

SURVEY IN THE S.E. 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 E.W.M.

- NOTES
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
  2. ZONING - RURAL INTERMEDIATE
  3. SEWAGE DISPOSAL - ON SITE SEPTIC
  4. WATER - P.U.D. NO. 1
  5. 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 (SCC 14.04.1801(4)).
  6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A PENNAX PLS III ELECTRONIC TOTAL STATION.
  7. DEVELOPER: TOM SHEAHAN  
13816 MARLHUGH ROAD  
MOUNT VERNON, WA 98273

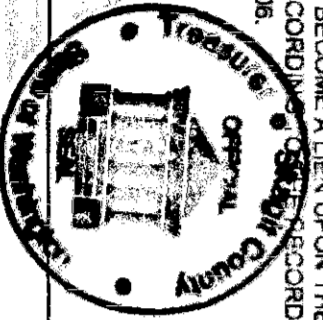
8. PER SCC 14.0200(6)(a) ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
9. THIS SHORT SUBDIVISION IS FOR THE PURPOSE OF RECTIFYING AN ILLEGAL SEGREGATION IN ACCORDANCE WITH THE SKAGIT COUNTY CODE, AND WITH CHAPTER 83.17, REVISED CODE OF WASHINGTON, APPROVAL OF THE SHORT SUBDIVISION WILL REMEDY THE STATUS OF THE LOT. PL99-0021 VARIANCE APPROVED APRIL 20, 1999.
10. APPROVED SOIL LOGS: #1, 4, 5, 6, 7 AND 8.
11. 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.
12. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
13. COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORDS FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AP# 2006030113 AND #89903030702 IN REFERENCE TO PROTECTED CRITICAL AREA EASEMENTS.
15. SEE AUDITOR'S FILE # 2006030113 AND #89903030702 IN REFERENCE TO PROTECTED CRITICAL AREA EASEMENTS.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS DAY OF MAY 2006  
AT 11:00 A.M. AT THE REQUEST OF MICHAEL E. RUTHERFORD  
UNDER AUDITOR'S FILE NUMBER 2006030113

D. Brunnett COUNTY AUDITOR  
Diana Stokely BY DEPUTY

APPROVALS  
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SCC 14.18 THIS DAY OF May 2006  
Chris J. Sheahan SKAGIT COUNTY ENGINEER  
Thomas J. Sheahan SKAGIT COUNTY ENGINEER

TREASURER'S CERTIFICATE  
THIS IS TO CERTIFY THAT ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2006.  
THIS DAY OF April 2006.  
Michael E. Ruthford SKAGIT COUNTY TREASURER



CONSENT  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
Diana Stokely FOR PEOPLE BANK

ACKNOWLEDGMENTS  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS 14th DAY OF April, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Barbara Lowery

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC  
RESIDING AT mt. vernon

STATE OF WASHINGTON  
COUNTY OF SKAGIT

SLV

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Barbara Lowery IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Voluntary Act OF Barbara Lowery TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: 4-14 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES 4-30-07



HEALTH OFFICER'S CERTIFICATE  
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 ON WATER  
THIS DAY OF April, 2006.  
Michael E. Ruthford SKAGIT COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF  
THOMAS J. SHEAHAN  
Michael E. Ruthford

MICHAEL E. RUTHERFORD  
CERTIFICATE NO. 12063 DATE April 17, 2006



CONSENT  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
Thomas J. Sheahan  
Judith E. Sheahan

ACKNOWLEDGMENTS  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS 14th DAY OF April, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Thomas J. Sheahan and Judith E. Sheahan

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC  
RESIDING AT Skagit



I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Thomas J. Sheahan IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Voluntary Act OF Thomas J. Sheahan TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED: April 14th 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES 11/29/2006

SHORT PLAT NUMBER: PLO4-0842

DATE:

THOMAS J. SHEAHAN  
IN THE NE 1/4 OF THE SE 1/4 OF SECTION 32 TWP 35N, RGE 3E W. M.  
SKAGIT COUNTY, WASHINGTON

MICHAEL E. RUTHERFORD, P.E., P.L.S.  
12508 E STREET, MOUNT VERNON, WA 98273

SHEET 1 OF 2

SURVEY IN THE S.E. 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 E.W.M.

CENTER SECTION  
FOUND IRON PIPE

32  
1370.43'

1/16 COR  
MARIHUGH ROAD  
N89°34'51"W  
1370.42'

30'

EAST 1/4 CORNER  
SECTION 32-35-3  
FOUND IRON PIPE

150.00'

P35270

SET REBAR w/ CAP

N89°34'51"W  
378.47'

150.00'

#7  
#8  
SOIL LOG  
LOC'N (TYP)

LOT 3  
56,655 SF  
1,301 ACRES  
P35266

TYPE 4 STREAM  
PCAE BUFFER

SET REBAR w/ CAP

N89°34'51"W  
376.93'

150.00'

#1  
#2  
#4

LOT 2  
56,422 SF  
1,295 ACRES  
P35267

PCAE WETLAND "B"  
4905 S.F.  
CATEGORY III  
AUDITORS FILE 9903030102

SET REBAR w/ CAP

N89°34'51"W  
375.37'

179.16'

SEPTIC

LOT 1  
13816 MARIHUGH ROAD  
67,035 SF  
1,539 ACRES  
P35298

HOUSE

GAR.

