

SURVEY DESCRIPTION

LOTS 87 AND 88, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF SAID LOT 87 LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 10 FEET EASTERLY OF THE CENTERLINE OF THAT CERTAIN EASEMENT ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT RECORDED MARCH 21, 1978, AS AUDITOR'S FILE NO. 875853.

AND ALSO EXCEPT THAT PORTION CONVEYED FOR ROAD BY DEED RECORDED JANUARY 12, 1962, UNDER AUDITOR'S FILE NO. 616757, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND CENTERED ON THE CENTERLINE OF THAT CERTAIN EASEMENT ESTABLISHED MARCH 6, 1978, IN A REAL ESTATE CONTRACT RECORDED MARCH 21, 1978, AS AUDITOR'S FILE NO. 875853.

LOT ADDRESS INFORMATION

LOT 1 18799 WEST BIG LAKE BOULEVARD
LOT 2 18803 WEST BIG LAKE BOULEVARD
LOT 3 18831 WEST BIG LAKE BOULEVARD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 7th DAY OF May 20 01

SHORT PLAT ADMINISTRATOR Heather Smith
SKAGIT COUNTY ENGINEER 4/19/01

TREASURER'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 2001 THIS 3rd DAY OF May 20 001
SKAGIT COUNTY TREASURER Robin Cummings
SHORT PLAT NO. 000-0262 DATE _____

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 35C.120 WAC.

Donald R. Semrau 4/17/01
DONALD R. SEMRAU, P.E. & P.L.S., CERTIFICATE NO. 9622
SEMRAU ENGINEERING & SURVEYING, PLLC
1118 RIVERSIDE DRIVE, SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RESIDENTIAL COMPREHENSIVE PLAN - RURAL VILLAGE
4. SEWAGE DISPOSAL - SKAGIT COUNTY SEWER DISTRICT NO. 2
5. WATER - PUD NO. 1 OF SKAGIT COUNTY.
6. - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622.
7. - INDICATES A 4 FOOT HIGH METAL FENCE POST PAINTED WHITE. THIS IS MARKING THE EDGE OF PROTECTED CRITICAL AREA (PCA).
8. MERIDIAN - ASSUMED
9. BEARING - EXISTING PI MONUMENTS FOUND AND SHOWN ON SHORT PLAT MAP. BEARING = S 39°43'25" E
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 614111, DATED JANUARY 14, 2000
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 875853, 8508070043, 8508070045, AND 616757
12. INSTRUMENTATION - LEICA TCA 1105 THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE - FIELD TRAVERSE
14. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING DEPARTMENT
16. 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.
17. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 200105080112
18. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THE RUNOFF, IF NECESSARY, TO PROTECT WATER QUALITY AND DISCHARGE OF THAT COLLECTED RUNOFF INTO A GROUND WATER FILTRATION SYSTEM ON SITE
19. PROTECTED CRITICAL AREA AS INDICATED ON SKAGIT COUNTY SHORT PLAT NO. 00-0262
20. RECORDED UNDER AUDITOR'S FILE NO. 200105080111

AUDITOR'S CERTIFICATE

200105080110
Skagit County Auditor
5/8/2001 Page 1 of 2 3:17:20PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Wm. Edwards Deputy
SKAGIT COUNTY AUDITOR

OWNER'S CONSENT

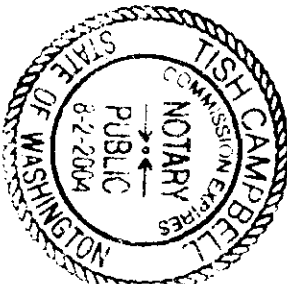
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Donald R. Semrau 4/17/01
Shawn R. Anderson 4/17/01
DONALD R. SEMRAU
SHAWN R. ANDERSON

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE DEAN A. ANDERSON HUSBAND AND AS HIS SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

