

Survey in the NE1/4 of the NW1/4 and in Gov't Lot 1, (the NW1/4 of the NW1/4) of Section 7, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. 91-0024

Legal Description

The Northeast 1/4 of Government Lot 1 and the North 1/2 of the Northeast 1/4 of the Northwest 1/4, all in Section 7, Township 36 North, Range 4 East, W.M., including the former railroad right-of-way through the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 7; EXCEPT any portions thereof lying Easterly of State Highway No. 1, as it existed on June 15, 1989; ALSO EXCEPT the Westerly 1 foot thereof conveyed to Clyde E. Ledbetter and Mary E. Ledbetter, husband and wife, in Boundary Line Adjustment recorded November 16, 1990; under Auditor's File No. 9011160034, records of Skagit County, Washington; AND ALSO EXCEPT a 20-foot strip for water pipe line conveyed to Sydney Smith by Deed recorded April 29, 1909, in Volume 65 of Deeds, page 129; AND ALSO EXCEPT the following described tract as excepted in Deed from Ronald W. Hanson and Angie Hanson, husband and wife, recorded July 3, 1968, under Auditor's File No. 715497, records of Skagit County, Washington: Beginning at the Northeast corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 88 degrees 38'46" West along the North line of said subdivision a distance of 778.82 feet to the Westerly line of Old Highway No. 99; thence South 28 degrees 03'45" East along the Westerly line of said right of way a distance of 260.26 feet to the true point of beginning of this exception; thence continue South 28 degrees 03'45" East along said right of way line, 207.52 feet to the beginning of a curve to the right, said curve having a radius of 2,814.79 feet; thence along said curve to the right, through a central angle of 06 degrees 05'46" on arc distance of 299.49 feet to a point on the South line of said subdivision; thence North 88 degrees 13' 09" West along said subdivision line a distance of 423.00 feet; thence North 01 degrees 46' 51" East, 447.27; thence South 88 degrees 13'09" East, 184.76 feet to the Westerly line of Old Highway 99 and the point of beginning of this exception; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under the South 60 feet of the South 5-1/2 acres of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 36 North, Range 4 East, W.M, lying West of Old State Highway #99 North.

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 lot owners. See Maintenance Agreement filed in A.F.# 20040610113.
3. Basis-of-bearings - Assumed N00°39'08"E on the west line of the northwest quarter of section 7.
4. Zoning - Rural District (RU)
5. Sewer - Samish Water District #12
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. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
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 encumbered by easements or restrictions contained in documents filed in A.F.#74849; A.F.#505709; A.F.#789013; A.F.#807141; A.F.#9005010080; A.F.#200302110010.
11. 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. Portions of the subject property are located in Flood Zone A, in which base flood elevations and flood hazard factors have not been determined.
13. The legal description excepts a twenty foot strip for a water pipe line which was conveyed to Sydney Smith by deed recorded April 29, 1909 in Volume 65 of Deeds at page 109. the description in the instrument is ambiguous as it gives no means of determining the location of the strip other than along the pipe. I am not able to find evidence of said pipe and therefor have not excepted this strip from my survey.
14. As per Skagit County Staff report dated 5/21/04 for Short Subdivision Application SP91-0024, under the heading of Critical Areas, is the following note: "Note. This project was vested prior to the effective date of the Critical Areas Ordinance. Standard review under CAO will not apply to residential development activities in this short plat until five years after the date of the plat is final."

Consent

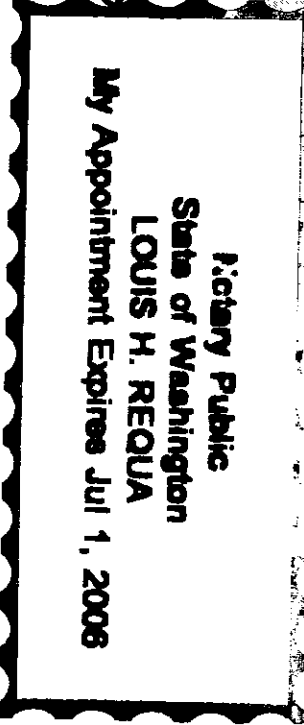
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

William L. Fritsch Sarah J. Fritsch

Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that William L. Fritsch and Sarah J. Fritsch, h/w, signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

