

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

Short Plat No. PL01-0761

Legal Description

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 35 North, Range 6 East, W.M., EXCEPT right-of-way of Puget Sound and Baker River Railroad and County road, ALSO EXCEPT that portion conveyed to the State of Washington by instrument recorded in Skagit County on January 14, 1958, under Auditor's File No. 560637. Situate in the County of Skagit, State of Washington.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N85°41'13"E on the north line of the northwest Quarter of Section 18.
3. Zoning / Comprehensive Zone Designation - Rural Reserve RRV
4. Sewer - Individual on-site sewage disposal systems.
5. 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.
6. 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.
7. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
8. 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.
9. This property may also be encumbered by easements or reservations contained in documents filed in A.F.#751813.
10. Prior to the issuance of any building permits, bermed infiltration areas must be installed in conformance with the Storm Drainage Plan and TESC plan prepared by Skagit Surveyors & Engineers and dated December 17, 2001 as modified by Revision #1 to that document dated January 29, 2002. If the proposed construction is inconsistent with the referenced documents, additional review will be required.

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 16th day of May 2002.

Jude Nelson
Short Plat Administrator

Steve Skude
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) and 12.48 (Water) this 9th day of May 2002.

Richard W. ...
Skagit County Health Officer

Dedication

Know all persons by these presents that Patsy Taylor as the Personal Representative of the Estate of Alf Albertine Jr., deceased, the owner, in fee simple of the land hereby subdivided under Short Plat number PL01-0761 declares this short plat and dedicates to the public forever an additional 20 feet of right of way along the easterly line of the existing Robinson Road right of way as shown hereon.

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.

Patsy Taylor as the Personal Representative of the Estate of Alf Albertine Jr., deceased

Acknowledgments

State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Patsy Taylor signed this instrument on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Alf Albertine Jr. (deceased), to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature _____ Title Notary
Date 5-2-2002 My appointment expires July 1, 2002

