

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.

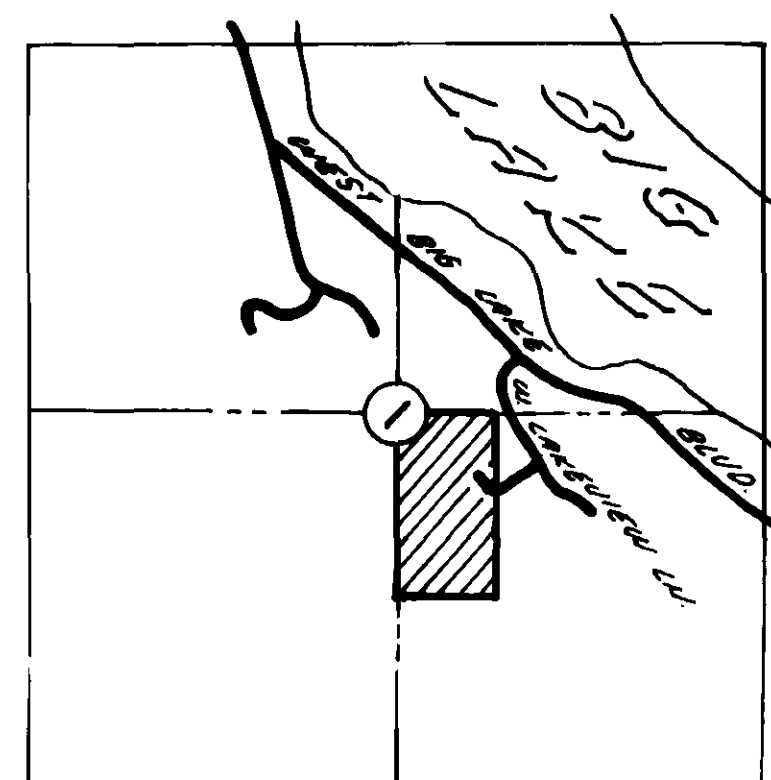
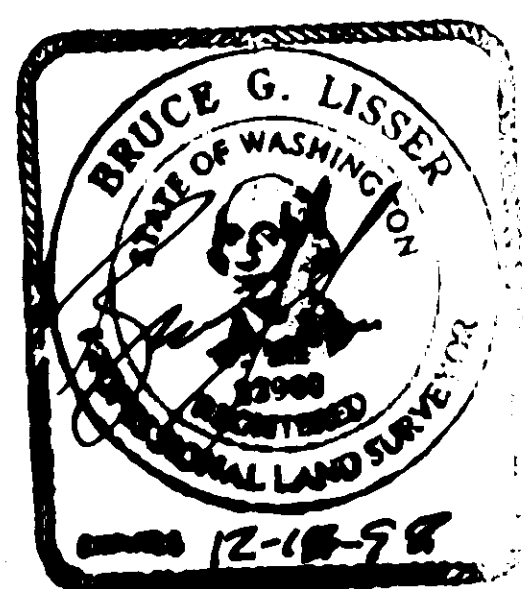
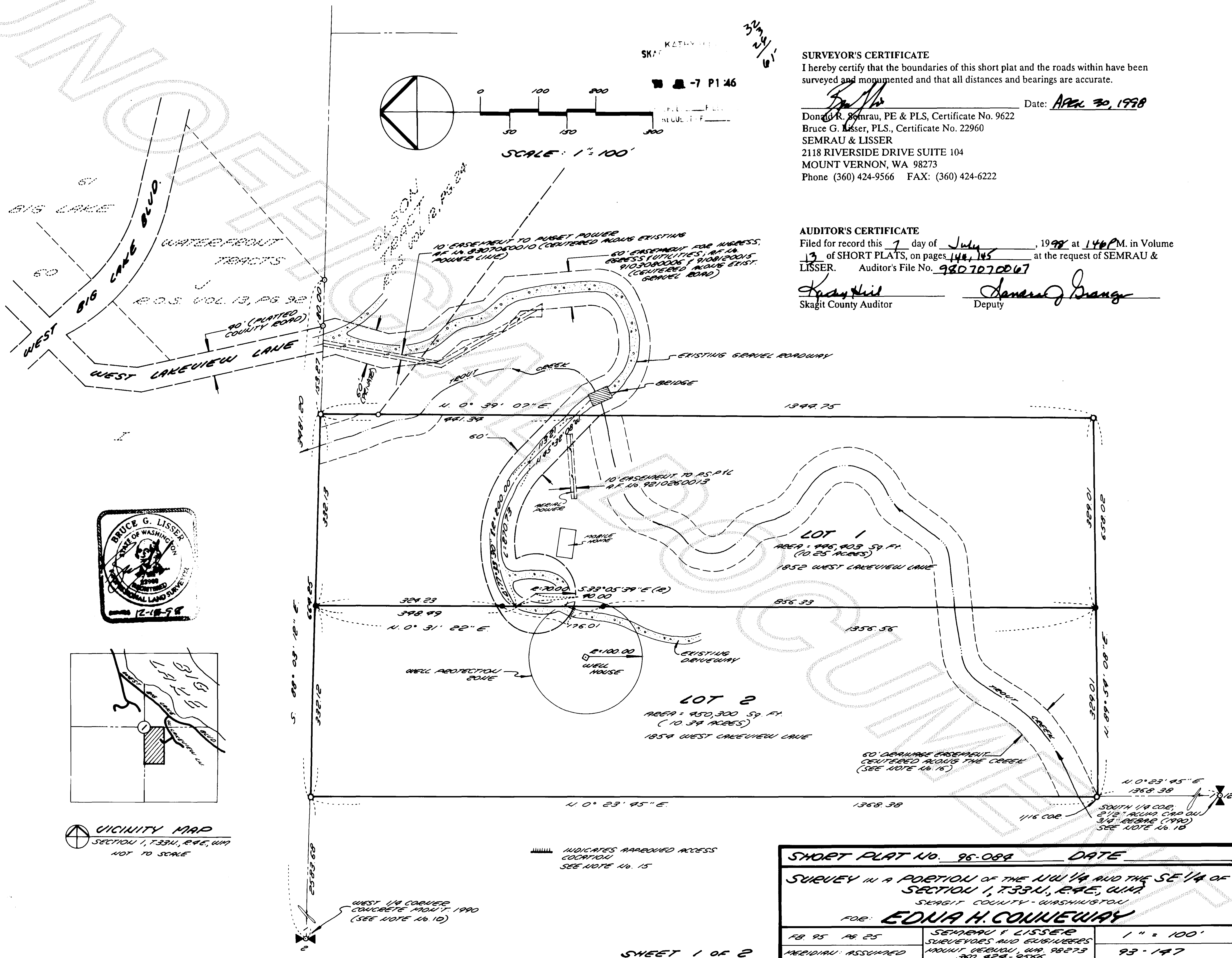
Date: April 30, 1998
 Donald R. Semrau, PE & PLS, Certificate No. 9622
 Bruce G. Lisser, PLS., Certificate No. 22960
 SEMRAU & LISSER
 2118 RIVERSIDE DRIVE SUITE 104
 MOUNT VERNON, WA 98273
 Phone (360) 424-9566 FAX: (360) 424-6222

