

OWNERS' CONSENT:

KNOWN ALL MEN BY THESE PRESENT, THAT WE, THE UNDERSIGNED SUBDIVIDERS, HEREBY CERTIFY THAT, THIS SHORT PLAT AND "DEDICATION OF EASEMENT" IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

"DEDICATION OF EASEMENT"

WE, THE UNDERSIGNED DEVELOPERS, HEREBY DEDICATE, DECLARE AND GRANT TO THE COMMON BENEFIT OF OUR PRESENT OWNERSHIPS, OUR HEIRS, SUCCESSORS AND ASSIGNS, A SIXTY (60') FEET, "ACCESS & UTILITY EASEMENT" AS SHOWN ON PAGE 2 OF 2.

WE, ALSO RESERVE THE RIGHT TO AMEND AND/OR DEDICATE SAID "ACCESS & UTILITY EASEMENT" TO PUBLIC ROAD PURPOSES.

IN WITNESS, WE HAVE SET OUR HANDS AND SEALS ON THIS 27 DAY OF AUGUST 1994 A.D.

Troy S. Madden
TROY S. MADDEN - HUSBAND

John W. Munsell
JOHN W. MUNSELL - HUSBAND

Elaine G. Madden
ELAINE G. MADDEN - WIFE

Karin H. Nelson
KARIN H. NELSON

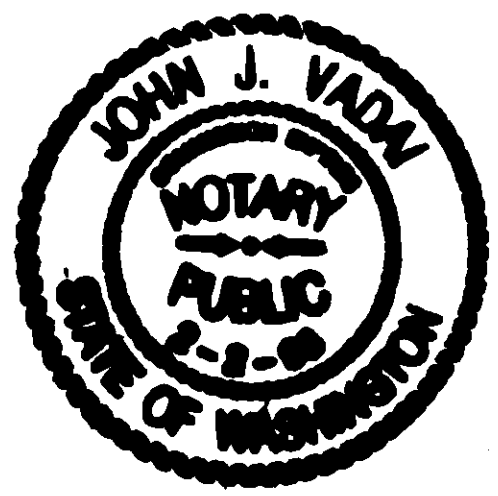
Alice Munsell
ALICE MUNSELL - WIFE

ACKNOWLEDGMENT:

STATE OF: WASHINGTON S.S.
COUNTY OF: SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TROY S. MADDEN AND ELAINE G. MADDEN, HUSBAND AND WIFE AND JOHN W. MUNSELL AND ALICE MUNSELL, HUSBAND AND WIFE AND KARIN H. NELSON ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED ON THIS 27 DAY OF AUGUST, 1994.



John J. Vadai
NOTARY PUBLIC IN AND FOR THE STATE OF: WASHINGTON
RESIDING AT: ANACORTES
MY APPOINTMENT EXPIRES: FEB. 2, 1998

GENERAL INFORMATION:

