

CONSENT

KNOW ALL MEN BY THE PRESENT THAT WE THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED

Dean Dietrich
DEAN DIETRICH and LOIS DIETRICH, husband and wife

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKEGIST

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT FACTORY EVIDENCE THAT LOIS & DEAN DIETRICH, AS THEIR SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

Theresa Marie Clark
NOTARY PUBLIC

DATE: 4-3-01
APPOINTMENT EXPIRES: 050103

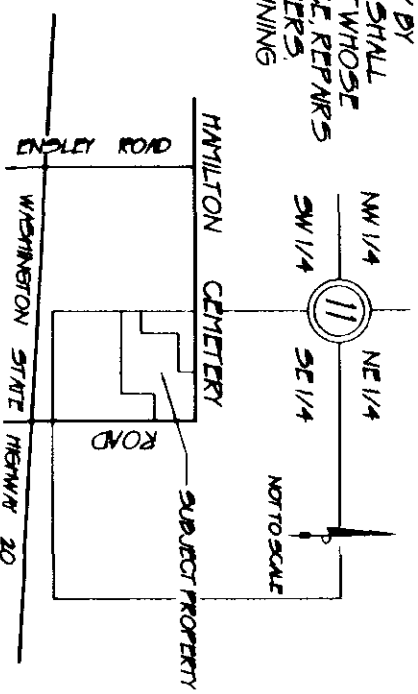


NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY FOR MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USES OF ROAD
3. EACH LOT OWNER SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORMWATER/DRAINAGE INFILTRATION SYSTEM ON FILE AT THE SKEGIST COUNTY PLANNING AND PERMIT CENTER DURING THE DEVELOPMENT OF THEIR LOTS
4. ZONING AND COMPREHENSIVE PLAN DESIGNATION - RURAL INTERMEDIATE
5. SEWER - INDIVIDUAL APPROVED SEPTIC SYSTEMS
6. WATER - WILL BE SUPPLIED BY INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY WILL BE REQUIRED FOR BUILDING PERMIT PURPOSES. THE 100' W/2 FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SWAINTARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OF EASEMENTS
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL LOT OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKEGIST COUNTY FIRE DISTRICT
8. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE SKEGIST COUNTY PLANNING AND PERMIT CENTER.
9. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE STATE AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN PROPOSED TO FULL COUNTY ROAD STANDARDS AND A RIGHT OF WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER WAC CHAPTER 352.200 LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP THIS SHORT PLAT HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP DISSED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
11. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE, USING A LEITZ SET 3 TOTAL STATION AND TDS DATA COLLECTOR
12. BASIS OF BEARINGS - THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC 11, T. 35N, R. 6E, W.1, ADJUTED NORTH OF 4059' EAST AS SHOWN ON THE SHORT PLAT OF ICE SUTTON, NUMBERED 16-78, DATED 5-9-78.
13. SURVEY DESCRIPTION IS FROM LAND TITLE INSURANCE COMPANY OF SKEGIST COUNTY, SUBDIVISION SURVANT, ORDER No. 5-9979, DATED JULY 6, 2000.
14. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL, RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKEGIST COUNTY. A VIOLATION OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITY MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRINKLING, FERTILIZING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SHOCK, NOISE, AND ORDER. SKEGIST COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PROHIBIT USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW. IN THE CASE OF COMMERCIAL LANDS, APPLICATION MUST BE MADE FOR MINING RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, PLAYING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA CONSISTENT WITH SOC 146B10. CONTACT THE SKEGIST COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
15. AT THE TIME OF RESIDENTIAL DEVELOPMENT, THE HOMEOWNER IS RESPONSIBLE FOR CONSTRUCTING AN INFILTRATION TRENCH TO RECEIVE ROOF RUNOFF WATERS FROM ALL BUILDINGS. REFER TO THE ORIGINAL DRAINAGE ANALYSIS PREPARED BY RAININ AND ASSOCIATES, AND THE DESIGN INFORMATION FOR SIZING THE NECESSARY INFILTRATION TRENCHES. A COPY OF THIS INFORMATION CAN BE OBTAINED FROM THE SKEGIST COUNTY PLANNING AND PERMIT CENTER. CONSTRUCTION OF THE INFILTRATION TRENCH AND CONNECTION OF ALL DOWNSPOUTS IS TO BE PERFORMED PRIOR TO FINAL NOTE INSPECTION AND APPROVAL.
16. WELL PROTECTION ZONE EASEMENTS ON OTHER LOTS
a. AT THE TIME OF RESIDENTIAL DEVELOPMENT, THE 100 FOOT WELL PROTECTION ZONE EASEMENT FOR LOT 2 AND 3 OVERLAP SHOWN ON THE FACE OF THE PLAT.
b. PLUTUE LOT 2 OWNERS SHALL PRESERVE THE 100 FOOT WELL PROTECTION ZONE EASEMENT FOR LOT 3 OVERLAP SHOWN ON THE FACE OF THE PLAT.
c. PLUTUE LOT 3 OWNERS SHALL PRESERVE THE 100 FOOT WELL PROTECTION ZONE EASEMENT FOR LOTS 2 AND 4 OVERLAP SHOWN ON THE FACE OF THE PLAT.

