

MICHAEL and MADREEN FOHN
 PLAT OF CHANNEL VIEW
 WITHIN THE EAST HALF OF SECTION 12, TWP 35 N, R 1 E, W.M.
 GUENES ISLAND
 SKAGIT COUNTY, WASHINGTON
 SH. 1 of 3

MAIN - LINE SURVEYING
3030-8-1st Place S E, No. 6
Marcor Island, Washington 98040
206-236-6273

KM ENGINEERS AND SURVEYORS, LTD
275 West Rio Vista Avenue, No. 2
Burlington, Washington 98233
360-751-2591

SCALE:	1in = 100ft
DATE:	JULY 20, 2000
DRAWN:	W. MAIN
JOB NO	98034

PLAT OF CHANNEL VIEW
A PORTION OF THE EAST HALF OF SECTION 12, TWP 35 N, R 1 E, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON

For further requirements or policies, see the three documents for the Channel View Water Association: 1) Bylaws, 2) Declaration of Covenants, Conditions, and Restrictions, and 3) Policies.

See well notes on Plat No. 95-037.

Alloys of this plate, except lot 12, are served by the Channel View Water Association. One well will be drilled on lot 12 for water service only to that lot. The source for the Channel View Water Association is a wellfield located just north of the Channel View Plate on lots 1, 2 and 3 of short plat 95-037 and as modified by B.L.A. NO. 199-12-19. Furthermore, the Channel View Water Association also serves lot 1 of short plat 95-037 and as modified by B.L.A. NO. 199-12-19. The northern 200 feet of lot 1 of short plat 95-037 is the reserve well site for this water system. In the event that quantity or quality problems arise with the existing wellfield, a new well shall be constructed for the benefit of this public system at the reserve well site. This plate is located in a sea water intrusion area and therefore no person shall drill or construct a well within this plate. Water conservation is required to protect the aquifer. The water system is required to monitor each well for chloride level and static water level in March and September of each year. A 24-hour well field pump test performed in 1/1/96 through 1/12/96 resulted in chloride levels measured at 13.75 ppm, and 16.21 ppm and 15.2 ppm. If a well water test results in a chloride concentration of 200 ppm or higher, it will be legally decommissioned and a new well will be drilled at the reserve well site on lot 1 of short plat 95-037 and used as the source for this public water system.

8. Channel View Plot: water supply notes:

1. Zoning - Residential/Rural Reserve
2. Domestic Water - Channel Water Association.
3. Sanitation - Individual Septic Systems, Drains/field Reserve
4. Total Project Area - 1,787,978 S.F.
5. Total NGPAE and BUEFFER Area - 455,198 S.F.
6. What the County means by "NGPA" is the area within NGPA easement
7. shall be left in the natural state and not altered by human activity without prior written approval of Skagit County
8. The plat is subject to an agreement which allows bonding in lieu of construction of the roads and water systems for a 2 year period.
9. issuance of building permits may be delayed until such work is completed

PLAT NOTES:

HOUSE ADDRESSING NOTE
Change in location of access may necessitate change of address.
Contact Skagit County Planning and Permit Center.

HOUSE ADDRESSING NOTE

The applicant has satisfied the requirements of the Critical Area Ordinance/SCC 14.08L with the agreements dated December 15, 1995 and December 18, 1995.

IMPACT FEES

ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM

ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM

[illegible]

AUDITOR'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2008.

_____,
County Treasurer

_____ day of _____, 2000.

JOHN O. BROWN
COUNTY CLERK

TREASURER'S CERTIFICATE:

COUNTY OF SKAGIT COMMISSIONER'S APPROVAL
 Examined and approved this 19th day of SEP 2000.

 Chairman of the Board.

COUNTY OF SKAGIT COMMISSIONER'S APPROVAL

This subdivision complies with County Hearing Examiner decision and Order No. PL 0036 ord. Examin'd this 24 day of July, 2000.

County Hearing Examiner
Donna J. [Signature]

COUNTY HEARING EXAMINER APPROVAL

This subdivision complies with the Comprehensive Plan of Skagit County, 2000. Examin'd this 19 day of Sept 2000.

