

SP97-0002 JENSEN/HOBSON SHORT PLAT

PTN. SW 1/4 OF NE 1/4 AND NW 1/4 OF SE 1/4 OF SEC. 1 TWP. 35 N, RNG. 3 E, W.M.
SKAGIT COUNTY, WASHINGTON

SM

64-
38

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES

Egon Jensen
EGON JENSEN

Aila Jensen
AILA JENSEN

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 16th DAY OF April 1999

Kendra Jones
SHORT PLAT ADMINISTRATOR

County Engineer
COUNTY ENGINEER 4-12-99

ACKNOWLEDGEMENT

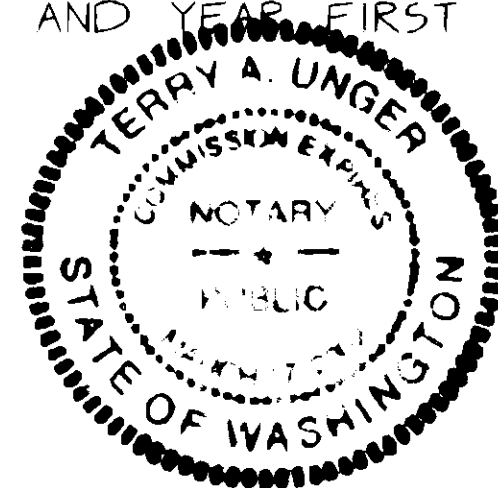
STATE OF Washington
COUNTY OF Skagit

ON THIS 25 DAY OF March 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED EGON JENSEN
AILA JENSEN, HUSBAND AND WIFE

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Terry A. Unger
NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Bellingham

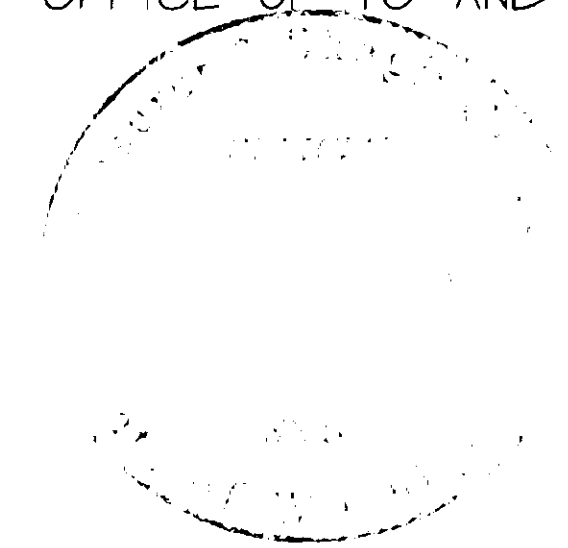


TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1996, 1999.

Judyanna Merrill
SKAGIT COUNTY TREASURER

4-18-99
DATE



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL
3. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
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 OFFICAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
5. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER 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 OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE CONVENANTS 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.
6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. "PURCHASER MAY BE REQUIRED TO FURNISH AND INSTALL A FLOW DISPERSAL TRENCH AS A CONDITION OF LOT DEVELOPMENT.
TRENCH DESIGN: TRENCH CONSTRUCTION WOULD BE ACCORDING TO DESIGN ON FILE AT THE SKAGIT COUNTY SURFACE WATER MANAGEMENT OFFICE."

SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "JENSEN/HOBSON SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

Ronald T. Jepson
RONALD T. JEPSON P.L.S. #9361



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF April 1999
AT 1038A M. UNDER AUDITOR'S FILE # 9904190061

Kathy Hill
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Samuel George
BY DEPUTY

DRAWN BY: JB 7-98
CHECKED BY: TAU 7-98
REV. 7-28-98

SP97-0002 JENSEN/HOBSON SHORT PLAT

PTN. SW 1/4 OF NE 1/4 AND NW 1/4 OF SE 1/4 OF SEC. 1 TWP. 35 N, RNG. 3 E, W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTH 1/2 OF THE NORTH-WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., EXCEPT ROADS.

