

Survey in the SW1/4 of the NE1/4 and in the NW1/4 of the SE1/4 of Section 21, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. 96-0022

200404230138
Skagit County Auditor
1 of 1
3-13PM

Legal Description

The East 1/2 of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 and that portion of the East 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4, lying Northerly of the Old Grade Road, all in Section 21, Township 36 North, Range 4 East, W.M.

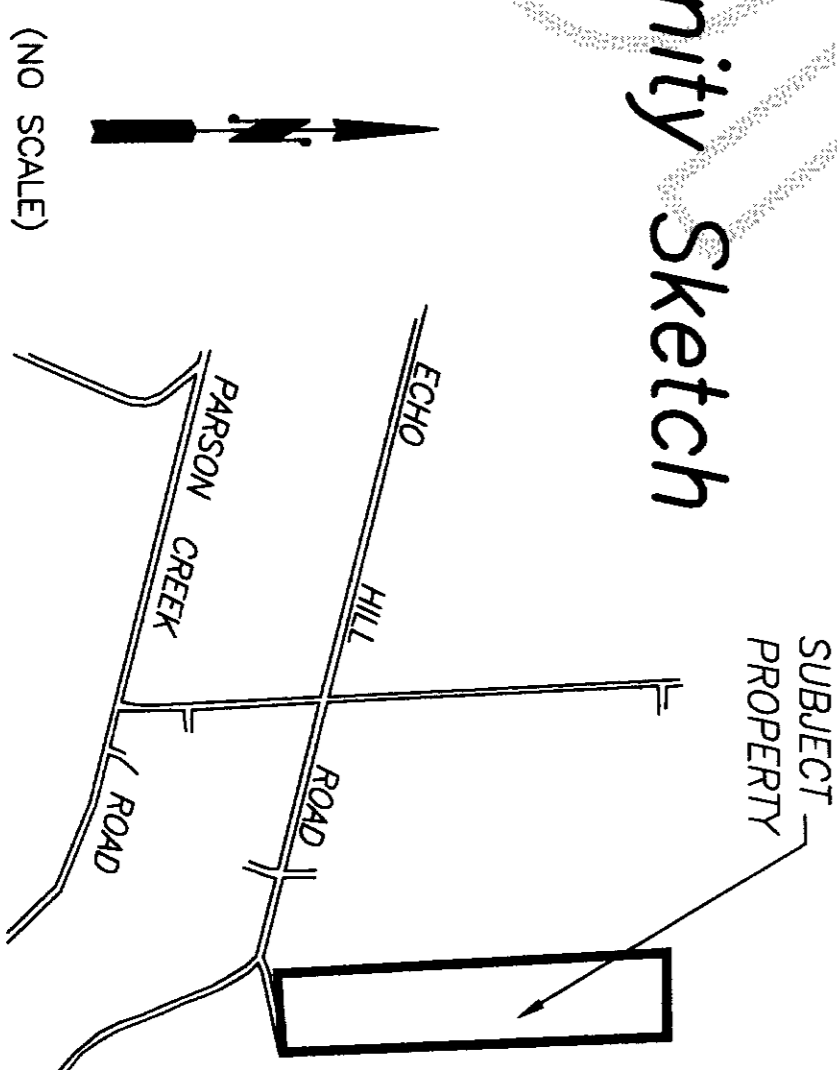
Notes

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.
3. Zoning - Rural Intermediate (RI)
4. Sewer - Individual on-site systems
5. Basis-of-bearings - Assumed S01°53'20"E on the East line of the Northeast Quarter of Section 21.
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. No original evidence found. It was determined from field research, topography and absent major terrain calls that General Land Office Surveyor, Joseph M. Snow, did not complete his survey of the East-West section lines in this area beyond the quarter corner locations. Because the north quarter corner of Section 22 was determined to be lost and evidence would indicate that the east half of the north line of Section 21 was never surveyed, it was decided to establish this Section corner by single proportionate measure along the North-South section lines. The east quarter corner of section 16 was searched for and not found.
10. Potential buyers should recognize that the creek shown hereon meanders 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.

11. 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.

12. Lots 1 and 2 are designated as an Alluvial Fan (slide prone soils) area, and may be subject to additional data as required by the Building Official for the purpose of determining the suitability for residential construction site.

Vicinity Sketch



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.

