

SURVEY IN SECTIONS 17 & 20, T.35 N., R.5 E. WM.

BACUS - HANSON CREEK, SHORT PLAT

SHORT PLAT NO. 19-88 DATE

CONSENT

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

Ivan Bacus
Ivan Bacus

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT
I certify that I know or have satisfactory evidence that Ivan I. Bacus Sr. and Delores A. Bacus signed this instrument and acknowledged it to be his/her free and voluntary act for the purposes and use mentioned herein.

Ivan Bacus Date 9-15-88
My appointment expires 6-30-90

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 Wylie Date 10-1-88
Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Short Plat Ordinance this 9th day of 1988.
Short Plat Administrator Public Works Director

AUDITOR'S CERTIFICATE

Filed for record this 6 day of OCT 1988 at 29 minutes past 1 o'clock P.M. and recorded in Volume 8 of Short Plats at page 72 records of Skagit County WA.

Skagit County Auditor Deputy

SURVEYOR'S CERTIFICATE

This map correctly represents a map made by me or under my direction in conformance with the Survey Recording Act in AUGUST of 1988 at the request of IVAN AND DELORES BACUS

Frederick Buckenmeyer Date 9-15-88
Frederick Buckenmeyer PLS WA. ARE.

NOTES

- 1. Short Plat number and date of approval shall be included in all deeds and contracts.
- 2. All maintenance and construction of roads is the responsibility of the Homeowners Assoc. with the lot owners as members.
- 3. Zoning AE
- 4. Water SEE NOTE BELD# *
- 5. Sewage disposal INDIVIDUAL SEPTIC SYSTEMS
- 6. Scale 1"=200'
- 7. Basis of Bearings RDS BK 2 PG 143 SP BK 5 PG 58

* Denotes rebar set with yellow cap " FAB 22327"
* LOT 2 IS PRESENTLY SERVED BY SKAGIT COUNTY TWD FOR LOT 1 WATER OF SUFFICIENT QUANTITY OR QUALITY IS NOT PROVIDED AT THE FILING OF THIS PLAT BUYERS SHOULD INVESTIGATE THE AVAILABILITY OF SAID WATER
* ALSO SEE SKAGIT COUNTY VARIANCE V-88-008 FOR FURTHER DETAILS REGARDING THIS SUBDIVISION. VARIANCE IS RECORDED UNDER AP# 88032B0031
DEVELOPER - IVAN BACUS SR.
* LOT 2 HAS AN ALTERNATE ON-SITE SEWAGE SYSTEM THAT HAS SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.

LEGAL DESCRIPTION

PARCEL "A":
Lot 17, EXCEPT the East 13 1/2 rods (222.75 feet) thereof; the West 1/2 of Lots 3 and 6; the West 6 2/3 rods (110 feet) of the East 1/2 of Lots 3 and 6; and all of Lots 4 and 5; all in Tract 1 of "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPTING from that portion of Lot 17 hereinabove described, that portion thereof lying Southerly of a line running parallel with the North line of said Lot 17 and intersecting the West line thereof at a point 500 feet North of the Southwest corner thereof.

PARCEL "B":
Lot 17, EXCEPT the East 13 1/2 rods (222.75 feet) thereof, in Tract 1 of "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington; EXCEPT that portion of said premises lying North of a line running parallel with the North line of said Lot 17 and intersecting the West line thereof at a point 500 feet North of the Southwest corner thereof.

