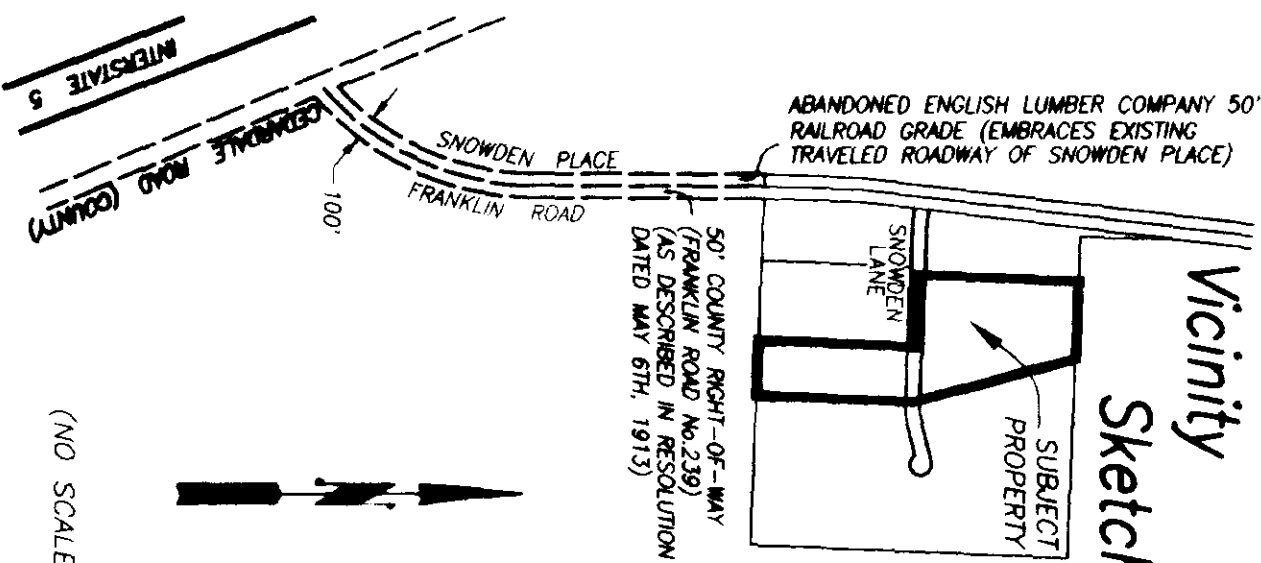


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 Skagit County Auditor
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Vicinity Sketch



Legal Description

Lot "C" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South 1/2 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South 1/2 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedarvale Road.

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. See Maintenance Agreements filed under A.F. No.'s 9403300041, and 199910280105.
3. Basis-of-Bearings - Assumed S03°19'49"W on the East line of the Southeast Quarter of Section 20.
4. Zoning - Rural (RU); Comprehensive Plan Designation - Rural Reserve.
5. Sewer - Individual on-site sewage systems. - Alternative systems are proposed for all Lots of this short plat which may have special design, construction and maintenance requirements see Health Officer for details.
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. 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.
10. The subject property may be affected by easements or restrictions in instruments filed in: AF#41116; AF#829673; AF#8408230025; AF#9308260073; AF#9309030060; AF#9312300010; AF#9403300041; AF#199910280103; AF#199910280104; AF#199910280105.
11. The County shall not accept dedication of any Short Subdivision Rural Private Road until said roadway and right-of-way has been brought up to full, current County Road Standards as per section 3.03.
12. The total impervious surface of the buildable area of lot C1 shall be limited to 10,890 s.f., the total impervious surface of lot C2 shall be limited to 10,890 s.f. The total impervious surface allowed for both buildable areas combined is limited to 5 percent of the total area of the parent parcel. If the proposed development exceeds the allowable impervious surface stated above, mitigation will be required that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site.
13. No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described in subsection (i), or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.

