Great Northern Railway right of way. EXCEPTING from all of the property above described, that portion conveyed to the State of Washington by deeds filed May 10, 1962 and April 17, 1967, under Auditor's File Nos. 621365 and 697553.

## 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. #200204160051.
3. Basis-of-bearings - Assumed S89°01'29"E on the North line of the Northwest Quarter of Section 18.
4. Zoning - Rural & Residential Reserve, (Rural Reserve), Comprehensive Plan Designation - Rural Reserve (RRV).
5. Sewer - Individual on-site systems. Lot 1 has an existing Mound System. Alternative systems are proposed for Lots 2 and 3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
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. Also see variance PL97-0490 for use of 20' driveway as access to lots 2 and 3, approved on 8/8/01.
9. Water - Individual wells; 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. Subject property may be affected by instruments recorded as follows: Commissioners File #12144; AF#510275; AF#689081; AF#9002270061; AF#9003360059; AF#9402150001; AF#9404070027; AF#200203060083; AF#510275; AF#689081; AF#9002270061; AF#9003360059; AF#9402150001; AF#9404070027; AF#200203060083.
11. See Protected Critical Areas Agreement recorded under A.F. #200204160051.
12. Potential buyers should recognize that Friday creek and Silver creek meander through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
13. Buyer should be aware that a portion of this short subdivision is located in an area of 100-year flood (Zone A). Base flood elevations and flood hazard factors are not determined.
14. All development located within 200 horizontal feet of the Ordinary High Water Mark of Friday Creek and Silver Creek shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
15. The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system.
16. No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development is drawing water from an aquifer that meets demonstration standard as specified in SCC 14.06.330(2)(iii), then this landscape watering restriction shall not apply.
17. Future well drilled for individual water supply or Lot 3 will need to be drilled to the regionally extensive aquifer (167 - 220 feet from the surface of the ground) as described in the February 8, 2001 Hydro-geologist's report by Geo-Engineers, Inc.

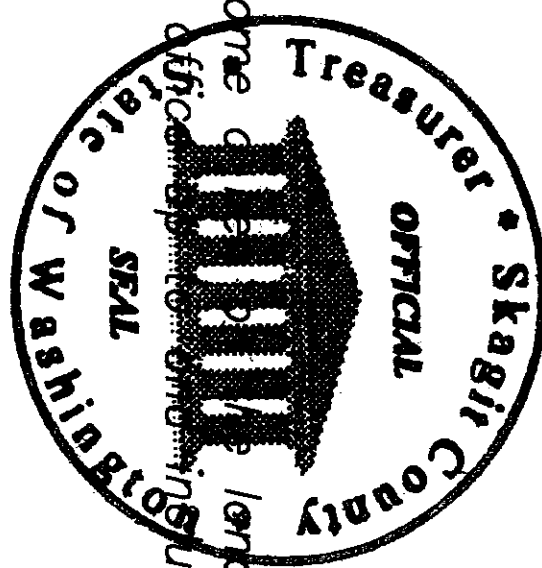
## Treasurer's Certificate

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 including the year 2002.

Skagit County Treasurer

4-10-2002

Date



| 12/04/01 | ADDED WELL NOTE #17, ETC. | S.R.M. | JOB# | 96197 | DRAWN | SM | CHECKED | JLO | DATE | 06DEC00 | SCALE | None | SHEET | 1 OF 3 |
|----------|---------------------------|--------|------|-------|-------|----|---------|-----|------|---------|-------|------|-------|--------|
| DATE     | REVISION                  | BY     |      |       |       |    |         |     |      |         |       |      |       |        |

## Consent/Dedication

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.

Know all persons by these presents that Richard C. Spink and Ann Larson Spink, the owners, in fee simple of the land hereby short subdivided under Short Plat number 97-0036, and Washington Mutual Bank, the mortgagee thereof, hereby declare this short plat and dedicate to the public forever an additional 10 feet of right of way along the westerly line of the existing Friday Creek Road right of way as shown herein.

