

ATION

No. been Note Note instr Page Skag

ni record

al plat bearings to the Plat of Skagit Beach Div. lortherly of Match Line B depicted hereon have d in accordance with actual field verification of at survey prepared by Skagit Surveyors by that ecorded August 10, 1992 in Vol. 13 of Surveys at ter Auditor's File No. 9208100126, records of y, Washington as follows: "These pipes appear to ipes from the Plat of Skagit Beach Div. No. I and s the controlling monuments for that portion of Division No. I North of Match Line B."

(N 7°48' W)

ys which have been y (ROS) A.F. No. cal)

3.) Government Lots 1, 2 and the East 1/2 of the Northeast 1/4 of Section 24, Township 34 North, Range 2 East, W.M., EXCEPT road rights-of-way; ALSO EXCEPT those portions thereof lying within Tracts "A" and "B" of Skagit County Short Plat No. 42-79,

Sheet

of

4

Sheets

b.) The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M., EXCEPT the East 30 feet thereof.

N 7°47'11" W

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44,045

q. Ft. = 43,56(

<u>.</u>

Acre

1.00

Acre

560 Sq. Ft. : (Gross Are

Area)

ential Lots. Lot 4 is idential Purposes per No. 200006300061.

e original plat be lying Northerly

in accordance with

0

Found Pipe

Future Driveway Access Location with 25 Ft. Property Line Offset Distance Found Old I" O.D. Iron Pipe 3" Deep. See also Survey Note I. on this Sheet. Controlling Bearings used on this survey. (Typical)

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onveniences or discource operations who nagement practices of

tural resource lands, and residen should be prepared to accept discomfort from normal, necessary to swhen performed in compliance witces and local, state and federal laws."

il, necessary nati compliance with b

O_{G,OG},

SL

Existing Ground L.C.NGVD '29
Septic Drainfield Soil L

Log Test Hole No.

ght-of-Way Elevation =

Centerline = 6.85' (ff

Beginning at a point on the North line of the County Road running along the South line of said subdivision, a distance of 1,036 feet West of the East line of said Government Lot 2; thence North parallel with said East line, a distance of 208.7 feet; thence West parallel with the North line of said County Road, a distance of 208.7 feet; thence South parallel with the East line of said Government Lot 2, a distance of 208.7 feet to the North line of said County Road; thence East along the North line of said County Road, a distance of 208.7 feet to the point of beginning.

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"LS 8992" in Cor Cased (June '99) Found_Brass Disk in Punched and Cased (J Platted Road Right-c Existing Ground Elev

n Concrete Monument June '99)

0

S ST.

d Yellow 8992" i

Plastic Cap

p Imprinted Monument .

N0

Le lands, obe prepared from norm

TRIPLE J ENTERPRISES, INC 15356 Produce Lane Mount Vernon, WA. 98273

and

AG-NRI Agricultural Natural Resource

AUDITOR'S CERTIFICAT

Normathur MMETT

(agit Co



map correctly lirection in co YOR'

Avenue WA. 98273 336-3220

the request of ASSOCIATES 8 Surveyor

Jumpe D. L. GWYNNE D. L. Registered Pr Engineer 8 Date.

