

Survey in the NW1/4 of the SE1/4, in the SW1/4 of the SE1/4, and in the SE1/4 of the SW1/4, of Section 24, Twp. 34 N., Rng. 4 E., W.M.

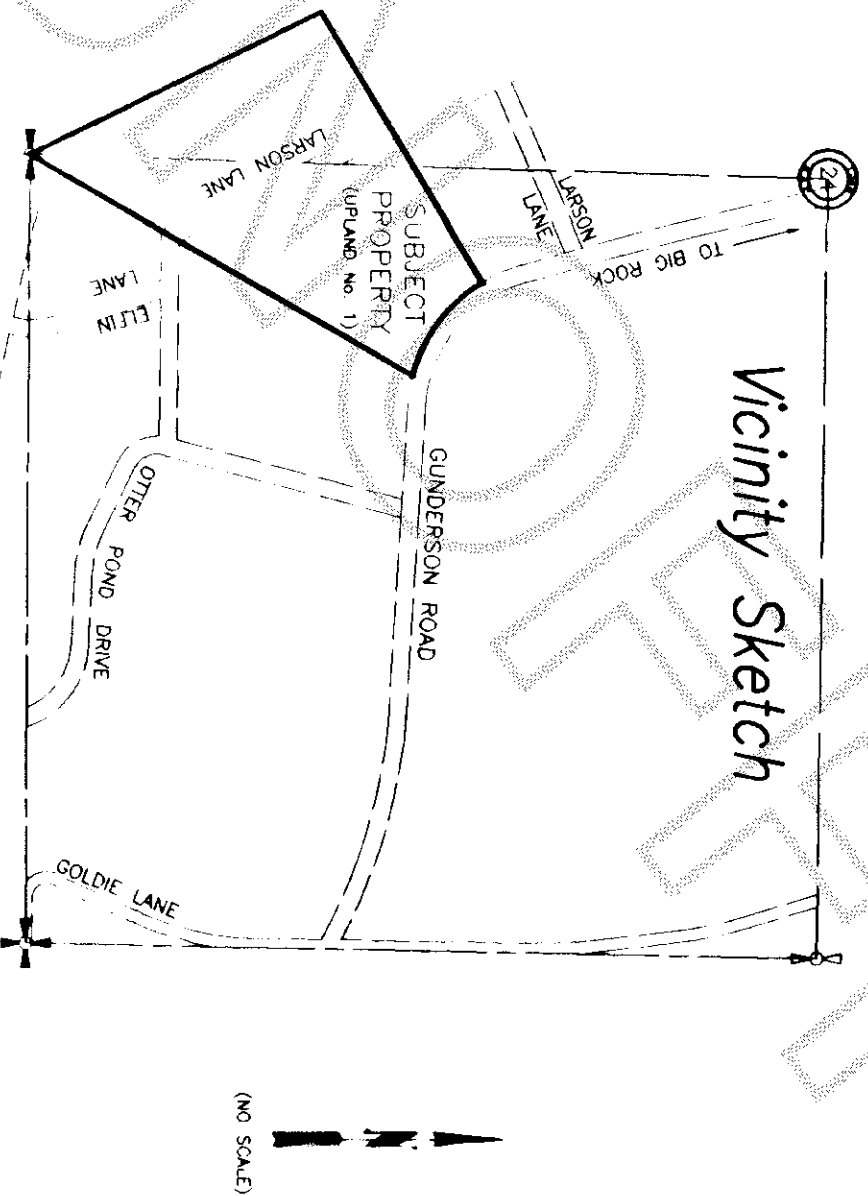
Short Plat No. PL00-0286

200102130124
Skagit County Auditor
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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. See existing easement and maintenance agreements filed under AF#8212100052, AF#8002040045, and AF#9107100121.
3. Basis-of-bearings - Assumed N89°12'47"E on the South line of the Southeast Quarter of Section 24 per survey of UPLAND TRACTS filed in Volume 4 of Surveys at pages 56-61 as AF#8212140010.
4. Zoning / Comprehensive Plan Designation - Rural Reserve
5. Sewer - Alternative systems are proposed for 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 - P.U.D. No. 1 of Skagit County
10. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: AF#8002040045; AF#8004010005; AF#8212100052; AF#8212140010; AF#9007090083; AF#9102120074; AF#9107100121.
11. Pursuant to Skagit County Code 14.06.350(4)(a)(iii)(b) regarding Low Flow Stream Mitigation: The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation 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.
12. See Protected Critical Area Agreement recorded under A.F. No. 20010413125.
13. 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.
14. Prior to issuance of building permits flow spreaders must be installed in conformance with Storm Drainage Study prepared by Skagit Surveyors and Engineers and dated 3/29/00 and Addendum 1.0 to Storm Drainage Study prepared by Skagit Surveyors and Engineers and dated 10/06/00. If the proposed construction is inconsistent with the assumptions made in the Storm Drainage Study additional review will be required.