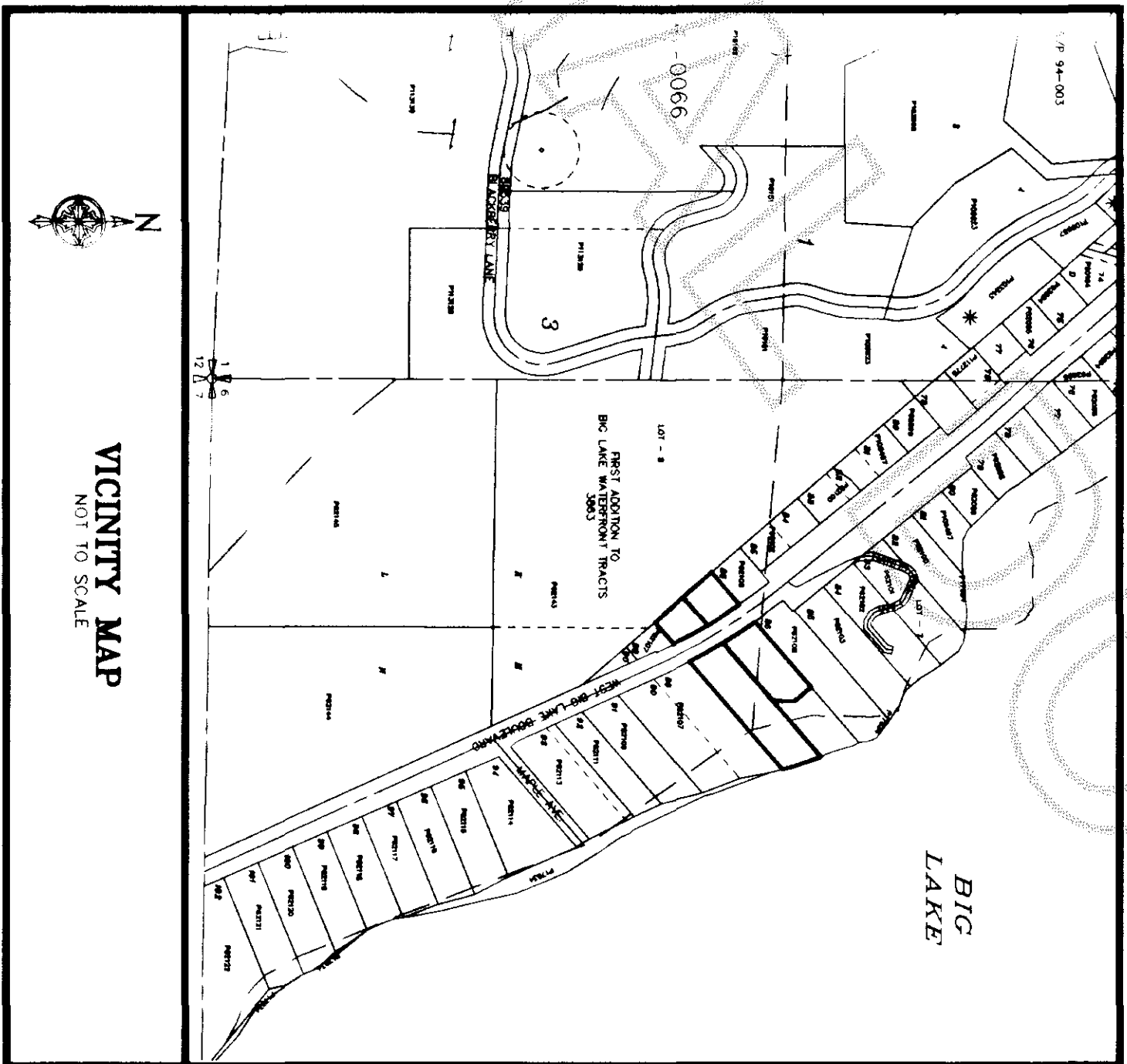
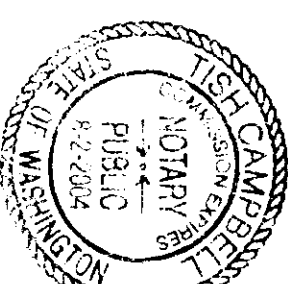
DATED April 19, 2001
SIGNATURE Heather Smith
TITLE Notary 05/02/04
MY APPOINTMENT EXPIRES



