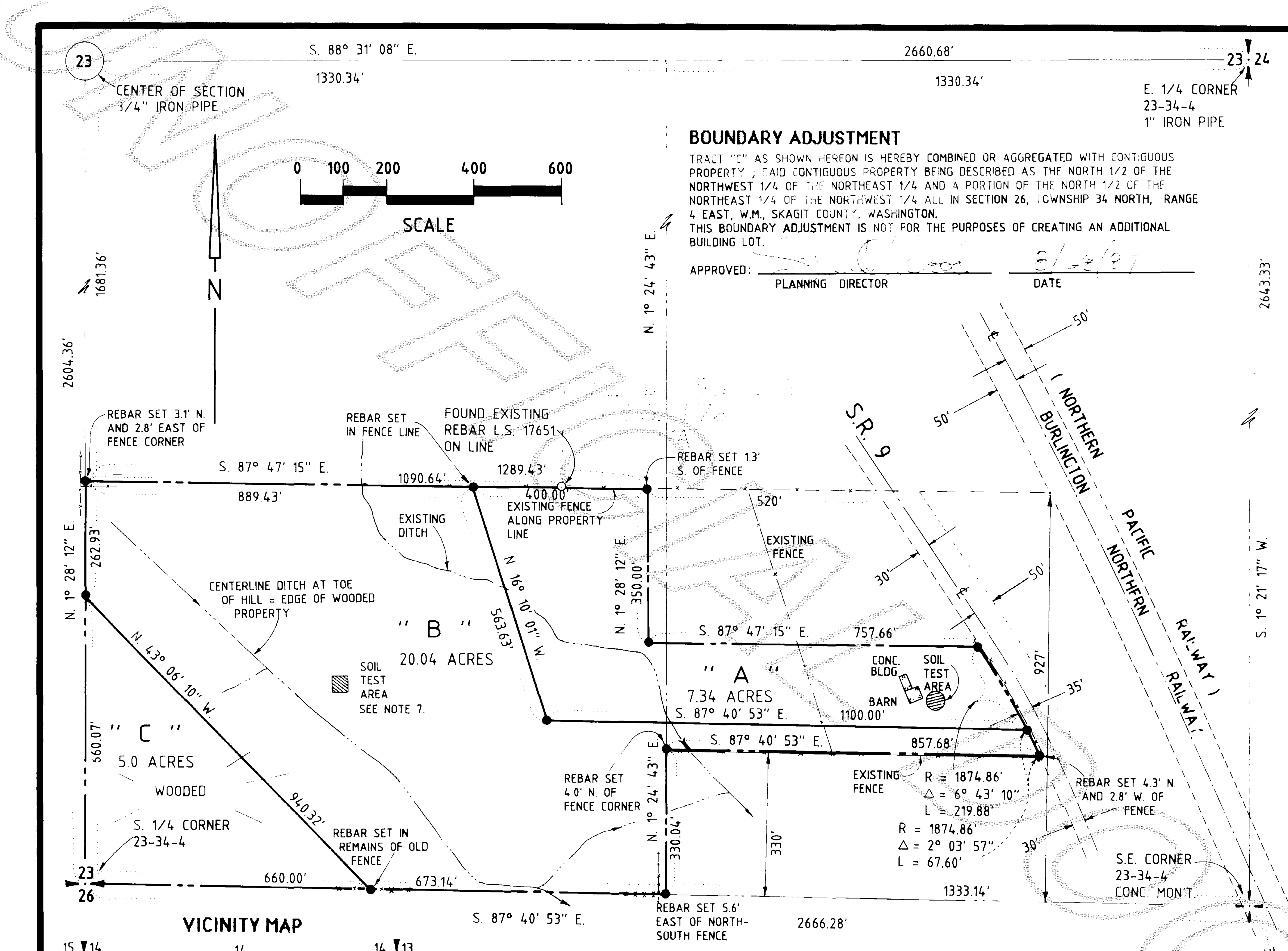
8709010050

UNOFFICIAL DOCUMENT


23
CENTER OF SECTION
3/4" IRON PIPE
S. 88° 31' 08" E.
2660.68'
1330.34'
1330.34'
23 24
E. 1/4 CORNER
23-34-4
1" IRON PIPE
0 100 200 400 600
SCALE
N
1681.36'
2604.36'
N. 1° 24' 43" E.
2643.33'
S. 1° 21' 17" W.
REBAR SET 3.1' N. AND 2.8' EAST OF FENCE CORNER
REBAR SET IN FENCE LINE
FOUND EXISTING REBAR L.S. 17651 ON LINE
REBAR SET 1.3' S. OF FENCE
S. 87° 47' 15" E.
1090.64'
1289.43'
889.43'
400.00'
EXISTING FENCE ALONG PROPERTY LINE
EXISTING DITCH
520'
EXISTING FENCE
50'
50'
50'
30'
S.R. 9
(NORTHERN BURLINGTON PACIFIC NORTHERN RAILWAY) RAILWAY
N. 1° 28' 12" E.
262.93'
N. 1° 28' 12" E.
350.00'
