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97 JUN -5 10:35

Ample

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4, SAID SECTION 1; THENCE NORTH 87°17'28" WEST 419.4 FEET, MORE OR LESS; THENCE S 02°23'32" WEST 480.00 FEET; THENCE NORTH 69°08'27" EAST 767.93 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LAKE SAMISH ROAD NO. 2601, 276 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING WESTERLY OF THE COUNTY ROAD, EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF BEAR CREEK, ALSO EXCEPTING THAT PORTION BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 87°17'28" WEST 419.4 FEET, MORE OR LESS, THENCE S 02°23'32" WEST 480.00 FEET; THENCE NORTH 69°08'27" EAST 767.93 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LAKE SAMISH ROAD NO. 2601, 276 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M., SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED DECEMBER 11, 1989 IN BOOK 9 OF SURVEYS AT PAGE 81, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 03°23'59" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, FOR A DISTANCE OF 1222.87 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 86°31'09" EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 658.63 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 03°19'16" WEST, ALONG THE WEST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 37.04 FEET; THENCE SOUTH 86°38'43" EAST FOR A DISTANCE OF 358.71 FEET; THENCE NORTH 58°25'41" EAST FOR A DISTANCE OF 63.11 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 WITH THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601; THENCE NORTH 86°31'09" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 410.47 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARING

THE WEST LINE OF THE NW 1/4 OF SECTION 1, T. 36 N., R. 3 E., W.M. BEING N 03°23'59" E, AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 9 OF SURVEYS ON PAGE 81, SKAGIT COUNTY RECORDS, WASHINGTON.

OCCUPATION INDICATORS & FENCELINE NOTE

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES, BUILDINGS AND DRIVEWAYS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT 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 332-130 WAC.

Jeffrey A. Skodje
JEFFREY A. SKODJE
CERTIFICATE NO. 19645 DATE 6/3/97



NOTES

- 1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT, STEWART TITLE CO. ORDER NO. T-78598, DATED OCTOBER 31, 1996.
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. ZONING - RURAL DISTRICT (RU).
5. WATER - INDIVIDUAL WELLS; WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.48.
6. 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 (SCC 14.04.190{14}).
7. DEVELOPER - JOHN ZIMMERMANN
P.O. BOX 564
BURLINGTON, WASH. 98233
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
9. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
10. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEMS
11. LOT 1 IS SUBJECT TO A WELL PROTECTION ZONE FOR LOT 3 AS SHOWN, AND AS OUTLINED UNDER SKAGIT COUNTY CODE, SECTION 12.48.
12. LOT 2 IS SUBJECT TO A WELL PROTECTION ZONE FOR LOT 1 AS SHOWN, AND AS OUTLINED UNDER SKAGIT COUNTY CODE, SECTION 12.48.
13. LOTS 1 AND 2 ARE SUBJECT TO WATER LINE AND WELL EASEMENTS IN FAVOR OF LOT 3 AS SHOWN.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 47th DAY OF June, 1997. THIS DAY OF June, 1997.

Short Plat Administrator: [Signature]
Skagit County Engineer: [Signature]

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th day of June, 1997, AT 10:35 AM, IN BOOK 13 OF SHORT PLATS AT PAGE 2-3, AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 9706050026

Kenny Hill by Jeffrey Zwick
SKAGIT COUNTY AUDITOR

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED

John F. Zimmermann
JOHN ZIMMERMANN
Debra A. Zimmermann
DEBRA A. ZIMMERMANN
A.U.S. CONTINENTAL SAVINGS BANK

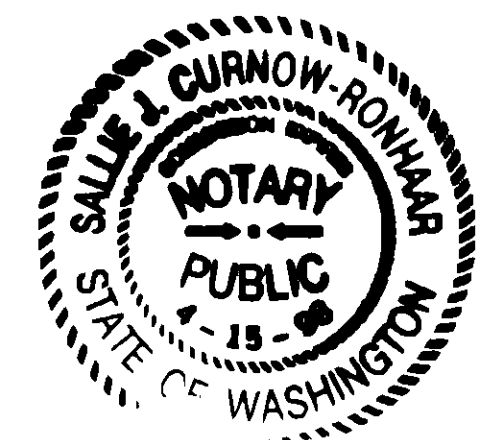
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 3rd DAY OF JUNE, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED JOHN F. ZIMMERMANN & DEBRA A. ZIMMERMANN TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