JOINT ROAD MAINTENANCE AGREEMENT

ALL COST OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH SAID EASEMENT SHALL BE BORNE EQUALLY BY THE LOT OWNERS. IF THE LOT OWNERS THEREOF SAID COSTS SHALL THEREFORE BECOME AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS MADE BY AGREEMENT OF THE OTHER OWNERS. THIS PROVISION SHALL BE CONSIDERED AS A COVENANT RUNNING WITH THE LAND. N.E. * 50010413.0006



LEGAL DESCRIPTION

PARCEL A

LOT 1, SHORT PLAT NO. 16-78, APPROVED APRIL 6, 1978, RECORDED APRIL 7, 1978, UNDER AUDITOR'S FILE NO. 876993, IN VOLUME 2 OF SHORT PLATS, PAGES 204 AND 209, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.1, IN SKEGIST COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 1:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE N 88°09'00" W, ALONG THE SOUTH LINE OF SAID LOT 1, 210 FEET; THENCE N 1°43'00" E, 518 FEET; THENCE S 88°09'00" E, 210 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE HAMILTON CENTER ROAD; THENCE S 1°43'00" W, ALONG SAID RIGHT OF WAY LINE, 318 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 1:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 1,

SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GARY L. LETHBRUN AND JUDY LETHBRUN, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 10, 1978, UNDER AUDITOR'S FILE NO. 889121, THENCE S 88°24'28" E, ALONG THE SOUTH LINE OF SAID LETHBRUN TRACT, 16500 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S 1°40'59" W, PARALLEL WITH THE WEST LINE OF SAID LOT 1 OF SHORT PLAT NUMBER 16-78, 1843 FEET; THENCE N 88°24'28" W, PARALLEL WITH THE SOUTH LINE OF SAID LETHBRUN TRACT, 16500 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N 1°40'59" E, ALONG SAID WEST LINE, 1843 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPT ROADS,

SITUATE IN THE COUNTY OF SKEGIST, STATE OF WASHINGTON, PARCEL B:

THE EAST 80 FEET OF THE FOLLOWING COMBINED PARCELS 1 AND 2:

PARCEL 1:

TRACT 12, "LAWRENCE HAMILTON ACRES", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 87, RECORDS OF SKEGIST COUNTY, WASHINGTON, EXCEPT THE NORTH 19894 FEET THEREOF.

PARCEL 2:

TOGETHER WITH THAT PORTION OF THE VACATED UNWATED ROAD ALONG THE EAST LINE AND NORTH 1/2 OF UNWATED ROAD OR ALLEY ALONG THE SOUTH LINE OF SAID TRACT 12 WHICH HAS BEEN VACATED BY SKEGIST COUNTY COMMISSIONER'S PROCEEDINGS, VOLUME 17, PAGES 386 AND 387, DATED FEBRUARY 7, 1938.

SITUATE IN THE COUNTY OF SKEGIST, STATE OF WASHINGTON.

