

Survey in the SE1/4 of the SE1/4 of Section 9, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL00-0340

Legal Description

The South Half of the East Half of the Southeast Quarter of the Southeast Quarter of Section 9, Township 35 North, Range 6 East of the Willamette Meridian.

Notes

1. Short plot number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed N01°15'46"E on the East line of the Southeast Quarter of Section 9.
3. Zoning - Rural (RU). Comprehensive Plan Designation - Rural Reserve.
4. 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.
5. Sewer - Individual on-site sewage disposal systems.
6. 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.
7. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
8. 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.
9. The well shown on lot 1 is a pre-existing / nonconforming well.
10. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: A.F.#43852; A.F.#185341; A.F.#671975; A.F.#698567; A.F.#710144; A.F.#698261.
11. Floodplain - Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
12. This parcel lies within 300 feet of land designated 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 extraction, which occasionally generate 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 operations when performed in compliance with best management practices and local, state, and federal laws.
14. See Protected Critical Areas Agreement recorded under A.F.#2001150150
15. See Open Space Easement/Agreement recorded under A.F.#2001150151
16. Additional CofD notes required by SCC 14.08.118.(9)(c)(ii):
  - (A) Open Space within tracts, or restricted under NRLE. Use Covenants and/or plot 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, non-residential buildings accessory to natural resource production are permitted according to the terms of the plot note. And further-provided that within Ag-NRL no more than 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 CofD division):
    - (i) fifty percent (50%) in rural area 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 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.
  - (C) No further subdivisions can allow density credits on any newly created parcel in excess of that allowed by the Comprehensive Plan on the original parcel.
17. See Maintenance Agreement recorded under A.F.#2001150149

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.

Richard Fox

Marnie Fox

Washington Federal Savings

Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Richard Fox and Marnie B. Fox signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature: [Signature] Title: Notary  
Date: 9-19-2000 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 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: [Signature] Title: Notary  
Date: 9-19-2000 My appointment expires 10-1-2003

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 the office up to and including the year 2000.

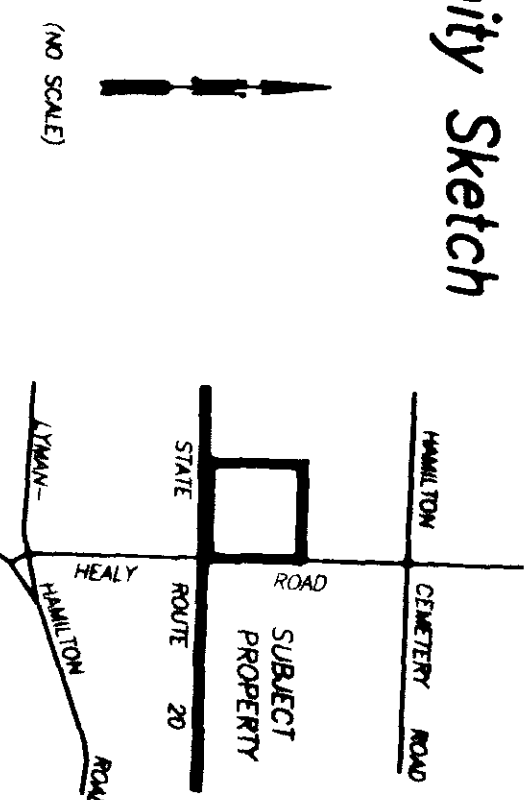
Notary signature: [Signature] Date: Nov. 13, 2000  
Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 14th day of November, 2000.

Notary signature: [Signature] Date: 10/13/00  
Short Plat Administrator County Engineer

Vicinity Sketch



Short Plat (CARD) for  
Richard and Marnie Fox

AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2000 at the request of Richard and Marnie Fox

SURVEYOR'S CERTIFICATE

Filed for record this 15 day of Nov 2000 at 5 minutes past 4 o'clock P.m.,  
as A.F.# 2001150148

County Auditor or Deputy Auditor

COMPUTED FROM SURVEY  
RECORDED IN VOLUME 2 OF  
SURVEYS AT PAGE 157 UNDER  
A#7905170065

### Dedication

Know all persons by these presents that Richard Fox and Marnie Fox, the owners, in fee simple of the land hereby short subdivided under Short Plat number PL00-0340, and Washington Federal Savings, the mortgagee thereof, hereby declare this short plat and dedicate to the public forever additional right of way from the west edge of Healy Road (as built and maintained) to a line 30' from the section line along the westerly line of the existing Healy Road right of way as shown on said short plat.

### Drainage Note

Prior to issuance of building permit for lot 2 flow spreaders must be installed in conformance with Storm Drainage Study prepared by Skagit Surveyors and Engineers and dated 6/15/00. If the proposed construction is inconsistent with the assumptions made in the Storm Drainage Study additional review will be required.