[Signature]
NOTARY PUBLIC

MOUNT VERNON
RESIDING AT
EXPIRES: 4-15-98



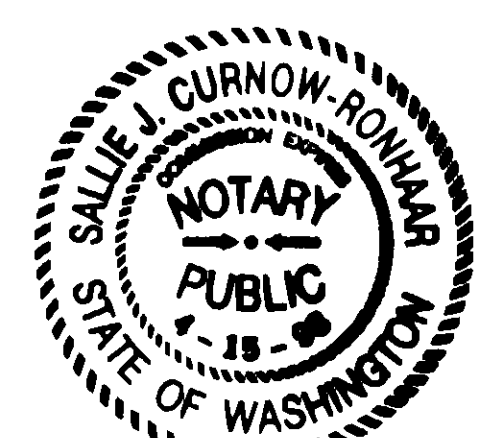
STATE OF WASHINGTON
COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GREG PARTINGTON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASST. VICE-PRESIDENT OF CONTINENTAL SAVINGS BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JUNE 3rd, 1997

[Signature]
NOTARY PUBLIC

MOUNT VERNON
RESIDING AT
EXPIRES: 4-15-98



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1997. THIS 3rd DAY OF June, 1997.

[Signature]
SKAGIT COUNTY TREASURER

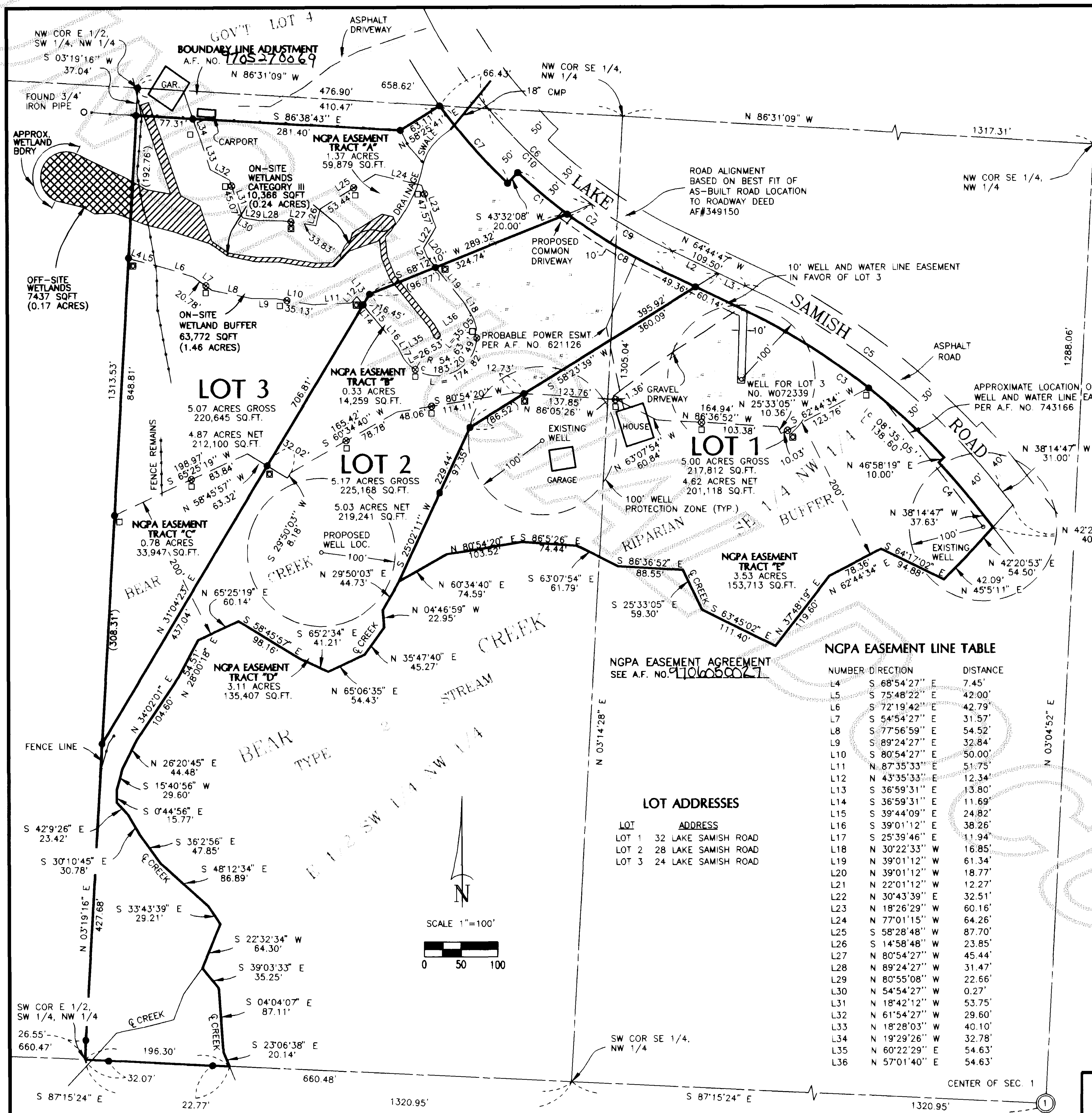


SHORT PLAT NO: 96-0106 DATE: MAY 1997

SHORT PLAT FOR JOHN ZIMMERMANN
PORTION OF SE 1/4 NW 1/4 AND OF SW 1/4 NW 1/4, ALL IN SEC. 1, T. 36 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON
OWN BY: MCJ DATE: 8-96
LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS
803 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751
SCALE: N/A
FIELD BOOK: 543 PG 17-22
JOB NO: 96069