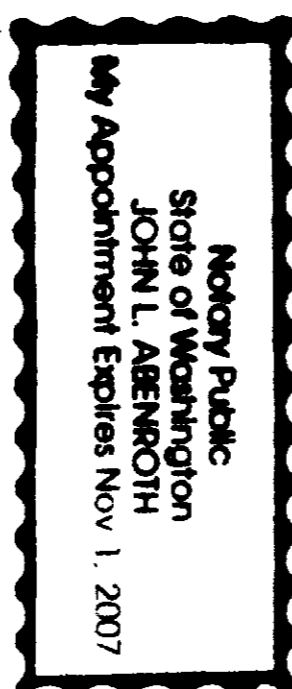
Gregory Pulley
Katie Pulley, VP
SKAGIT STATE BANK

Katie Pulley
KATE PULLEY

Acknowledgments

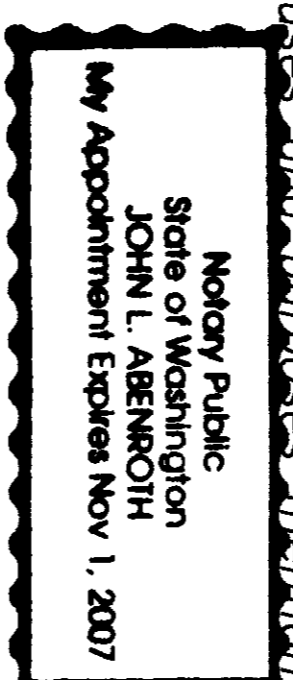
State of Washington, County of **SKAGIT**
I certify that I know or have satisfactory evidence that Gregory Pulley and Katie Pulley h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature John L. Abenroth Title **NOTARY**
Date 12/19/2003 My appointment expires 11/1/2007



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

Notary signature John L. Abenroth Title **NOTARY**
Date 12/19/2003 My appointment expires 11/1/2007



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 2004.

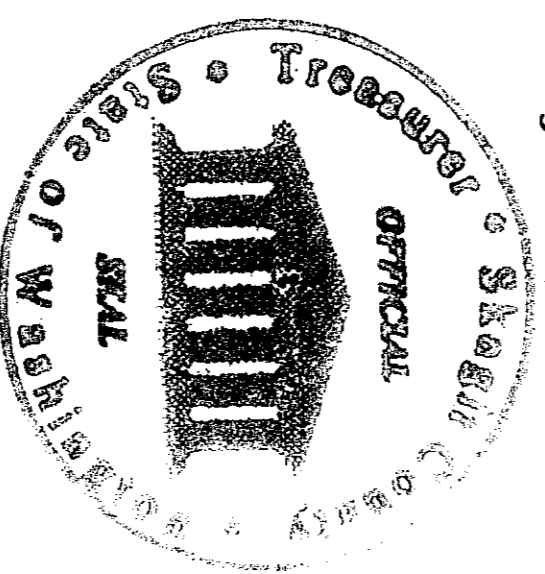
John L. Abenroth Date April 21, 2004
Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the appropriate Skagit County Code this April day of 2004

Gregory Pulley Skagit County Administrator
Katie Pulley Skagit County Health Officer

Steve Pyle County Engineer



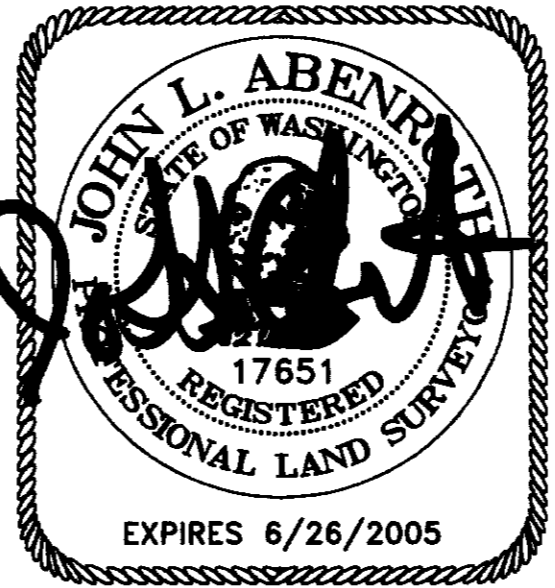
AUDITOR'S CERTIFICATE

Norma Brummett
John L. Abenroth
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 October, 2003 at the request of Greg and Katie Pulley.