CENTERLINE DITCH AT TOE OF HILL = EDGE OF WOODED PROPERTY
N. 16° 10' 01" W.
563.63'
" B "
20.04 ACRES
SOIL TEST AREA SEE NOTE 7.
S. 87° 47' 15" E.
757.66'
" A "
7.34 ACRES
CONC. BLDG.
SOIL TEST AREA
BARN
927'
35'
S. 87° 40' 53" E.
1100.00'
S. 87° 40' 53" E.
857.68'
N. 43° 06' 10" W.
940.32'
" C "
5.0 ACRES
WOODED
660.07'
REBAR SET 4.0' N. OF FENCE CORNER
N. 1° 24' 43" E.
330.04'
330'
EXISTING FENCE
R = 1874.86'
Δ = 6° 43' 10"
L = 219.88'
R = 1874.86'
Δ = 2° 03' 57"
L = 67.60'
REBAR SET 4.3' N AND 2.8' W. OF FENCE
30'
S. 1/4 CORNER
23-34-4
REBAR SET IN REMAINS OF OLD FENCE
23
26
660.00'
673.14'
1333.14'
S.E. CORNER
23-34-4
CONC. MON'T.
37'
S. 87° 40' 53" E.
REBAR SET 5.6' EAST OF NORTH-SOUTH FENCE
2666.28'