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.

Norm Coker

Mary Coker

Acknowledgments

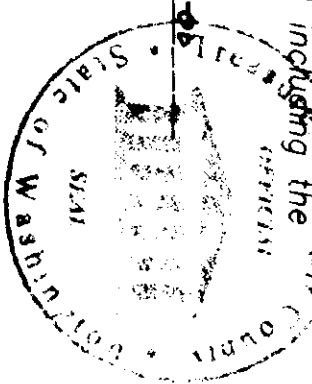
State of Washington, County of SKAGIT
 I certify that I know or have satisfactory evidence that Norm Coker and Mary Coker, H/W, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.
 Notary signature James J. Rogers
 Date 9-5-00 My appointment expires July 1, 2003



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 2000.

David Peterson Skagit County Treasurer
 Date 9-11-00



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 12th day of September, 2000

Paula Kelle
 Short Plat Administrator

Samuel M. Coker
 County Engineer

Short Plat (CARD) for
 Norm and Mary Coker

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2000 at the request of Norm and Mary Coker.

John L. Abenroth Date
 CERT. # 17651 9/5/00

AUDITOR'S CERTIFICATE

Filed for record this 15 day of Sept 2000 at 57 minutes past 9 o'clock, A.M.,
 As A.F. # 200009150019

Cheryl Jones
 County Auditor or Deputy Auditor

Survey in the SW1/4 of the SE1/4 of Section 20, Twp. 33 N., Rng. 4 E., W.M. Short Plat No. PL 00-0301

COMPUTED POSITION
AS SHOWN ON SURVEY
FILED IN VOLUME 11
OF SHORT PLATS AT
PAGES 3 & 4

S87°29'34"E 2712.98'
S87°35'26"E 1337.78'
S02°31'08"W 1323.80'

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FOUND 1 1/2" IRON PIPE PLUG AND TACK IN MONUMENT CASE AND COVER AT
THE INTERSECTION OF ENGLISH ROAD AND BULSON ROAD ON 12/24/84 DURING
SURVEY FILED IN VOLUME 7 OF SHORT PLATS AT PAGE 136. ALSO FOUND 1" IRON
ROD 0.22 FEET SOUTH OF PIPE IN CASE. FIELD PIPE FOR CORNER POSITION.

FOUND 1 1/2" IRON PIPE
WITH PLUG AND TACK IN
ROCK PILE ON 9/28/92

20

29

468.02'

170.35'

230.00'

1319.07'

185.03'

1319.07'

2638.14'

1319.07'

2638.14'

1319.07'

2638.14'

1319.07'

2638.14'

1319.07'

