

Survey in the NE1/4 of the NW1/4 of Section 28, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No.

99-0004



199912100123
Kathy Hill, Skagit County Auditor
12/10/1999 Page 1 of 2 2:04:10PM

Legal Description

PARCEL "A"
THE NORTH HALF OF THE EAST 25 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT MINERAL RIGHTS RESERVED BY ENGLISH LUMBER COMPANY IN DEED RECORDED JANUARY 16, 1913 UNDER AF#94681.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES ALONG THE WEST 60 FEET OF THE SOUTH HALF OF THE EAST 25 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT ROADS AS CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED, FEBRUARY 17, 1917 AND JUNE 8, 1925 UNDER AF#117417 AND AF#184655 AS CREATED BY ORDER FILED UNDER AF#8506270020, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Consent

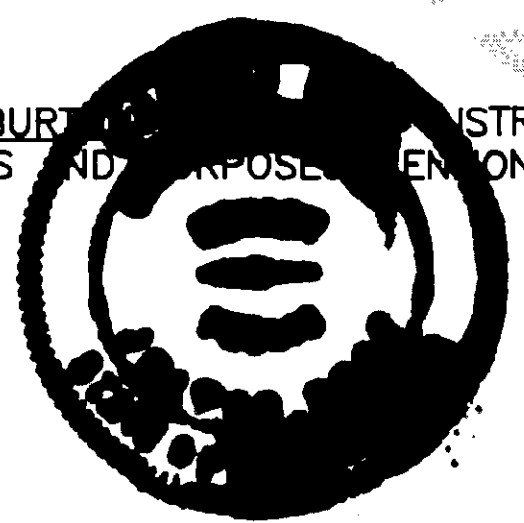
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

David Burton, Kathy Burton, Bank of America NationsBanc Mortgage Corporation, FIRST INTERSTATE BANK OF WASHINGTON

Acknowledgments

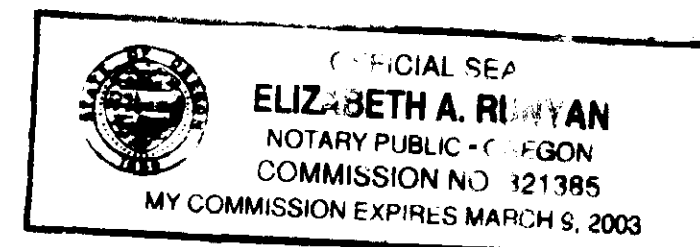
STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID BURTON SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE
DATE 10-16-99 MY APPOINTMENT EXPIRES July 17, 2002



OREGON
STATE OF WASHINGTON, COUNTY OF Washington
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHY BURTON SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE
DATE 10/17/99 MY APPOINTMENT EXPIRES 3/7/03

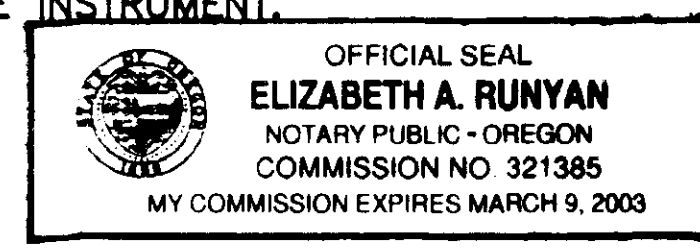


New York
STATE OF WASHINGTON, COUNTY OF ERIC
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT [Signature] SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE [Signature] OF Bank of America NationsBanc Mortgage Corporation TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary Public
DATE 11-8-99 MY APPOINTMENT EXPIRES 12-31-2000

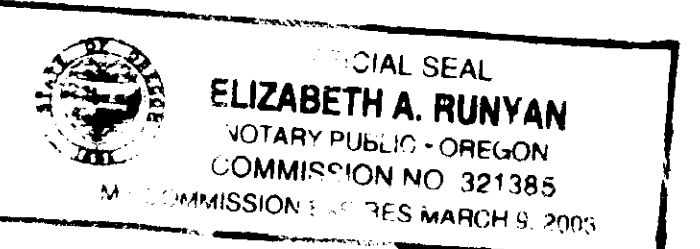
OREGON
STATE OF WASHINGTON, COUNTY OF Washington
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT G.E. Klein SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Banking Officer OF INTERSTATE BANK OF WASHINGTON, N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE
DATE 10/21/99 MY APPOINTMENT EXPIRES 3/9/03