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**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	6°42'58"	746.25'	87.47'
C2	18°16'55"	746.25'	238.11'
C3	21°43'6"	925.00'	350.63'
C4	4°46'54"	915.00'	76.36'
C5	26°30'00"	955.00'	441.70'
C6	25°19'39"	716.25'	316.62'
C7	10°25'44"	766.25'	139.47'
C8	11°33'57"	746.25'	150.64'
C9	10°05'25"	716.25'	126.14'
C10	15°14'14"	716.25'	190.48'

**LOT LINE TABLE**

L1	S 56°16'17" W	130.11'
L2	N 64°44'47" W	68.95'
L3	N 64°44'47" W	40.55'

- LEGEND**
- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
  - DENOTES EXISTING BARBED WIRE FENCE LINE
  - DENOTES SOIL LOG TEST HOLE AS DUG BY NORTHWEST SEPTIC INC.
  - ⊠ DENOTES TYPE 1 NGPA SIGN LOCATION
  - DENOTES TYPE 2 NGPA SIGN LOCATION
  - ⊙ DENOTES SET 1/2" REBAR WITH RED CAP MARKED "LS 19645"

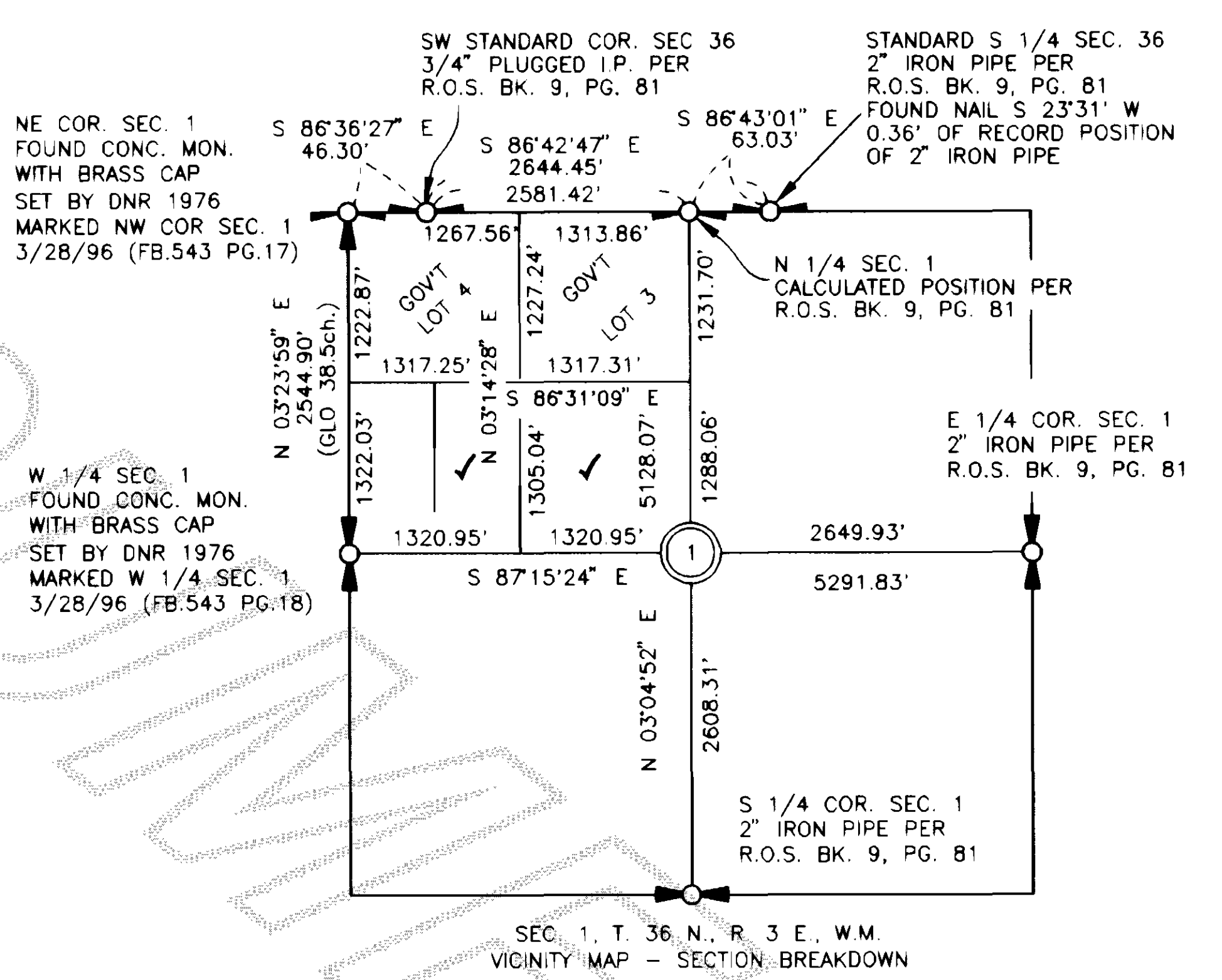
**NGPA EASEMENT LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L4	S 68°54'27" E	7.45'
L5	S 75°48'22" E	42.00'
L6	S 72°19'42" E	42.79'
L7	S 54°54'27" E	31.57'
L8	S 77°56'59" E	54.52'
L9	S 89°24'27" E	32.84'
L10	S 80°54'27" E	50.00'
L11	N 87°35'33" E	51.75'
L12	N 43°35'33" E	12.34'
L13	S 36°59'31" E	13.80'
L14	S 36°59'31" E	11.69'
L15	S 39°44'09" E	24.82'
L16	S 39°01'12" E	38.26'
L17	S 25°39'46" E	11.94'
L18	N 30°22'33" W	16.85'
L19	N 39°01'12" W	61.34'
L20	N 39°01'12" W	18.77'
L21	N 22°01'12" W	12.27'
L22	N 30°43'39" E	32.51'
L23	N 18°26'29" W	60.16'
L24	N 77°01'15" W	64.26'
L25	S 58°28'48" W	87.70'
L26	S 14°58'48" W	23.85'
L27	N 80°54'27" W	45.44'
L28	N 89°24'27" W	31.47'
L29	N 80°55'08" W	22.66'
L30	N 54°54'27" W	0.27'
L31	N 18°42'12" W	53.75'
L32	N 61°54'27" W	29.60'
L33	N 18°28'03" W	40.10'
L34	N 19°29'26" W	32.78'
L35	N 60°22'29" E	54.63'
L36	N 57°01'40" E	54.63'

