

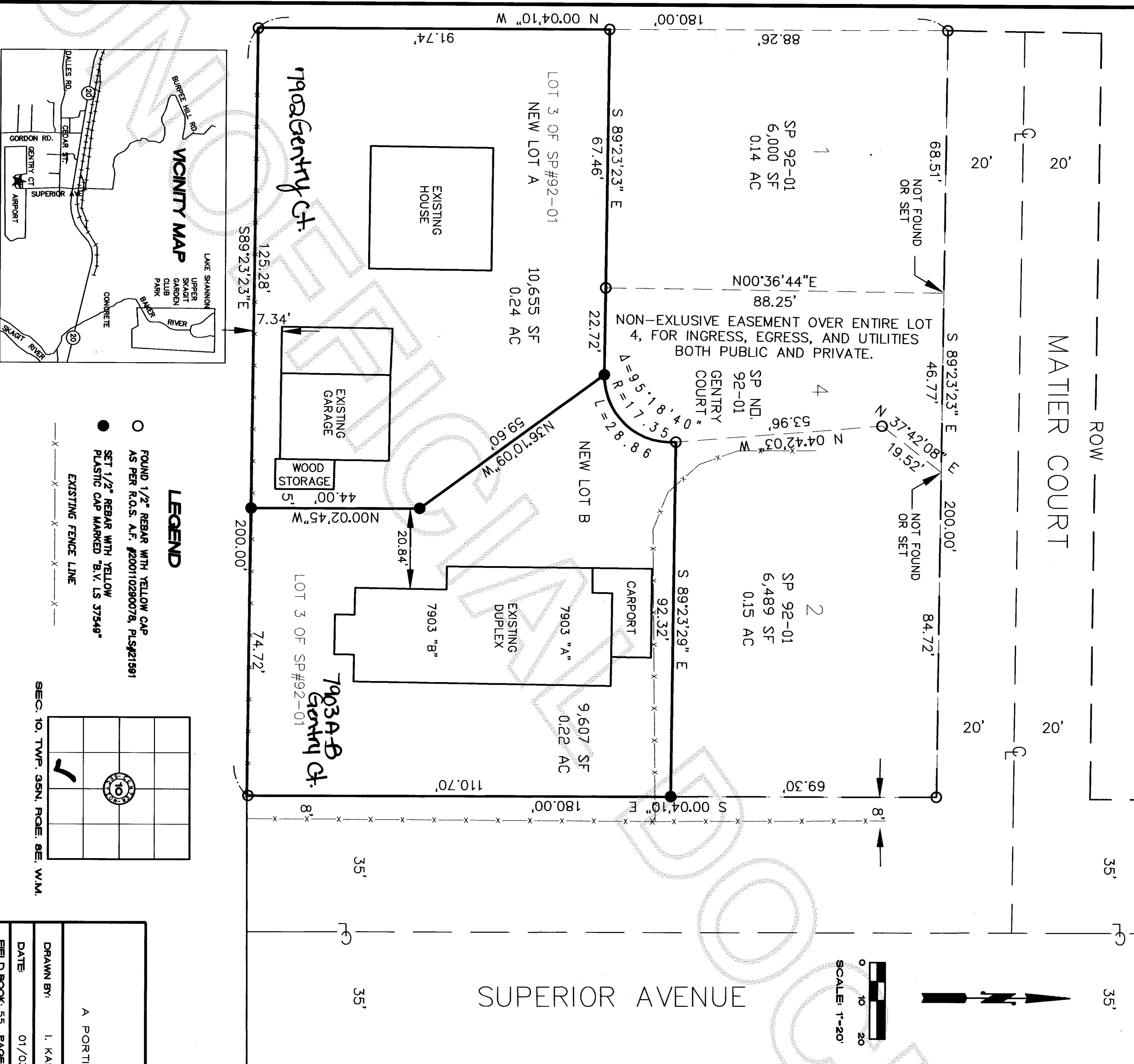
GENTRY SHORT PLAT

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.  
CITY OF CONCRETE, SKAGIT COUNTY, WASHINGTON.

MATTER COURT

SUPERIOR AVENUE

CITY AIRPORT



AUDITORS CERTIFICATE

FILE NO. 200601250066

200601250066

SKAGIT COUNTY AUDITOR

1/25/2006 Page 1 of 2 9:53AM

Norma Baumgardner

SHORT PLAT NO. LU05-008

LEGAL DESCRIPTION:

PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC.  
POLICY NO. 8-1100-8170, ORDER NO. 117820-P DATED AUGUST 10, 2005.  
SCHEDULE A-1

PARCEL "A"

LOT 3 OF SHORT PLAT NO. 92-01, APPROVED MARCH 3, 1992, RECORDED MARCH 10, 1992, IN VOL. 10 OF SHORT PLATS, PAGE 67, UNDER AUDITOR'S FILE NO. 9203100048, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

LOT 4 (PRIVATE ROAD OF INGRESS AND EGRESS) OF SHORT PLAT NO. 92-01, APPROVED MARCH 3, 1992, RECORDED MARCH 10, 1992, IN VOL. 10 OF SHORT PLATS, PAGE 67, UNDER AUDITOR'S FILE NO. 9203100048, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BASIS OF BEARING:

BASIS OF BEARINGS IS N. 00°4'10" W. ALONG WEST PLAT LINE OF SHORT PLAT 92-01 AS RECORDED UNDER AUDITOR'S FILE NO. 9203100048, FILED IN BOOK 7 OF SURVEYS, AT PAGE 190, RECORDS OF SKAGIT COUNTY, WA. A BREAKDOWN OF THE SOUTHWEST 1/4 OF SECTION 10 IS SHOWN ON SHORT PLAT 92-01.