Vicinity Sketch



Legal Description

Tract 1, of that certain Survey entitled "THE UPLANDS", filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; being a portion of Sections 24 and 25, Township 34 North, Range 4 East, W.M., and Section 30, Township 34 North, Range 5 East, W.M.

TOGETHER WITH those certain easements delineated on the face of said survey and as reserved and/or dedicated by instruments recorded under Auditor's File Nos. 8002040045 and 8212100052, EXCEPT those portions of Tract 1, deeded to Skagit County for road purposes by instruments recorded under Auditor's File Nos. 8610130006 through 8610130010, inclusive.

Situate in the County of Skagit, State of Washington.

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.

Earl L. Jensen

Katherine H. Jensen

Acknowledgments

State of Washington, County of SKAGIT
I certify that I know or have satisfactory evidence that Earl L. Jensen and Katherine H. Jensen 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 Louise H. Jensen Title Notary

Date 4/13/01 My appointment expires July 1, 2002



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.

John Jensen Skagit County Treasurer

Date 4-11-01

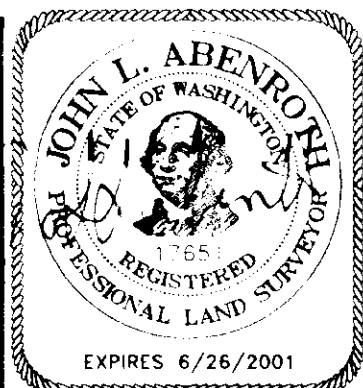
Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 11th day of April 2000
Gracie Miller Skagit County Auditor
Earl L. Jensen County Engineer

Short Plat Administrator

County Engineer

Short Plat for Earl Jensen



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 Earl Jensen

John L. Abenroth CERT#17651
Date 4/3/2001

AUDITOR'S CERTIFICATE

Filed for record this 13 day of April 2000 at 42 minutes past 2 o'clock P.m.,

as A.F. # 2001D4130124

Cheryl D. Jensen
County Auditor or Deputy Auditor

Survey in the NW1/4 of the SE1/4, in the SW1/4 of the SE1/4, and in the SE1/4 of the SW1/4, of Section 24, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. _____

PL00-0286

4/13/2001 Page 2 of 2 2:20:32PM
200104130124
Skagit County Auditor

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2001 at _____ minutes past _____ o'clock
— m. —
as A.F.# _____ Page 1