OREGON
STATE OF WASHINGTON, COUNTY OF Washington
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT G.E. Klein SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Banking Officer OF INTERSTATE BANK OF WASHINGTON, N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE
DATE 10/21/99 MY APPOINTMENT EXPIRES 3/9/03



STATE OF WASHINGTON, COUNTY OF
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE TITLE
DATE MY APPOINTMENT EXPIRES

Notes

- 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. BASIS-OF-BEARINGS - ASSUMED N89°40'30"W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28.
4. ZONING - RURAL (RU); COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE
5. SEWER - INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. 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.
10. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS OR RESTRICTIONS CONTAINED IN AF#94681; AF#7907240015; SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 85-2-00239-6; AF#9203130020; AF#9408220065.
11. LOT 4 IS LARGER THAN 1 ACRE PURSUANT TO SCC 14.08.118(6)(C)(II). SEE ADMINISTRATIVE DECISION NO. PL99-0052 APPROVED ON MARCH 12, 1999.
12. ADDITIONAL CARD NOTES REQUIRED BY SCC 14.08.118(9)(C)(II):
(A) OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NRLE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED.
(B) ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF RCW 58.17.060 AND FURTHERMORE, ONLY AFTER RETAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION):
(i) FIFTY PERCENT(50%) IN RURAL AREAS NOT SERVED BY PUBLIC WATER AN/OR SEWER
(ii) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA, EXCEPT FOR SALT WATER ISLANDS SEPARATED FROM THE UGA BY AN UNBRIDGED WATER WAY IF CRITICAL AREA ORDINANCE (SCC 14.06) APPLIES; AND
(iii) SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER; AND
(iv) NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRL AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
13. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS; OR FROM SPRAYING, PRUNING, HARVESTING, OR EXTRACTION, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
14. A PORTION OF LOT 1 IS DESIGNATED AS A DRAINFIELD AREA FOR LOT 1 AND LOT 2. THE EXISTING DRAINFIELD THEREON WAS CONSTRUCTED UNDER SEWAGE PERMIT NO. S94-0760 AND SERVES LOT 1. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR ADDITIONAL INFORMATION. THE STARGATE PLACE EASEMENT IS TO BE USED FOR THE EFFLUENT LINE FROM LOT 2 TO THE DRAINFIELD EASEMENT.
15. SEE PROTECTED CRITICAL AREAS AGREEMENT FILED UNDER A.F. NO. 199912100126

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 1999.

[Signature] 12-3-99
SKAGIT COUNTY TREASURER DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 8th DAY OF Dec 12 1999

[Signature] [Signature]
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER 12/11/99

Short Plat (CaRD) for David and Kathy Burton

AUDITOR'S CERTIFICATE
Filed for record this 10 day of Dec 1999 at 4 minutes past 2 o'clock P.M., and recorded in Volume of Short Plats at page records of Skagit County, Wa.
Kathy Hill, Skagit County Auditor
A.F.# 199912100123

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 1999 at the request of David and Kathy Burton
John L. Abenroth CERT#17651
Date 8/26/99



Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Table with columns: DATE, REVISION, BY, JOB#, DRAWN, CHECKED, DATE, SCALE, SHEET. Values include 98292, srm, jla, 14JUN99, 1 OF 2.

Survey in the SE1/4 of the NE1/4 of Section 28, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. **99-0004**

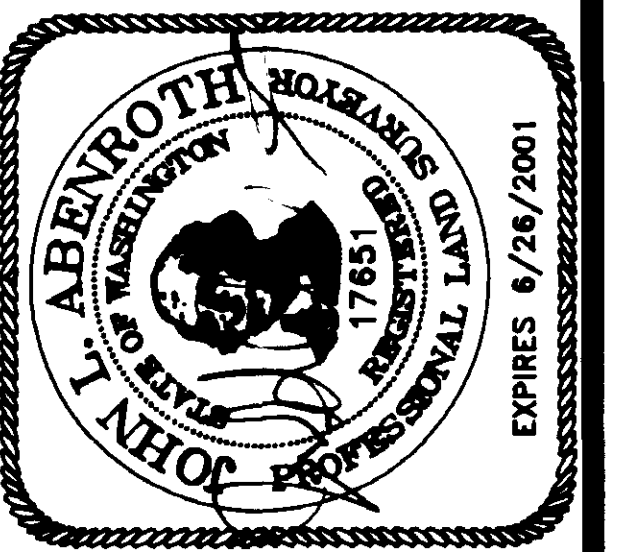
S8759'35"W 2599.66'

COMPUTED FROM SURVEY FILED IN VOLUME 12 OF SURVEYS AT PAGE 121.