HEALTH DEPARTMENT APPROVAL

Examined and approved as to salary, date, method of collection, improvements, bridges, sewers and drainage systems this 7th day of ~~March~~ 2000.


Stuart County Engineer/Director of Public Works

COGNITIVE ENGINEERING

I, JAMES McDONALD, Notary Public,
Residing at: Cornwall Island,
COUNTY OF WASHINGTON
3-27-2002
do hereby certify that the undersigned subscribers
act and deed freely and voluntarily
know all persons by these presents as their free and voluntary
act and deed.

State of Washington
County of Skagit
on the 24 day of July 2000
Before me, the undersigned, a Notary Public in and for the State of Washington
MICHAEL V. FOLLY, personally appeared

Know all persons by these presents that the undersigned subscribers hereby certify that this plat is made as their free and voluntary act and deed.

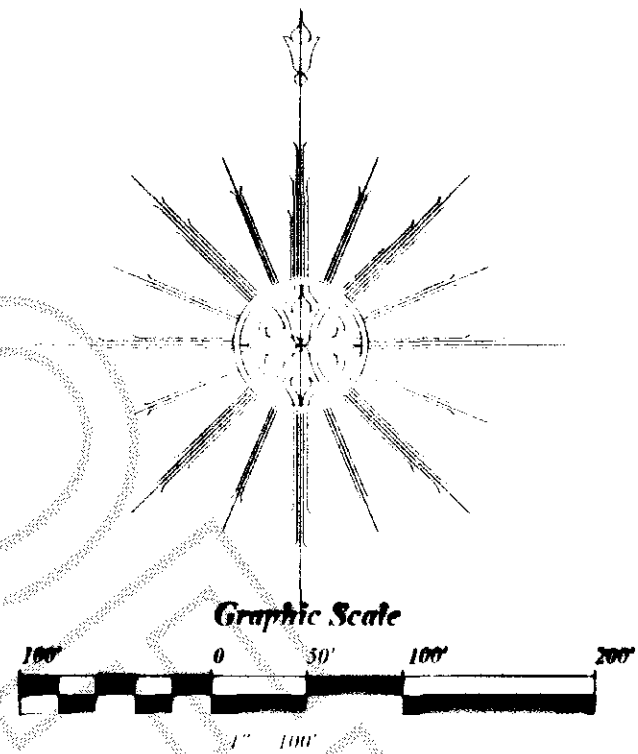
Maureen Fohn
Maureen Fohn
 Michael Fohn
 1016 South 3rd Street, Mr. Vernon, Washington.

Know all men by these presents that Michael and Maureen Fohn, husband and wife, do hereby declare this plat and dedication to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

And following original reasonable grading of roads and ways hereon, no draining waters upon any lot shall be diverted or blocked from their natural courses so as to discharge upon any public right-of-way, or to hamper road drainage. Any encroaching of drainage waters in culverts or drains or routing shall be done by and at the expense of such owners.

