

## Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. ZONING - RURAL (R), COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE
4. WATER - LOT B IS SERVED BY THE BACUS HILL WATER SYSTEM.  
LOT A WILL BE SUPPLIED BY AN INDIVIDUAL WELL, 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.
5. SEWER - INDIVIDUAL ON-SITE SYSTEMS. SEE ALSO PERMIT #94438.
6. BASIS-OF-BEARINGS - ASSUMED N89°51'51"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13.
7. 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.
8. 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.
9. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
10. FOR MORE SECTION INFORMATION SEE SURVEY FILED IN VOLUME 10 OF SHORT PLATS AT PAGE 206.
11. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS AND RESTRICTIONS AS CONTAINED IN AF#359932; AF#8611180010; AF#8902210090; AF#9104160086; AF#8910230016; AF#8611180008; A.F.#9905120052; A.F.#9905040099.
12. S.C.C. 14.08.118(9)(c)(ii) REQUIRES THE FOLLOWING NOTES: (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 EXCEPT THAT:  
(i) RECREATIONAL BUILDINGS IN OS-RA AND OS-NRL (EXCEPT AG-NRL) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 14.04; AND  
(ii) IN NATURAL RESOURCE ZONING DISTRICTS, NONRESIDENTIAL BUILDINGS ACCESSORY TO NATURAL RESOURCE PRODUCTION ARE PERMITTED ACCORDING TO THE TERMS OF THE PLAT NOTE, AND PROVIDED FURTHER THAT WITHIN AG-NRL NO MORE THEN FIVE PERCENT (5%), OR AS INDICATED IN THE NRLE, OF THE LAND DESCRIBED IN THE NRLE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILLABLE STRUCTURES.  
(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 AND/OR SEWER; AND  
(ii) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA; AND  
(iii) SEVENTY-FIVE (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.  
C) NO FURTHER SUBDIVISIONS CAN ALL ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.
13. SEE OPEN SPACE EASEMENT/AGREEMENT RECORDED UNDER A.F.# 199912140100
14. SEE PROTECTED CRITICAL AREAS AGREEMENT RECORDED UNDER A.F.# 199912140099
15. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED NATURAL 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 EXTRACTIONS, 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 LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
16. SKAGIT COUNTY REQUIRES THE FOLLOWING NOTES PURSUANT TO THE RECOMMENDATIONS IN THE GEOLOGIC AND HYDROGEOLOGIC ASSESSMENT REPORT PREPARED BY GEO ENGINEERS:  
(A) HOUSE FOUNDATIONS REQUIRE A MINIMUM SETBACK OF 30 FEET FROM THE TOP OF SLOPE FACING SR 20; DRAIN FIELDS A MINIMUM OF 50 FEET; AND DECKS MAY BE REDUCED TO 20 FEET. (TOP OF SLOPE DEFINED AS THAT POINT WHERE THE SLOPE EXCEEDS 30 PERCENT.  
(B) FOR HOUSES BUILT WITHIN 200 FEET OF TOP OF SLOPE, ALL SURFACE WATER FROM IMPERVIOUS SURFACES AND SUBSURFACE WATER FROM FOOTING OR OTHER DRAINS BE COLLECTED AND ROUTED VIA AN APPROPRIATE STORM WATER CONVEYANCE SYSTEM TO A SUITABLE DISCHARGE POINT. IF DISCHARGE DOWNSLOPE, TIGHTLINES MUST BE INSTALLED TO CONVEY THE WATER TO A SUITABLE DISCHARGE POINT OR BE TIGHTLINED TO THE BASE OF THE SLOPE.  
(C) GRADING MUST BE ACCOMPLISHED SUCH THAT NO CONCENTRATED SURFACE OR STORM WATER IS DISCHARGED ON THE SLOPE OR ALLOWED TO CONCENTRATE AND PERCOLATE INTO THE GROUND SOILS NEAR OR ON THE SLOPE.  
(D) NO FILL, YARD WASTE OR OTHER MATERIAL BE PLACED OR DISPOSED ON THE SLOPE; VEGETATION NOT BE REMOVED (REMOVAL OF DEAD VEGETATION AND PRUNING OF TREES FOR VIEW IS PERMISSIBLE) UNLESS APPROVED; AND ANY SMALL EROSIONAL FEATURES OR SLUMPS BE REPAIRED PROMPTLY.

