

Survey in the NW1/4 of the NE1/4 of Section 17, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. \_\_\_\_\_

Date \_\_\_\_\_

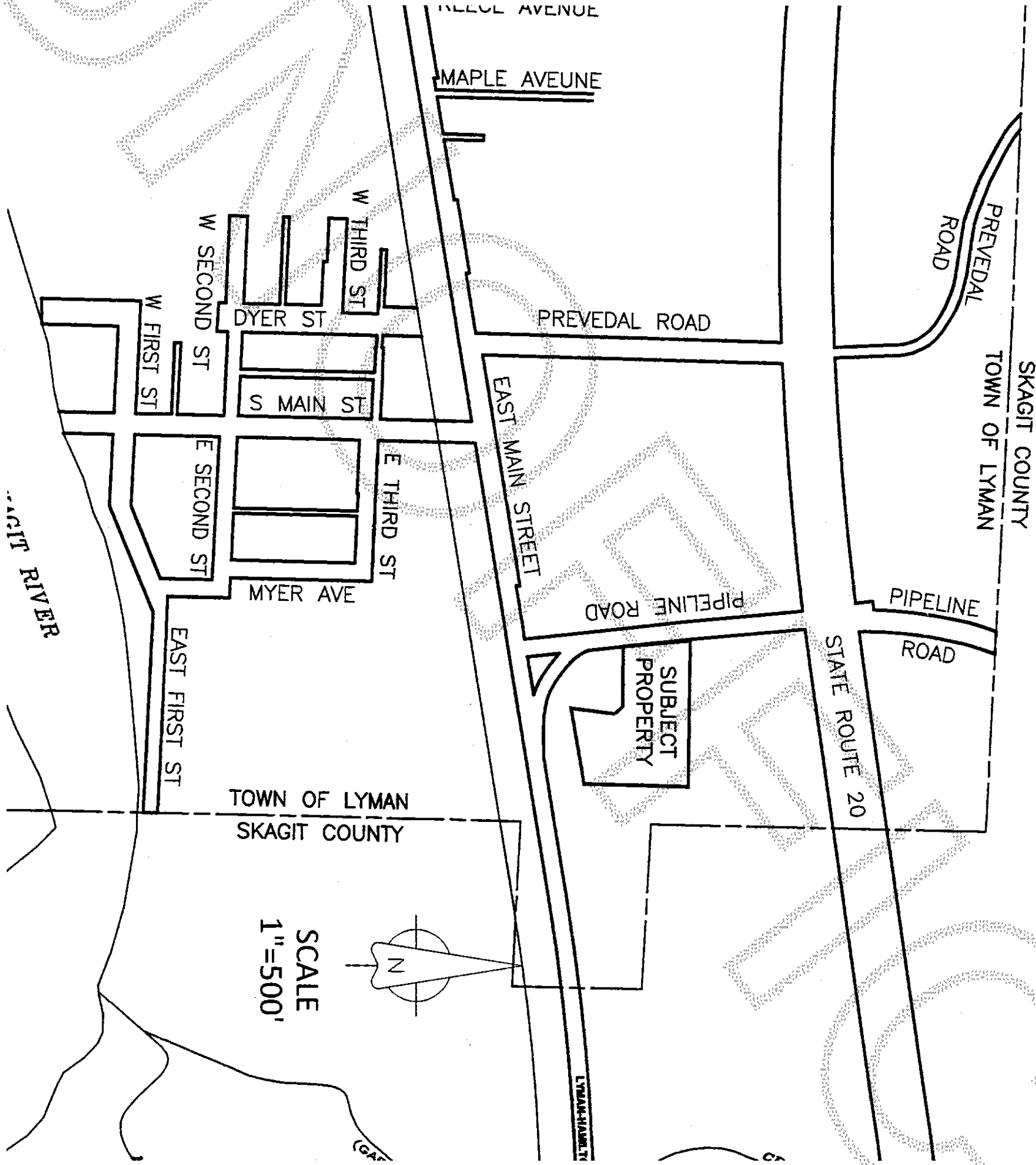
Notes

1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED S01°53'23"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17.
3. ZONING - R-1 SINGLE FAMILY RESIDENTIAL.
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
5. WATER - WATER WILL BE SUPPLIED BY THE TOWN OF LYMAN.
6. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 2.3 ACRES.
7. BASIS-OF-BEARINGS - ASSUMED N02°03'18"E ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 17. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SURVEY RECORDED IN A.F.#199909100029.
8. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-090.
9. BOUNDARY SURVEYS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DO NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, EASEMENTS, RESTRICTIONS, AND OTHER ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.