Richard C. Spink  
Ann Larson Spink

## Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Richard C. Spink and Ann Larson Spink h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature  
Date 4/2/02 My appointment expires July 1, 2002



State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the of Washington Mutual Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

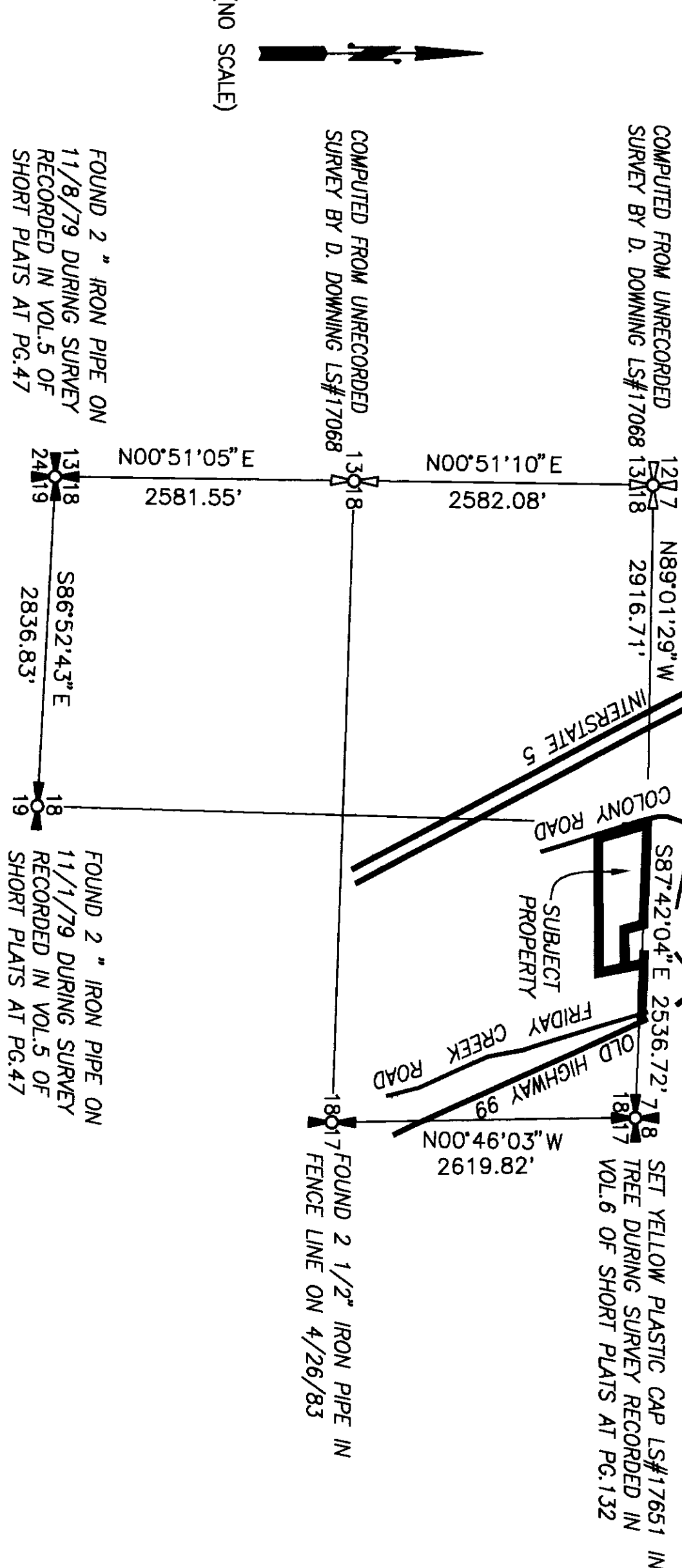
Notary signature  
Date  
My appointment expires

## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 15th day of April 2002.

