

# TIM BROWN SHORT PLAT

LOCATED IN GOVERNMENT LOT 2, (SW 1/4 OF SW 1/4) SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON

30  
26  
58

SEP 27 1994  
By  
Jenny M. Shattuck  
Notary Public

### LEGAL DESCRIPTION

From the Quit Claim Deed (Boundary Line Adjustment) conveying to Timothy L. Brown and Eileen C. Brown, filed under A.F. No. 9204130147, records of Skagit County, Washington:

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Northwest corner of those premises conveyed to Lewis S. Ratfield and Rowena Ratfield, his wife, by deed dated September 28, 1944, filed September 28, 1944 under Auditor's File No. 374766 and recorded in Volume 196 of Deeds at page 79 (being the second described premises in said deed); thence South along the West line of said Ratfield premises 10 feet, more or less, to an existing fence line and the true point of beginning; thence South along the West line of said Ratfield premises 245.30 feet; thence Easterly parallel with said fence line 177.40 feet; thence Northerly parallel with the said West line of said Ratfield premises 245.30 feet; thence Westerly along said fence line 177.40 feet to the true point of beginning. All situate in the County of Skagit, State of Washington.

### LEGAL DESCRIPTION

ENCROACHMENT EASEMENT PER A.F. NO. 9406100117 (BROWN TO SAMISH ISLAND COMMUNITY CENTER)

That portion of Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., in Skagit County, Washington, being more particularly described as follows:

COMMENCING at the northwest corner of that tract conveyed to Timothy L. Brown and Eileen C. Brown, husband and wife, by Quit Claim Deed recorded under Auditor's File No. 9204130147, Records of said County, thence along the west line of said tract South 00°02'17" West, 31.96 feet to the Point of Beginning; thence parallel to and 8.0 feet distant from the north, east and south walls of the existing Samish Island Community Center building:

- South 88°31'32" East, 11.06 feet;
- South 01°14'38" West, 76.11 feet;
- North 88°31'32" West, 9.46 feet to said west line;

thence along said west line North 00°02'17" East, 76.14 feet to the Point of Beginning.

**BASIS OF BEARING:** The bearing of North 00°02'17" East between the found monuments marking the southwest corner of Section 25 and the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M., per the Short Plat filed under A.F. No. 887545, Records of said County.

CONTAINING 781 square feet, more or less.

SITUATE IN Skagit County, Washington.

SUBJECT TO all conditions and stipulations, general and special exceptions, as well as easements, restrictions, reservations, covenants, and encumbrances of record.

### SURVEY EQUIPMENT AND PROCEDURE NOTES

- This survey was accomplished by field traverse using a 5-second theodolite and electronic measuring unit.
- Corner monuments shown as found were visited on or about October 23, 1992.
- Initial corner monumentation was performed on or about December 9, 1992.

### FENCE LINES AND OTHER OCCUPATIONAL INDICATORS NOTE

This Record of Survey depicts existing fence lines and other occupational indicators in accordance with W.A.C. Chapter 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title claims has not been resolved by this survey.

### BASIS OF BEARING

The bearing of North 0°02'17" East between the found monuments marking the southwest corner of Section 25 and the meander corner between Sections 25 and 26, Township 36 North, Range 2 East, W.M., per the Short Plat filed under A.F. No. 887545.

### BASIS OF SURVEY

The Short Plat filed under A.F. 887545.

### BASIS OF ELEVATION

TOP OF 1/2" REBAR, GUARD LATH "B.M. ELEV. 4.09", CERTIFIED BENCH MARK, LOCATED ON SUBJECT PROPERTY EAST OF GRAVEL DRIVEWAY, CLAIR A. CROSSMAN, L.S. NO. 9569 DECEMBER 23, 1991.

### NOTES

ZONING: RESIDENTIAL

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. (ORD. 14179, 1991)

THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS

SUBJECT PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF THE RESIDENTIAL CONSTRUCTION.

THE METHODS OF SEWAGE DISPOSAL IS STANDARD ONSITE SYSTEMS.

THE APPROVED PUBLIC WATER SYSTEM IS SAMISH FARMS WATER ASSOCIATION.

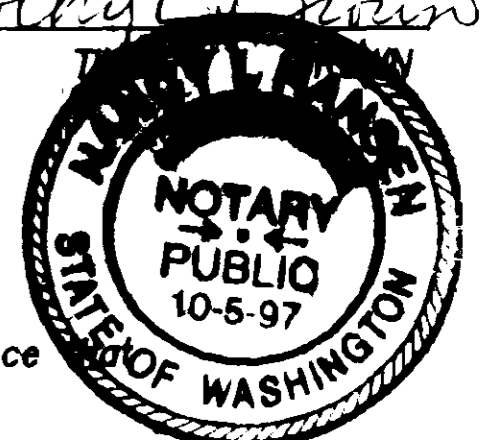
CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS; CONTACT SKAGIT COUNTY PUBLIC WORKS.