NGPA EASEMENT AGREEMENT  
SEE A.F. NO. 9706050027

**LOT ADDRESSES**

LOT	ADDRESS
LOT 1	32 LAKE SAMISH ROAD
LOT 2	28 LAKE SAMISH ROAD
LOT 3	24 LAKE SAMISH ROAD



**WETLANDS LEGEND**

WETLAND AREA, DELINEATED BY W.D. PURNELL & ASSOCIATES

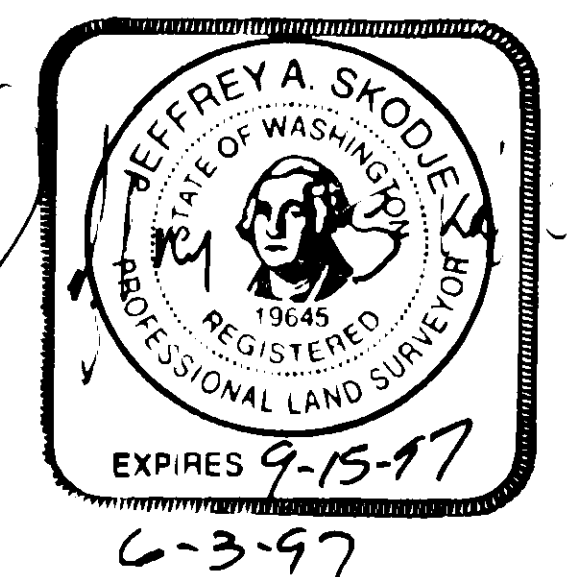
WETLAND BUFFER: 50-FOOT

ON-SITE WETLANDS = 10,366 SQFT (0.24 ACRES)  
OUTSIDE OF BEAR CREEK RIPARIAN BUFFER

NOTE: ALL WETLANDS LOCATION AND AREA DATA PROVIDED BY W.D. PURNELL & ASSOCIATES

**NOTES:**

- POTENTIAL BUYERS SHOULD RECOGNIZE THAT BEAR CREEK MEANDERS ALONG AND THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
- LOTS 1, 2, AND 3 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.



SHORT PLAT NO: 96-0106 DATE: MAY 1997

SHORT PLAT FOR JOHN ZIMMERMANN  
PORTION OF SE 1/4 NW 1/4 AND OF SW 1/4 NW 1/4, ALL IN SEC. 1, T. 36 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON

DWN BY: MCJ DATE: 8-96	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1" = 100'
FIELD BOOK: 543 PG 17-22		JOB NO: 96069

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