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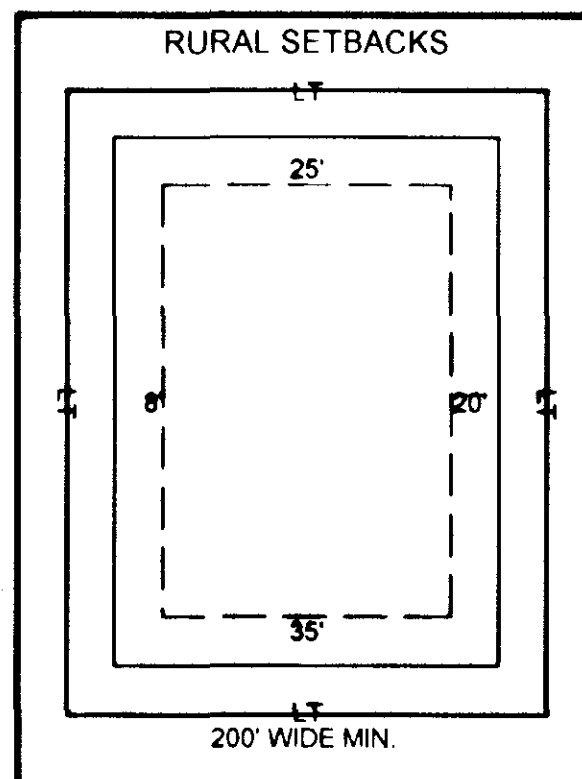
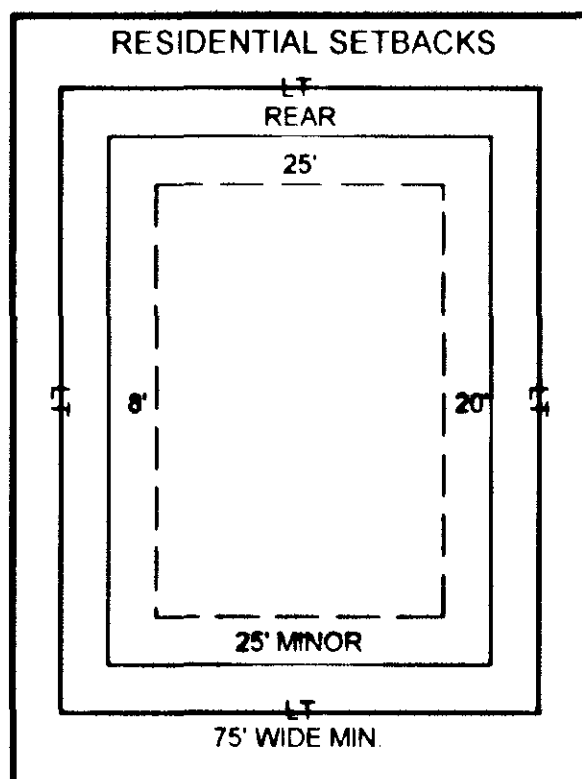


CENTER-SECTION LINE BETWEEN THE NORTH QUARTER CORNER AND THE EXISTING
CENTER SECTION MONUMENT LOCATED AT THE CENTERLINE OF GUEMES ISLAND
ROAD AS SHOWN ON RECORD OF SURVEY, SKAGIT COUNTY A.F. NO. 9309210046
BOOK 17, PAGE 91.

LEGEND

- = SET CONC MONU IN STD CASE
- ▶ = FOUND MONUMENT/NO CASE
- = FOUND M I C
- = FOUND AS NOTED
- = SET WETLAND ALUM CAP ON 1/2" REBAR
MKD - 13035
- = SET 1/2" X 24" REBAR W/PLASTIC CAP
MKD MLS. PLS 13035
- = SET 4" X 4" X 18" CONCRETE MONU W/ BRONZE CAP
- ▢ = DRIVEWAY LOCATION

DELTA				
LINE	RADIUS	LENGTH	BEARING	CHORD
-1	45	43.17	S4 58'00" W	41.53
-2	45	49.32	S2 42'35" W	46.90
-3	45	43.22	S5 01'28" W	41.57
-4	45	63.46	S0 40'55" W	59.33
-5	45	78.79	N01 35'18" E	69.74
-6	45	78.03	S6 57'30" W	28.52
-7	45	6.44	S12 30'58" E	2.42
-8	25	24.06	S5 09'00" W	23.15
-9		3.68	N58 35'42" E	
-10	45	2.98	S 47'30" W	2.98
-11		12.80	S88 55'56" E	
-12		27.99	N33 40'22" E	
-13	25	50.72	N16 13'45" E	42.46
-14	25	27.83	S3 46'11" W	26.41
-15	1725	35.71	N 11'09" W	35.70
-16	1725	81.00	S2 41'25" W	80.99
-17	1725	92.33	S 04'00" W	92.32
-18	1725	94.82	S 08'58" W	94.81
-19		15.00	S84 59'26" W	
-20		27.48	N89 09'37" W	