Indie Kuller  
Steve Blake  
Short Plat Administrator  
County Engineer

## Vicinity Sketch



Short Plat for Richard Spink

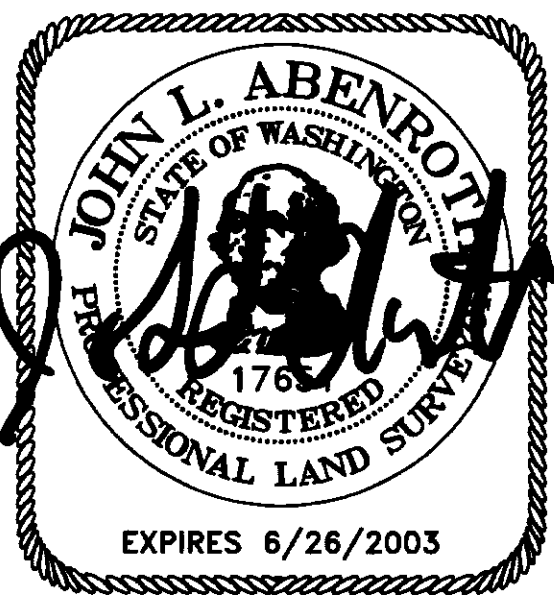


806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2001 at the request of Richard Spink.

John L. Abenroth CERT#17651  
Date 4/2/2002



## AUDITOR'S CERTIFICATE

Filed for record this 16th day of April 2002 at 10 minutes past 11 o'clock; A.M., as A.F. # 200204160051 Norma Brummet  
M. Melody Demossell  
County Auditor or Deputy Auditor



Short Plat No. 97-0036

AUDITOR'S CERTIFICATE

Filed for record this 16<sup>th</sup> day of April  
2002 at 10 minutes past 11 o'clock;  
A.M.,

as A.F.# 200204160051  
Norma Brummett  
by Melody Denno  
County Auditor or Deputy Auditor

Lot 1 = 18666 Colony Road  
Lot 2 = 2002 Friday Creek Road  
Lot 3 = 1998 Friday Creek Road

SET YELLOW PLASTIC CAP L.S.#17651  
IN NOTCH CUT IN 10" ALDER TREE  
DURING SURVEY RECORDED IN VOLUME  
6 OF SHORT PLATS AT PAGE 132.

John L. Abenroth CERT#17651  
Date 4/2/2002

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.

Found reinforcing rod with yellow plastic cap L.S.#21520 and set white 2" X 2" witness stake, except as noted.