### DECLARATION AND DEDICATION

"Know all men by these presents that we, the undersigned, being owners in fee simple, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

Eileen C. Brown Timothy L. Brown  
EILEEN C. BROWN



### ACKNOWLEDGEMENT

State of Washington } SS  
County of Skagit }

I certify that I know or have satisfactory evidence

TIMOTHY L. & EILEEN C. BROWN

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: 9/25/94 Notary Public in and for the State of Washington

My appointment expires 10/5/97

### PLANNING DEPARTMENT

This Short Plat has been examined this 22nd day of Sept, 1994, for compliance with applicable state statutes and local ordinances, together with a review of the technical data shown hereon, and is hereby approved.

David F. Jordan

### COUNTY ENGINEER

Examined and approved by the Skagit County Engineering Department as to survey data and layout of roads and rights of way and acceptance of the dedication on behalf of Skagit County this 31 day of August, 1994.

Douglas E. Argo Douglas E. Argo  
SKAGIT COUNTY ENGINEER

### TREASURER'S CERTIFICATE

I, Judyann Menzel, Treasurer of Skagit County, Washington, do hereby certify that all taxes and all delinquent assessments required by law to be paid upon the real estate embraced within this plat entitled TIM BROWN SHORT PLAT have been paid in full, as shown in the records in my office this 12 day of September, 1994.

Judyann Menzel for Judyann Menzel  
SKAGIT COUNTY TREASURER

#### AUDITOR'S CERTIFICATE

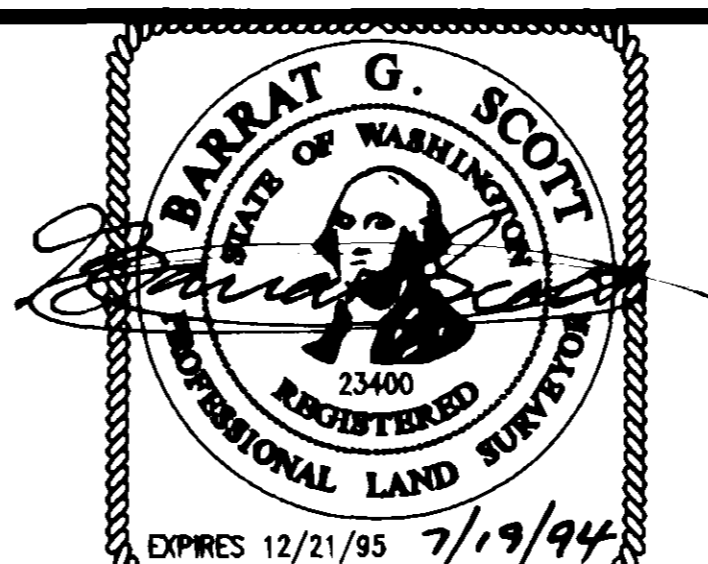
Filed for record this 27 day of Sept 1994 at 10:00 a.m. in Book 11 of Short Plats at Page 119 at the request of CHRISTENSON ENGINEERING CORPORATION

Jenny M. Shattuck  
Skagit County Auditor  
Cheryl J. Jurgens

#### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TIMOTHY L. AND EILEEN C. BROWN in NOVEMBER 1992.

