

4808110099

SHORT PLAT No. 95 - 031
SHEET 1 OF 2

**SURVEY IN THE NE1/4 OF THE NE1/4 OF SECTION 8, AND IN THE NW1/4
OF THE NW1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.**

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT I UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS MY FREE AND VOLUNTARY ACT AND DEED.

Norm P. Schaaf
NORM SCHAAF, VICE PRESIDENT TIMBER LANDS AND ADMINISTRATION

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS 7th DAY OF April, 1998, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED NORM SCHAAF, VICE-PRESIDENT OF MERRILL AND RING, A WASHINGTON GENERAL PARTNERSHIP, BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Sherry D. Hull NOTARY PUBLIC

RESIDING AT Port Angeles

MY COMMISSION EXPIRES 9/2000

SURVEYOR'S NOTES:

1. "O" DENOTES 5/8 INCH REBAR WITH PLASTIC CAPS MARKED "D.M. DEMEYER, L.S. 21423" SET FOR DEED CORNERS BY THIS SURVEY IN DECEMBER OF 1994.
2. "●" DENOTES REBAR WITH PLASTIC CAPS MARKED "D.M. DEMEYER, L.S. 21423" FOUND AND ACCEPTED BY THIS SURVEY IN DECEMBER OF 1994.
3. THIS SURVEY TIED TO TRAVERSE POINTS FROM MY PREVIOUS SURVEY AS RECORDED IN VOLUME 8, PAGE 69 OF SURVEYS (A.F. No. 8810130055) AND RELIED UPON SAID SURVEY FOR SECTION SUBDIVISION INFORMATION OF SECTION 8. SUBDIVISION INFORMATION OF SECTION 9 IS AS PER ROS A.F. No. 9007180058.
4. THIS SURVEY PERFORMED BY STANDARD FIELD TRAVERSE METHOD IN DECEMBER OF 1994, USING A LIETZ SET 3 TOTAL STATION AND C.M.T MC-V DATA COLLECTOR/FIELD COMPUTER.
5. THIS SURVEY AMENDS THAT RECORD OF SURVEY AS FILED IN THE SKAGIT AUDITOR'S OFFICE IN VOLUME 8 OF SURVEYS, PAGE 69, A.F. No. 8810130055. THE BUTLER CREEK ROAD AS-BUILT RIGHT-OF-WAY HAS BEEN RE-CALCULATED TO REFLECT TANGENT CURVES AND LENGTHS ADJACENT TO THIS SHORT PLAT AS SHOWN ON SHEET 2.

DETENTION POND MAINTENANCE AGREEMENT:

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH THE DETENTION POND AND OUTLET STRUCTURE WITHIN LOT 1, SHALL BE BORNE EQUALLY BY THE LOT OWNERS OF LOT 1 AND LOT 2 WITHIN THIS SHORT PLAT. SAID COSTS SHALL THEREFORE BECOME AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS MADE BY AGREEMENT OF THE OTHER OWNERS. SKAGIT COUNTY SHALL HAVE NO OBLIGATION TO ASSUME ANY RESPONSIBILITY OR COSTS FOR THE MAINTENANCE OR REPAIRS OF THE DETENTION AND OUTLET STRUCTURE WITHIN THE DETENTION POND EASEMENT. IF MAINTENANCE OR REPAIRS ARE NOT PERFORMED TO SKAGIT COUNTY STANDARDS, SKAGIT COUNTY RETAINS THE RIGHTS TO ENTER AND MAINTAIN OR REPAIR THE DETENTION POND OR OUTLET STRUCTURE WITH COSTS TO BE CHARGED TO THE OWNERS OF LOT 1 AND LOT 2.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 11th DAY OF August, 1998,

AT 1:15 p.m. IN BOOK 13 OF SHORT PLATS AT PAGE

153 & 154 AT THE REQUEST OF NORTHWEST SURVEYING UNDER AUDITOR'S

FILE NUMBER 9808110099

Kathy Hill COUNTY AUDITOR
Judy J. Zava BY DEPUTY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION AS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND 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 W.A.C.

Dennis M. Demeyer DATE June 6, 1997
DENNIS M. DEMEYER, P.L.S., CERTIFICATE No. 21423
NORTHWEST SURVEYING, 1841 FRONT ST., SUITE B. LYNDEN, WASHINGTON, 98264.