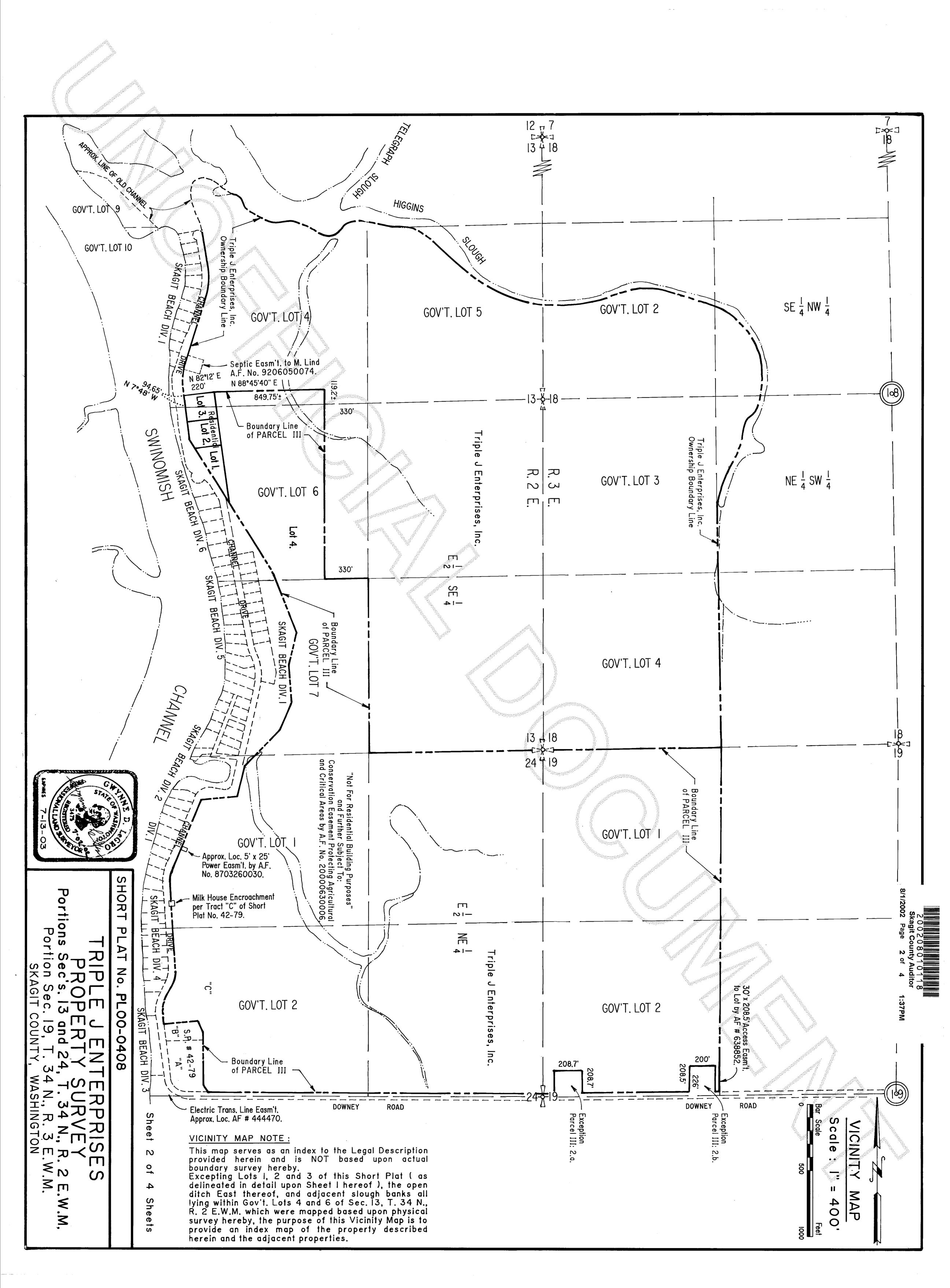
y represents conformance a survey made by me or with the requirements ubdivision Ordinance, S under of the ection

rofes ssional Surveyo Portions Sec.