 Access location

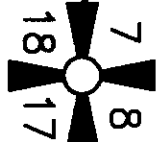
Existing roadway

—WL— Wetland Boundary

PCA — Protected Critical Area Boundary

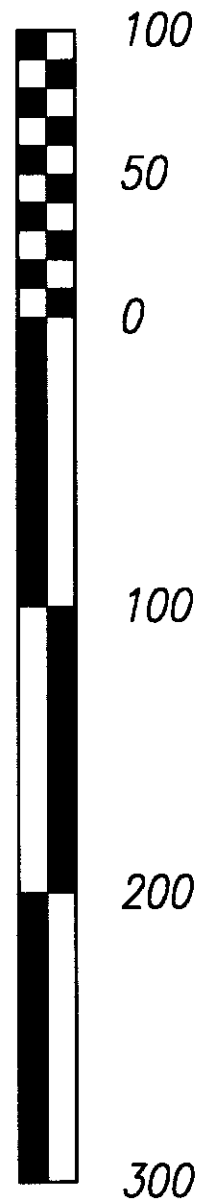
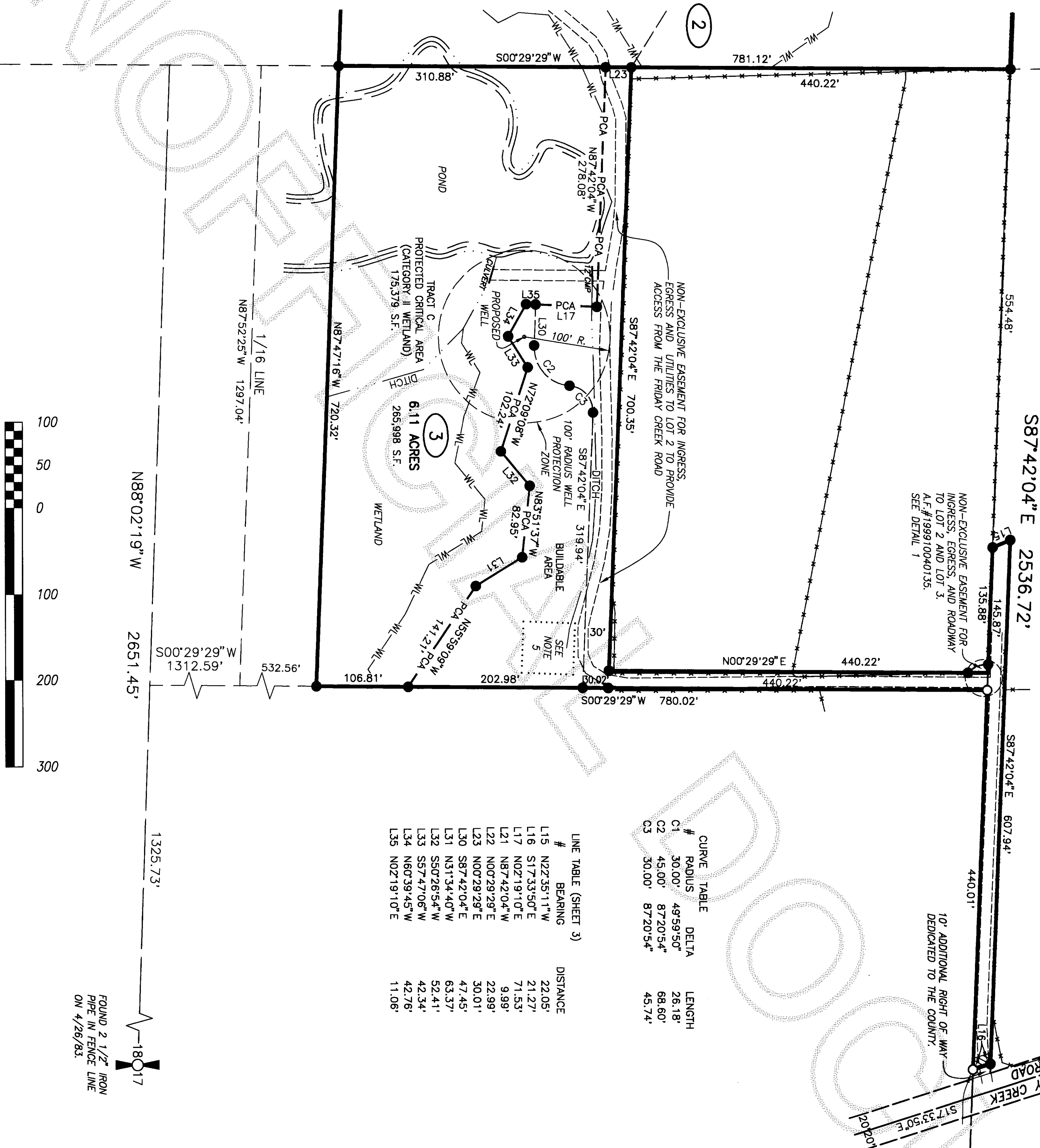
— Ordinary High Water Line, (Creeks), except as noted.

Proposed location of  
sewage disposal system.

Prop  
sewa

| CURVE TABLE |        |           |        |
|-------------|--------|-----------|--------|
| #           | RADIUS | DELTA     | LENGTH |
| C1          | 30.00' | 49°59'50" | 26.18' |
| C2          | 45.00' | 87°20'54" | 68.60' |
| C3          | 30.00' | 87°20'54" | 45.74' |