EQUIPMENT AND PROCEDURES NOTE:

THIS SURVEY PERFORMED IN AUGUST AND NOVEMBER, 2005 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TOTAL STATION. (ELECTRONIC DISTANCE MEASURING THEODOLITE).

PLAT NOTES:

1. ALL PRESENT AND FUTURE PROPERTY OWNERS OWNING LOTS WITHIN THIS SHORT PLAT SHALL HAVE THE RESPONSIBILITY OF MAINTENANCE AND CONSTRUCTION OF ANY PRIVATE ROADS AND PRIVATE UTILITIES, PARTICULARLY WATER AND SEWER LINES. THIS RESPONSIBILITY SHALL BE IN DIRECT RELATIONSHIP TO THEIR USE OF THE ROADS AND UTILITIES.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS TRANSFERRING THE OWNERSHIP OF ANY OF THE LOTS.
3. ZONING-RESIDENTIAL.
4. SEWER-DISPOSAL-CITY OF CONCRETE.
5. WATER-SUPPLIED BY CITY OF CONCRETE.
6. THIS SHORT PLAT IS BASED ON SP#92-01 AS RECORDED UNDER AUDITOR'S FILE NO. 9203100048.
7. NO CONCENTRATED STORMWATER FROM LOTS A AND B SHALL FLOW ONTO ANY ADJOINING LOTS.
8. THE TOWN OF CONCRETE RESOLUTION NO. 2005-13 DATED OCTOBER 24, 2005 GRANTED APPROVAL OF THE SHORT PLAT UNDER CAC CHAPTER 17.12 INCLUDING A VARIANCE TO EXCEED THE MAXIMUM LOT SIZE REQUIREMENT OF 10,000 SQUARE FEET AS PER CAC 18.13.050.
9. AT SUCH TIME THAT PUBLIC SEWER AND WATER MAINS BECOME AVAILABLE, SUCH AS AN EXTENSION IN AN ADJACENT PUBLIC RIGHT-OF-WAY, INDIVIDUAL PROPERTY OWNERS SHALL EXTEND SEPARATE PRIVATE SIDE SEWER AND WATER CONNECTIONS TO THE UTILITY MAINS AS PER ORDINANCE REQUIREMENTS. CONNECTIONS SHALL BE MADE AT THE TIME OF THE UTILITY MAIN INSTALLATIONS.

OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.



SHORT PLAT FOR

DOREEN GENTRY

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC.



130 Sharon Avenue  
Burien, WA 98333  
Tel: 360-707-2200 Fax: 360-757-3878  
Internet: bayview@bvi.com

DRAWN BY: I. KASKO  
DATE: 01/03/05  
FIELD BOOK 55 PAGE 68

SHEET NO. 2 OF 2  
SCALE: 1" = 20'  
JOB NO: 2005-61

GENTRY SHORT PLAT

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.  
CITY OF CONCRETE, SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE

FILED  
2005, 2006  
INC. 1  
1/25/2006 Page 2 of 2 9:53AM  
14VIEW SURVEYING  
Skagit County Auditor

SKAGIT COUNTY AUDITOR BY DEPUTY

SHORT PLAT NO LU05-008

HEALTH DEPARTMENT CERTIFICATE

EXAMINED AND APPROVED BY THE SKAGIT COUNTY HEALTH DEPARTMENT AS TO THE ADEQUACY OF THE MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY THIS DAY OF 2006.

N/A

HEALTH OFFICER

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "GENTRY SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS.

1/9/06  
RICK L. HOLT, PLS. CERTIFICATE NO. 37549 DATE



CITY OF CONCRETE TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

1/9/06  
NANCY ALLEN-CLERK TREASURER DATE

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2005. THIS DAY OF 2006

2006  
COUNTY TREASURER, SKAGIT COUNTY, WASHINGTON.



CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED SUPERVISOR HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS MY FREE AND VOLUNTARY ACT AND DEED.

DOREEN M. GENTRY

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED BEING THE TRUSTEE FOR THE GENTRY SHORT PLAT FREE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS GENTRY SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

DOREEN M. GENTRY

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

ON THIS 9th DAY OF January 2006  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOREEN M. GENTRY IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH AND STATES THAT SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT



APPROVALS

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CONCRETE SUBDIVISION ORDINANCE, DATED THIS 27th DAY OF JUNE 2005: 2006

GARY LAHRCOM PLANNER

GARY STURDY-TOWN ENGINEER

JACK BILLMAN, JR.-MAYOR

SHORT PLAT FOR

DOREEN GENTRY

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

DRAWN BY: I. KASKO

DATE: 11-17-05

FIELD BOOK: 55 PAGE: 68



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bayer@bayviewee.com

SHEET NO. 1 OF 2

SCALE: 1" = 20'

JOB NO: 2005-61