- 1) **EXISTING ZONING:** RURAL DISTRICT (RU) (5 ACRE MINIMUM) (SEE: ORDER NO. VAR 92-024. ORD., DATED 8/26/92).
- 2) **WATER SUPPLY:** INDIVIDUAL WELLS. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
"THIS PROPERTY IS LOCATED WITHIN A SEAWATER INTRUSION SENSITIVE AREA. EACH LOT'S DOMESTIC WELL MUST BE LOCATED IN THE DESIGNATED DEDICATED WELL SITE. ALL WATER CONSERVATION MEASURES MUST BE UTILIZED. MAXIMUM PUMP RATE ON EACH WELL MUST NOT EXCEED 1 GALLON PER MINUTE, UNLESS RESCINDED BY THE HEALTH DEPARTMENT BASED UPON DOCUMENTATION THROUGH A PROFESSIONAL HYDROGEOLOGICAL ASSESSMENT. EACH INDIVIDUAL WATER SYSTEM MUST INCLUDE A MINIMUM OF 400 GALLONS OF WATER STORAGE CAPACITY AND A TOTALIZING WELL HEAD SOURCE METER. WELL OWNERS MUST RECORD METER READINGS ANNUALLY. ON MAY 10, 1994 THE SODIUM CONCENTRATION IN WATER FROM THE WELL ON LOT 2 WAS 97.6 PPM. THE EPA RECOMMENDED MAXIMUM CONTAMINANT LEVEL FOR SODIUM IS 20 PPM. HIGH LEVELS OF SODIUM IN DRINKING WATER MAY EXACERBATE PROBLEMS FOR PEOPLE WITH CARDIAC, CIRCULATORY OR RENAL DISEASES AND FOR INFANTS WHO ARE FED RECONSTITUTED FORMULA. THE HEALTH DEPARTMENT RECOMMENDS THAT LOT OWNERS DO NOT USE HOME WATER SOFTENERS UTILIZING SALT."
- 3) **SEWAGE DISPOSAL:** INDIVIDUAL SEPTIC SYSTEM.
SOIL LOGS AND ON-SITE SEWAGE SYSTEM APPLICATION - PREPARED BY NORTHWEST SEPTIC-OF MT. VERNON ARE ENCLOSED.
REFERENCE TO TRACT 4: "ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS."
- 4) **ACCESS PROPOSAL:**
TRACTS 1&2 FROM WEST SHORE ROAD, TRACTS 3&4 FROM TOTEM TRAIL, THROUGH A PRIVATE ROAD, AS SHOWN ON THE DRAWING. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE FUTURE HOMEOWNERS ASSOCIATION WITH THE TRACT OWNERS AS MEMBERS. "CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS."
- 5) **THE SHORT PLAT NUMBER** AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 6) **TRACT CORNERS** AND ALL R/W POINTS OF THE "ACCESS & UTILITY EASEMENT" ARE MONUMENTED WITH 5/8" REBARS AND CAPS.
- 7) **"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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT."
- 8) **BASIS OF BEARING:** PER SHORT PLAT NO. 42-85 - A.F. #8512050001.
- 9) **SURVEY EQUIPMENT USED:** HEWLETT - PACKARD 3810-A (TOTAL STATION).

SURVEYOR'S CERTIFICATE:

I, JOHN J. VADAI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT, THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY, WHICH IS RETRACABLE, MADE BY ME, OR UNDER MY DIRECTION, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT, MONUMENTS HAVE BEEN SET AND TRACT CORNERS STAKED ON THE GROUND AS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130 WAC.

DATED IN ANACORTES, AUGUST 27, 1994.



John J. Vadai
JOHN J. VADAI
CERTIFICATE NO. 9636

Skagit County Planning

APPROVALS:

THE WITHIN AND FOREGOING SHORT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT SUBDIVISION ORDINANCE THIS 20th DAY OF September, 1994.

Don Holt 9/23/94
SKAGIT COUNTY SHORT PLAT ADMINISTRATOR

Douglas E. Argo 9/7/94
SKAGIT COUNTY ENGINEER

TREASURER'S CERTIFICATE:

I HEREBY 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 1994.

DATED THIS 13th DAY OF September, 1994.

Judith Munsell
TREASURER OF SKAGIT COUNTY

BY: DEPUTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 23 DAY OF Sept, 1994, AT 1:55P M., IN VOLUME 11 OF SHORT PLATS AT PAGE(S) 116+117, UNDER AUDITOR'S FILE NO. 940923004, AT THE REQUEST OF JOHN J. VADAI.

