

SCALE: 1"=100'

96 APR 18 1996

33 2/26 1/61

CENTER OF SECTION 33-35-S FOUND 3/4" IRON PIPE 4' LONG N. 68 W. 4.6' FROM SET CENTER 1/4.

ROS VOL. 6 PAGE 219 TRACT 3

TRACT 2 TRACT 1

FOUND SKAGIT REBAR AND CAP N. 40 W. 0.6' AND ANOTHER SKAGIT REBAR AND CAP S 87 E. 3.6'

EAST 1/4 CORNER FOUND 2" ALUMINUM CAP MARKED 25 21-423 1985 (JULY 1992)

UNRECORDED PLAT OF STEELHEAD BEND

932.17 479.87 1412.04

WEST 1/4 CORNER FOUND 1" IRON PIPE (FEBRUARY 1995) 41/512

CORNER FALLS AT NORTHWEST BASE OF 24" CEDAR

TRACT 72

B.P.A. R-O-W (A.F. No. 754245)

LOT 2 713,948 sq. ft. 16.39 ACRES 2471 OLD DAY CREEK ROAD SEDRO WOOLLEY, WA 98284

LOT 1 217,800 sq. ft. 5 ACRES

EASEMENT FROM LOT 1 TO LOT 2 SEE NOTE No. 12 2473 OLD DAY CREEK RD.

NEW WELL SITE LOCATED 10/16/95

RECORD OF SURVEY BOOK 12 PAGE 128 BOOK 9 PAGE 6

FOUND SKAGIT REBAR AND CAP 0.5' SOUTH OF CALCULATED LINE; FENCE CORNER 15 1.5' SOUTH OF LINE

EXISTING DRAINFIELD AREA UNDER SEPTIC PERMIT No. 93-013

EXISTING HOUSE

SHED

EXISTING WELL

INGRESS EGRESS AND UTILITY EASEMENT FILED UNDER A.F. No. 9302050123

COUNTY EIGHT-OF-WAY BASED ON ROAD ALIGNMENT DATED 1948 BY W.A. COSTELLO ON FILE AT SKAGIT COUNTY PUBLIC WORKS.

- EASEMENT DATA
- ① 5.36° 54' 24" W. 10.00
 - ② N. 53° 05' 36" W. 50.00
 - ③ 5.36° 54' 24" W. 20.69
 - ④ 5.36° 54' 24" W. 36.17
 - ⑤ N. 67° 59' 15" W. 83.34
 - ⑥ S. 21° 16' 20" E. 27.47
 - ⑦ N. 67° 59' 15" W. 59.19
 - ⑧ 5.36° 54' 24" W. 13.14
 - ⑨ S. 4° 08' 56" W. 28.63

SOUTHEAST CORNER SECTION 33-35-E FOUND 1/4" IRON PIPE IN ROCK PILE (NOVEMBER 1979) VOLUME 4 OF SHORT PLATS, PG. 122 AND VOLUME 9 OF SHORT PLATS, PG. 346

FOUND SKAGIT REBAR & CAP S. 45° W. 0.8' FROM CALCULATED POSITION 35/534

SHORT PLAT 93-078 VOL. 1 PAGE 52

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 18 DAY OF April 1996 AT 8:39 O'CLOCK A.M. IN BOOK 92-93 AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC. UNDER AUDITOR'S FILE No. 9604180001
 Kathy Hill
 SKAGIT COUNTY AUDITOR
 Cheryl Pungquist
 DEPUTY



SURVEYOR'S CERTIFICATE
 THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-30 W.A.C.
 Jeffrey A. Skodje, P.L.S.
 CERTIFICATE No. 19645 DATE 4-17-96

DEVELOPER
 JOE AND KRISTEN HAMMER
 427 SOUTH NORRIS ST.
 APARTMENT No. 103
 BURLINGTON, WA 98233

- LEGEND:**
- - SET REBAR & CAP MARKED "SKODJE 19645"
 - - FOUND SKAGIT SURVEYORS REBAR & CAP
 - +—+— EXISTING FENCE
 - — — GRAVEL ROAD
 - — — EXISTING ASPHALT
 - Ⓧ SOIL LOG

SOUTH 1/4 CORNER FOUND CONCRETE MONUMENT MARKED 12 & L. S. 6704 (NOVEMBER 1979) VOLUME 4 OF SHORT PLATS, PG. 122 AND VOLUME 9 OF SHORT PLATS, PG. 346

SHORT PLAT No. 95-042 DATE FEB. 1996

JOSEPH and KRISTEN HAMMER SHORT PLAT

IN THE SOUTHEAST 1/4 OF SECTION 33, TWP. 35 N., RGE. 5 E., W.M.