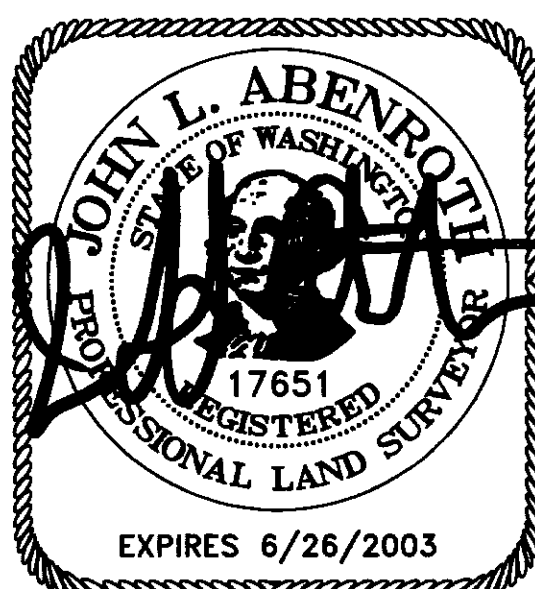
| LINE TABLE (SHEET 3) |             |          |
|----------------------|-------------|----------|
| #                    | BEARING     | DISTANCE |
| L15                  | N22.55.11"W | 22.05'   |
| L16                  | S17.33.50"E | 21.27'   |
| L17                  | N02.19.10"E | 71.53'   |
| L21                  | N87.42.04"W | 9.99'    |
| L22                  | N00.29.28"E | 22.99'   |
| L23                  | N00.79.92"E | 30.01'   |
| L30                  | S87.42.04"E | 47.45'   |
| L31                  | N31.34.94"W | 63.37'   |
| L32                  | S50.62.54"W | 52.41'   |
| L33                  | S57.47.06"W | 42.34'   |
| L34                  | N60.39.45"W | 42.76'   |
| L35                  | N02.19.10"E | 11.06'   |



Scale in Feet

FOUND 2 1/2" IRON  
PIPE IN FENCE LINE  
ON 4/26/83.

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**skagit**  
***Surveyors & Engineers***

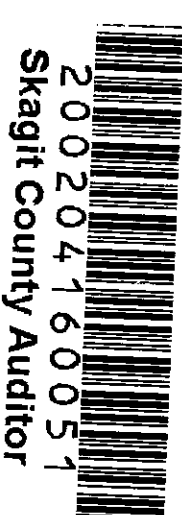
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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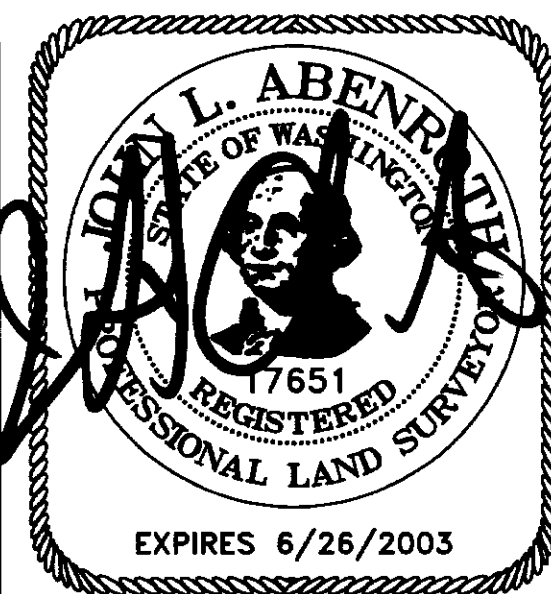
Short Plat No. 97-0036