SHORT PLAT No. PL00-0408

Portion RIPL <u>U</u> and R. 2 E.W.M. E.W.M.

ec.'s 13 on Sec. SKAGIT (COUNTY, WASHINGTON



TIONS

and to the second The short plat number and date included in all deeds and contrac contracts. shall b

N

- building permit shall be issued for any residential 1/or commercial structures which are not at the e of application, determined to be within an icial designated boundary of a Skagit County Fire
- Alternative have specic requirement Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- may be r residential Buyer should be located in the required for l construction. e aware that this in floodplain and since the first the nis short subdivision is a significant elevation first living floor of
- <u>.</u> All maintenance and construction of roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
- the property. subject property is located within designated ultural Natural Resource Land (A-NRL). Note all future development will need to sign and a natural resource waiver with the title of

approved September 6, 1979, and 6, 1979, in Volume 3 of Short Pland Auditor's File No. 7909060026.

nd recorded September Plats, Page 176, under

GAL

DE

SCRIPTION (cont'd. from

Sheet 1)

<u></u>

4.) Government Lots 6 and 7, of 34 North, Range 2 East, W.M., I feet of said Government Lot 6.

Section 13, EXCEPT the

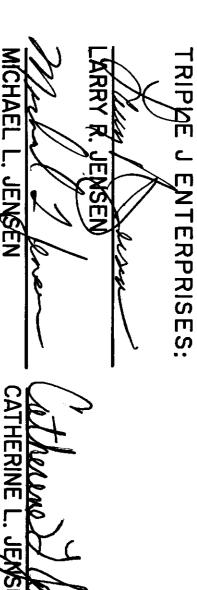
Township East 330

.) That portion of Government Lot 4, of Section 13, ownship 34 North, Range 2 East, W.M., described as

- Be Hereby Notified that, in consideration of a County Code (SCC) 14.04.112(6) Agricultural Preservation, Lots 1, 2 & 3 shall be created to Hereby No Skagit al Land hereby
- for Residential purposes.

 Lot 4 of this Short Plat shall be deemed "Not For Residential Building Purposes" and further subject to the terms and conditions of the Conservation Easement as required by SCC 14.04.112(6)(E) as stipulated within that Agricultural Conservation Easement by that instrument dated June 27 2000 and recorded under Auditor's File Number 200006300061 , records of Skagit County, Easement as is stipulated with Easement by the 2000 and

Beginning at the intersection of the South line of said Government Lot 4, and the East line of Tract "A" as both are delineated upon the "PLAT OF SKAGIT BEACH No. I", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington; thence North 7°48' West along the East line of said Tract "A", a distance of 94.65 feet; thence North 82°12' East, a distance of 220.00 feet; thence North 88°45'40" East, a distance of 849.75 feet, more or less, to the West line of the East 330 feet of said Government Lot 4; thence South along said West line, a distance of 119.2 feet, more or less, to the Sovernment Lot 4; thence West along said South line of Government Lot 4; thence West along said South line to the point of beginning.



WASHINGTON MUTUAL BANK dba の一カスス DANX.

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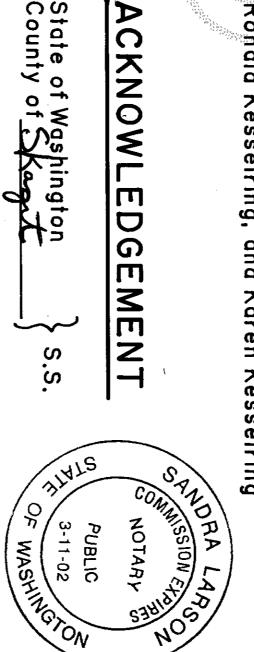
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Washington,

Buyan Mellonald		
Signeture	Signature	
BRYAN MC DONALD		Service of the servic
Print Name	Print Name	
UICE PAGSIDENT		
` =	Print Title	

I I SKAGIT で ス つ で で に RTIES GROUP

JAMES NEFF, individually and as atto-for Alvin Sparks, Thad Hodgins, Pat G Ronald Kesselring, and Karen Kesselri