EASEMENT TERMS AND CONDITIONS

THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING THOSE INSTRUMENTS LISTED IN THE TITLE REPORT MENTIONED UNDER NOTE 15 ABOVE, AND BEING RECORDED UNDER AUDITOR'S FILE NUMBER 327288, VOLUME 193, PAGE 536, AND A PRECEDING UNNUMBERED EASEMENT GRANTED TO RUGET SOUND POWER AND LIGHT CO. FOR THE ERECTION AND MAINTENANCE OF POWER LINES, DATED MAY 3, 1933 AND RECORDED NOVEMBER 12, 1933, VOLUME 128, PAGE 13.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKEGIST COUNTY SHORT PLAT ORDINANCE THIS 13th DAY OF April 2001.

Andra Kules
SHORT PLAT ADMINISTRATOR
Charles Mack
SKEGIST COUNTY ENGINEER
4/6/01

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKEGIST COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 12th DAY OF April 2001.

Richard
SKEGIST COUNTY HEALTH OFFICER

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 2001.

Debra Langmuir
SKEGIST COUNTY TREASURER
4-11-01
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13th DAY OF April 2001
BY *Debra Langmuir* OF SURVEY AT PAGE 204
AT THE REQUEST OF BAYVIEW SURVEYING, UNDER AUDITOR'S FILE NO. 200104130005, RECORDS OF SKEGIST COUNTY, WASHINGTON.

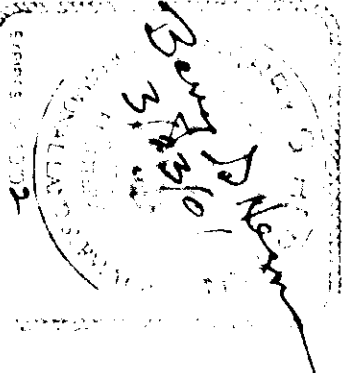
N. Dunsmuir
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DEAN & LOIS DIETRICH OF 2002.

Debra Langmuir
DEPUTY

CERTIFICATE NO. 59564



BAYVIEW
SURVEYING INC.