Utility Easements

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: THE TOWN OF LYMAN, PUGET SOUND ENERGY, VERIZON, MILLENNIUM DIGITAL, MEDIA, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Vicinity Sketch



Legal Description

THAT PORTION OF THE WEST HALF (NW1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE SIX (6) EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID OF SAID SECTION 459.1 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST 105.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST TO A POINT 30 FEET EAST OF A LINE DRAWN NORTH 6°08' WEST FROM A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) WHICH IS NORTH 87°38'30" WEST 586.1 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 6°08' EAST PARALLEL WITH AND 30 FEET EASTERLY OF SAID LINE TO THE NORTH LINE OF A TRACT DEEDED TO EDWIN WEBB ET UX BY DEED DATED MAY 5, 1959, RECORDED MAY 21, 1959 IN VOLUME 302 OF DEEDS, PAGE 236 AS AUDITOR'S FILE NO. 580653; THENCE EAST ALONG THE NORTH LINE OF SAID WEBB TRACT 145 FEET, MORE OR LESS, TO ITS NORTHEAST CORNER; THENCE SOUTH ALONG THE EAST LINE OF SAID WEBB TRACT TO THE NORTH LINE OF THE STATE HIGHWAY; THENCE NORTHEASTERLY ALONG SAID HIGHWAY TO THE SOUTHWEST CORNER OF THOSE PREMISES CONVEYED TO ROY BROOKSHIRE ET UX BY DEED DATED FEBRUARY 24, 1955, RECORDED MARCH 4, 1955, AS AUDITOR'S FILE NO. 514098; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BROOKSHIRE TRACT 94 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BROOKSHIRE TRACT 214 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) TO THE TRUE POINT OF BEGINNING.  
(ALSO SHOWN AS PARCEL B OF THAT SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200912300005.)

EXCEPT THAT PORTION AS CONVEYED TO DARL WEBB BY QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT), DATED OCTOBER 19, 2011, RECORDED NOVEMBER 15, 2011 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20111150213 FULLY DESCRIBED AS FOLLOWS:  
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO EDWIN WEBB BY DEED FILED UNDER AUDITOR'S FILE NO. 580653 AS SHOWN ON THAT CERTAIN SURVEY FILED UNDER AUDITOR'S FILE NO. 200912300005; THENCE N 01°46'17" E ALONG THE EAST LINE OF SAID WEBB TRACT, A DISTANCE OF 189.71 FEET TO THE NORTHEAST CORNER THEREOF;  
THENCE N 89°10'25" W ALONG THE NORTH LINE OF SAID WEBB TRACT, A DISTANCE OF 150.58 FEET TO THE EAST LINE OF PIPELINE ROAD; THENCE N 05°03'32" W ALONG THE EAST LINE OF PIPELINE ROAD, A DISTANCE OF 21.55 FEET; THENCE S 89°10'25" E, A DISTANCE OF 168.12 FEET; THENCE S 43°47'37" E, A DISTANCE OF 28.10 FEET; THENCE S 07°07'42" W, A DISTANCE OF 125.03 FEET TO THE NORTHEAST CORNER OF THE COOK TRACT SHOWN ON THAT CERTAIN SURVEY MAP FILED UNDER AUDITOR'S FILE NO. 200009060024; THENCE S 12°14'59" E ALONG THE WEST LINE OF SAID COOK TRACT, A DISTANCE OF 78.22 FEET TO THE NORTH LINE OF THE LYMAN-HAMILTON HIGHWAY RIGHT-OF-WAY WHICH POINT IS ON A CONCAVE CURVE TO THE NORTH FROM WHICH THE RADIUS POINT BEARS N 07°33'00" E, A DISTANCE OF 215.18 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°31'07", AND AN ARC DISTANCE OF 43.26 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