4/16/2002 Page 3 of 3 11:10AM



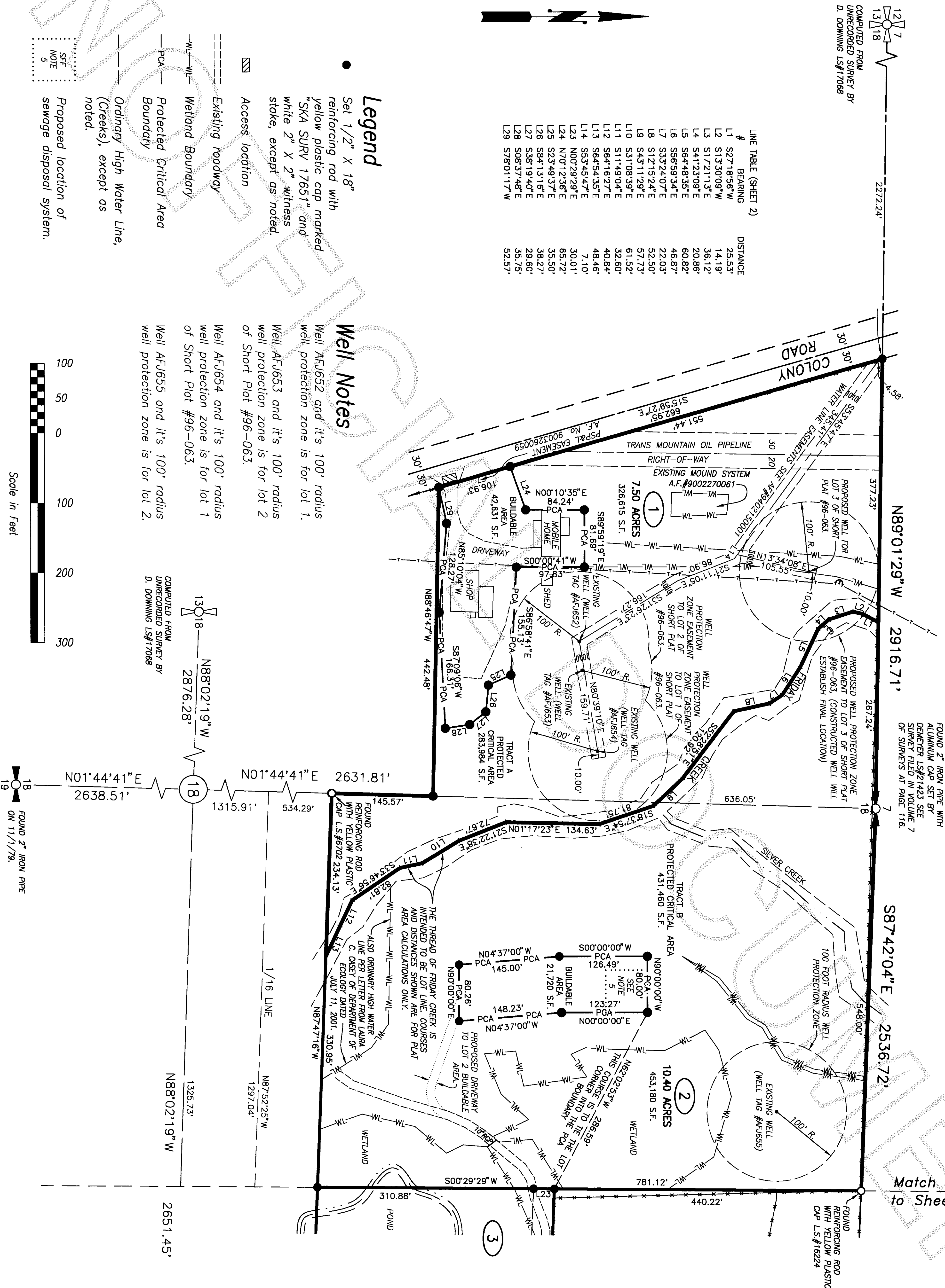
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Filed for record this 16th day of April 2002 at 10 minutes past 11 o'clock, A.M.,  
as A.F.# 200204160051  
Norma Brummett  
County Auditor or Deputy Auditor

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John L. Abenroth CERT#17651  
Date 4/2/2002



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



| DATE     | CHANGES/ADDITIONS WELL NOTES WATER ESM'S | S.R.M. | JOB#  | DRAWN | CHECKED | DATE    | SCALE     | SHEET  |
|----------|--|--------|-------|-------|---------|---------|-----------|--------|
| 1/21/02  |  | BY     | 96197 | SRM   | jia     | 06DEC00 | 1" = 100' | 2 OF 3 |
| REVISION |  |        |       |       |         |         |           |        |