John L. Abenroth CERT#17651
Date 12/19/03



COPYRIGHT 2003 SKAGIT SURVEYORS, INC.



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

11/12/03	REVISION	S.R.M.	JOB#	95235	DRAWN	fm	CHECKED	JLA	DATE	08FEB96	SCALE	N/A	SHEET	1 OF 3
DATE	REVISED PER CO. STAFF REPORT ETC.	BY												

Short Plat for Greg and Katie Pulley

Short Plat No. 96-0022

Survey in the SW1/4 of the NE1/4
and in the NW1/4 of the SE1/4 of
Section 21, Twp. 36 N., Rng. 4 E., W.M.

4/23/2004 Page 2 of 3 3:13PM
200404230138
Skagit County Auditor

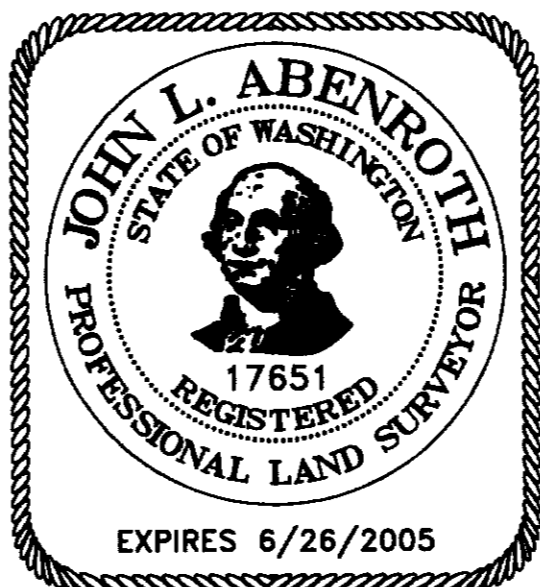
AUDITOR'S CERTIFICATE

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 October 2003 at the request of Greg and Katie Pulley.

John L. Abenroth CERT#17651
Date



COPYRIGHT 2003 SKAGIT SURVEYORS, INC.