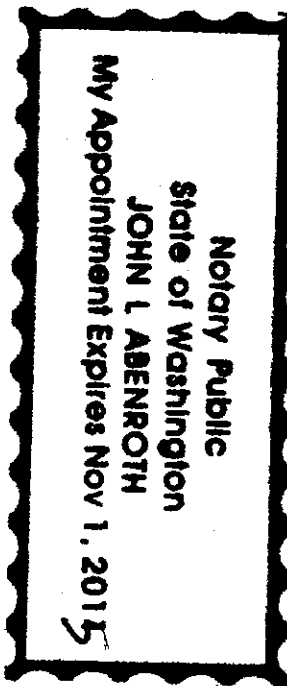
Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, SUBDIVIDERS HEREBY CERTIFY THAT THIS PLAT OF LYMAN ESTATES DIVISION I IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Vickie Webb Jones  
EDWIN WEBB BY VICKIE JONES WEBB, HIS ATTORNEY-IN-FACT

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VICKIE WEBB JONES SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ATTORNEY-IN-FACT FOR EDWIN WEBB 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 10/17/12 MY APPOINTMENT EXPIRES 11/1/15



Treasurer's Certificate

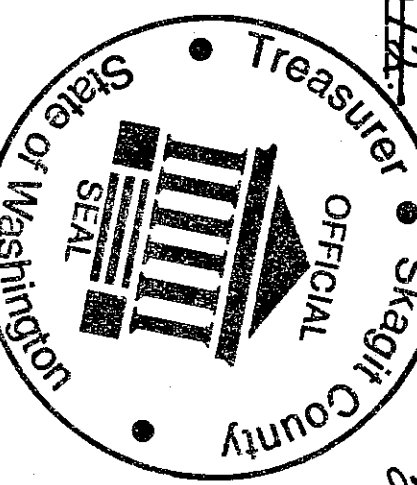
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2012, AND THAT A DEPOSIT HAS BEEN PAID TO COVER ONE HALF OF THE ANTICIPATED TAXES FOR THE YEAR 2012.  
John L. Abenroth  
SKAGIT COUNTY TREASURER  
DATE \_\_\_\_\_

Approvals

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE LYMAN SUBDIVISION ORDINANCE THIS  
OCTOBER DAY OF 2012  
Edwin Webb  
MAYOR

Owner/Developer

EDWIN WEBB  
C/O VICKIE WEBB JONES  
2600 E. DIVISION #94  
MOUNT VERNON, WA 98273



Short Plat for  
Edwin Webb

AUDITOR'S CERTIFICATE



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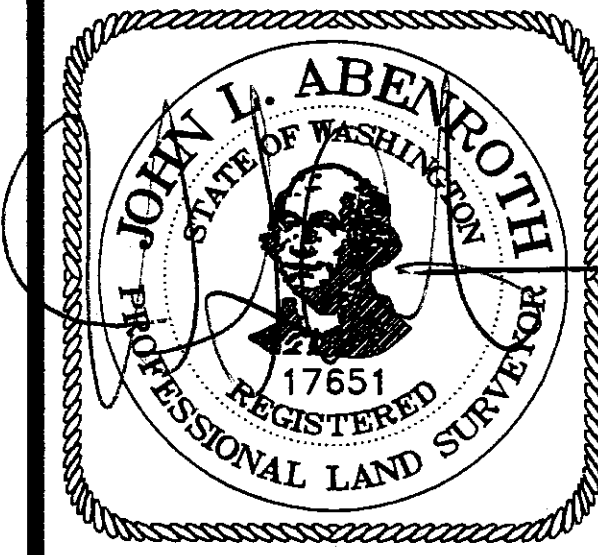
J. Yang  
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2012 at the request of Vickie Jones Webb.

John L. Abenroth CERT#17651

Date 10/16/12



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Survey in the NW1/4 of the NE1/4 of Section 17, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. \_\_\_\_\_

Date \_\_\_\_\_

8  
17  
FOUND 2" IRON PIPE  
AT FENCE CORNER  
ON 3/24/81

S87°04'38"E 2618.25'

1309.13'

8  
9  
FOUND 1" IRON  
PIPE ON 4/3/86

1309.13'

SHORT PLAT LYMAN -02-2001  
A.F.#200112270045

STUART AND  
JAMIE HARR

WHIDBEY ISLAND  
BANK

FENCE ENCROACHES  
ONTO ADJACENT  
PROPERTY BY 27.1'

60'

N89°10'25"W  
105.10'

S89°10'25"E  
199.60'

N89°10'25"W  
207.93'

N89°10'25"W  
207.93'

N89°10'25"W  
207.93'

N89°10'25"W  
207.93'

NEEL AND CINDY  
ACKERMAN

30,304s.f.  
0.70Ac.