130 SHARON AVENUE
BURLINGTON WA 98233
PHONE (360) 707-2580 FAX (360) 757-3976

SHORT PLAT

FOR
DEAN AND LOIS DIETRICH

DATE: 04/03/01 SCALE: 1"=100' SHEET: 1 OF 2
PROJECT #: 20020 DRAWN BY: RM CHECKED BY: DM

SHORT PLAT NO. PLOO-0486



1/8" CORNER
FOUND 1" IRON PIPE
IN NON CASE

1/8" CORNER FOUND
IRON PIPE

HAMILTON CEMETERY ROAD

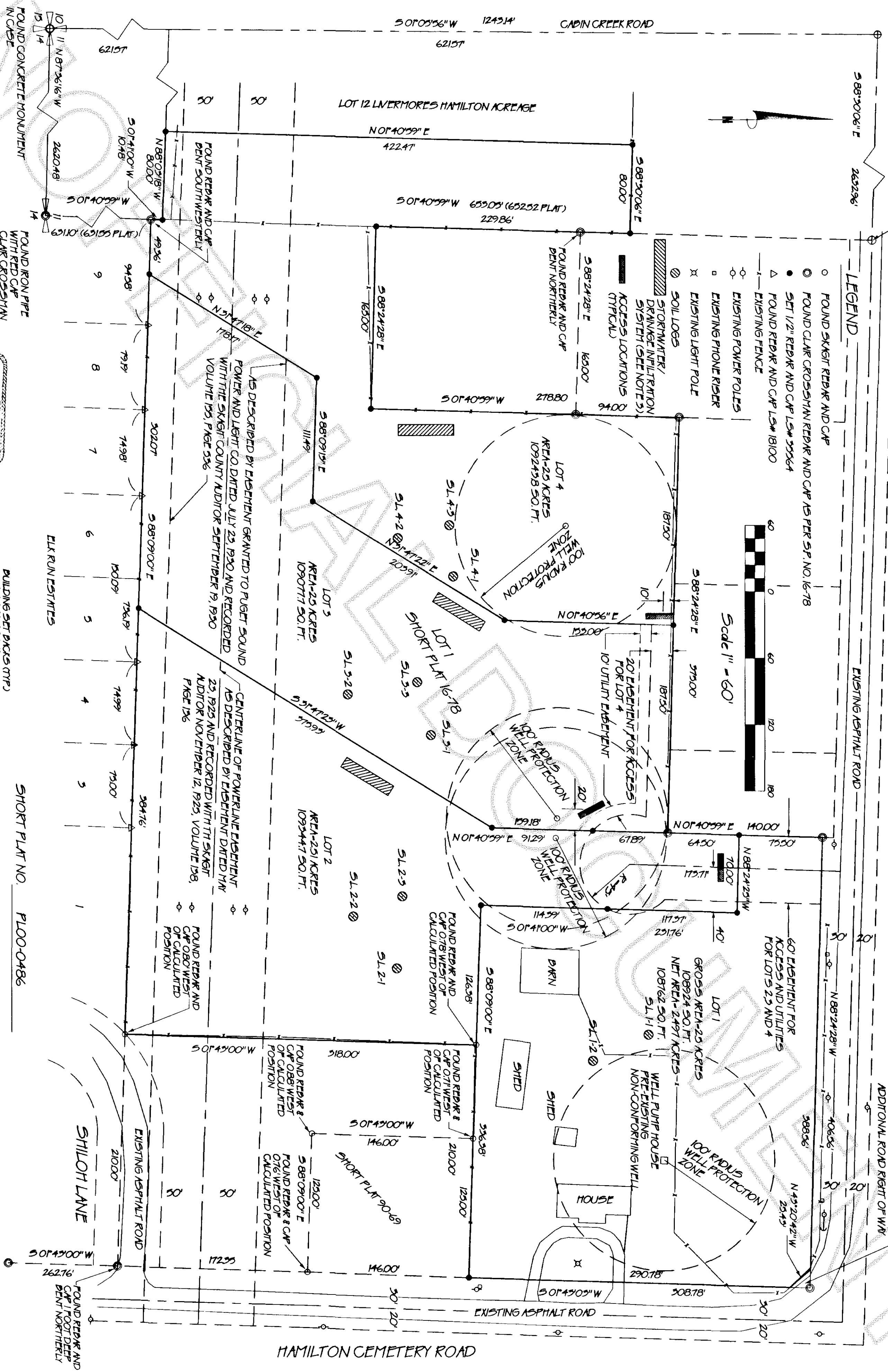
AC # 20010510080
AREA TO BE DEDICATED
TO SKAGIT COUNTY FOR
ADDITIONAL ROAD RIGHT OF WAY

LEGEND

- FOUND SKAGIT REBAR AND CAP
- FOUND CLARK CROSSMAN REBAR AND CAP AS PER SP. NO. 16-78
- SET 1/2" REBAR AND CAP LSW 35864
- △ FOUND REBAR AND CAP LSW 18100
- - - EXISTING FENCE
- EXISTING POWER POLES
- EXISTING PHONE RIDER
- x EXISTING LIGHT POLE
- ⊙ SOIL LOGS
- ▨ STORMWATER/
DRAINAGE INFILTRATION
SYSTEM (SEE NOTE 3)
- ▨ ACCESS LOCATIONS
(TYPICAL)

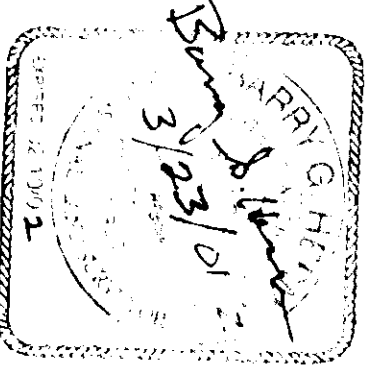


Scale 1" = 60'



LOT ADDRESSES

- LOT 1 - 34434 / 34434 HAMILTON CEMETERY ROAD
- LOT 2 - 34460 HAMILTON CEMETERY ROAD
- LOT 3 - 34456 HAMILTON CEMETERY ROAD
- LOT 4 - 34452 HAMILTON CEMETERY ROAD



BUILDING SET BACKS (FT.)
NOT TO SCALE

20' SIDE (ROAD) - 25' FRONT - 25' BACK - 8' SIDE (NO ROAD)

**BAYVIEW
SURVEYING INC.**

150 SHARON AVENUE
BURLINGTON WA 98233
PHONE (360) 707-2580 FAX (360) 757-5976

SHORT PLAT

FOR
DEAN AND LOIS DIETRICH

DATE:	1/25/01	SCALE:	1" = 60'	SHEET:	2 OF 2
PROJECT NO:	20020	DRAWN BY:	RH	CHECKED BY:	BGH