

Survey in the NE1/4 of the SW1/4 and in the SE1/4 of the SW1/4 of Section 14, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 99-0005

20000202001
Kathy Hill, Skagit County Auditor
2/2/2000 Page 1 of 2 10:27:41AM

Legal Description

That portion of the West 20 rods of the East 40 rods of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., lying North of the F & S Railway right-of-way, now County Road; EXCEPT that portion thereof, if any, lying outside the boundaries of the West 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of said section.

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. See Maintenance Agreement filed under A.F.# _____
4. Basis-of-bearings - Assumed N87°35'29"E on the south line of the southwest quarter of Section 14.
5. Zoning - Agriculture Reserve (AR) and Rural Intermediate (RI); Comprehensive Plan Designation - Rural Reserve; Also see Administrative Decision PL#99-0039 denial dated March 2, 1999 and Administrative Decision Appeal approval dated AA#99-0195, July 26, 1999.
6. Sewer - Individual on site sewage disposal systems.
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. 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.
11. The subject property may be affected by easements or restrictions contained in AF# 9809300057; AF#9806300093.

12. Additional CaRD notes required by SCC 14.08.118(9)(c)(ii):
 - (a) Open Space within tracts, or restricted under NRELE, Use Covenants and/or plat restrictions shall remain essentially unimproved with no building, or other development allowed. Buildings in Os-RA may be permitted only through a Special Use Permit and shall demonstrate their close association to the specific type of recreation proposed and the policies of the Comprehensive Plan. Open space may be used for utilities and, except in the Agriculture Natural Resource lands (AG-NRL), recreational facilities. Provided that in natural resource zoning districts, non-residential buildings accessory to natural resource land production is permitted according to the terms of the plat note. And further provided that within Ag-NRL no more than five percent (5%), or as indicated in the NRELE, of the land described in the NRELE 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
 - (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 natural resource lands by Skagit County. A variety of natural resource land 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 and operations when performed in compliance with best management practices and local, state, and federal law.
14. Lot 1 is served by a pre-existing non-conforming well.
15. Lot 2 is a non-buildable lot until such time as the Urban Growth Area extends to that location or the Comprehensive Plan amendment changes the zoning allowing the extension of urban services

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.

Lester L. Francis III
LESTER L. FRANCIS III

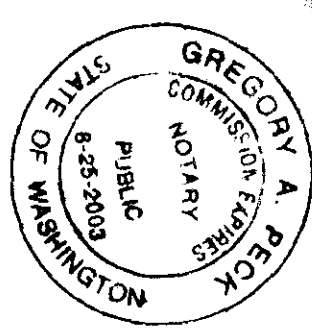
R. Lorrie Francis
R. LORRIE FRANCIS

Gregory A. Peck
WASHINGTON FEDERAL SAVINGS Vice-President

Acknowledgments

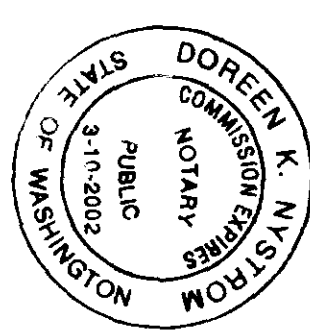
State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Lester L. Francis, III and R. Lorrie Francis, H/W, signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature *Gregory A. Peck* Title Notary
Date 11-24-99 My appointment expires 8-25-2003



State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Gregory A. Peck signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice-President and Manager of Washington Federal Savings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature *Doreen K. Nystrom* Title Notary
Date 11-24-99 My appointment expires 3-10-02



State of Washington, County of Skagit
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 _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature _____ Title _____
Date _____ My appointment expires _____

Approvals

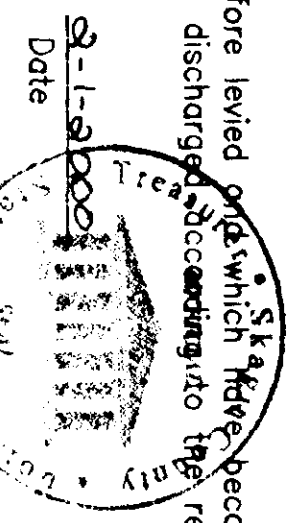
The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 1 day of Feb 2000.

Shirley Walker
Short Plat Administrator
County Engineer 1-7-5-00

Treasurer's Certificate

This is to certify that all taxes heretofore levied on which 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 99.

