

Survey in the SE1/4 of the NW1/4 of Section 28, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 96-0026

Legal Description

PARCEL "A":
The East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT road.

PARCEL "B":
That portion of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., described as follows:
Beginning at the intersection of the West line of the East 1/4 of said subdivision with the North line of the County Road; thence West along the North line of said County Road 102 feet; thence North parallel with the East line of said subdivision 697 feet; thence East parallel with the North line of said County Road 102 feet, more or less, to the West line of the East 1/4 of said Southeast 1/4 of the Northwest 1/4; thence South along said West line to the point of beginning.

PARCEL "C":
That portion of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., described as follows:
Beginning at a point on the West line of the East 1/4 of said subdivision which is 697 feet North of the North line of the County road running along the South line thereof; thence West parallel with the North line of said County road 500 feet; thence North parallel with the East line of said subdivision 603 feet, more or less, to the North line thereof; thence East along the North line of said subdivision to the West line of the East 1/4 of said subdivision; thence South along said West line to the point of beginning.

PARCEL "D":
That portion of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 35 North, Range 4 East, W.M., described as follows:
Beginning at a point on the West line of the East 1/4 of said subdivision which is 697 feet North of the North line of the County road running along the South line thereof; thence West parallel with the North line of said County road 500 feet to the true point of beginning; thence West to the West line of the Southeast 1/4 of the Northwest 1/4; thence North to the Northwest corner of the Southeast 1/4 of the Northwest 1/4; thence East to a point 603 feet, more or less, North of the true point of beginning; thence South to the true point of beginning, less roads.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the homeowners association with the lot owners as members.
3. Basis-of-bearings - Assumed N01°23'52"W on the west line of the northwest Quarter of Section 28.
4. Zoning - Agriculture (A); Rural (Ru); Residential (R). Comprehensive plan designation - Agriculture-NRL (Ag-NRL); Rural Reserve (RRv); Rural Intermediate (RI)
5. Sewer - Individual on site sewage disposal systems - Alternative systems are proposed for Lots 1, 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: 3 second or better 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.
9. Water - P.U.D. No. 1 of Skagit County
10. See Skagit County Short Plat No. 92-044 recorded in Volume 10 of Short Plats at page 166 for additional section subdivision information.
11. Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
12. This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land and mineral activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact the Skagit County Planning and Permit Center for details.
13. Tract A is not to be used as a separate building lot. Tract A is intended to be conveyed to and aggregated with adjacent property to the east for the purpose of adjusting the common property line to more closely match the existing occupation, (fence).
14. The subject property may be affected by reservations, easements, etc., filed in A.F.#221302; A.F.#832892.
15. Further subdivision of Lot 3 will require a water pipeline extension per Public Utility District No. 1 of Skagit County requirements. This extension will extend north on Gardner Road from Peter Anderson Road to the north line of Lot 3 and/or north from Peter Anderson Road along any future access road. Additional water pipelines may be required east from Gardner Road and/or through the subdivision, as determined by the District at that time.

Dedication

Know all persons by these presents that Einar Heyntsen and Doris Heyntsen, the owners, in fee simple of the land hereby short subdivided under Short Plat number 96-0026, hereby declare this short plat and dedicate to the public forever an additional 10 feet of right of way along the north and east lines of the existing Peter Anderson Road right of way as shown herein.

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.

Einar Heyntsen Doris Heyntsen
Einar Heyntsen Doris Heyntsen

Acknowledgments

State of Washington, County of SKAGIT

I certify that I know or have satisfactory evidence that Einar Heyntsen and Doris Heyntsen 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 [Signature] Title Notary

Date Dec 20, 2002 My appointment expires Nov 1, 2003

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 up to and including the year 2002.

