8806060011

Survey in the NE 1/4 of Section 34, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. 16-88

Date 4/14/88

FOUND 1/2" PIPE IN N-S FENCE LINE, DOWNED FENCE TO EAST IS 2' SOUTH OF CORNER. FENCE TO WEST IS 12' SOUTH OF CORNER.

FOUND 2" SQUARE PIPE WITH PLUG AND TACK.

S 88°33'42"E 2648.68'

27 34 1324.34' 332.92' 991.42' 27 26 34 35

156.61'

N 0°55'05"E 2627.67'

306.18'

(2) 5.06 Acres

N 88°56'21"E 171.37'

PROPOSED MOUND SYSTEM

SET IN SHELL OF OLD STUMP.

N 81°36'14"E 831.96'

(1) 5.01 Acres

597.75'

N 1°04'58"E

20' ACCESS AND UTILITY EASEMENT TO LOT 2.

163.79'

S 84°50'44"W 28.34'

(3) 6.52 Acres

60.34'

270.45'

ADDITIONAL EASEMENT FOR CUL-DE-SAC CONSTRUCTION. (45' RADIUS).

60' PRIVATE ROAD AND UTILITY EASEMENT

995.28'

1006.39'

1081.23'

N 84°50'44"E 17.70'

N 76°42'48"E

1315.50'

253.09' 82.48' 61.94' 74.84' 260.49'

N 88°35'55"W

60'

N 1°15'36"E 2634.37' 1317.18'

N 1°05'21"E

60' PRIVATE ROAD EASEMENT

657.75'

60'

SCALE IN FEET 100 50 0 100

Legend

- ● – Set 1/2"Ø X 18" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, unless noted otherwise.
- ○ – Found reinf. rod with yellow plastic cap mkd. D.S. 9622.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.

2. All maintenance and construction of private roads shall be the responsibility of the lot owners.

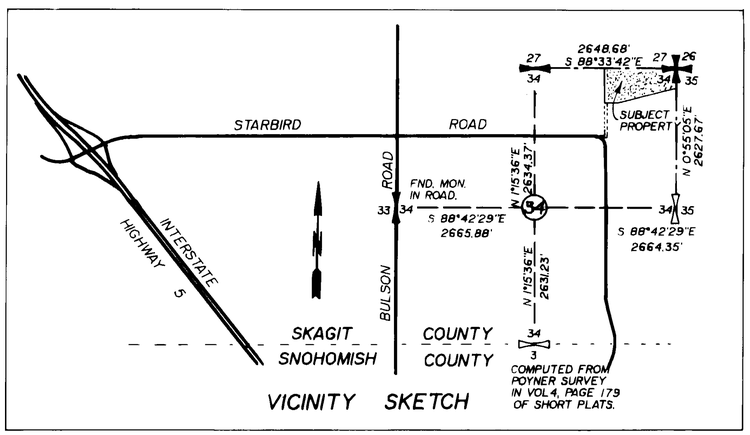
3. Zoning - Rural - (RU)

4. Water - 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.

5. Sewer - Individual on-site sewage systems NOTE, alternate on-site sewage systems are proposed for Lot 3 In this subdivision which have special design, construction, and maintenance requirements, see Skagit County Health Officer for details.

6. Basis of bearings - Survey filed in Vol. 1 of Surveys at page 73, as AF#803986.

7. Other easements and restrictions - The subject property may be affected by easements or reservations filed in AF#'s 411616, 690870, 7911130026, & 8510170071.



VICINITY SKETCH

STARBIRD ROAD

30' 30' N 88°38'06"W 1328.26'

1328.26' N 88°38'06"W

1317.19'

1315.50' N 1°05'21"E

30' 30'

1332.17'

34

1332.17'

S 88°42'29"E 2664.35'

34 35

COMPUTED FROM POYNER SURVEY FILED IN VOL. 4 OF SHORT PLATS AT PAGE 179.

Legal Description

The north half of the northeast quarter of the northeast quarter of Section 34, Township 33 N., Range 4 E., W.M., EXCEPT that portion lying southerly of the following described line; Beginning at the southwest corner of north half of the northeast quarter of the northeast quarter of Section 34, Twp. 33 N., Rng. 4 E., W.M.; thence S 83°51'42"E along the south line of the north half of the northeast quarter of the northeast quarter, 244.82 feet; thence N 81°40'27"E, 1097.92 feet; thence N 89°48'23"E for 17.05 feet to the east line of said Section 34, the terminus of said line, TOGETHER WITH an easement for road purposes over the west 60 feet of the south half of the northeast quarter of the northeast quarter of Section 34, Twp. 33 N., Rng. 4 E., W.M.

AUDITOR'S CERTIFICATE
Filed for record this 6 day of June 1988 at 2:39 minutes past 10 o'clock: A.M. and recorded in Volume 8 of S.P. at page 42 records of Skagit County, Wa.
Deputy Auditor
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 APRIL 1988 at the request of William B. Ceis
John A. Abernathy 4/13/88
CERT #17651 Date

JOHN ABERNATHY STATE OF WASHINGTON 17651 REGISTERED PROFESSIONAL LAND SURVEYOR

Consent

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

Gunder S. Gilbert — Della E. Gilbert

William B. Ceis — Virginia M. Ceis

Acknowledgements

State of Washington
County of SKAGIT
I certify that I know or have satisfactory evidence that William B. & Virginia M. Ceis 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 Louis H. Regula
Title NOTARY Date 4-5-88
My appointment expires July 1, 1990

LOUIS H REGULA NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JULY 1, 1990

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that Gunder S. Gilbert & Della E. Gilbert 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 Leon P Leonovich
Title Notary Date 4-6-88
My appointment expires 9-18-89

LEON P LEONOVICH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPT. 18, 1989

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 1988.

Ruth Wyckoff by Donald Jones 6-6-88
Skagit County Treasurer by Deputy Date

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 3rd day of JUN 1988

Short Plat Administrator — Public Works Director

JEFFREY W. MONSEN STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

Short Plat for William Ceis

DATE	REVISION	BY	JOB #	DRAWN	CHECKED	DATE	SCALE	SHEET
2JUN88	REMOVE MOUNDS LOTS 1 & 2, REV'D N 1/4 COR	JLA	670-88	JLA	LHR	4APR88	1" = 100'	1 of 1

92212

FERGUSON & SONS

Skagit Surveyors INC. 330 Metcalf St., Sedro-Woolley, WA 98284, (206) 855-1810

Vol 8 Short Plat Pg 42