AUDITOR'S CERTIFICATE

Filed for record this 7 day of July, 1998 at 1:46 PM in Volume 13 of SHORT PLATS, on pages 144, 145 at the request of SEMRAU & LISSER. Auditor's File No. 9807070067

Kathy Hill
 Skagit County Auditor

James J. Branger
 Deputy



VICINITY MAP
 SECTION 1, T.33N, R.4E, W.10
 NOT TO SCALE

INDICATES APPROVED ACCESS LOCATION
 SEE NOTE NO. 15

WEST 1/4 CORNER CONCRETE MON. 1990
 (SEE NOTE NO. 10)

SHORT PLAT NO. 96-089		DATE
SURVEY IN A PORTION OF THE NW 1/4 AND THE SE 1/4 OF SECTION 1, T.33N, R.4E, W.10, SKEGIT COUNTY - WASHINGTON		
FOR: EDNA H. CONNEWAY		
FB. 95 PG. 25	SEMRAU & LISSER SURVEYORS AND ENGINEERS MOUNT VERNON, WA 98273 360 424-9566	1" = 100'
MERIDIAN: ASSUMED		93-147

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 systems. (Conventional systems).
5. Water - Class IV Water System.
6. ● Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ Indicates existing rebar or iron rod found.
7. Meridian - Assumed.
8. Basis of Bearing - Monumented East line of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M. Bearing = North 01° 26' 16" East.
9. Survey description is from First American Title Insurance Company Subdivision Guarantee Order No. 48359, dated March 22, 1996.
10. For additional subdivision and meridian information see Skagit County Short Plat No. 94-003, recorded in Volume 11 of Short Plats, Pages 198 and 199, and Record of Survey maps recorded in Volume 12 of Surveys, Page 24 and Volume 13 of Surveys, Page 92, all in records of Skagit County, Washington.
11. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Skagit County Auditor's File Numbers 9308300026, 94380, 221581, 8307060010, 9103080006, 9108120011, 9108120012, 9108120015 and 9210260013, 9803290027 AND 9803200028.
12. Instrumentation: LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure: Field traverse.
14. 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 officially designated boundary of a Skagit County Fire District.
15. Change in location of access, may necessitate a change of address, contract Skagit County ~~PLANNING DEPARTMENT~~ **Permit Center**
16. Potential buyers should recognize that Trout Creek meanders through a portion of this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
17. All building down spouts are to be routed into infiltration drywells or onto splash blocks for the purpose of runoff dispersion.

SURVEY DESCRIPTION

Parcel A

The Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT road.