EASEMENT

AN EASEMENT FOR PIPELINE GRANTED TO TRANS MOUNTAIN OIL PIPE LINE CORPORATION, A CORPORATION, BY AN INSTRUMENT DATED AUGUST 12, 1964, FILED AUGUST 23, 1954, AS FILE NO. 505534 AND RECORDED IN VOLUME 264 OF DEEDS AT PAGE 638. REFERENCE BEING HEREBY MADE TO THE RECORD FOR FULL PARTICULARS.

NOTE

TRENCH DESIGN: TRENCH CONSTRUCTION WOULD BE ACCORDING TO DESIGN ON FILE AT THE SKAGIT COUNTY SURFACE WATER MANAGEMENT OFFICE.

LEGEND

- ⊙ SET REBAR + CAP #9361
- ⊕ FND CASE MON.
- ⊙ FND SHOEMAKER REBAR + CAP

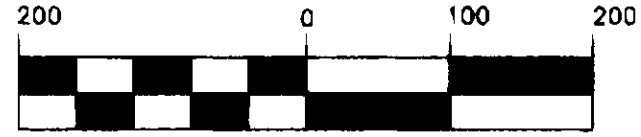
SURVEY EQUIPMENT + PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 10-96.

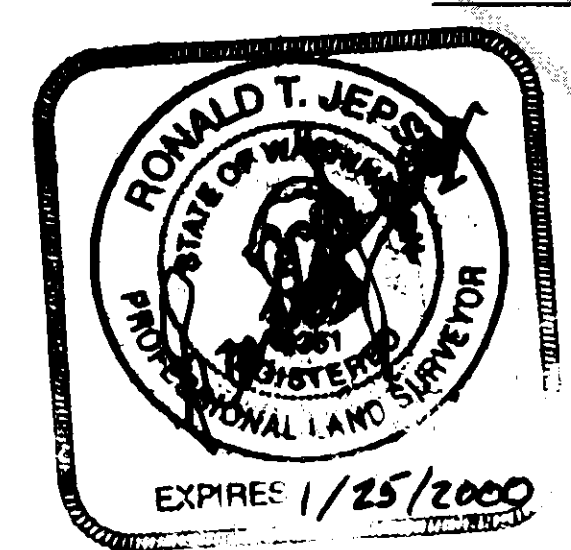
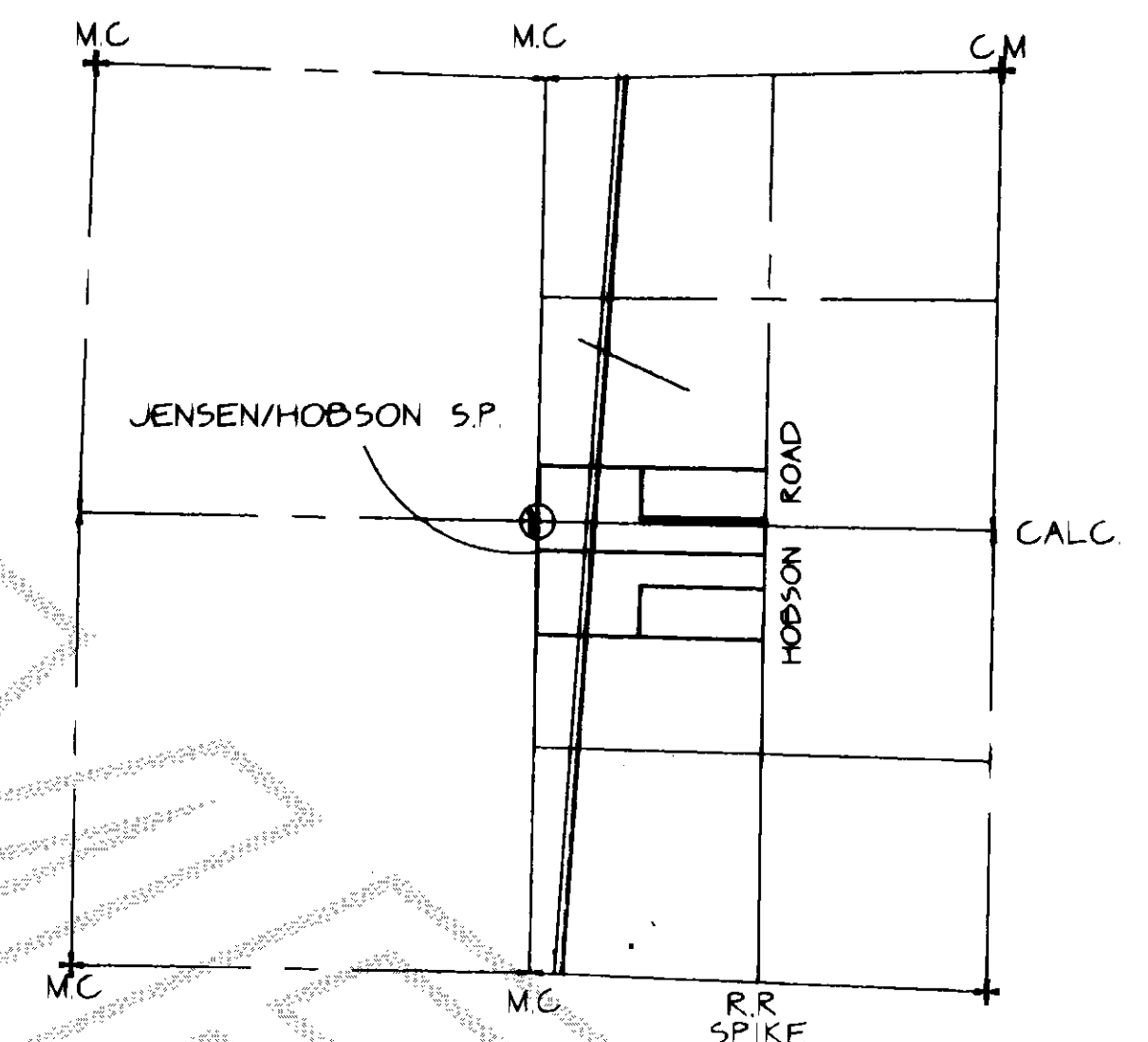
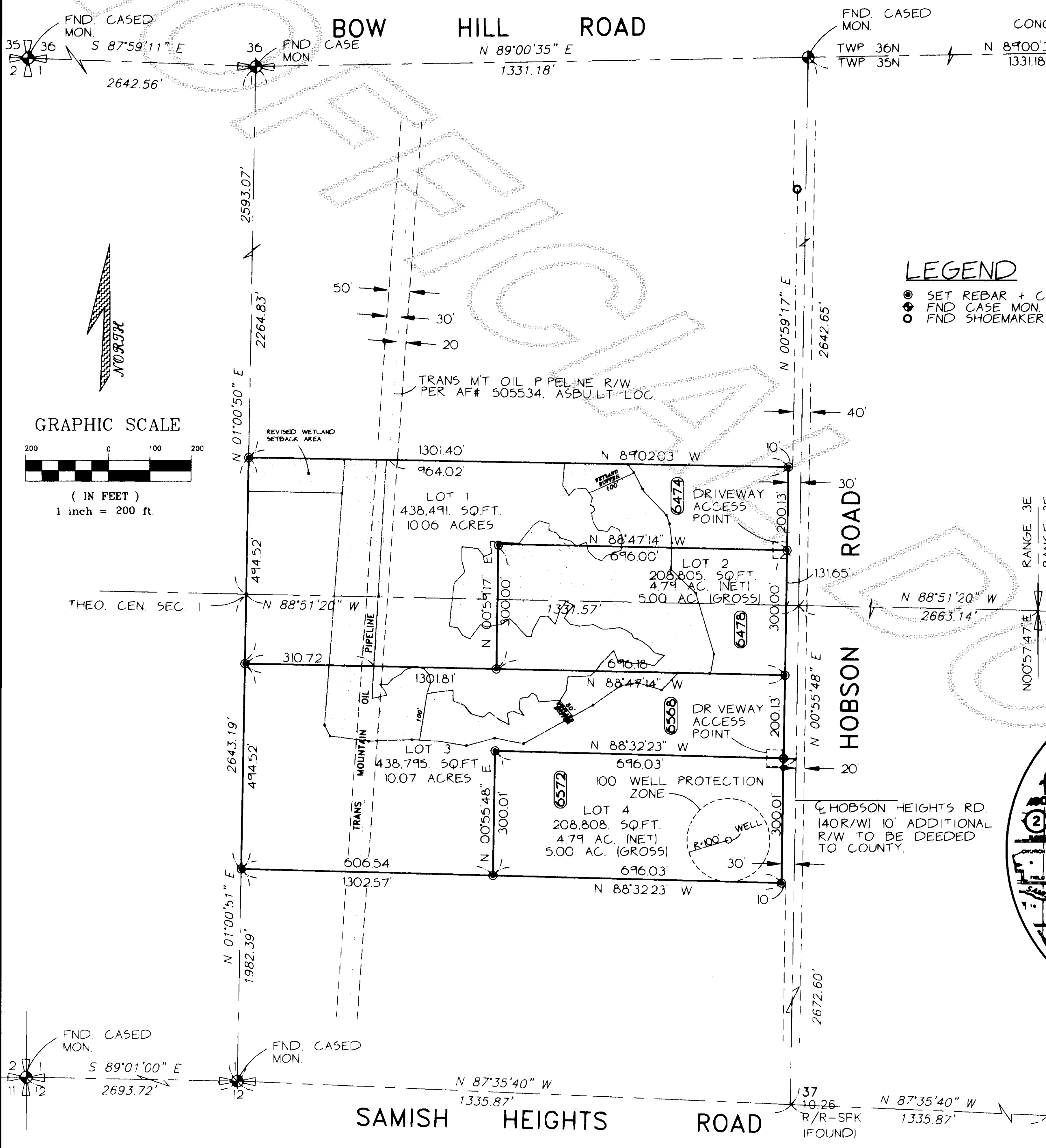
BASIS OF BEARING