[Signature] 1-6-2003
Skagit County Treasurer Date

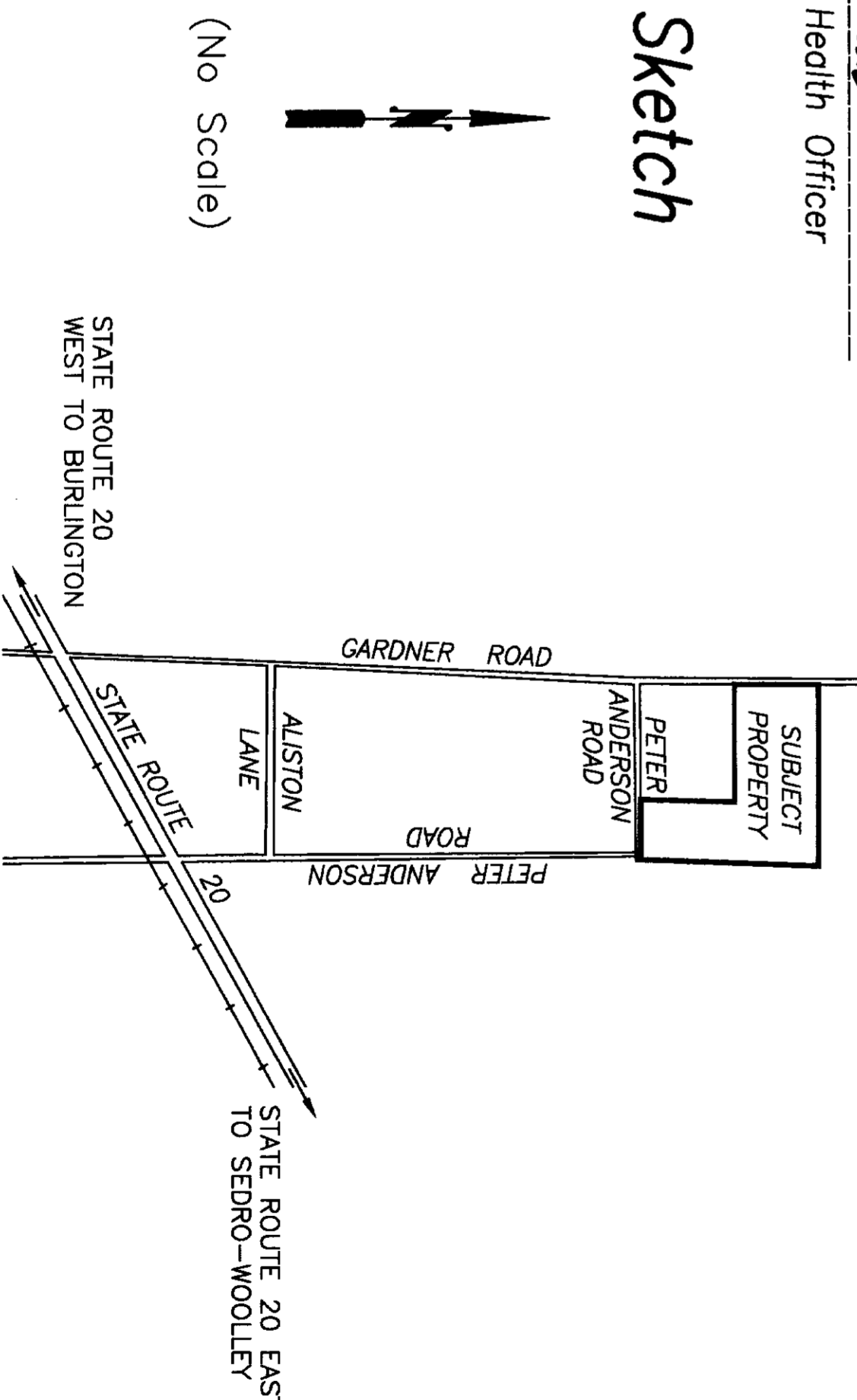
Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 7th day of January 2003

Jude Kullen Steve Wille
Short Plat Administrator 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 2 day of Jan 2003.
[Signature]
Skagit County Health Officer

Vicinity Sketch



AUDITOR'S CERTIFICATE



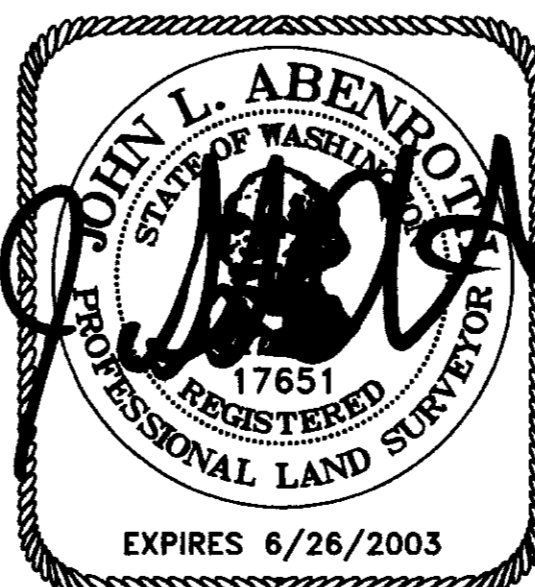
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Norma Brunner by Melody Deriosett
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2002 at the request of Einar Heyntsen

John L. Abenroth CERT#17651
Date 12/19/02



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

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.
- ⊕ 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on Short Plat recorded in Volume 10 of Short Plats at page 166.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on Survey recorded in Volume 14 of Surveys at page 81.