DWN BY: jh DATE: OCT. 1995 FIELD BOOK: 50/530 & 35/534

Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 803 S. 1st Street, Mount Vernon, WA 98273, 336-5751

SCALE: 1" = 100'
 JOB NO: 95200

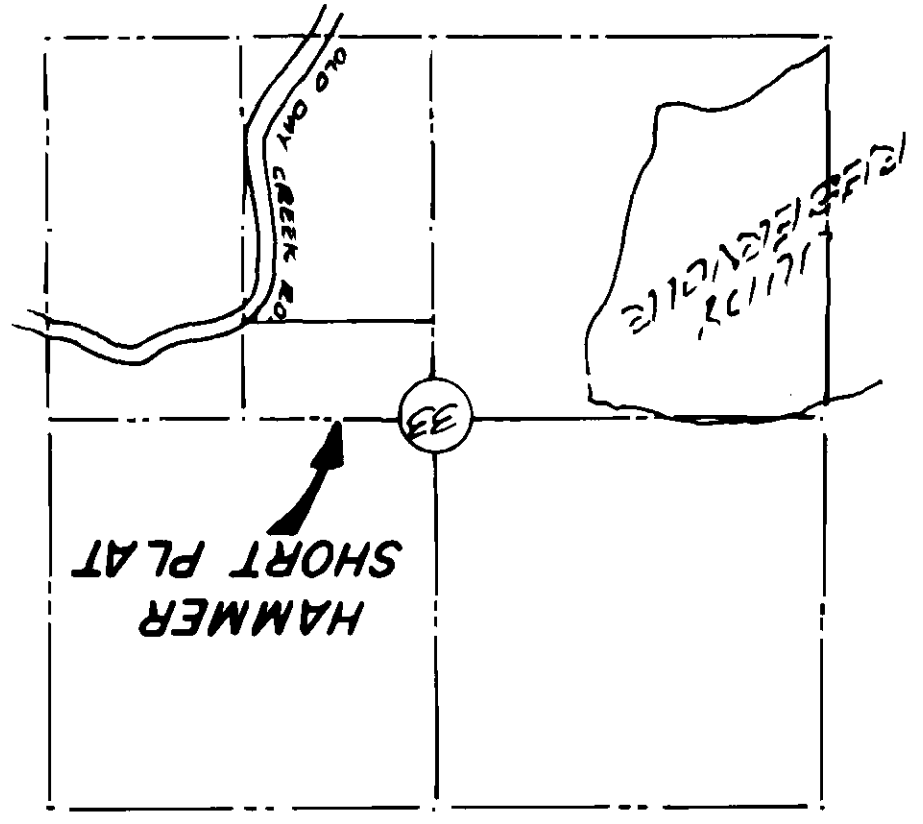
LEGAL DESCRIPTION

PARCEL A THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. EXCEPT THAT PORTION LYING SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. AS IT EXISTED ON NOVEMBER 9, 1940.

PARCEL B (EASEMENT) THAT PORTION OF THE SOUTH HALF OF THE WESTERN QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. DESCRIBED AS FOLLOWS: 33. THEREUPON ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. THEREUPON TO SAID NORTH LINE TO AN RIGHT ANGLES TO SAID NORTH LINE TO AN INTERSECTION WITH THE WESTERLY LINE OF THE COUNTY ROAD, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID COUNTY ROAD TO THE WESTERLY LINE OF THE EAST LINE OF THE INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH ALONG THE EAST LINE THEREUPON TO THE POINT OF BEGINNING;

EXCEPT ALL THAT PORTION THEREOF, IF ANY, LYING EASTERLY OF THE WESTERLY LINE OF COUNTY ROAD AS IT EXISTED ON NOVEMBER 9, 1940. SOURCE OF LEGAL: ISLAND TITLE COMPANY REPORT UNDER POLICY NO. SB-8188.

VICINITY MAP SECTION 33-35-5



MAINTENANCE DECLARATION

LOTS 1 AND 2 ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 1534 PAGES 511-513 UNDER A.F. No. 96048000.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED TO THE DEGREE OF ANY DEBT INCLUDING TAKES FOR THE CURRENT YEAR OF 1996.

DAY OF APRIL 1996. DAY OF APRIL 1996. DAY OF APRIL 1996.