SHORT PLAT FOR ROBERT THOMAS AS RECORDED AT THE SKAGIT COUNTY AUDITOR'S OFFICE IN VOL. 12 SHORT PLATS, PG. 2.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



DRAWN BY: JB 7-98
CHECKED BY: TAU 7-98
REV. 10-28-98

JOB # 96168

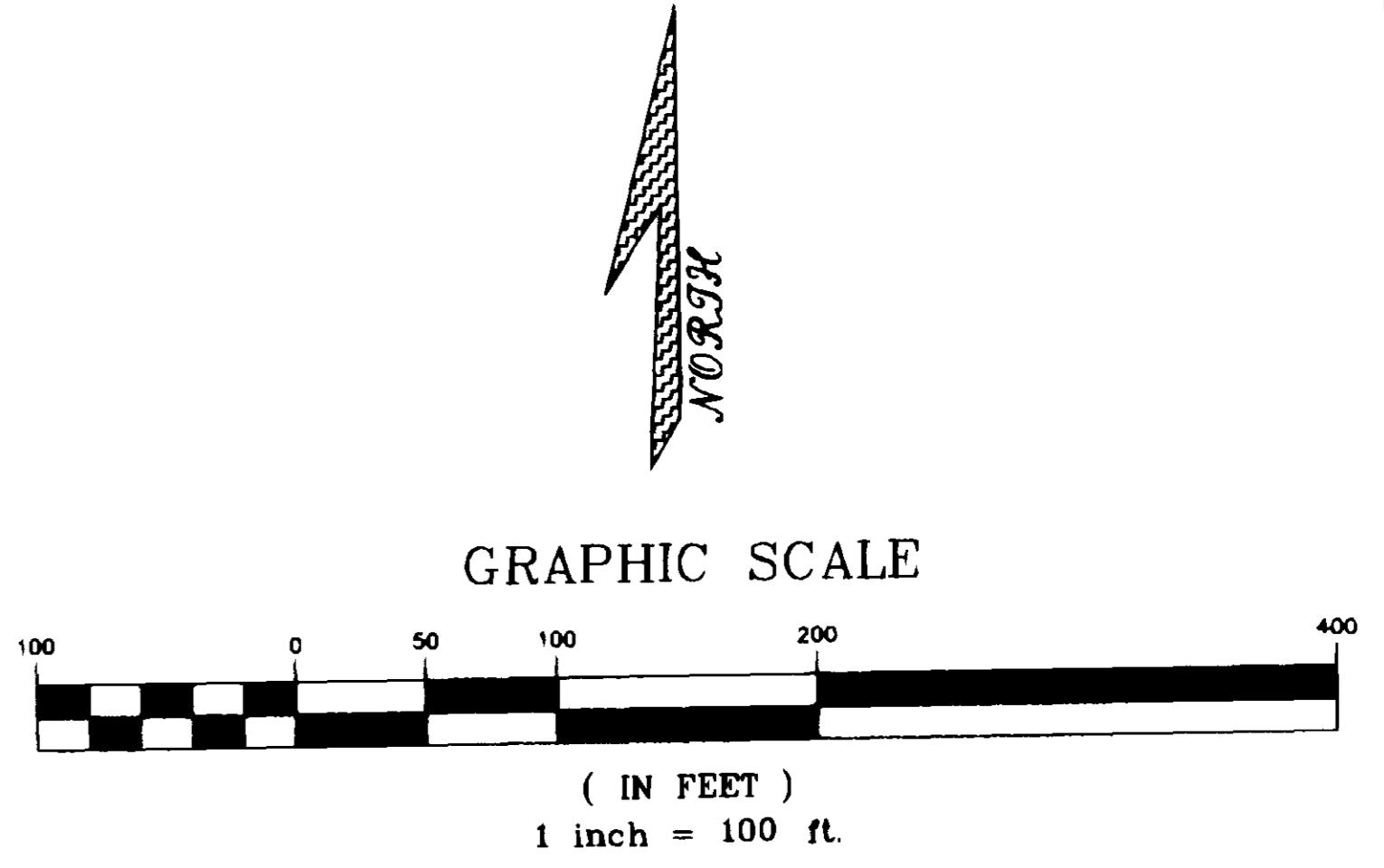
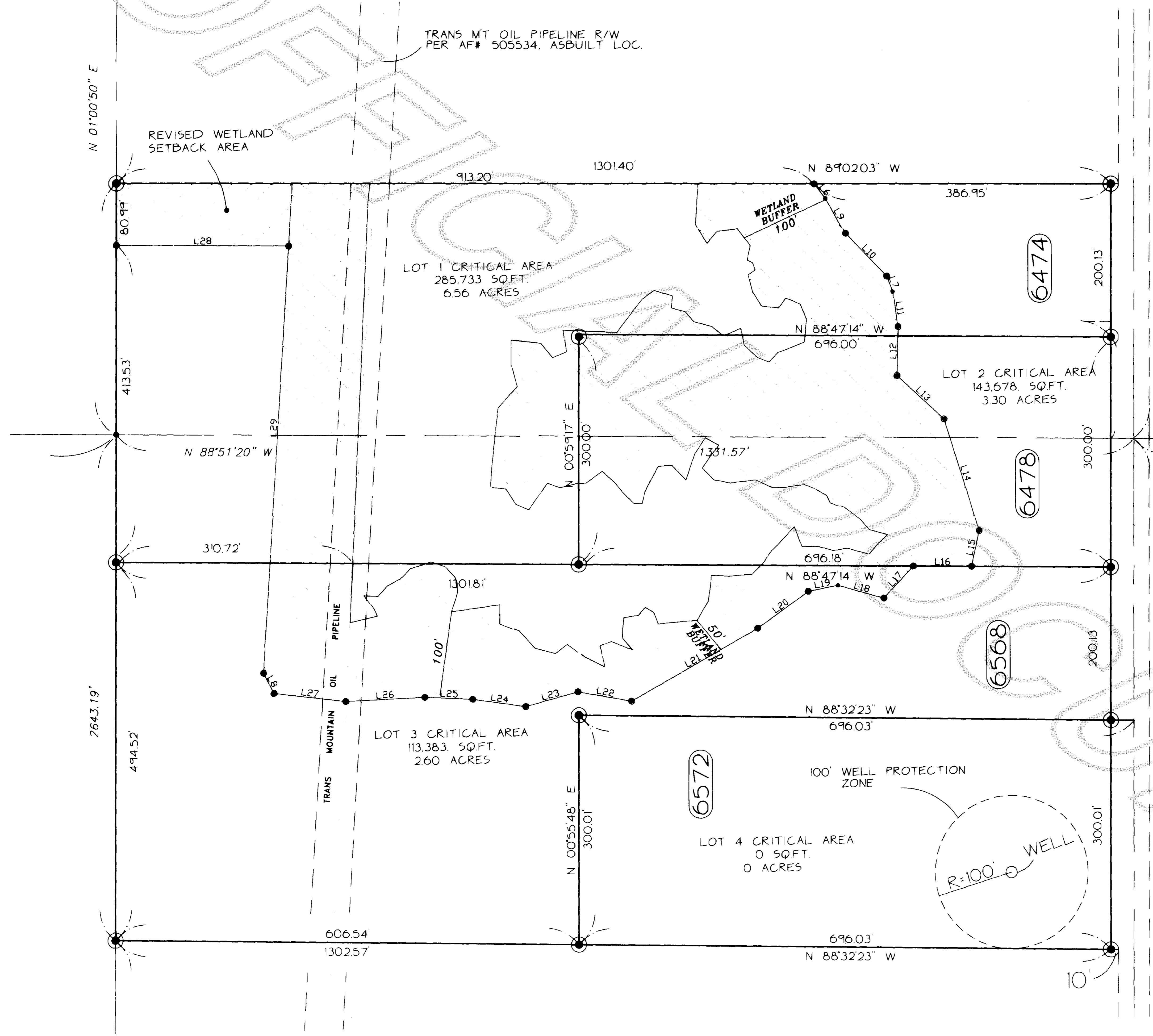
9904190062