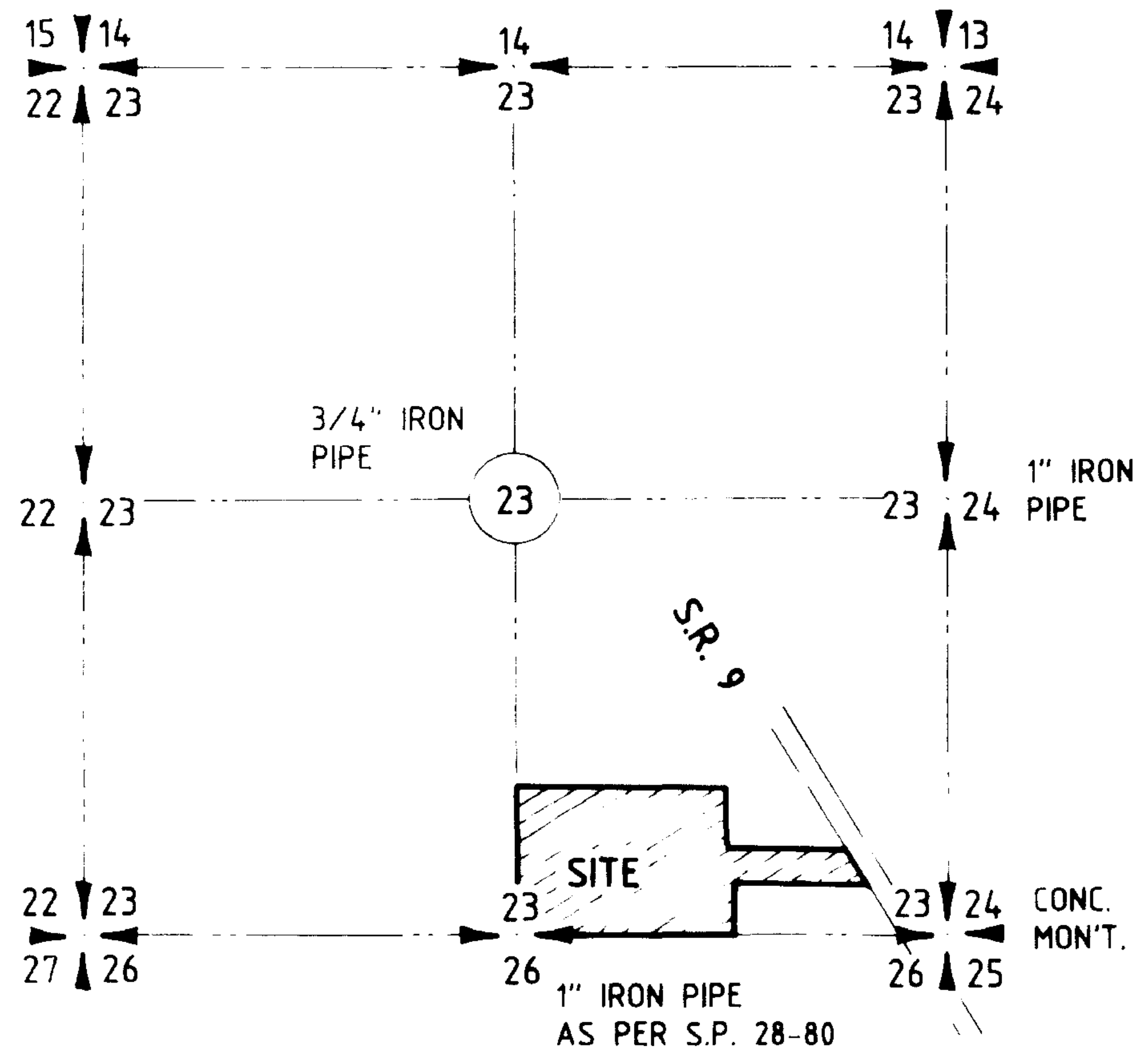
BOUNDARY ADJUSTMENT

TRACT "C" AS SHOWN HEREON IS HEREBY COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY ; SAID CONTIGUOUS PROPERTY BEING DESCRIBED AS THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 ALL IN SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

APPROVED: ______________ 8/28/87
PLANNING DIRECTOR DATE

VICINITY MAP


15 14
22 23
14
23
14 13
23 24
3/4" IRON PIPE
22 23
23
23 24
1" IRON PIPE
S.R. 9
SITE
22 23
27 26
23
26
1" IRON PIPE AS PER S.P. 28-80
23 24
26 25
CONC. MON'T.

SURVEY DESCRIPTION

That portion of the following described tract, lying Westerly of the Big Lake-Clear Lake County Road, as the same existed on March 28, 1973:

That portion of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Section, 330 feet North of the Southeast corner thereof; thence West parallel to the South line of said Section of the West line of the Southeast 1/4 of the Southeast 1/4; thence South to the South line of Section 23; thence West to the Southwest corner of the Southwest 1/4 of the Southeast 1/4; thence North 923 feet, more or less, to the Southwest corner of a tract of land conveyed December 16, 1944, to Norman A. Lough by deed recorded in Volume 200 of Deeds, page 41; thence East along said Lough tract to the East line of said Section; thence South to the point of beginning.