APPROVALS THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEAGAIT COUNTY SHORT PLAT ORDINANCE. I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORILY EVIDENCE THAT

NOTES

- 1. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION, BOUNDARY OF SEAGAIT COUNTY FIRE DISTRICT. 2. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE PUBLIC WORKS. 3. MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS, SEE SEAGAIT COUNTY HEALTH OFFICER FOR DETAILS. 4. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS AND AS OUTLINED UNDER AGREEMENT DESCRIBED UNDER A.F. No. 930205123. 5. BASIS OF BEARING: ASSUMED NORTH 89°53' 58" EAST BETWEEN THE EAST AND WEST 1/4 CORNERS. 6. ZONING: RURAL 7. WATER: EXISTING INDIVIDUAL WELL (LOT 2), PUD No. 1 (LOT 1) 8. SEWAGE DISPOSAL: ON-SITE DISPOSAL SYSTEMS 9. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS 10. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEIT SET 4-A ELECTRONIC DISTANCE MEASURING THEODOLITE. 11. THIS SURVEY HAS DEPICTED EXISTING FACILITIES IN ACCORDANCE WITH W.A.C. 352.130 THESE OCCUPATIONAL LOCATIONS MAY IN THE FUTURE BE SUBJECT TO A NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 1534 PAGES 511-513 UNDER A.F. No. 96048000.

CONSENT

JOHN M. HAMMER JOHN M. HAMMER JOSEPH E. HAMMER JOSEPH E. HAMMER BEVERLY A. HAMMER BEVERLY A. HAMMER

WASHINGTON LOGGERS COOP

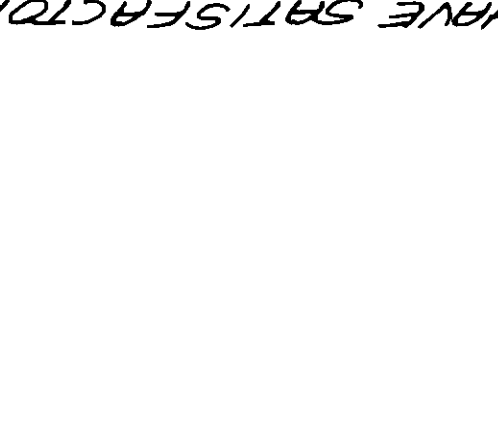
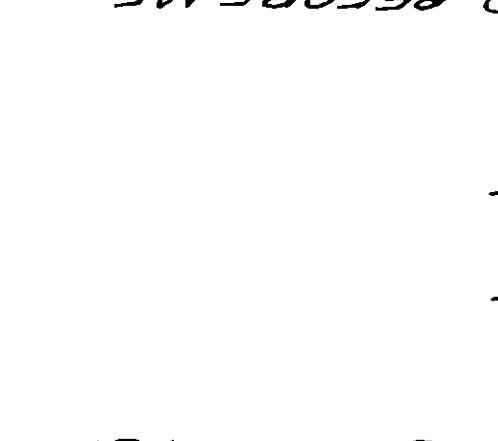
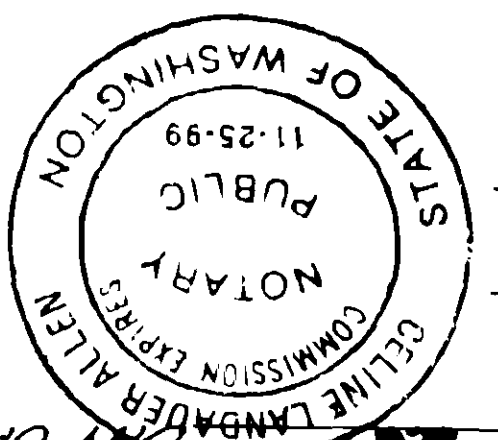
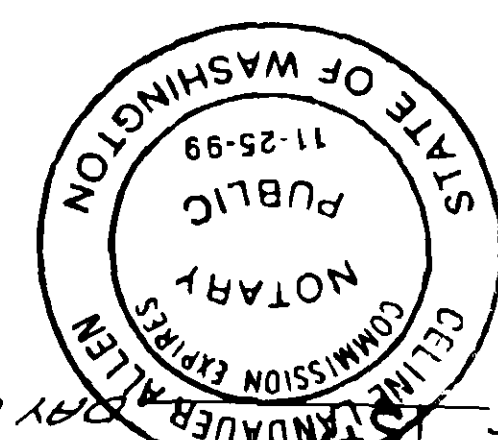
ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS COUNTY OF SEAGAIT } I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORILY EVIDENCE THAT

STATE OF WASHINGTON } SS COUNTY OF SEAGAIT } ON THIS DAY PERSONALLY APPEARED BEFORE ME

STATE OF WASHINGTON } SS COUNTY OF SEAGAIT } ON THIS DAY PERSONALLY APPEARED BEFORE ME

STATE OF WASHINGTON } SS COUNTY OF SEAGAIT } ON THIS DAY PERSONALLY APPEARED BEFORE ME



SHORT PLAT No. 95-042 DATE FEB. 1996 JOSEPH and KRISTEN HAMMER SHORT PLAT IN THE SOUTHEAST 1/4 OF SECTION 33, TWP 35 N., RGE 5 E., W.M.