Pg. VOL

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SKAGIT COUNTY, WASHINGTON

As condition of approval by Skagit County, Critical Area shown hereon
is affected by PROTECTIVE CRITICAL AREA EASEMENT AF# 9904190062



LEGEND
● SET REBAR + CAP AT CRITICAL AREAS BOUNDARY

LINE TABLE		
LINE	LENGTH	BEARING
L6	24.34	S37°07'20"E
L7	21.69	S20°45'06"E
L8	29.80	N26°34'18"W
L9	52.53	S28°01'07"E
L10	77.49	S43°32'54"E
L11	46.40	S07°20'12"E
L12	63.87	S02°13'26"W
L13	83.30	S46°31'26"E
L14	152.74	S16°43'51"E
L15	47.87	N13°02'53"E
L16	76.43	S88°47'14"E
L17	56.82	S43°24'16"W
L18	62.35	N73°22'52"W
L19	39.44	S79°13'59"W
L20	81.86	S54°57'59"W
L21	190.78	S60°54'39"W
L22	71.14	N79°05'27"W
L23	71.00	S75°05'26"W
L24	70.25	N81°14'20"W
L25	62.80	N86°38'04"W
L26	103.31	S87°57'16"W
L27	94.32	N82°41'22"W
L28	225.96	N88°51'20"W
L29	640.48	N04°20'46"E



DRAWN BY: JB. 7-98
CHECKED BY: TAU. 7-98
REV. 10-28-98
JOB # 96168

SHEET 3 OF 3

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS*LAND SURVEYORS*PROJECT MGMT. & DEV.
222 GRAND AVE. SU "C", PH. No. (360) 733-5760
BELLINGHAM, WASHINGTON 98225

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