199912140098  
Kathy Hill, Skagit County Auditor  
12/14/1999 Page 1 of 2 3:45:46PM

Short Plat No. 99-0018

## Survey in the NW1/4 of the NW1/4 in Section 13, Twp. 35 N., Rng. 5 E., W.M.

## Legal Description

LOT 2, SHORT PLAT NO. 95-007, APPROVED AUGUST 25, 1995, RECORDED SEPTEMBER 18, 1995 IN BOOK 12 OF SHORT PLATS, PAGE 27, UNDER AUDITOR'S FILE NO. 9509180016 AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M. (ALSO KNOWN AS A PORTION OF TRACT 5, BACUS HILL.)

## 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.

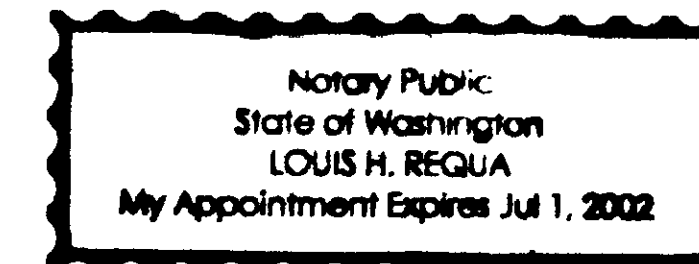
Paul Schweikert, Jr.  
PAUL SCHWEIKERT, JR.  
Fred P. Hermann  
FRED P. HERMANN

Elizabeth Schweikert  
ELIZABETH SCHWEIKERT  
Interwest Bank  
INTERWEST BANK

## Acknowledgements

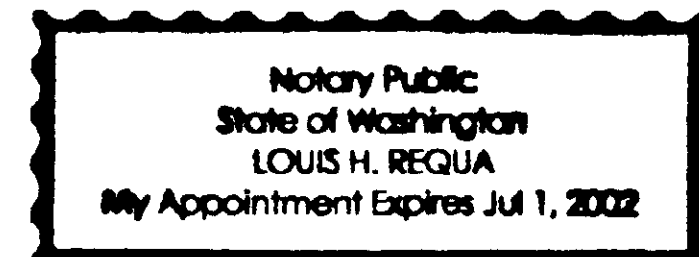
STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL SCHWEIKERT, JR. AND ELIZABETH SCHWEIKERT, H/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Louis H. Regua TITLE Notary  
DATE 10-20-99 MY APPOINTMENT EXPIRES July 1, 2002



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

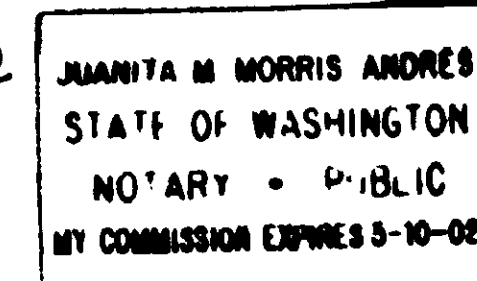
NOTARY SIGNATURE Louis H. Regua TITLE Notary  
DATE 10-21-99 MY APPOINTMENT EXPIRES July 1, 2002



STATE OF WASHINGTON, COUNTY OF ISLAND  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON A. EXLEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT

AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF INTERWEST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Juanita M. Morris Andres TITLE Land Closer  
DATE 10/21/99 MY APPOINTMENT EXPIRES 5/10/2002