EXCEPTING from the above descriptions, County Road, dike and ditch rights-of-way and "PLAT OF SKAGIT BEACH No. I", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington, portions of which have been replatted as "PLAT OF SKAGIT BEACH No. 2", as per plat recorded in Volume 9 of Plats, Page 25, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 3", as per plat recorded in Volume 9 of Plats, Page 26, records of Skagit County, No. 4", as per plat recorded in Volume II of Plats, Page 45, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume II of Plats, Page 10 of Plats, Page 27, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume II of Plats, Page 10 of Plats, Page 27, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume II of Plats, Page 10 of Plats, Page 27, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume II of Plats, Page 10 of Plats, Page 27, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume II of Plats, Page 10 of Plats, Page 27, records of Skagit County, Washington, "PLAT OF Skagit County, Washington," PLAT OF Skagit County, Washington, "PLAT OF Skagit County, Washington," PLAT OF Skagit County, Washington, "PLAT OF Skagit County, Washington," PLAT OF Skagit County, Washington, "PLAT OF Skagit County, Washington," PLAT OF Skagit County, Washington, "PLAT OF Skagit County, Washington," PLAT OF Skagit County, Washington, "PLAT OF Skagit County

SUBJECT TO that Easement, situate in the \$1/2 of the NE 1/4 of said Section 24 and Tract Lof Plate 16 of Tide and Shorelands of said Section 24, for Electric Transmission and Distribution in favor of Puget Sound Power and Light Company by that instrument recorded April 18, 1950 in Volume 238 of Deeds at Page 764 under Auditor's File No. 444470, records of Skagit

Notary F residing at Make in and for the tate

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under

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official

this

20th day of

State of Washington County of 5/66/1 ACKNOWLEDGEMENT

OWNERSHIP

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be hereunto subscribed this 2000.

On this day personally appeared before me LARRY R. JENSEN, a single man, to me known to be the individual who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

S.S.

Given under my hand and official seal this of Nauencer my hand and official seal this

on a

day

Consisting of Alvin Sparks, Thad Hod Pat Good, Karen Kesselring, and Rona gins, James N Id Kesselring. Neff,

orney-in-fact sood,

COMMISSION CARSON CONTARY SHEET WASHINGTON

On this day personally appear NEFF, individually and as atto Sparks, Thad Hodgins, Pat Go and Karen Kesselring, aka Skag me known to be the individual wand foregoing instruments and signed the same as his free deed for the uses and purposes d as attorney-in-fact for Alvin, Pat Good, Ronald Kesselring, aka Skagit Properties Group, to dividual who executed the within ents and acknowledged that he nis free and voluntary act and purposes therein mentioned.

Washington,

ACKNOWLEDGEMENT Tary Public in Iding of Mt. yernow SANDRA COMMISSION CT'S NOTARY LANGS

S.S.

3-11-02

PUBLIC

On this day personally appeared before me MICHAEL L. JENSEN and CATHERINE L. JENSEN, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. State of Washington County of Ska Sax WASHINGTON

Given under my hand of hard and official seal this 4,2000. 19th day

Notary F residing iry Public in ding at more and for the State ð Washington,

CKNOWLEDGEMENT

State of Washington County of Skagit \rightarrow s.s.

217800

his is to certify that 9 99, before me, tersonally appeared_ t on this 2 nd day of the undersigned, a Notary Public, Bryan Mc Oonald, and

respectively, of WASHINGTON MUTUAL BANK dba WESTERN BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Notary Presiding Public/in <u>a</u> and for th the tach ington

SHORT 7 AT **Z** 0. 00-0408

Sec.'s RP ROP 3 and

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Borchard and J. Herber Borchard and J. Herber end of the West end of the McLean Road, now referred to instrument dated November instrument 6, 1962 under

Sardiner residences of the Westerly of the Westerly of to as Downey Rer 30, 1962 are Auditor's Fier Auditor's F

Road, to and rec

ID SUBJECT TO that Water Line 1 ms and conditions thereof, regard obligations of a 2" water line such and J. Herbert Gardiner rechard and J. Herbert Gardiner rechard of the West end of the Wellean Road, now referred.