Lester and R. Lorrie Francis
Skagit County Treasurer

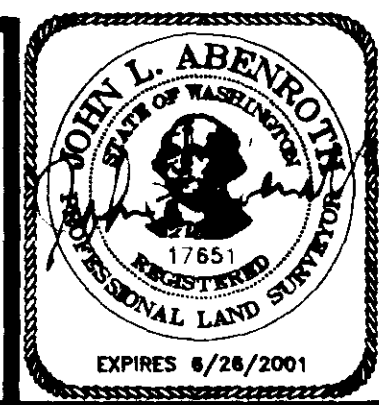


Short Plat (CaRD) for

Lester and R. Lorrie Francis

2/20/99	REVISED PER CNTY. STAFF REQUEST	JO	JO#	98170	DRWN	JO	CHECKED	JO	DATE	06FEB99	SCALE	SHEET	1 OF 2
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Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



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 Lester Francis.
John L. Abenroth CERT#17651
Date 11/2/99

AUDITOR'S CERTIFICATE
Filed for record this 2 day of Feb 2000 at 27 minutes past 10 o'clock A.M.,
as A.F. # 20000202001
Cheryl Janis
County Auditor or Deputy Auditor

200002020011

Survey in the NE1/4 of the SW1/4 and in the SE1/4 of the SW1/4 of Section 14, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. 99-0005

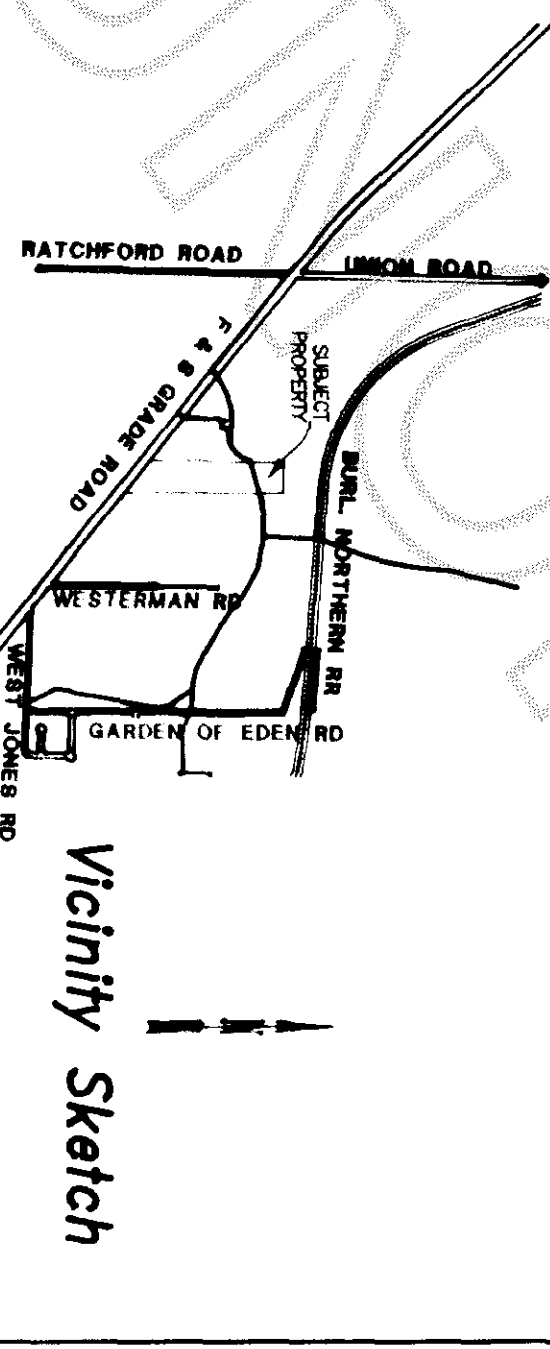
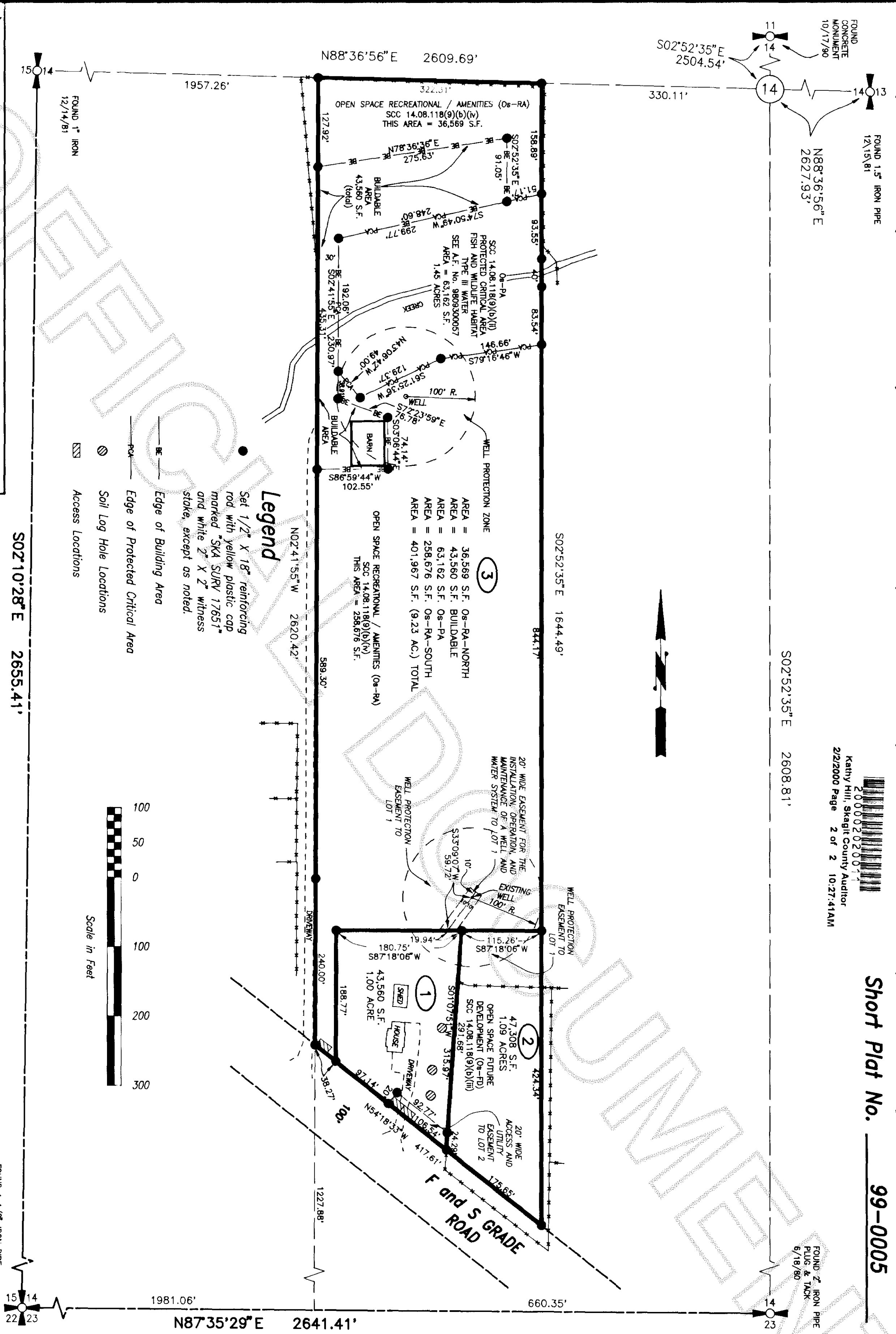
200002020011
Kathy Hill, Skagit County Auditor
2/22/2000 Page 2 of 2 10:27:41AM