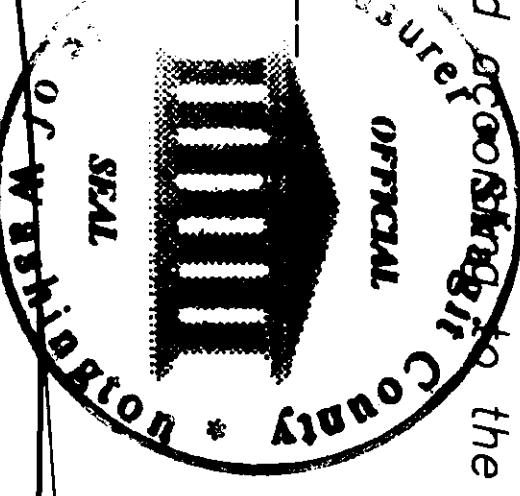


Treasurer's Certificate

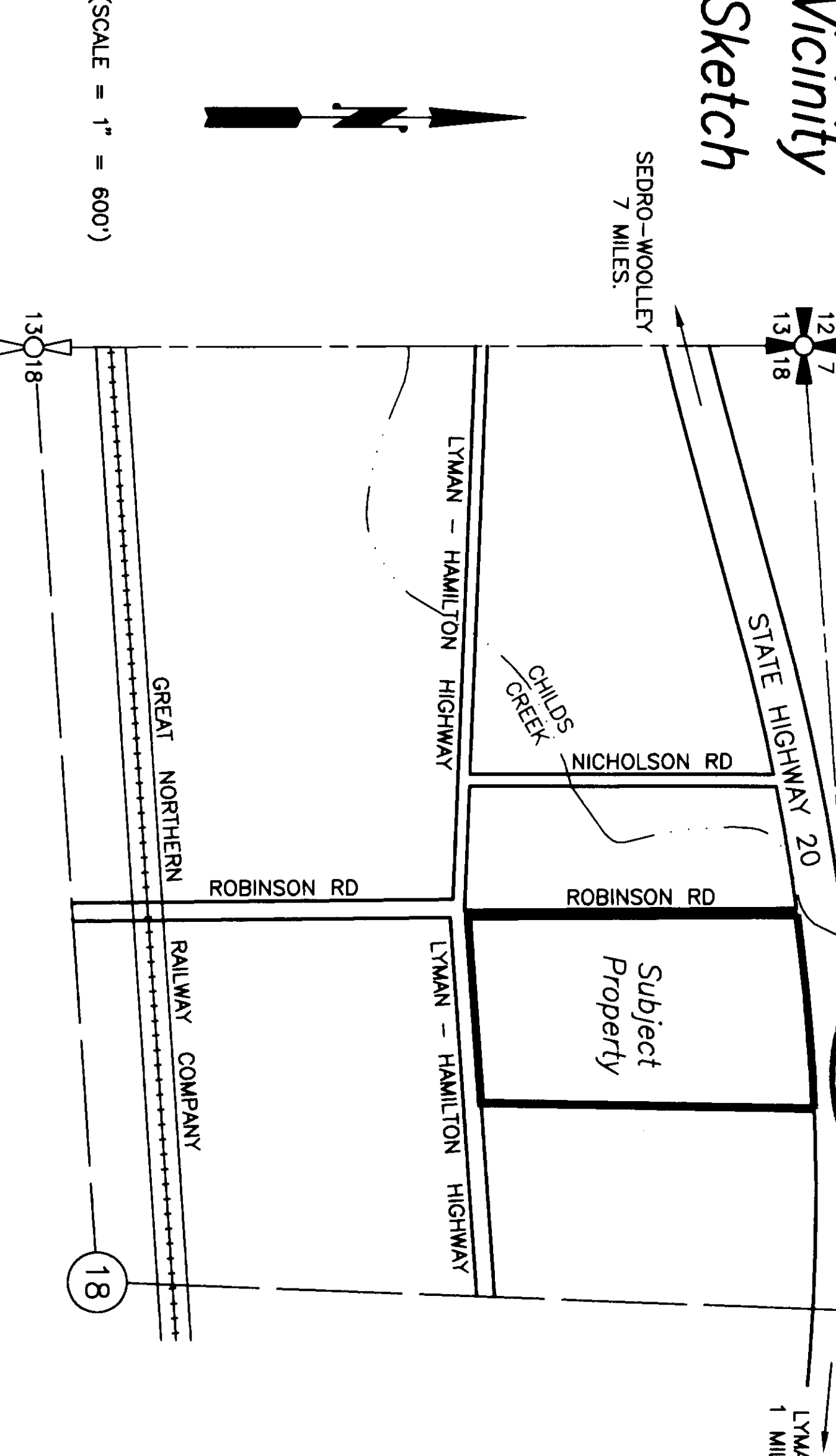
This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged as of 5/14/02 to the records of my office up to and including the year 2002.

Katie Jungwirth
Skagit County Treasurer

Date 5/14/02



Vicinity Sketch



Short Plat (CARD) for Patsy Taylor

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			201090	srn	jla	29JAN02		1 OF 2

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

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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2002 at the request of Patsy Taylor.

John L. Abenroth CERT#17651
Date 5/1/2002

AUDITOR'S CERTIFICATE

200205160152
Skagit County Auditor

5/16/2002 Page 1 of 2 2:57PM

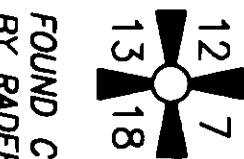
Norma Bummett
County Auditor or Deputy Auditor

Judy Zarba

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

Short Plat No. PL01-0761

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 SURVEY RECORDED UNDER A.F.#199912140015, APPARENTLY OBLITERATED BY SLOPE MOVEMENT.



FOUND HUB & TACK IN MONUMENT CASE AND COVER.

CA=04° 55' 27" R=7162.50' L=2457.68' (ENTIRE CURVE)
CA=19° 30' 00" R=7087.50' L=809.13'

N85°41'13"E 3254.46'
STATE ROUTE 20

NORTH QUARTER CORNER ESTABLISHED FROM FENCES ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 18. SEE SURVEY OF SHORT PLAT NO. 97-0026 FILED IN AUDITOR'S FILE NUMBER 199912140015 FOR ADDITIONAL INFORMATION.