Line Agreement, regarding the pri

and the

e serving the Mary A.
r residences lyina ~~
Wester!..

extension

AND SUBJECT

County, Washington;

December 6. IS 629376, records

skagit C

County, Washington;

(continued on

Sheet

nd egress v required in co

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Right-of-way Ease.... th equipment, materials,

ortions Portion on Sec. 19, T. SKAGIT COUNTY T. 34 N., R. 34 N., R. WASHINGTON 4 ,ω.̈Ζ**`** E.W.M.

AND SUBJECT TO an Easement for Ingress and Egress and the Terms and Conditions thereof in favor of Drainage District No. 19 of Skagit County for drainage purposes, to prevent overflow of salt water between Swinomish and Telegraph Sloughs, and a perpetual easement, drainage, and storage use in and to those natural visible sloughs and outlets by that instrument recorded October 25, 1963 under Auditor's File No. 642421, records of Skagit County, Washington.

AND SUBJECT TO an Easement for Ingress and Egress in favor of Frank R. Thurman, et. ux. affecting the East 30 feet of the South 226 feet of Government Lot 2 of said Section 19, by that instrument recorded July 26, 1963 under Auditor's File No. 638852, records of Skagit County, Washington;

AND SUBJECT TO any question that may arise due to shifting or changing in course of the sloughs or channel having changed their courses. Sloughs or Channel: Telegraph and Higgins Sloughs, and Swinomish

shifting channel channel: Channel;

constructed Drive by the under 'Skr SUBJECT TO a Sound Power a and provisions of said Section along instri a 5 foot x 25 foot Easement to and Light Company including the ns thereof situated in Governmention 24 as constructed or to be the southeasterly line of Channer rument recorded March 26, 198 le No. 8703260030, records chinates. the 7 6 7 6 7 6

constructed along the southedsterly line of channer Drive by that instrument recorded March 26, 1987 under Auditor's File No. 8703260030, records of Skagit County, Washington:

AND SUBJECT TO the right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence)

AND SUBJECT TO any questions which may arise regarding the fact that portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M., lying North of the North line of Lot 10, of said Section 13, produced is presently being assessed to the Swinomish Indian Tribe.

AND SUBJECT TO Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

AND SUBJECT TO that Easement for Septic Field, including the terms and provisions thereof, between Martin R. Lind, et. ux., Grantee and Hayton Forms Inc., Grantor to serve exclusively Lot 6A of Skagit Beach No. I as per Plat recorded in Volume 8 of Plats at Page 71, by that easement recorded June 8, 1992 under Auditor's File No. 9206050074, all-records of Skagit County, Washington;

SUBJECT TO the Notes 42-79 and the terms, and restrictions cont tes on the face rms, covenants ontained in satu changed or ex Short Plat provisions, Short Plat red without

notes, and restrictions contained in said some of which may have changed or expinotice on public record.

AND SUBJECT TO an encroachment of the onto Channel Drive as shown on the face of No. 42-79, as recorded September 6, I Auditor's File No. 7909060026, records County, Washington.

AND SUBJECT TO that Note on the face of Plat No. 42-79 affecting Tract C descrithat Parcel "C" will not be used for recommercial uses unless approved by face of the Milk H ce of Short 6, 1979 t cords of S Hous ort Pla rlat under Skaat

S e of said Short scribed therein residential or by appropriate

is , is by eclaration by th roperty Skagit (3, 1998 Notification that n Government Loterty Designated git County by that 998 under Audito of Skagit County, by that Auditor t Tax Parcel
t 2 of said
Agricultural
t instrument
or's File No. 9

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recorded

RIPTION (cont'd

AND executhe place emplo Section All (and conditions of a mobile home pon that portion of referred to there in Parcel P2068 ebruary 8, 1999 to Ol, records of Skap in the County nditions
ile home to be used iv.
ile home to be used iv.
ortion of Government Lot I in said
to therein as Skagit County Tax
I P20682, by that instrument
B, 1999 under Auditor's File No.
rds of Skagit County, Washington.
rds of Skagit County, Washington. County