199912100123
Kathy Hill, Skagit County Auditor
12/10/1999 Page 2 of 2 2:04:10PM

AUDITOR'S CERTIFICATE
Filed for record this 10 day of Dec 1999 at 10:00 minutes past o'clock P.M., and recorded in Volume 12 of Short Plats at page 99-0004 of Skagit County, Wa.
County Auditor or Deputy Auditor
Kathy Hill
A.F.# 199912100123

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in Feb. 1999 at the request of David and Kathy Burton
John L. Abenroth CERT#17651
Date 8/26/99

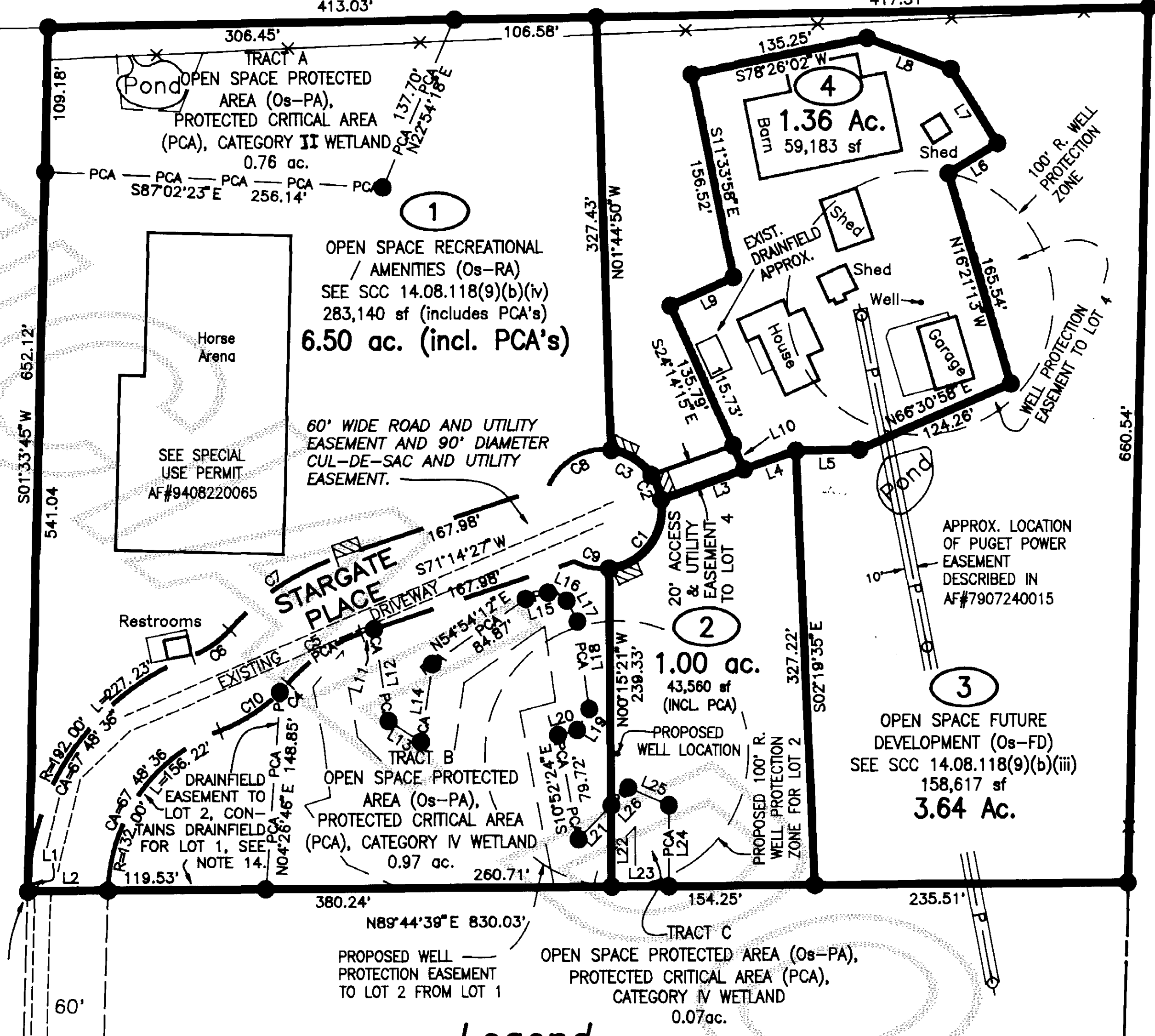


Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

FOUND 2" FLUE PIPE DEC. 26, 1984

FOUND 1" IRON PIPE WITH PLUG AND TACK IN ROCKPILE DEC. 12, 1984

FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE AND COVER. SEPT. 17, 1984

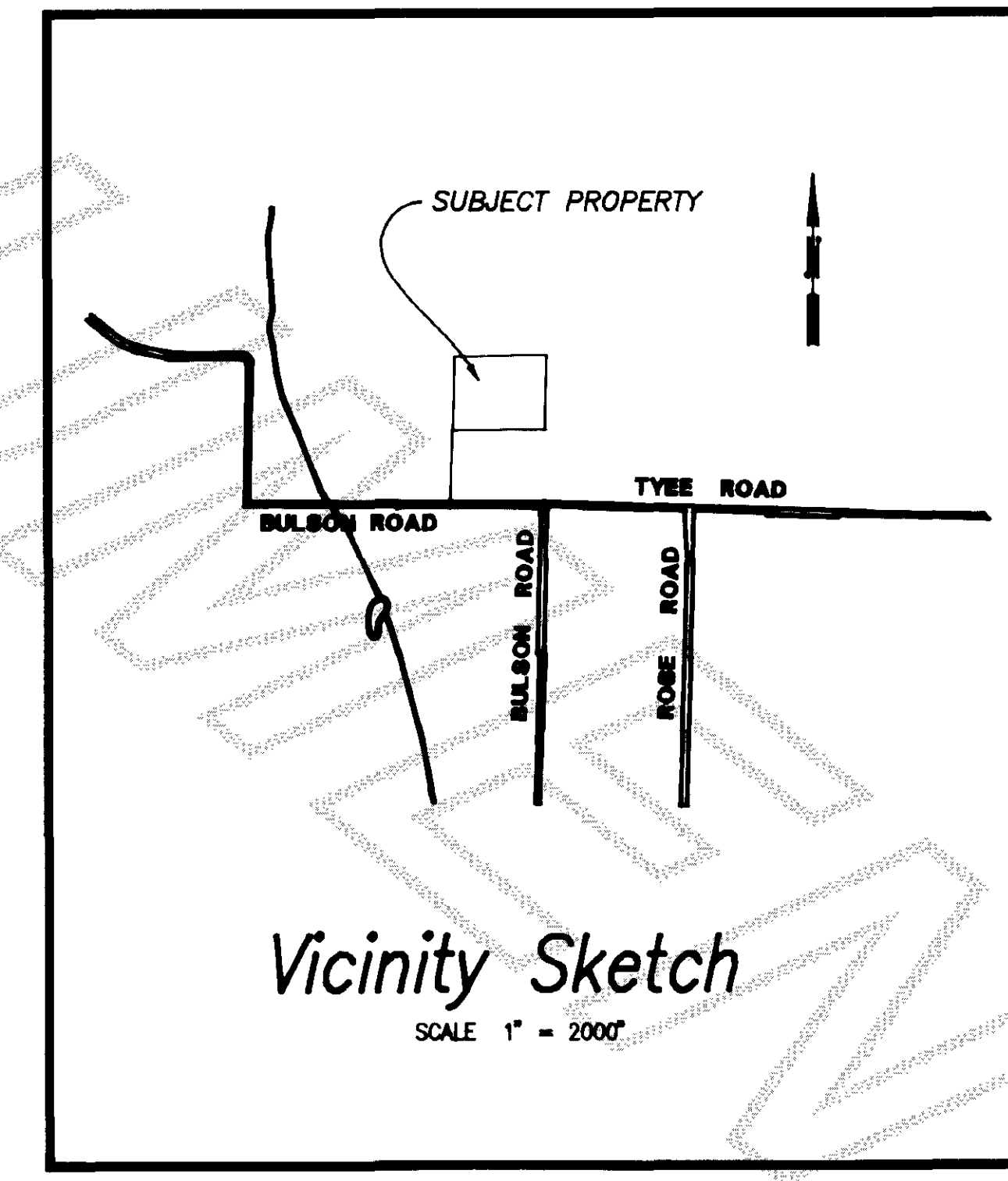
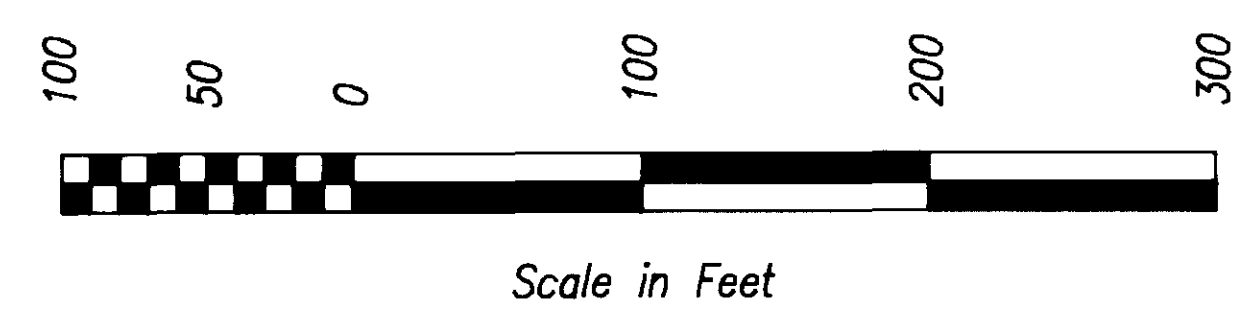