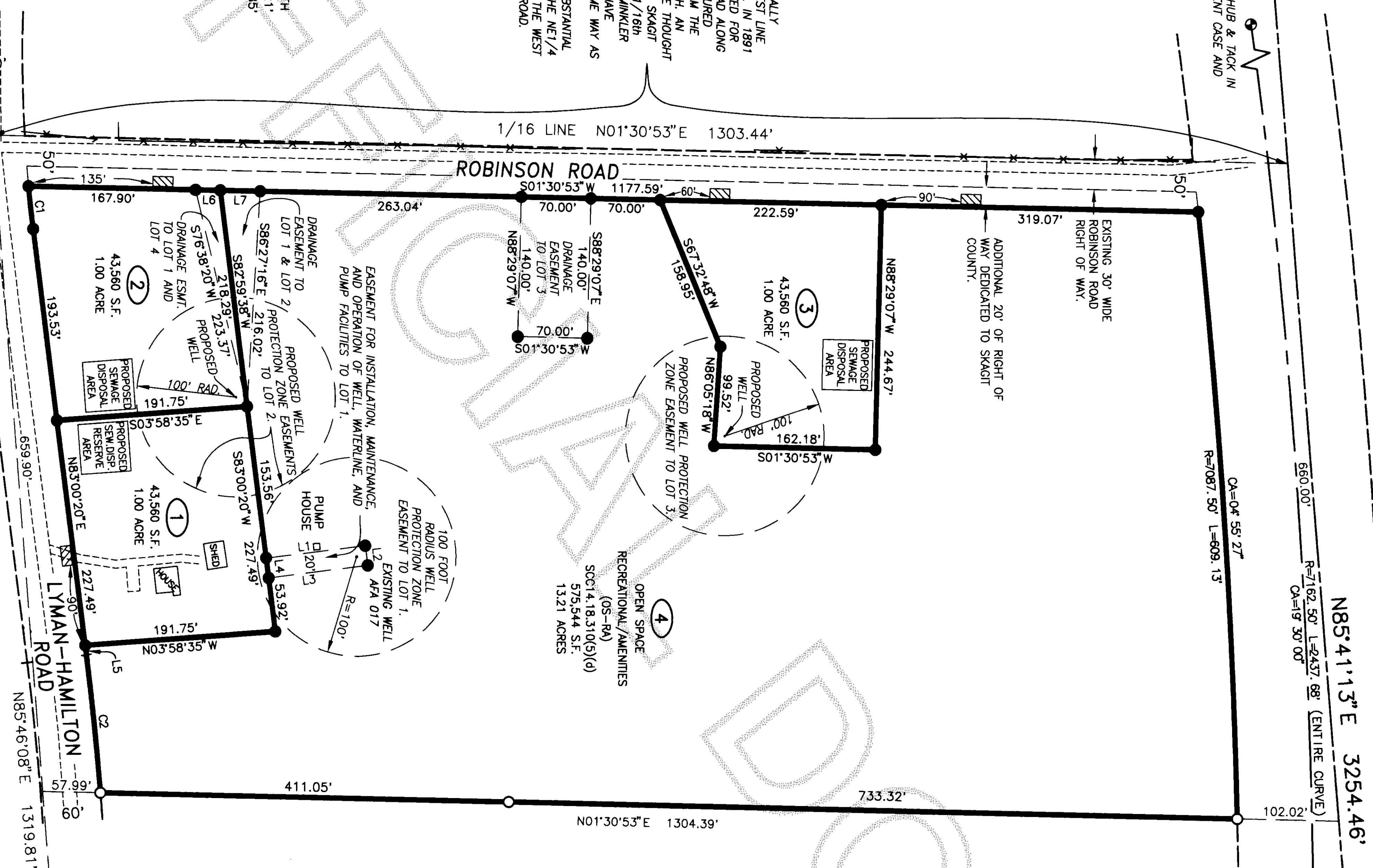
STATE ROUTE 20

FOUND HUB & TACK IN MONUMENT CASE AND COVER.
CA=00°33'06" R=7162.50' L=809.13'