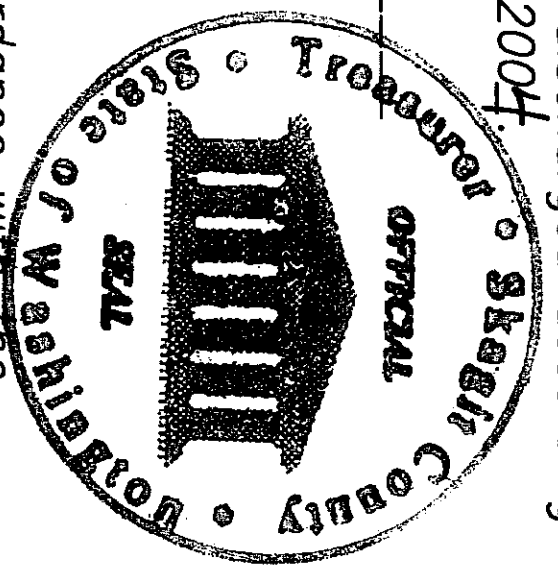
Notary signature Title Name
Date 6/1/04 My appointment expires July 1, 2006



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.

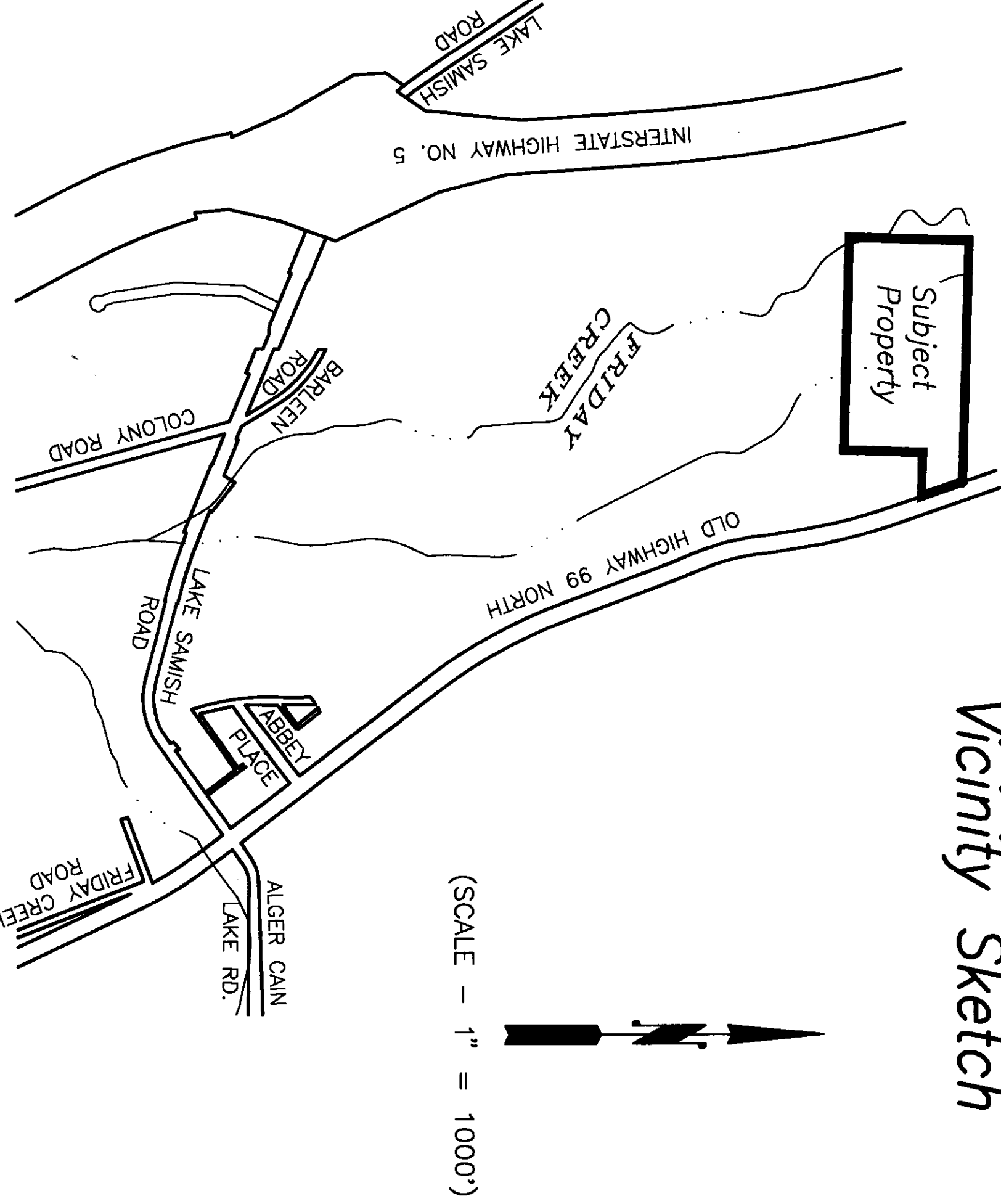
Skagit County Treasurer Date 6-9-04



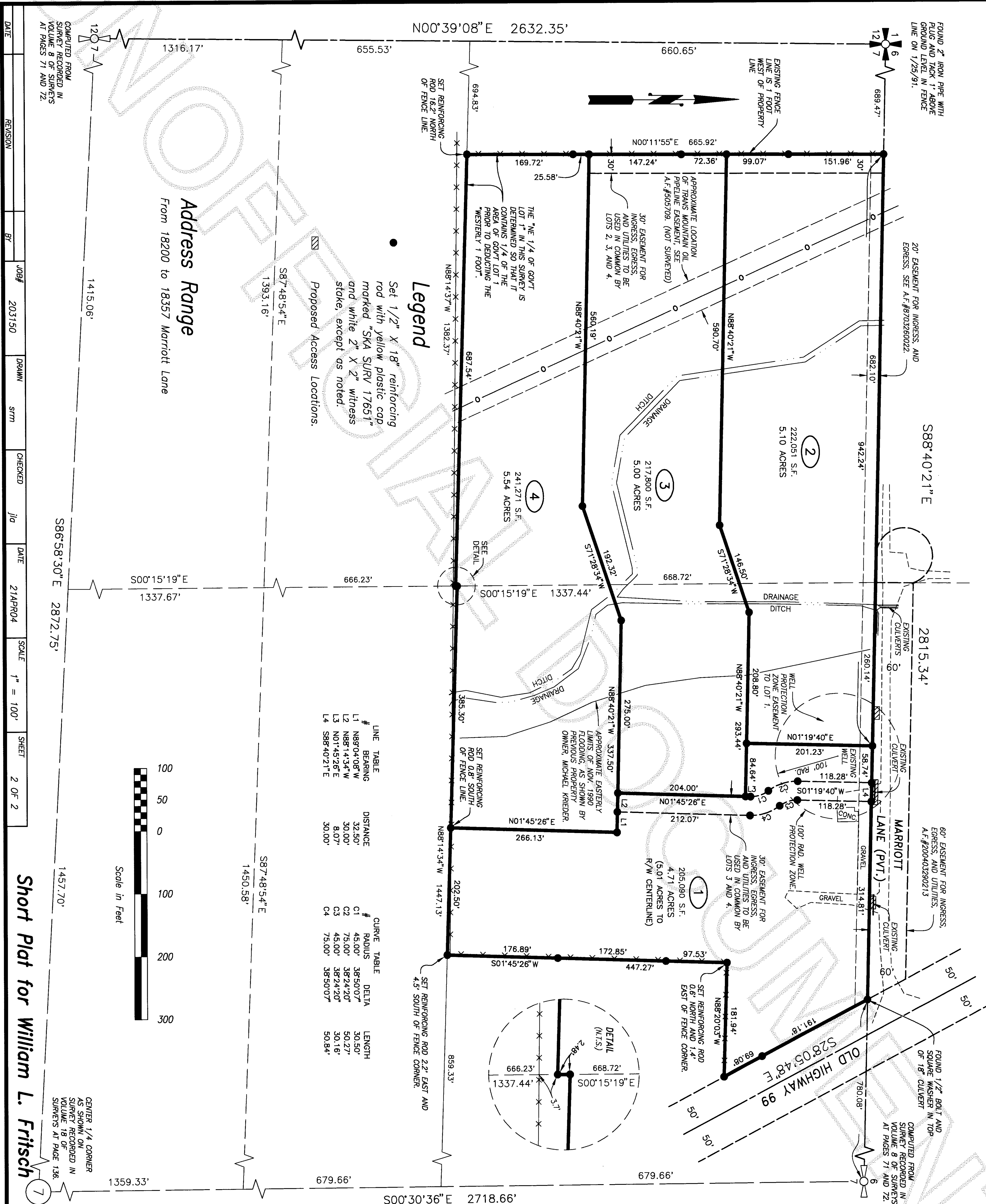
Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance, (as it existed on 3/18/91), this 10th day of June 2004.
Scott Eldred Administrator Steve Wulde County Engineer

Vicinity Sketch



Survey in the NE1/4 of the NW1/4 and in Gov't Lot 1, (the NW1/4 of the NW1/4) of Section 7, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. 91-0024



DATE	REVISION	BY	JOB#	DRAWN	SRM	CHECKED	JLC	DATE	SCALE	SHEET
203150			203150					2/14/04	1" = 100'	2 OF 2

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

COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

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 2004 at the request of William L. Fritsch.
John L. Abenroth CERT#17651
Date 6/10/04

AUDITOR'S CERTIFICATE
200406110114
Skagit County Auditor
6/11/2004 Page 2 of 2 2:08PM
N. B. Munnich by J. Fritsch
County Auditor or Deputy Auditor