RESIDENTIAL AND RURAL SETBACKS NOT TO SCALE

SURVEYOR'S CERTIFICATE

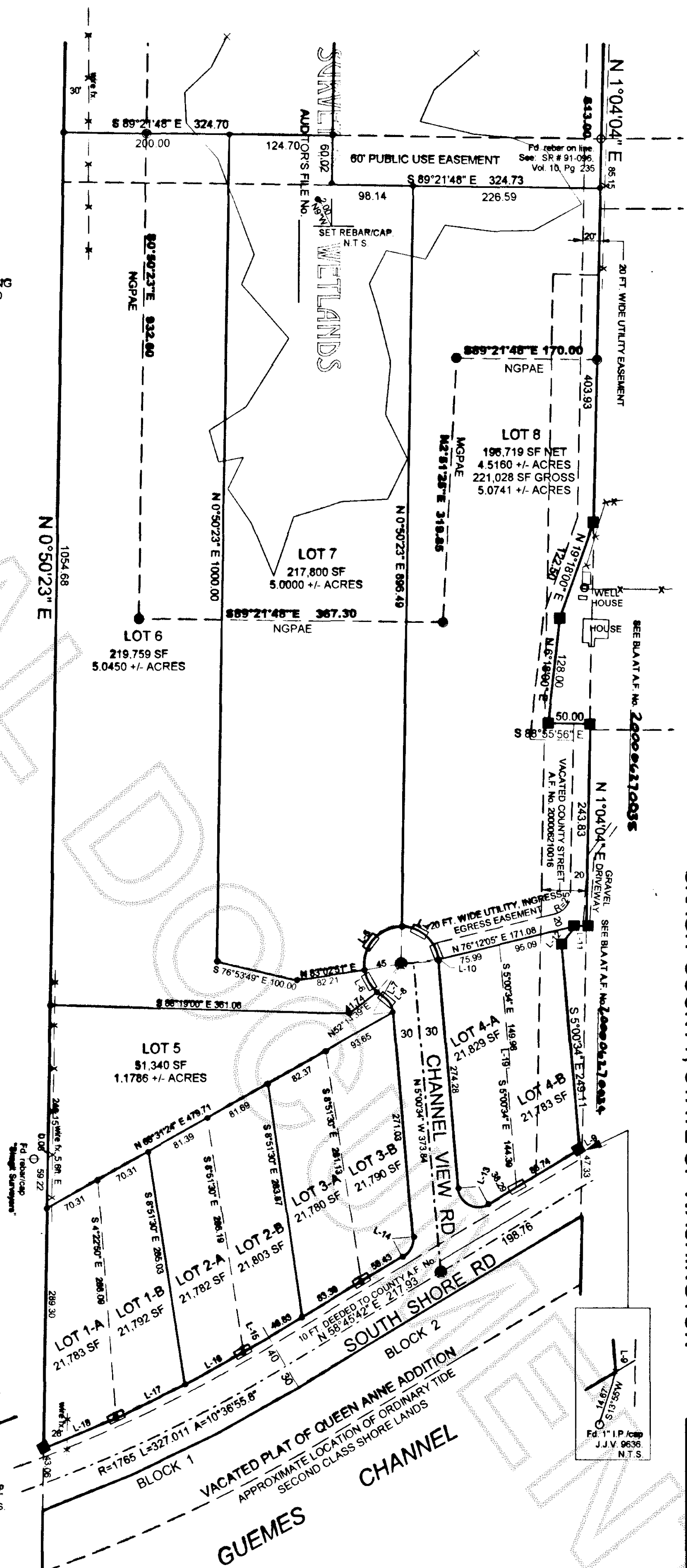
I, WAYNE MAIN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CHANNEL VIEW IS BASED ON A ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS SHOWN HAVE BEEN SET ON THE GROUND OR WILL BE SET BY WAYNE MAIN. PLS. AS SHOWN ON THE PLAT.

WAYNE MAIN PLS No. 13035

LEGAL DESCRIPTION

LOT 4 OF SHORT PLAT NO. 95-037, SKAGIT COUNTY, WASHINGTON

APPROVED JANUARY 31, 1996, RECORDED
FEBRUARY 2, 1996 IN VOLUME 12 OF SHORT PLATS,
PAGES 71 AND 72, UNDER AUDITOR'S FILE No.
9602020036 AND BEING A PORTION OF THE WEST 1/2
OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 35
NORTH, RANGE 1 EAST.



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BOOK

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JOB NO	98034

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