### Legend

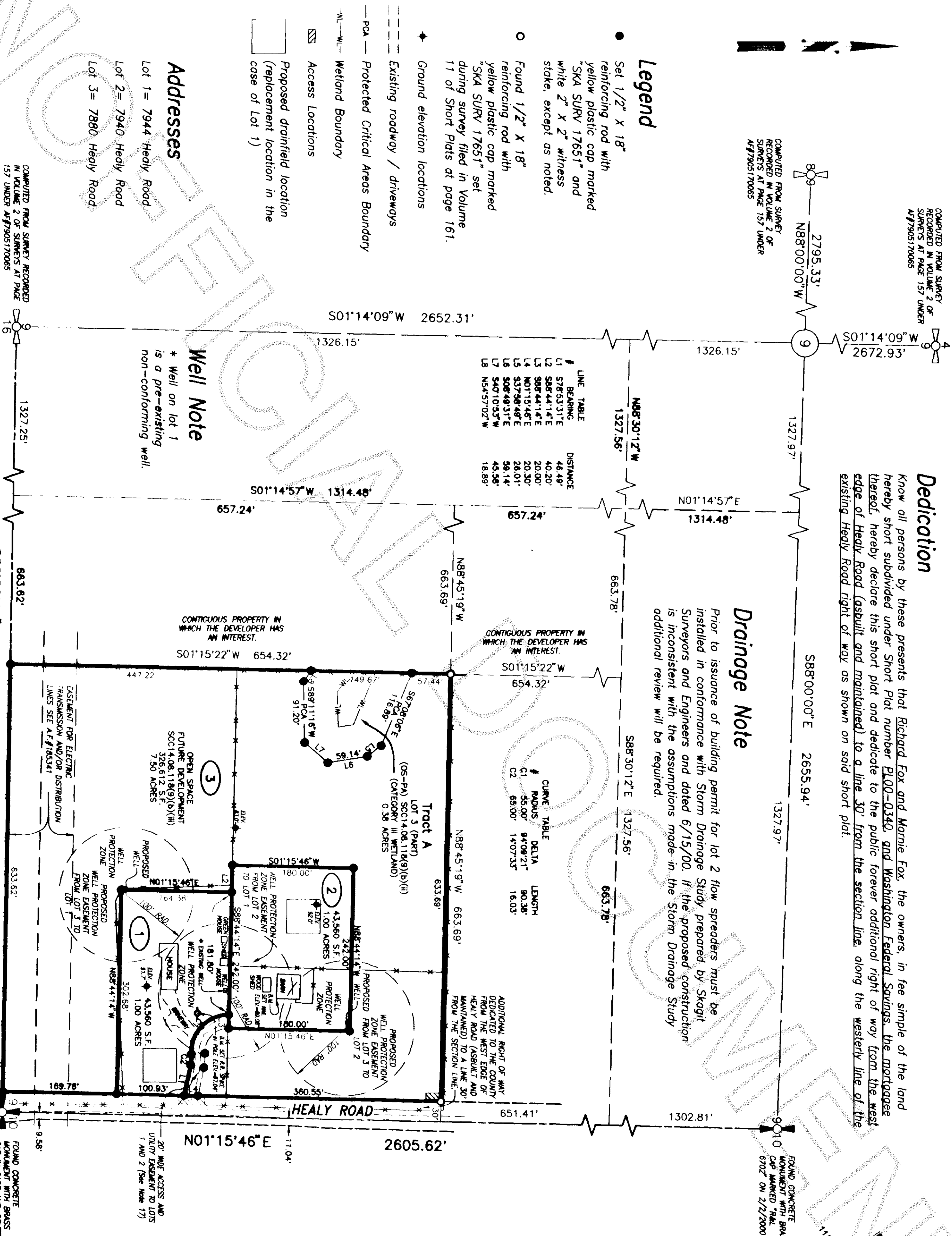
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" set during survey filed in Volume 11 of Short Plats at page 161.
- ◆ Ground elevation locations
- Existing roadway / driveways
- PCA --- Protected Critical Areas Boundary
- Wetland Boundary
- Access Locations
- Proposed drainfield location (replacement location in the case of Lot 1)

### Addresses

- Lot 1 = 7944 Healy Road
- Lot 2 = 7940 Healy Road
- Lot 3 = 7880 Healy Road

### Well Note

- \* Well on lot 1 is a pre-existing non-conforming well.



### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2000 at the request of Richard and Marnie Fox

John L. Abenroth CERT#17651  
Date 10/5/00

### AUDIT

Filed for r. \_\_\_\_\_ day of \_\_\_\_\_ o'clock, 2000 at \_\_\_\_\_, as A.F.# \_\_\_\_\_

County Auditor or \_\_\_\_\_

**Skagit Surveyors & Engineers LLC**

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