Jimmy McIntuff
SKAGIT COUNTY AUDITOR

Cheryl Jungquist
BY: DEPUTY AUDITOR

- 2) JOHN W. & ALICE MUNSELL
650 NW 74TH STREET
SEATTLE, WA 98117
TEL: (206) 783-1684
- 3) KARIN H. NELSON
1502 NE 140TH STREET
SEATTLE, WA 98125
TEL: (206) 363-9266

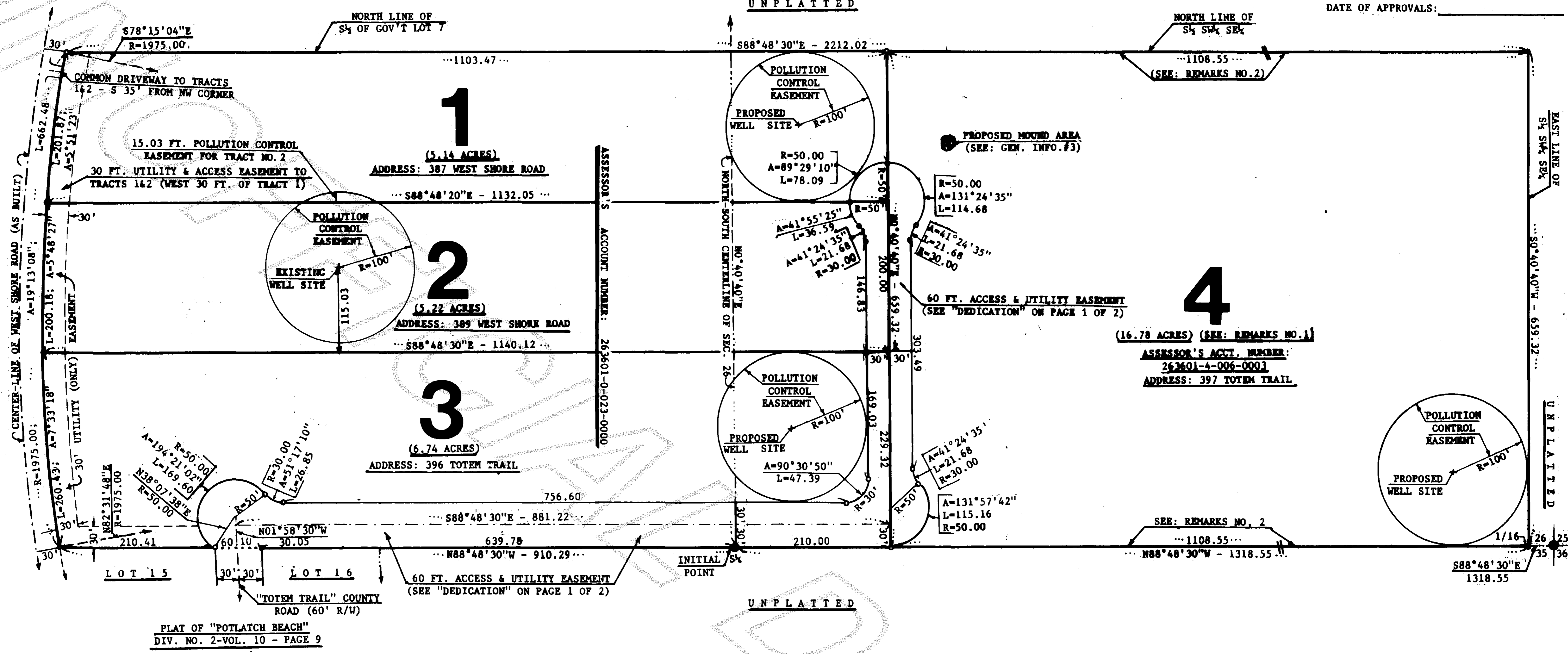
SHORT PLAT
PARTS OF THE
SOUTH 1/2 OF SECTION 26, TWP. 36N RNG. 1E., W.M.
GUEMES ISLAND - SKAGIT COUNTY, WASHINGTON