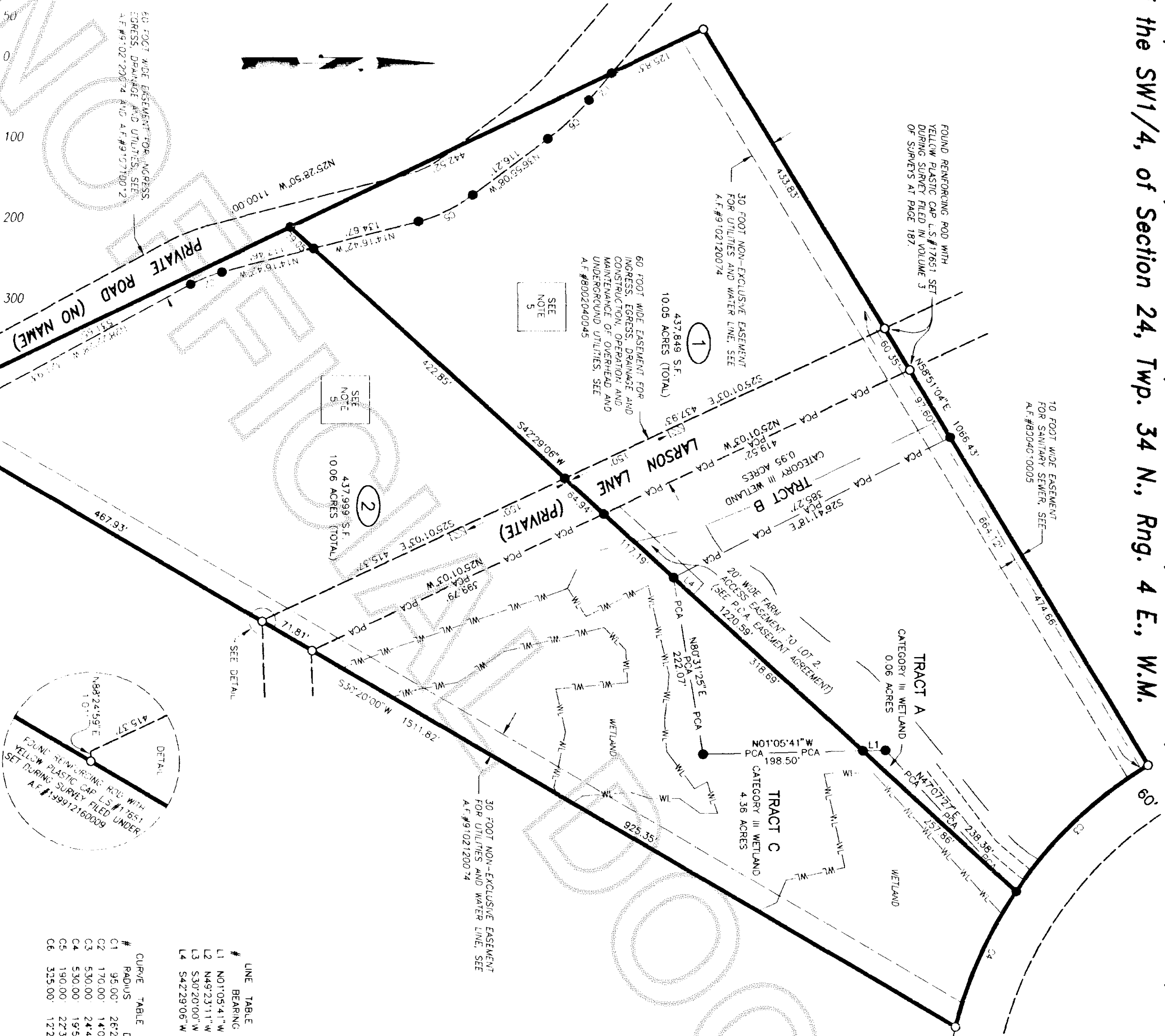
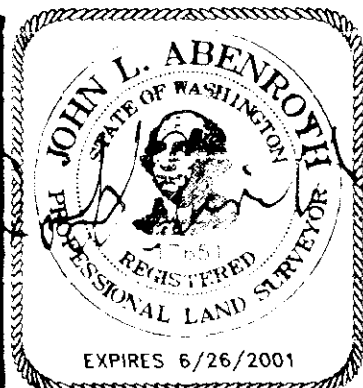
County Auditor or Deputy Auditor

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John L. Abenroth CERT#17651

Date 4/3/2001



Legend

Set 1/2" X 18" reinforcing rod with yellow plastic cap L.S.# 9435 and set white 2" X 2" witness stake, except as noted.

Found reinforcing rod with yellow plastic cap L.S.# 9435 and set white 2" X 2" witness stake, except as noted.

Access Locations

Existing Driveway

Wetland Boundary

PCA — Protected Critical Area Boundary

Existing Drainageway

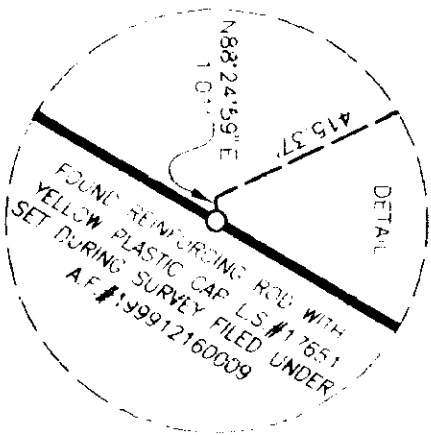
Addresses

Lot 1 = 15782 Larson Lane.

Lot 2 = 15814 Larson Lane.

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	95.00'	26°24.41"	43.79'
C2	170.00'	14°05.46"	41.82'
C3	530.00'	24°43.14"	228.67'
C4	530.00'	19°59.05"	184.86'
C5	190.00'	27°38.26"	75.04'
C6	335.00'	12°28.03"	70.72'

LINE TABLE		
#	BEARING	DISTANCE
L1	N01°05'41"W	27.97'
L2	N49°23'11"W	43.77'
L3	S30°20'00"W	46.72'
L4	S42°29'05"W	32.46'



N89°12'47"E 2653.02'

Short Plat for Earl Jensen

Skagit Surveyors & Engineers, LLC

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