## 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.

Judyann Meneah 12-9-99  
SKAGIT COUNTY TREASURER DATE

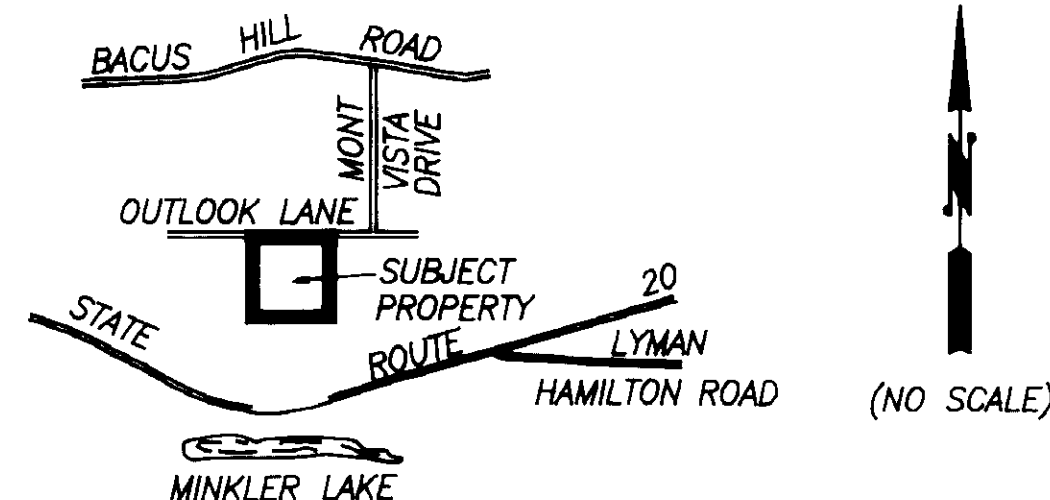
## Approvals

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

THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 14 DAY OF December 1999.

Paula J. Smith 12/7/99  
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

## Vicinity Sketch



Short CaRD for  
Paul & Betty Schweikert

AUDITOR'S CERTIFICATE

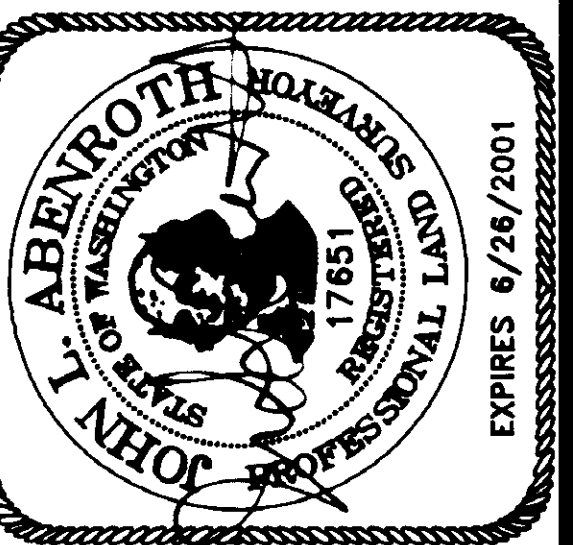
Filed for record this 14 day of Dec  
1999 at 3:45 minutes past 3 o'clock  
P.M., and recorded in Volume 99-0018 of  
Short Plats at page 1 of 2 records of  
Skagit County, Wa.

Kathy Hill  
County Auditor or Deputy Auditor  
A.F.# 199912140098

SURVEYOR'S CERTIFICATE

This map correctly represents a survey  
made by me or under my direction in  
conformance with the Survey Recording  
Act in June 1999 at the request  
of Paul & Betty Schweikert.

John L. Abenroth CERT#17651  
Date 10/21/99



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

Survey in the NW1/4 of the NW1/4 in  
Section 13, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. 99-0018

1/21/92  
FOUND CONCRETE  
MONUMENT AS SHOWN  
ON SURVEY FILED IN  
VOLUME 9 OF SHORT  
PLATS AT PAGE 390.

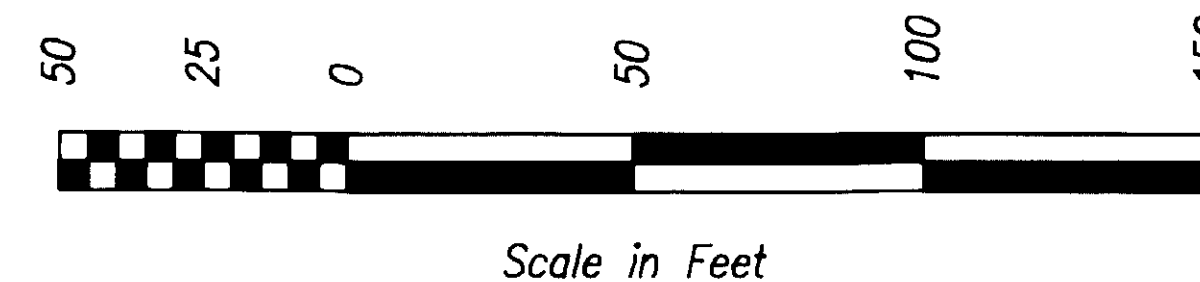
FOUND "LEONARD" REBAR AND  
PLASTIC CAP FOR CORNER  
6/01/95

6/25/92  
FOUND CONCRETE  
MONUMENT  
WITH BRASS  
CAP AS SHOWN ON  
SURVEY FILED IN VOLUME  
9 OF SHORT PLATS AT  
PAGE 390.