TREASURER'S CERTIFICATE:

THIS IS TO 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 1998.

THIS 6th DAY OF August, 1998.

Jack O. M... ..
SKAGIT COUNTY TREASURER

APPROVAL:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE

THIS 10th DAY OF August, 1998.

Lucas J. ...
SKAGIT COUNTY SHORT PLAT ADMINISTRATOR

Chad ... 7-31-98
SKAGIT COUNTY ENGINEER

SHORT PLAT NOTES:

1. A VARIANCE HAS BEEN GRANTED BY SKAGIT COUNTY HEARING EXAMINER TO RELIEVE LOT 1 FROM SECTION 14.04.100(5) REQUIRING A 5 ACRE MINIMUM LOT SIZE IN THE RURAL ZONING DISTRICT. THIS VARIANCE IS ALSO SUBJECT TO A 100 FOOT SETBACK FROM THE FOREST ZONED LOT 2. SEE VARIANCE No. VAR 95-014, DATED APRIL 25, 1995.
2. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
4. 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 SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS. CONTACT: "SKAGIT COUNTY PUBLIC WORKS" Planning & Permit Center
6. A COMPLETE DRAINAGE PLAN WILL BE REQUIRED BY SKAGIT COUNTY PRIOR TO ISSUING ADDITIONAL BUILDING PERMITS ON ANY LOTS IN THIS SHORT PLAT. FOR DETAILS SEE THE SKAGIT COUNTY PERMIT CENTER, THE "SKAGIT COUNTY DRAINAGE AND EROSION/SEDIMENTATION CONTROL ORDINANCE No. 9763" AND THE "PROCEDURES MANUAL".
7. ZONING: LOT 1: R5 LOT 2: FORESTRY
SEWAGE DISPOSAL: PRIVATE SEWER SYSTEMS
8. 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. DEMONSTRATION WELL PROVIDED ON LOT 1.

9. LOCATION OF THE ROAD WITHIN LOT 2 MAY VARY FROM THE SHORT PLAT MAP. OWNER OF LOT 2 SHALL MAINTAIN THE ROADWAY AND CUL DE SAC WITHIN LOT 2 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE MINIMUM RADIUS OF THE CUL DE SAC SHALL BE 35 FEET.

DEVELOPER: MERRILL AND RING, A WASHINGTON GENERAL PARTNERSHIP
P. O. BOX 1058, PORT ANGELES, WASHINGTON, 98362

PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8,
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 9,
TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON.