ERTIFIC ATE

This which description descrip to ce that all taxes been s here-to-fore levied and upon the lands herein y paid and discharged of my office, up to and

This Iding it Skagi

Exam Wash nined ar 2 by hington. and approved this <u>31st</u> day by the Planning Department <u>약</u> of Skagit

00

gton ý approved this. the County E s 222 da Engineer 0 Skagif ounty.

ordance e 12.05 of ᅔ foregoing short the provisions o -site Sewage) & l t plat is approved in of Skagit County Code 12.48 (Water) this 30

The acc Titl day



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- Horiz. Cir y ± (5 mm Plat furnished by First Company of Skagit County, No. H-593199, Order No. 2002 at 8:00 a.m. Readi ppm) (20) ding of 20"
- All development located with of the Ordinary High Water National Shannel Shall be subject to Skagit County Shoreline Merogram and the Shoreline Merogram and d within 200 horizontal feet later Mark of the Swinomish ct to the provisions of the eline Management Master line Management Act.
- 4. Basis of Bearing The centerline (t) of Channel Drive (Tract "A" of Skagit Beach Div. No. 5) as platted, adjacent Lots I through 5 of the Plat of Skagit Beach Div. No. 6 recorded in Volume 14 of Plats at Page 31 under Auditor's File No. 8701200024 and adjacent Lots 3 through 20 of the Plat of Skagit Beach Div. No. 5 recorded in Volume 10 of Plats at Page 27 under Auditor's File No. 771599, records of Skagit County, Washington, annotated thereon as being N 10°30. W and further based upon existing t monumentation thereof. (t) o Div. No the

The Section Subdivision tie supon the Plat of Skagit Brecorded in Volume 8 of Plat of Skagit County, Washington. tie shown hereon is based jit Beach Div. No. I as Plats at Page 71, records

following matters are rage of the Subdivision wing matters are excluded from of the Subdivision Guarantee Policy referred to in Note I. here-in-above: No.

ceptions in patents o issuance thereot.

2. Water rights, claims or 3 Tax Deeds to the 54 Document claims, r or in acts reservations or s authorizing the

pertaining to is or title state of Wa of Washingt mineral es water.
hington.
ral estates.

following Notes of Company of Irantee Policy No. rding record First American ty Subdivision

regarding memorand that instrument rec Auditor's File No. 94 County, Washington. Agreement between T General P Triple J En Partnership o memorandum terms and
Enterpris
ip and Ho ded 527 ditions thereof, a Washington n Farms, Inc. to purchase by 7, 1994 under cords of Skagit cords

of any unre o<u>f</u> possession, and terms or and

Change in change of and Permi ss may necessitate a Skagit County Planning

SEWAGE DISPOSAL

:37PM

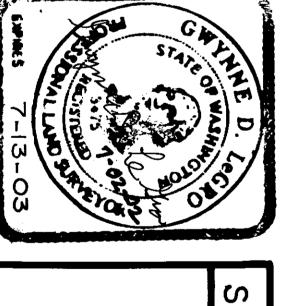
The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for all lots have been prepared by Rich Anderson of Anderson Contracting dated 10-15-99 and 6-06-02 and have been submitted to, approved by, and remain on file with the Skagit County Permit Center. (Refer also to Note 3 of Restrictions on Sheet 3 of this Short Plat)

UTILITIES

Z O 可

Power and telephone is currently provided to residences along Channel Drive via underground a service, exact location uncertain. コ ア ス SUPPLY cable

Water of sufficient quantity and/or quality for normal domestic purposes is available to the lots within this Short Plat from the existing Town of LaConner water main in Channel Drive by Council authority.



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Sheets

ns Sec. RPL ROPI c. s 13 3 and w.Z **≪**.≪

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Portions SKAGIT .19, T. 4 N., R. 3 E. WASHINGTON