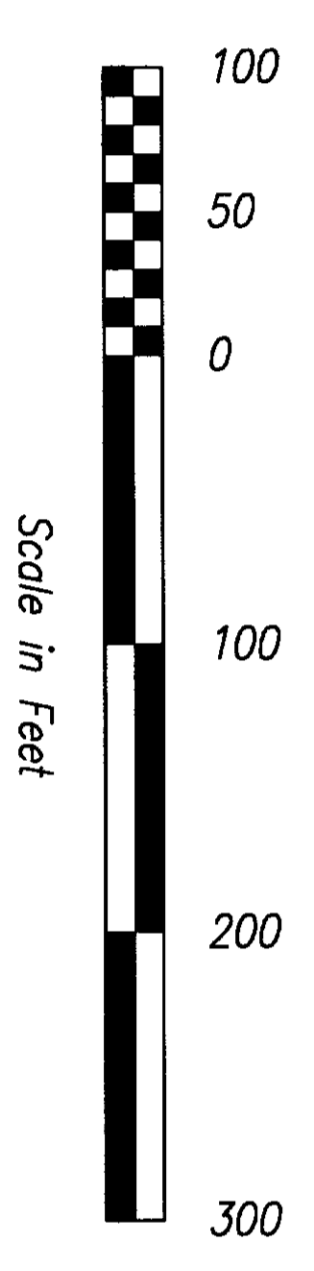
Access Locations

LINE #	BEARING	DISTANCE
L1	S89°58'04"W	3.00'
L2	S89°58'04"W	22.57'
L3	N00°37'19"E	30.00'

Addresses

- Lot 1 = 10641 Peter Anderson Road
- Lot 2 = 10633 Peter Anderson Road
- Lot 3 = 10265 Gardner Road

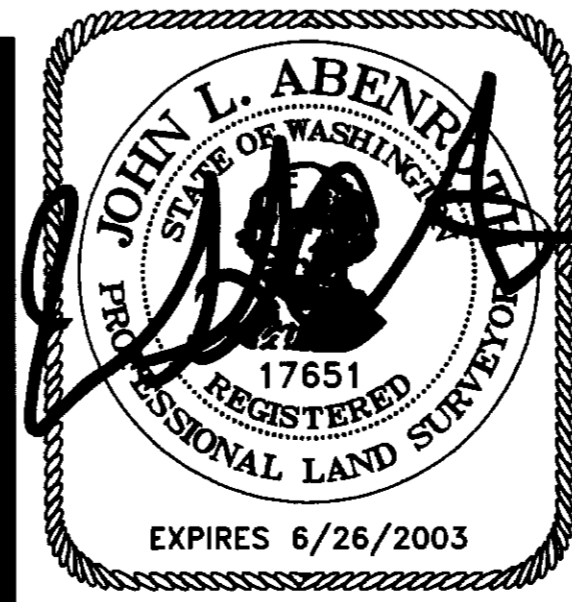
COMPUTED POSITION FROM SHORT PLAT NO. 62-76 RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 190. SEARCHED FOR BUT DID NOT FIND THE PIPE REFERENCED ON SHORT PLAT NO. 62-76. FOUND FENCE CORNER WITH FLAGGING N90°E, 2.0 FEET FROM THE COMPUTED POSITION. 7/22/92



AN EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES OWNED BY PACIFIC NORTHWEST TRACTION OR ITS SUCCESSORS RUNS ALONG THE SOUTH LINE OF THE SE1/4 OF THE NW1/4. NO SPECIFIC WIDTH OR LOCATION IS GIVEN.

FOUND 1" IRON ROD 0.4 DEEP AT THE INTERSECTION OF THE EXTENDED CENTERLINES OF THE PETER ANDERSON ROAD AS SHOWN ON SHORT PLAT NO. 62-76 RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 190. 7/20/92

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



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200301090144
Skagit County Auditor
1/9/2003 Page 2 of 2 3:08PM
County Auditor or Deputy Auditor