Barrat G. Scott  
BARRAT G. SCOTT LS NO. 23400



CHRISTENSON ENGINEERING CORPORATION  
Commercial Group

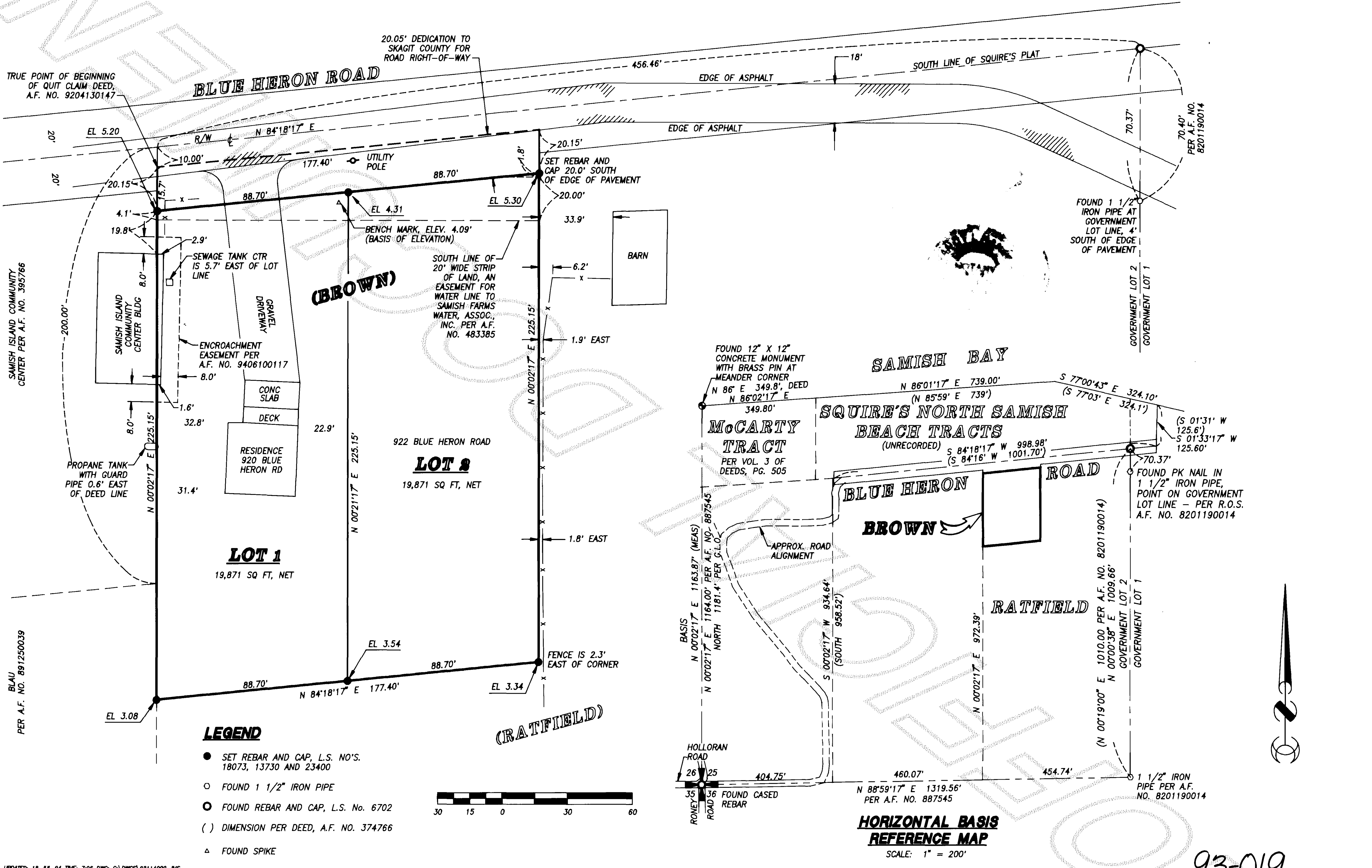
322 NORTH COMMERCIAL STREET  
SUITE 201  
BELLINGHAM, WASHINGTON  
PHONE: (206) 671-9505

TIM BROWN SHORT PLAT  
LOCATED IN GOVERNMENT LOT 2, (SW 1/4 OF SW 1/4) SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

DRAWN: SLG	DATE: 11/30/92	JOB NO.: 9592114
CHKD.: BGS/FAL	SCALE: NONE	SHEET 1 OF 2

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LOCATED IN GOVERNMENT LOT 2, (SW 1/4 OF SW 1/4) SECTION 25, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., SKAGIT COUNTY, WASHINGTON



UPDATED: 18 JUL 94 TIME: 7:06 DIM: C:\DWG5\82114002.DWG

### AUDITOR'S CERTIFICATE

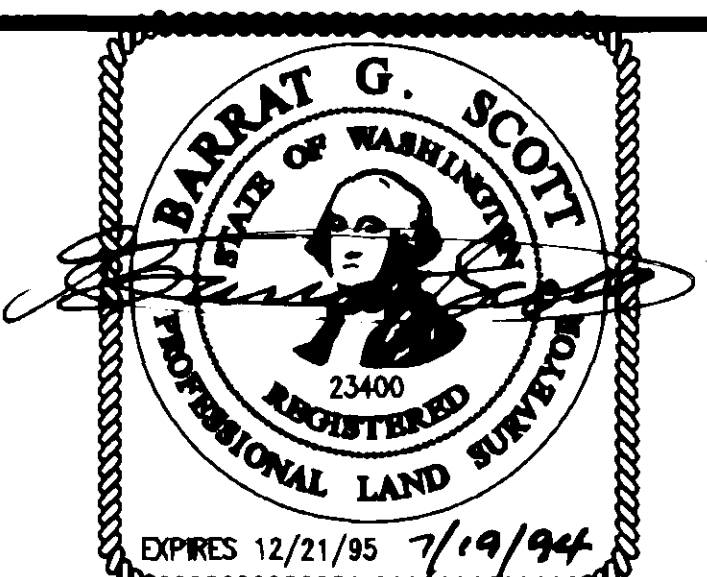
Filed for record this \_\_\_\_ day of \_\_\_\_\_ 19\_\_ at \_\_\_\_\_ m. in Book \_\_\_\_ of Short Plats at Page \_\_\_\_ at the request of CHRISTENSON ENGINEERING CORPORATION

Skagit County Auditor

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BARRAT G. SCOTT, LS NO. 23400



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Commercial Group

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DRAWN: SLG	DATE: 11/30/92	JOB NO.: 9592114
CHKD.: BGS/FAL	SCALE: 1" = 30'	SHEET 2 OF 2

93-019