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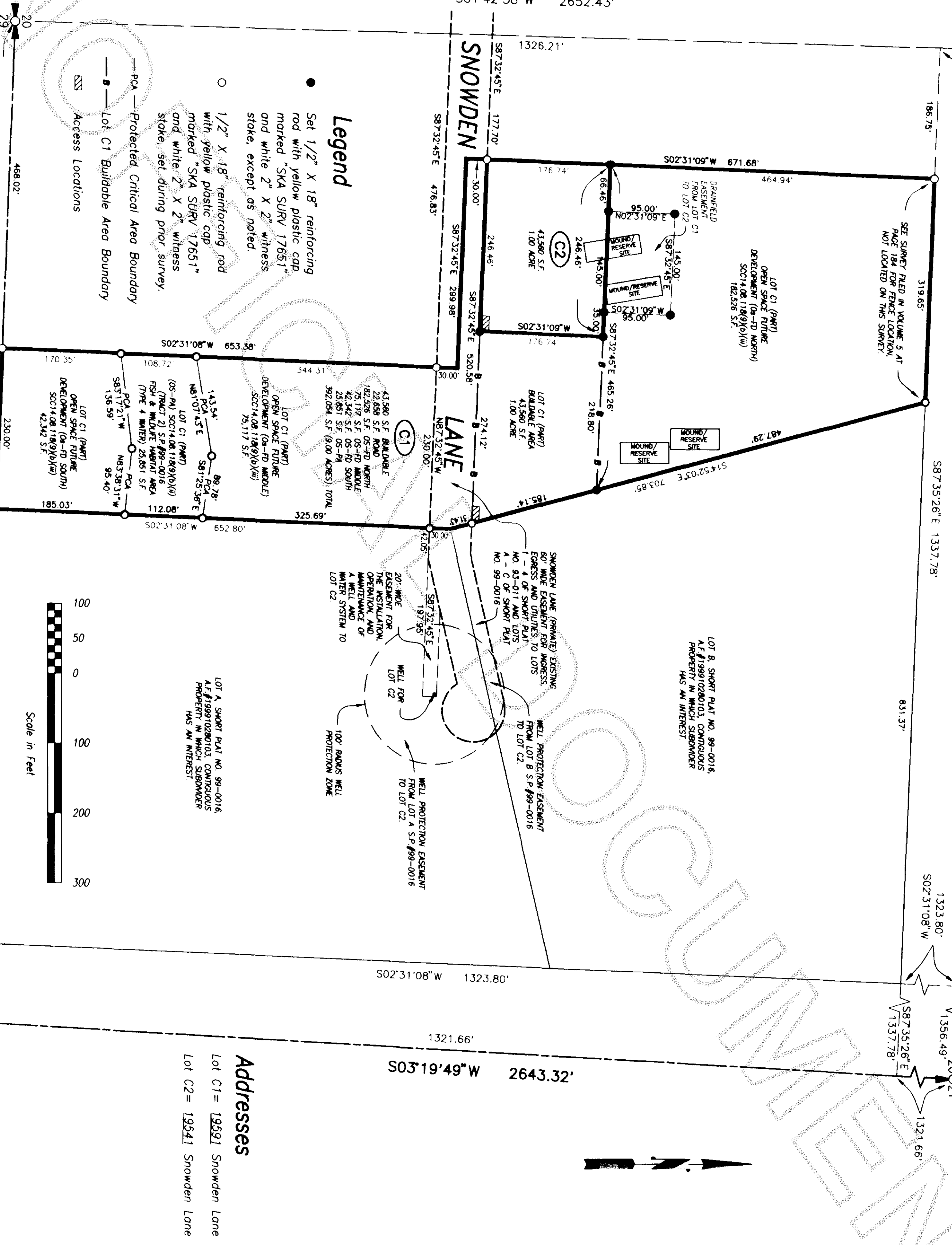
2638.14'

1319.07'

2638.14'

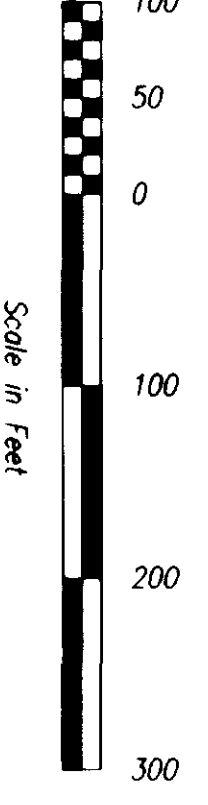
1319.07'

2638.14'



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.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, set during prior survey.
- PCA - Protected Critical Area Boundary
- Lot C1 Buildable Area Boundary
- Access Locations



Addresses

Lot C1 = 19591 Snowden Lane
Lot C2 = 19541 Snowden Lane

Short Plat (CARD) for
Norm and Mary Coker

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2000 at the request of Norm and Mary Coker

John L. Abenroth CERT#17651
Date 9/5/00

AUDITOR'S CERTIFICATE

Filed for record this 15 day of Sept 2000 at 57 minutes past 9 o'clock; A.M.,

As A.F.# 200009150019
County Auditor or Deputy Auditor

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