Skagit Surveyors & Engineers

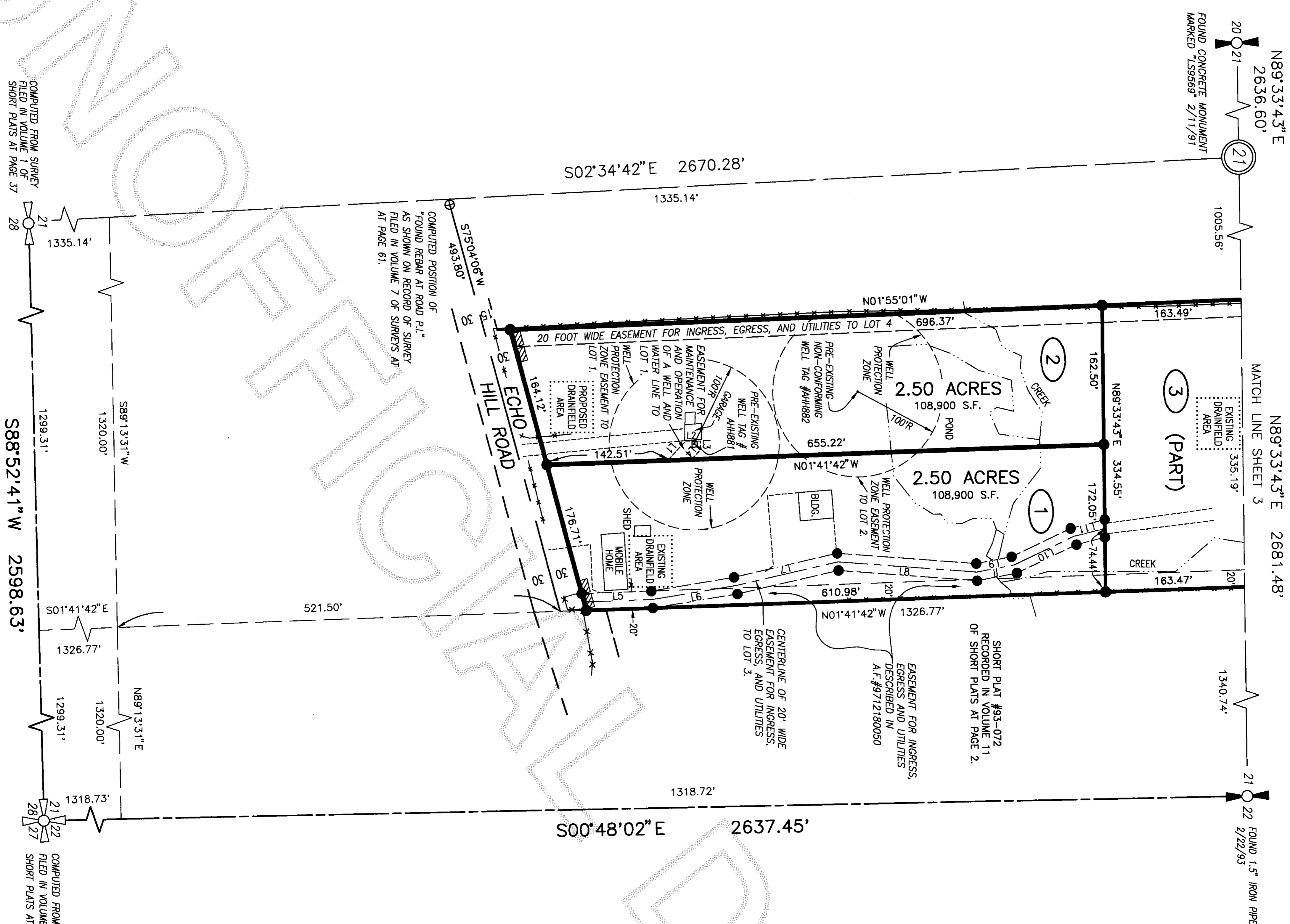
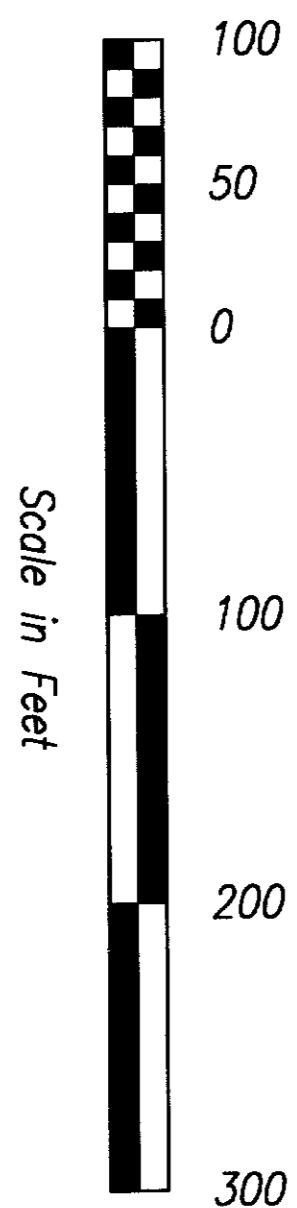
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LINE #	BEARING	DISTANCE
L1	N47°06'16"W	30.45'
L2	N00°31'05"E	17.87'
L3	S88°50'27"E	10.22'
L4	S47°08'16"E	15.15'
L5	N01°41'42"W	80.25' CL
L6	N09°08'21"W	99.73' CL
L7	N12°45'55"W	163.88' CL
L8	N04°36'02"E	44.85' CL
L9	N10°33'13"W	77.22' CL
L10	N25°18'22"W	37.99' CL
L11	N13°52'53"W	

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.
- ▣ Driveway access location.
- ▭ Existing or proposed on-site septic system and replacement area.

- Addresses**
- Lot 1 = 20753 Echo Hill Road
 - Lot 2 = 20701 Echo Hill Road
 - Lot 3 = 20757 Echo Hill Road
 - Lot 4 = 20697 Echo Hill Road



COMPUTED FROM SURVEY FILED IN VOLUME 1 OF SHORT PLATS AT PAGE 37

DATE	11/12/03	REVISION	REVISED PER CO. STATE REPORT ETC.
DATE	08/E/99	SCALE	1" = 100'
DATE	08/E/99	SHEET	2 OF 3

Short Plat for Greg and Katie Pulley