N89°10'25"W  
11.00'

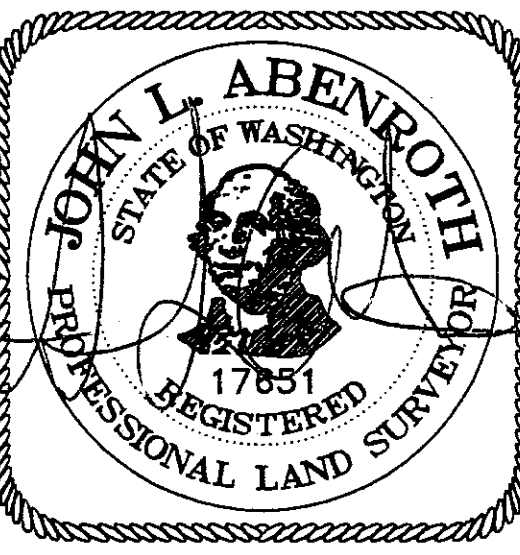
N89°10'25"W  
11.00'

N89°10'25"W  
11.00'

N89°10'25"W  
11.00'

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake.
- Found 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651". Set during surveys filed in A.F.#200009060024 and A.F.#200912300005, see said surveys for additional information.



SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in XXX 2011 at the request of XXX

John L. Abenroth CERT#17651  
Date 10/16/12

AUDITOR'S CERTIFICATE



201210260135  
Skagit County Auditor

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J. Youngquist by: (Signature)  
County Auditor or Deputy Auditor

DATE

REVISION

BY

JOB#

209030A

DRAWN

jia

CHECKED

jia

DATE

24AUG12

SCALE

1" = 50'

SHEET

2 OF 2

N02°03'18"E 2636.47'

1314.06'

PIPELINE ROAD

Edwin Lane (private) (A)  
SEE SURVEY FILED IN  
A.F.#20091300005

HOUSE

WOOD SHED

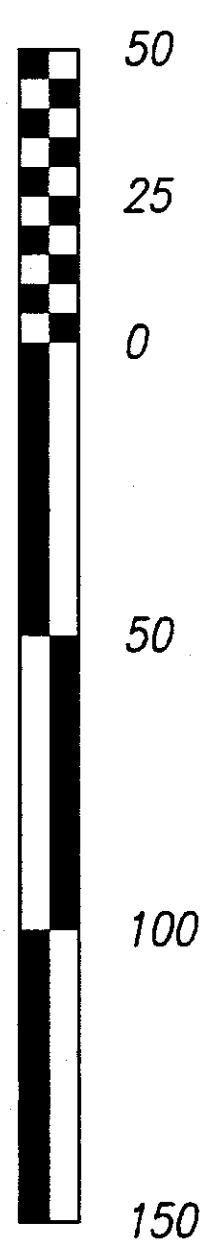
EDWIN WEBB

JIM AND TERRI  
COOK

LYMAN-HAMILTON HIGHWAY

N87°13'18"W 1319.80'

1/16 CORNER



Scale in Feet

17  
FOUND 1 1/2" IRON PIPE 0.5 FEET  
DEEP IN YARD ON 8/22/97  
THIS PIPE CONFORMS TO THE LOCATION  
OF THE CENTER OF SECTION 17  
SHOWN ON THE JOHN WEBB SURVEY  
DATED MARCH 11, 1910 IN MECHAN FIELD  
BOOK No. 17 AT PAGE 70 AND REFERENCED  
AS THE CENTER OF SECTION 17 TOWNSHIP 35  
NORTH, RANGE 6 EAST, W.M.

1/16 CORNER PER  
SURVEY FILED IN VOL. 7  
OF SURVEYS AT PAGE 163.