FOUND 2" IRON PIPE
PLUS 2" TACK
5/18/80

FOUND 1 1/2" IRON PIPE
12/15/81

FOUND 1 1/2" IRON PIPE
2627.93'

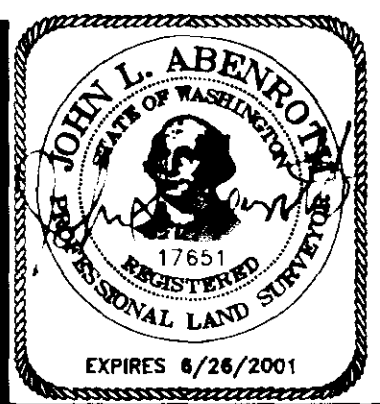
FOUND CONCRETE
MONUMENT
10/17/90



2/2/2000	REVISIONS PER CHY. STAFF REQUEST	JK	JK	JK	JK	JK	JK	JK	JK
12/14/81		JK	JK	JK	JK	JK	JK	JK	JK
06/04		JK	JK	JK	JK	JK	JK	JK	JK
98170		JK	JK	JK	JK	JK	JK	JK	JK
05FEB99		JK	JK	JK	JK	JK	JK	JK	JK
2 OF 2		JK	JK	JK	JK	JK	JK	JK	JK

Short Plat (CARD) for
Lester and R. Lorrie Francis

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



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Date 1/21/2000

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Filed for record this 2 day of Feb 2000 at 27 minutes past 10 o'clock; A.M.,
as A.F. # 200002020011
Cheryl Lanier
County Auditor or Deputy Auditor

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