FOUND "LEONARD" REBAR AND  
PLASTIC CAP FOR CORNER  
6/24/92

Addresses

LOT A = .....29082.....OUTLOOK LANE  
LOT B = .....29148.....OUTLOOK LANE  
LOT C = .....29152.....OUTLOOK LANE



LINE #	TABLE BEARING	DISTANCE
L1	S26°19'51"E	30.09'
L2	S26°19'51"E	15.03'
L3	N70°48'11"E	25.44'
L4	N70°48'11"E	30.76'
L5	N70°48'11"E	26.28'
L6	N60°22'19"E	20.00'
L7	N15°22'19"E	21.21'
L8	S10°41'22"E	30.00'

Legend

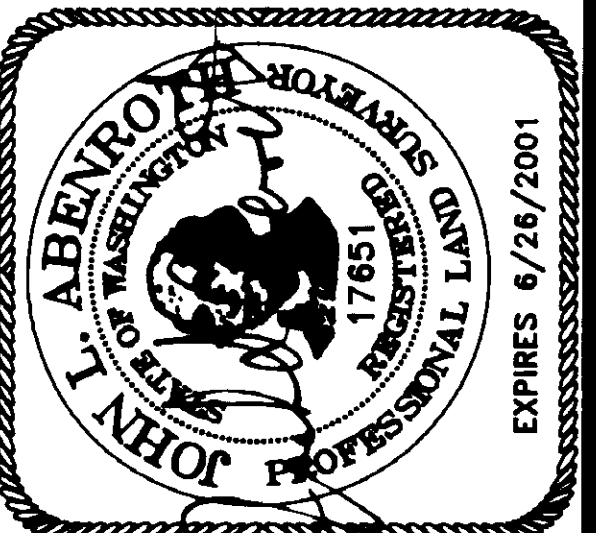
- SET 1/2" X 18" REIN. ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- ACCESS LOCATION
- PCA LIMITS OF PROTECTE CRITICAL AREA
- TS TOP OF STEEP SLOPE

Survey for  
Paul & Betty Schweikert

Skagit

Surveyors & Engineers LLC

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



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This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 1999 at the request of Paul and Betty Schweikert

John L. Abenroth CERT#17651

Date 10/21/99

AUDITOR'S CERTIFICATE

Filed for record this 14 day of Dec 1999 at 4:45 minutes past 3 o'clock P.M., and recorded in Volume 9 of Short Plats at page 1, records of Skagit County, Wa.

Kathy Hill, Skagit County Auditor

A.F. # 199912140098

199912140098  
Kathy Hill, Skagit County Auditor  
12/14/1999 Page 2 of 2 3:45:46PM

Tract 3 (Os-PA)  
GEOLOGICALLY  
HAZARDOUS AREA  
3.29 ACRES

Open Space Future Development  
(Os-FD) SCC 14.08.118(9)(b)(iii) = 4.89 Acres  
Open Space Preservation Area  
(Os-PA) SCC 14.08.118(9)(b)(ii)  
Tract 1 = 0.56 Acres  
Open Space Preservation Area  
(Os-PA) SCC 14.08.118(9)(b)(ii)  
Tract 2 = 0.71 Acres  
Open Space Preservation Area  
(Os-PA) SCC 14.08.118(9)(b)(ii)  
Tract 3 = 3.29 Acres  
Lot C TOTAL = 411,206 S.F. = 9.44 Acres

43,560 S.F.  
1.00 ACRE

43,560 S.F.  
1.00 ACRE

Tract 1 (Os-PA)  
FISH & WILDLIFE  
HABITAT AREA  
TYPE 5 WATER  
0.56 ACRES

Tract 2 (Os-PA)  
FISH & WILDLIFE  
HABITAT AREA  
TYPE 5 WATER  
0.71 ACRES