SHORT PLAT

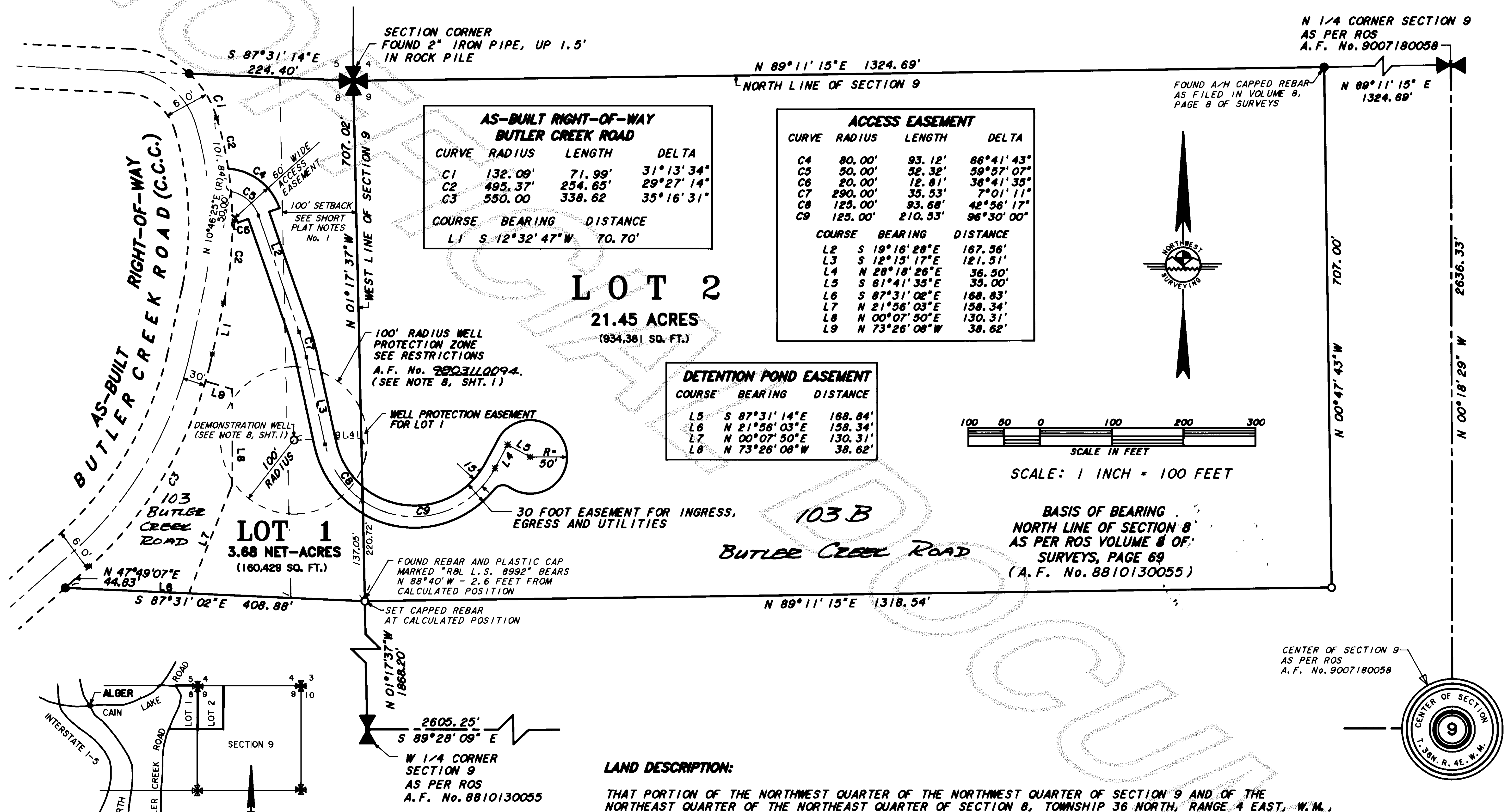
prepared for: MERRILL AND RING,
A WASHINGTON GENERAL PARTNERSHIP
PORT ANGELES, WASHINGTON

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9808110099

SHORT PLAT No. 95-031
SHEET 2 OF 2

SURVEY IN THE NE1/4 OF THE NE1/4 OF SECTION 8, AND IN THE NW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 4 EAST OF W.M.