TOGETHER WITH and SUBJECT TO a mutually beneficial 60.00 foot wide easement for ingress, egress and utilities over and across and centered on the existing gravel driveway leading from the County Road to the North of the Subject property Southerly to the subject property and other property.

Parcel B

That Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT road.

TOGETHER WITH and SUBJECT TO a mutually beneficial 60.00 foot wide easement for ingress, egress and utilities over and across and centered on the existing gravel driveway leading from the County Road to the North of the Subject property Southerly to the subject property and other property.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, liens, covenants and other instruments of record.

All situate in the County of Skagit, State of Washington.

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 1998.

This 200 day of July, 19 98.

Judy Ann Menich
Skagit County Treasurer

18. Lots 1 and 2 are designated as an Alluvial Fan (slide prone soils) area, and may be subject to additional data as required by the Building Official for the purpose of determining the suitability for a residential construction site.

OWNER'S 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.

Xavier O. Grospe
Xavier O. Grospe, husband

Sandra L. Grospe
Sandra L. Grospe, wife

Edna H. Conneway
Edna H. Conneway, as her separate property

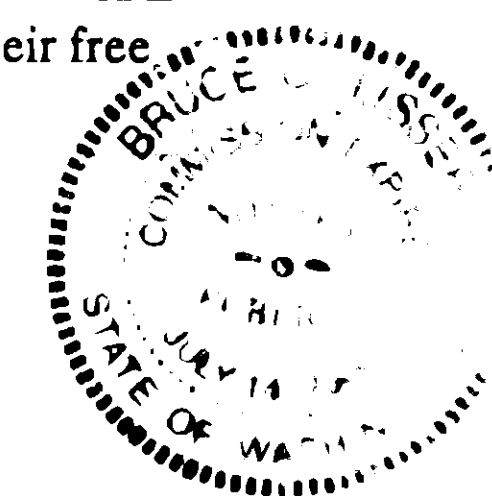
Seattle First National Bank
Seattle First National Bank

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence XAVIER O. GROSPE and SANDRA L. GROSPE, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated MAY 11, 1998
Signature [Signature]
Title Notary
My appointment expires 7-14-00



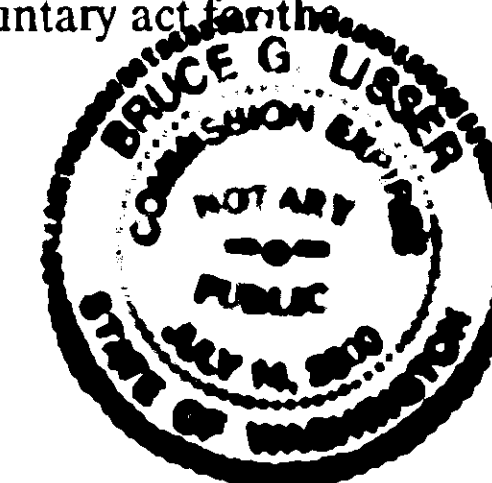
ACKNOWLEDGMENTS

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence EDNA H. CONNEWAY, as her separate property, signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated MAY 5, 1998
Signature [Signature]
Title Notary
My appointment expires 7-14-00



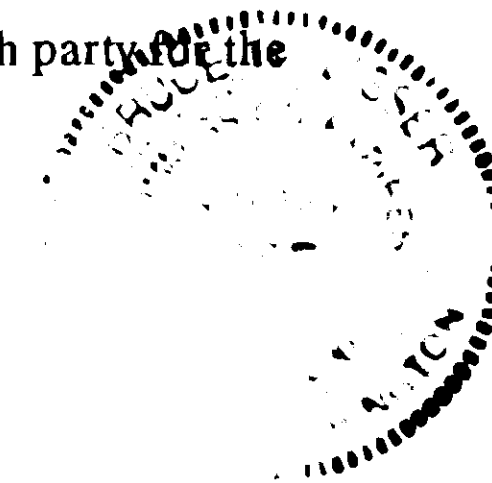
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that CELILEA L. JOHNSON

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the BRANCH MANAGER SEATTLE-FIRST NATIONAL BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated MAY 5, 1998
Signature [Signature]
Title Notary
My appointment expires 7-14-00



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 7 day of July, 1998.

[Signature]
Short Plat Administrator

[Signature] 6-23-98
Skagit County Engineer



SHEET 2 OF 2

SHORT PLAT NO. 96-089		DATE
SURVEY IN A PORTION OF THE NW 1/4 AND THE SE 1/4 OF SECTION 1, T33N, R4E, W1E, SKAGIT COUNTY - WASHINGTON		
FOR: EDNA H. CONNEWAY		
FB. 95	AS. 25	SEAL: BRUCE G. LISSER, SURVEYOR AND ENGINEER, ADULT 080001, W.M. 98223, 360 429-9555
MERIDIAN: ASSUMED		1" = 100'
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