PREPARED FOR: <u>1) TROY S. & ELAINE G. MADDEN</u> 390 WEST SHORE ROAD ANACORTES, WA 98221 TEL: (206) 293-7780		
SCALE: N/A	DRAWN BY: J.H.	JOB NO: 1670-91
DATE: 8/23/94	APPROVED BY:	DRAWING NO: - " -
DESCRIPTION: <u>"AS SHOWN"</u>		
JOHN J. VADAI & ASSOCIATES 5809 SANDS WAY - SUITE F, Anacortes, Wn.		MERIDIAN: N/A

V11 Sh. Plat pg 116

SHORT PLAT NO: 93-067
DATE OF APPROVALS:



LEGAL DESCRIPTION: (PER FIRST AMERICAN TITLE COMPANY'S ORDER NO. 39614)

PARCEL A: THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY.

PARCEL B: THE SOUTH 1/4 OF GOVERNMENT LOT 7, LYING EASTERLY OF THE COUNTY ROAD, SECTION 26, TOWNSHIP 36 NORTH, RANGE 1 EAST, W.M., SKAGIT COUNTY, WASHINGTON."

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER (S₄) OF SAID SECTION 26;

THENCE: N88°48'30"W - ALONG THE SOUTH LINE OF SAID SECTION 26 - 910.29 FT., TO THE "EASTERLY LINE" OF "WEST SHORE" COUNTY ROAD, AND THE BEGINNING OF A "CURVATURE" TO THE RIGHT FROM WHICH POINT THE CENTER OF SAID "CURVATURE" BEARS: N82°31'48"E, HAVING A RADIUS OF 1975.00 FT.;

THENCE: NORTHERLY, 662.48 FT., ALONG THE ARC OF SAID "CURVATURE" HAVING A CENTRAL ANGLE OF 19°13'08", TO THE NORTH LINE OF SAID S₄ OF "GOVERNMENT LOT 7";

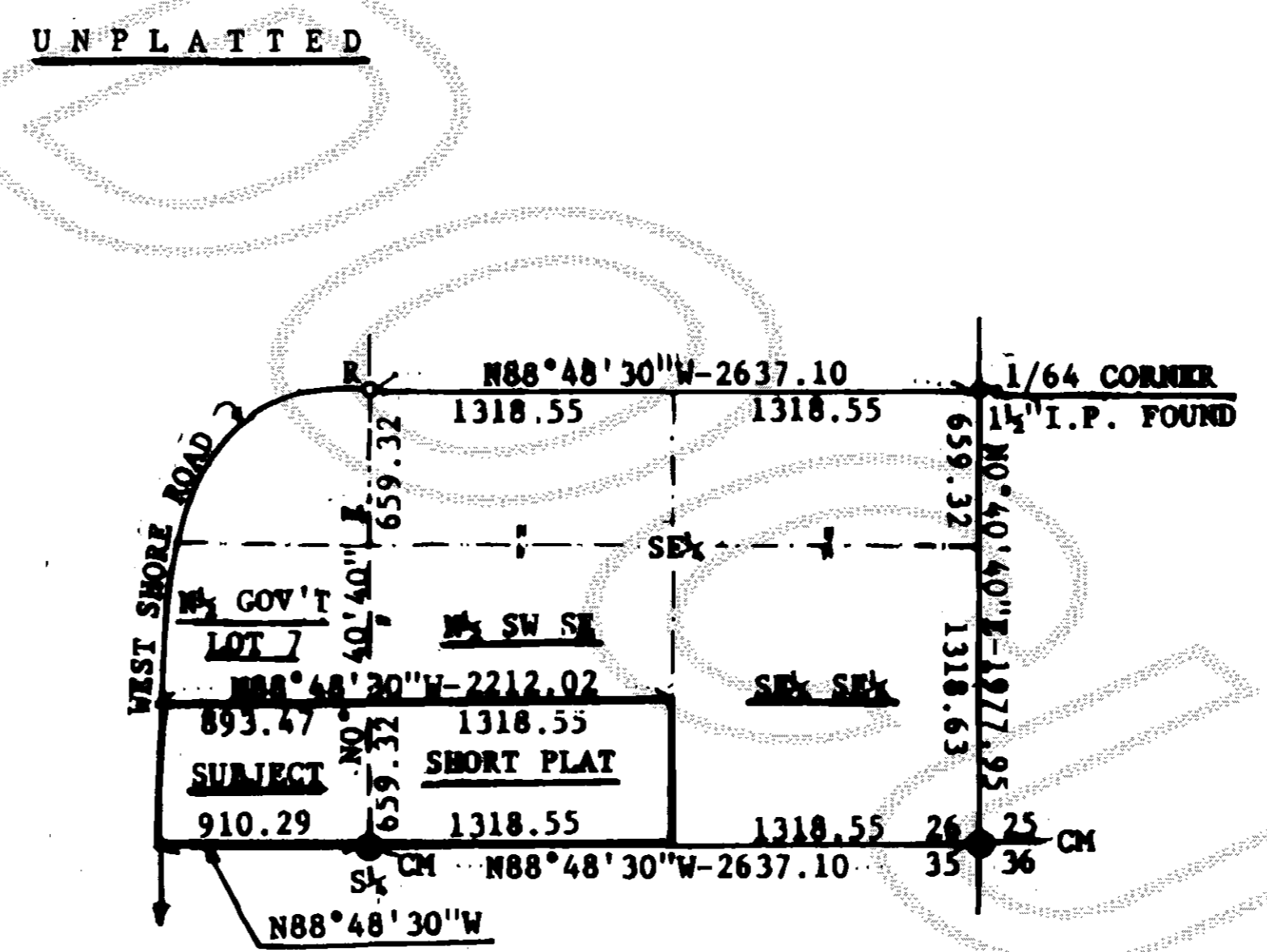
THENCE: S88°48'30"E - ALONG SAID NORTH LINE, 2212.02 FT. TO THE NE CORNER OF SAID SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (S₄ SW₄ SE₄);