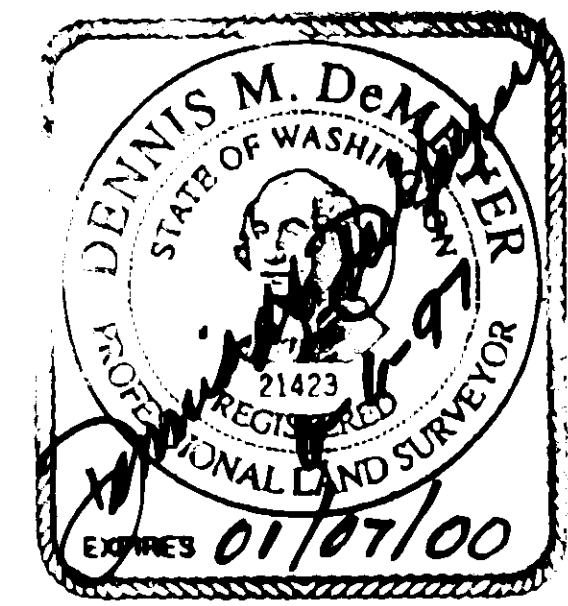
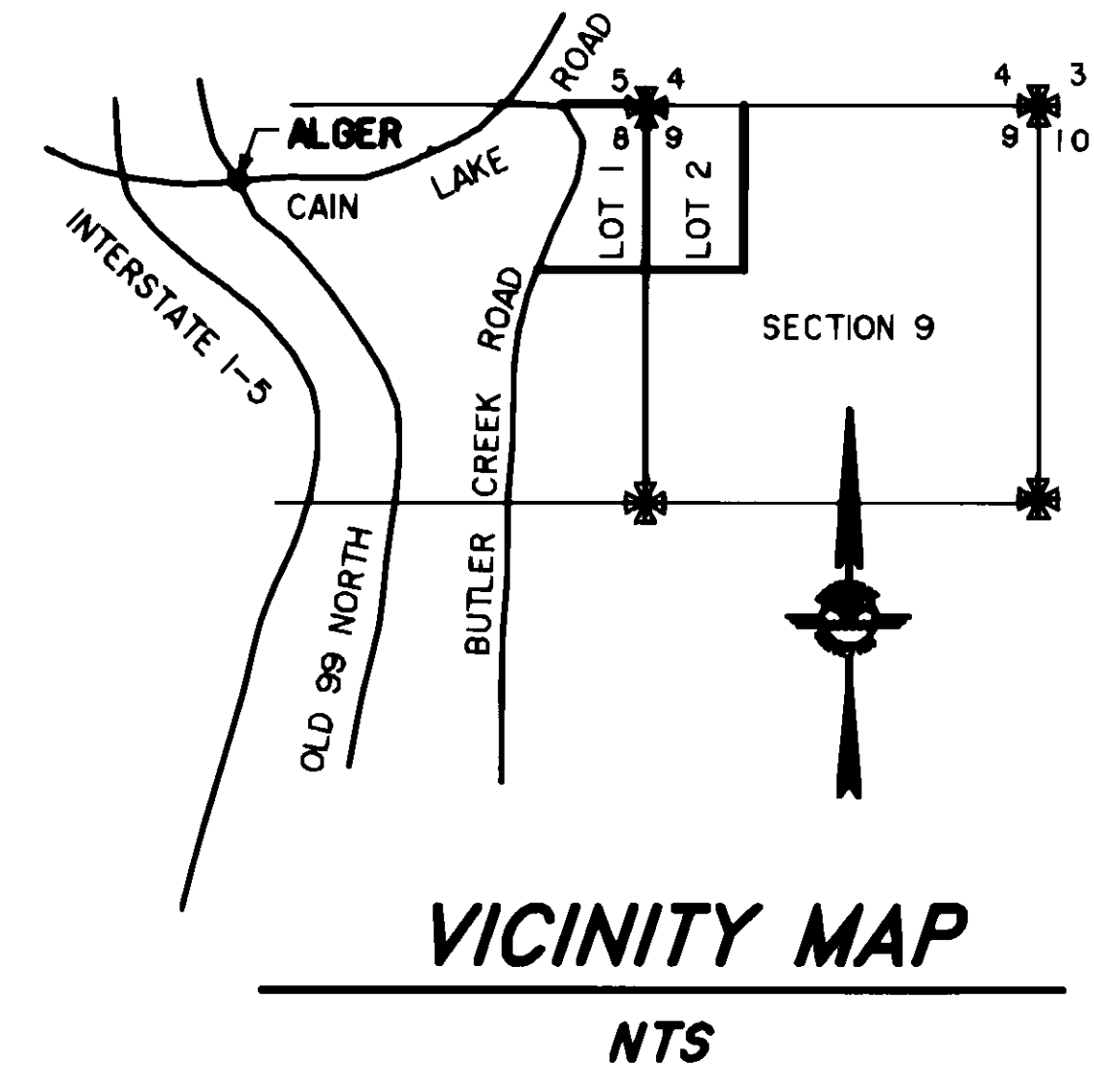


LAND DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 AND OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 707 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE EASTERLY LINE OF THE C.C.C. ROAD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID C.C.C. ROAD TO THE NORTH LINE OF SAID SECTION 8; THENCE EAST ALONG THE NORTH LINE OF SECTIONS 8 AND 9 TO THE PLACE OF BEGINNING. SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

FURTHER SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD OR OTHERWISE, IF ANY.



NORTHWEST SURVEYING & GPS
DENNIS M. DEMEYER, P.L.S.
SCOTT G. HARKSELL, P.L.S.
1841 FRONT ST., SUITE B, LYNDEN WA. 98264
PH.(360) 354-1950 FAX (360) 354-7644

PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8,
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 9,
TOWNSHIP 36 NORTH, RANGE 4 EAST W.M.,
SKAGIT COUNTY, WASHINGTON.

SHORT PLAT
prepared for: MERRILL AND RING,
A WASHINGTON GENERAL PARTNERSHIP
PORT ANGELES, WASHINGTON

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