SET REBAR w/ CAP

N89°37'23"W  
373.53'

197.49'

1/16 CORNER

60' ROAD AND UTILITY EASEMENT

20' DRIVEWAY

N1°13'28"E

N1°13'28"E  
150.01'

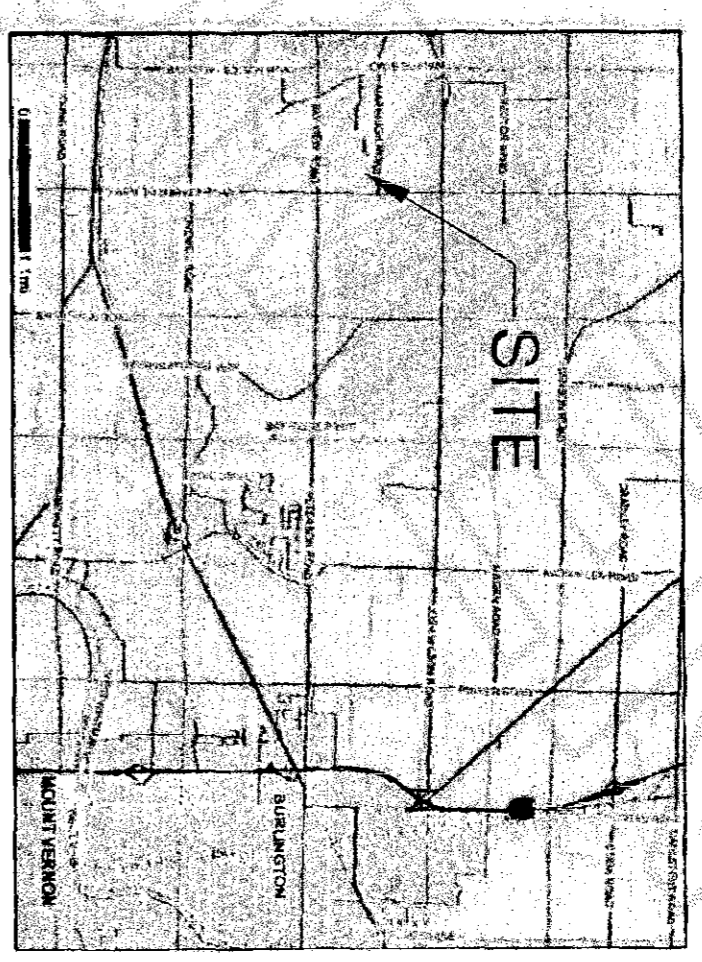
SET REBAR w/ CAP

N89°34'51"W  
150.01'

TURNAROUND

ADDRESS RANGE:  
12882-14001 MARIHUGH ROAD

SCALE 1" = 50'



VICINITY MAP

SCALE 1" = 8,000'

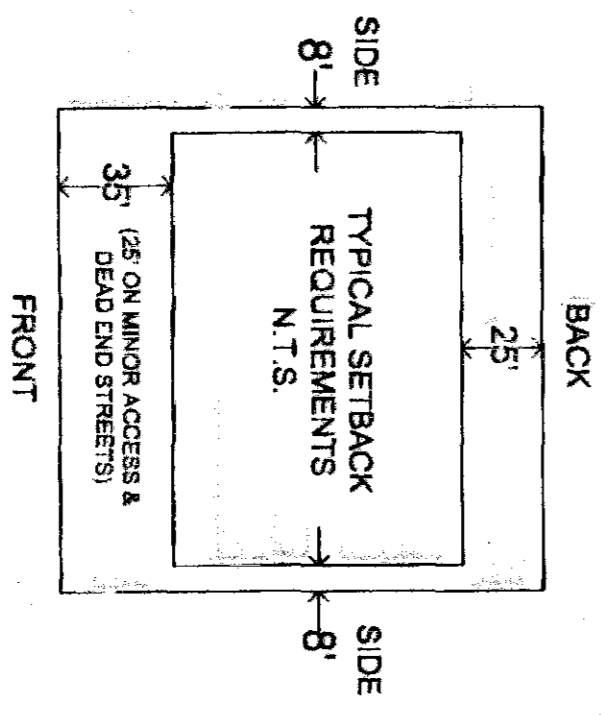
LEGAL DESCRIPTION:

PARCEL A:  
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., EXCEPT THE EAST 990 FEET THEREOF, EXCEPT THE NORTH 180 FEET THEREOF, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60 FEET OF THE WEST 180 FEET OF THE NORTH 150 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., EXCEPT THE EAST 990 FEET THEREOF, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M. THAT BEARING BEING N89°34'51"W.



ACREAGE: TOTAL ACREAGE OF THIS SUBDIVISION IS: 4.135 ACRES.

SHORT PLAT NUMBER: PL04-0642

DATE:

THOMAS J. SHEAHAN  
IN THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TWP. 35N., RGE. 3 E. W. M.  
SKAGIT COUNTY, WASHINGTON

MICHAEL E. RUTHERFORD, P.E., P.L.S.  
12808 E STREET, MOUNT VERNON, WA 98273

SHEET 2 OF 2