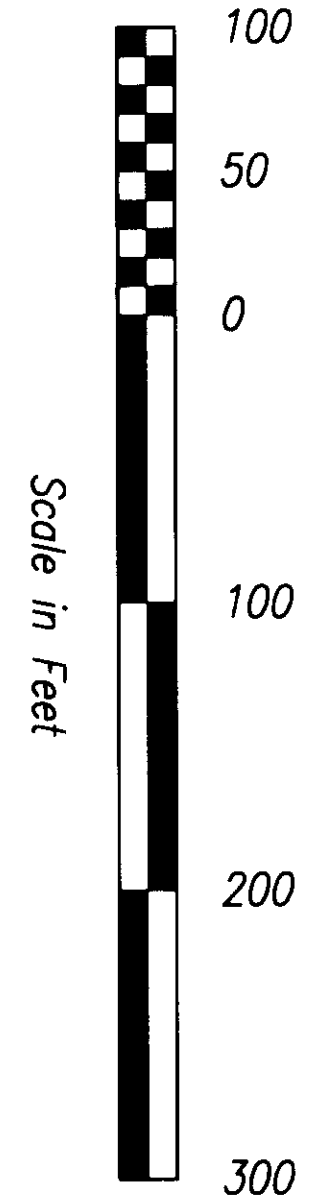
THE WEST HALF OF SECTION 18 IS UNUSUALLY IRREGULAR DUE TO ANGLARITY IN THE WEST LINE AND COMPLICATIONS OF THE SKAGIT RIVER. IN 1891 A. G. MOSIER, COUNTY SURVEYOR, SURVEYED FOR THE PORTION OF THE JOHN ROBINSON ROAD ALONG THE EAST LINE OF GOVT LOT 1. HE MEASURED 1320' WEST ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER AND THEN RAN SOUTH AN ACCOMPANYING SKETCH SUGGESTS THAT HE THOUGHT THIS LINE WAS THE 1/16th LINE. IN 1905 SKAGIT COUNTY REFERRED TO THIS LINE AS THE 1/16th LINE IN A RIGHT OF WAY DEED FOR THE MINKLER ROAD WEST OF THIS LINE (A.F.#53726). I HAVE ESTABLISHED THE 1/16th LINE IN THE SAME WAY AS A. G. MOSIER DID IN 1891. THE 1/16th LINE APPEARS TO CREATE SUBSTANTIAL CONFORMANCE TO OCCUPATION LINES IN THE NE1/4 OF THE NW1/4 AND IT FALLS VERY NEAR THE WEST RIGHT OF WAY FENCE OF THE ROBINSON ROAD.

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	1402.39'	01°45'56"	43.21'
C2	2895.40'	02°44'52"	138.85'

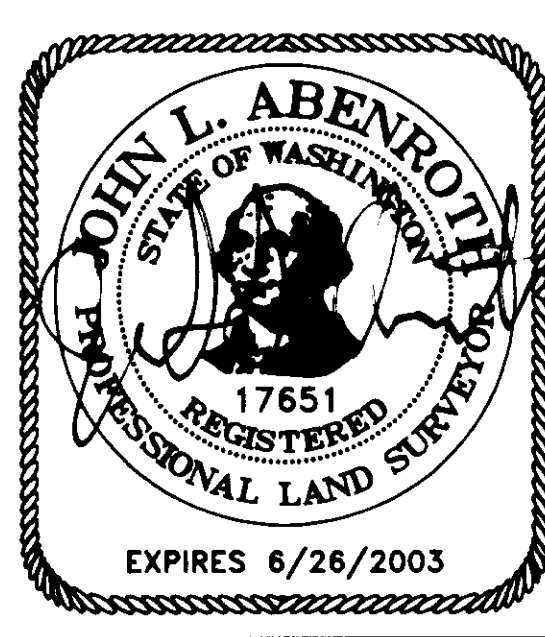
#	BEARING	DISTANCE
L1	N06°59'40"W	100.54'
L2	N83°00'20"E	20.00'
L3	S08°59'40"E	100.54'
L4	S83°00'20"W	20.00'
L5	N83°00'20"E	9.72'
L6	N01°30'53"E	25.00'
L7	N01°30'53"E	40.00'



- 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.
 - Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, during survey filed in A.F.#200009290024.
- Addresses**
- Lot 1 = 30395 Lyman-Hamilton Road
 - Lot 2 = 30365 Robinson Road
 - Lot 3 = 8083 Robinson Road
 - Lot 4 = 8091 Robinson Road
- Access locations**
- Edges of existing roadways**



Short Plat (CARD)
for Patsy Taylor



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2002 at the request of Patsy Taylor.
John L. Abenroth CERT#17651
Date 5/1/2002

AUDITOR'S CERTIFICATE
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Skagit County Auditor
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County Auditor or Deputy Auditor