EXCEPT that portion described as follows:

Beginning at the intersection of the North line of the above described tract with the West boundary line of the Big Lake-Clear Lake County Road; thence West along the North boundary line of the above described tract, a distance of 520 feet; thence South parallel with the West line of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., a distance of 350 feet; thence East parallel with the North line of the above described tract, a distance of 750 feet, more or less, to the West line of said County road; thence Northwesterly along said County road, 400 feet, more or less, to the point of beginning.

CONSENT

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

____
ABIE LABEL, as his separate property

ACKNOWLEDGEMENTS

State of Washington
County of ______________________

I certify that I know or have satisfactory evidence ABIE LABEL, as his separate property, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated ______________________
Signature ______________________
Title ______________________
My appointment expires ______________________

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 of 1987.

This 28th day of August, 1987.

Ruth Wylie by Katie Jungquist
Skagit County Treasurer Chief Deputy

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 25 day of ______, 19__.

____
Short Plat Administrator

Jeffrey M. ______________________
Skagit County Engineer

NOTES

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Zoning - RURAL
4. Sewage Disposal - INDIVIDUAL SEPTIC SYSTEM (SEE NOTE #7.)
5. Water - INDIVIDUAL WELL
   Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. Skagit County requires a 100' radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any well and the buyers should cooperate in the location of wells to prevent problems with these overlapping control zone.
6. ● - Indicates iron rod set with yellow cap marked D.S. 9622.
   0 - Indicates existing iron pipe or iron rod found.
7. Lot 2 will require an alternate sewage disposal system. Alternate on site sewage disposal systems may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
   ▨ - Indicates alternate sewage disposal system site.
8. Legal description for this survey is from First American Title Insurance Company Order No. 18940, dated May 23, 1986.
9. Property is SUBJECT TO the following exceptions:
   A. Rights in favor of Skagit Valley Telephone Company under Franchise No. 2424 by the State of Washington, Department of Highways, as disclosed by deed dated September 3, 1968, and recorded September 6, 1968 under Auditor's File No. 717828, in Volume 20 of Official Records, page 763.
   B. RESERVATIONS CONTAINED IN DEED RECORDED AUGUST 18, 1913, UNDER AUDITOR'S FILE NO. 97933, AS FOLLOWS:
   "That the grantor reserves one half of all the water that flows from a certain spring in the Southwest corner of the tract hereby conveyed together with the right and easement of keeping and maintaining a pipe line leading from said spring to the north line of said tract hereby conveyed and also with the right and privilege of maintaining the pipe line along the North line of said tract hereby conveyed, said strip along the North line to not exceed three feet in width with the right and privilege of entering onto said land for the purpose of repairing and keeping in repair the said pipe line.
   It being understood, however, that in keeping and maintaining the pipe line it shall be placed at least two feet below the surface of the ground, provided further that nothing herein contained shall prevent the grantee from using one half of any water that flows from the present pipe line."

AUDITOR'S CERTIFICATE

Filed for record this ____ day of ______________, 19____, at ______ o'clock ____ M., in book ____ of Short Plats at page ____, at the request of Don Semrau and Associates under Auditor's File No. ______________.

______________________________ ______________________________
Skagit County Auditor Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Donald R. Semrau Date: June 1987

Donald R. Semrau, PE & PLS, Certificate No. 9622
Don Semrau & Associates
1910 Riverside Drive Suite 9
Mount Vernon, WA 98273

REV

SHORT PLAT NO. 10-87		**DATE** 7-22-87
SURVEY OF A PORTION OF THE SE 1/4 OF **SECTION 23, T. 34 N., R. 4 E., W.M.** **FOR: ABIE LABEL**		
FB 39 PG 29	DON SEMRAU AND ASSOCIATES SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	SCALE: 1" = 200'
MERIDIAN - ASSUMED		JOB NO. 87-006

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