THENCE: S0°40'40"W - ALONG THE EAST LINE OF SAID S₄ SW₄ SE₄, 659.32 FT. TO THE SOUTH LINE OF SAID SECTION 26;

THENCE: N88°48'30"W - ALONG SAID SOUTH LINE, 1318.55 FT. TO THE POINT OF BEGINNING, CONTAINING 33.89 ACRES, MORE OR LESS.

SITUATED ON GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, ETC., AS SHOWN, AND OF RECORD (IF ANY).



REMARKS:

- TRACT SIZES INCLUDE THE EASEMENT AREAS.
- THE EAST-WEST DIMENSIONS OF TRACT 4 (1108.55 FT.) ARE AS SHOWN, AND NOT AS SCALED, BECAUSE OF LIMITED SPACE.

SYMBOLS:

- - REBAR & CAP (SET)
- R ○ - REFERENCE POINT
- CM ○ - SECTION MARKER (CONC. MON. FND.)

SCALE: 1" = 100'

2) JOHN W. & ALICE MURSELY
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TEL: (206) 783-1684

3) KARIN H. NELSON
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SHORT PLAT

PARTS OF THE

SOUTH 1/2 OF SECTION 26, TWP. 36N RNG. 1 E., W.M.

GUEMES ISLAND - SKAGIT COUNTY, WASHINGTON



PREPARED FOR: 1) TROY S. & ELAINE G. MADDEN
390 WEST SHORE ROAD
ANACORTES, WA 98221 TEL: (206) 293-7780

SCALE: 1" = 100' DRAWN BY: J.H. JOB NO: 1670-91

DATE: 8/22/94 APPROVED BY: DRAWING NO: - " -

DESCRIPTION: "SEE ABOVE"

JOHN J. VADAI & ASSOCIATES
5809 SANDS WAY - SUITE F, ANACORTES, Wn. MERIDIAN: PER SHORT PLAT NO: 42-85

V-11 Sh-Plat P9 117