LINE TABLE

#	BEARING	DISTANCE
L1	S01°33'45"W	1.90'
L2	N89°44'39"E	60.03'
L3	N70°26'46"E	66.79'
L4	N70°26'46"E	41.71'
L5	N88°58'38"E	47.21'
L6	N58°16'44"E	43.40'
L7	N31°43'16"W	66.17'
L8	N69°10'45"W	66.74'
L9	S65°45'45"W	52.89'
L10	S24°14'15"E	20.07'
L11	N71°14'27"E	9.81'
L12	S08°42'37"E	69.79'
L13	S57°23'57"E	29.13'
L14	N08°30'06"E	59.08'
L15	N74°26'09"E	17.51'
L16	S66°37'46"E	15.35'
L17	S27°34'20"E	17.69'
L18	S07°45'03"E	66.37'
L19	S30°46'50"W	18.60'
L20	S75°35'14"W	15.02'
L21	N44°18'21"E	35.74'
L22	S00°15'21"E	61.31'
L23	N89°44'39"E	43.64'
L24	N00°03'39"E	61.09'
L25	N66°48'58"W	33.78'
L26	S44°18'21"W	18.53'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	45.00'	93°20'27"	73.31'
C2	45.00'	25°42'18"	20.19'
C3	45.00'	47°08'44"	37.03'
C4	132.00'	03°57'53"	9.13'
C5	132.00'	29°27'47"	67.88'
C6	72.00'	27°35'40"	34.68'
C7	192.00'	29°27'47"	98.73'
C8	45.00'	74°50'56"	58.79'
C9	45.00'	35°20'22"	27.78'
C10	132.00'	27°35'40"	63.57'



Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
 - Found 3/4" reinforcing rod and yellow plastic cap stamped "Ayers-Harrison 23400, 13730, 18074".
- PCA— Protected Critical Area Boundary
- ☒ Access Location

Addresses

- LOT 1 = 22352 Stargate Place
- LOT 2 = 22325 Stargate Place
- LOT 3 = 22324 Stargate Place
- LOT 4 = 22320 Stargate Place

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			98292	srm		14JUN99	1" = 100'	2 OF 2