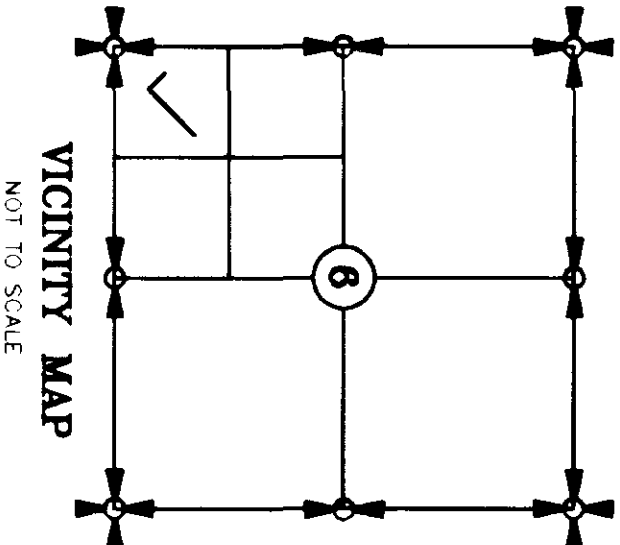
ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE SHERI R. ANDERSON WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 19, 2001
SIGNATURE Heather Smith
TITLE Notary 05/02/04
MY APPOINTMENT EXPIRES



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHORT PLAT NO. 00-0262

DATE

SHEET 1 OF 2

SURVEY IN A PORTION OF
SECTION 6, T. 33 N., R. 5 E., W.M.
FOR: RICK ANDERSON
SKAGIT COUNTY, WASHINGTON

FB PG. SEMRAU ENGINEERING & SURVEYING, PLLC SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 4073



DRAWING FILE: 4073SP.DWG 3/14/01

SHEET 2 OF 2

SHORT PLAT NO. 00-0262

DATE

SURVEY IN A PORTION OF
SECTION 6, T. 33 N., R. 5 E., W.M.

FOR: RICK ANDERSON
SKAGIT COUNTY, WASHINGTON

PG. SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: 1" = 50'
SUPERVISING ENGINEER: CLAYTON W. JENSON WA REG. NO. 433366 JOB NO. 4073
MERIDIAN: ASSUMED

LOT AREAS			
LOT 1 -	23,686 SQ. FT.	=	0.54 ACRE
LOT 2 -	23,271 SQ. FT.	=	0.53 ACRE
LOT 3 -	25,500 SQ. FT. ±	=	0.58 ACRE
LOT 4 -	9348 SQ. FT.	=	0.21 ACRE

NOTE:
LOT 4 HAS NO DEVELOPMENT RIGHT UNTIL
SUCH TIME IN THE FUTURE THAT THE
COMPREHENSIVE PLAN IS AMENDED AND THE
BULK DIMENSIONAL STANDARDS ARE
CHANGED. DEVELOPMENT ON THIS PARCEL IS
NOT SUBJECT TO VARIANCE.

FIRST ADDITION
BIG LAKE WATERFRONT
TRACTS VOL. 4, PAGE 15

NOTE: LOT 2 IS LOCATED ON TWO
SIDES OF WEST BIG LAKE BOULEVARD
AND IS NOT DIVIDED BY THIS ROAD
RIGHT OF WAY.

NOTE:
BUILDING PLANS FOR LOTS 2 AND 3 IN THIS SHORT PLAT SHALL INCLUDE
AN INDIVIDUAL DRAINAGE PLAN FOR EACH LOT THAT IS CONSISTENT WITH
THE RECOMMENDATIONS CONTAINED IN THE "DRAINAGE REPORT FOR RICK
AND DEAN ANDERSON SHORT PLAT" DATED MAY 11, 2000.
LOT 1 HAS INSTALLED A DRAINAGE SYSTEM THAT COMBINES THE
DOWNSPOUTS AND FOOTING DRAIN OF THE NEW HOUSE IN A CLOSED PIPE
SYSTEM THAT IS LOCATED IN THE ROAD AND DRAINAGE EASEMENT AND
DISCHARGES TO THE DRAINAGE EASEMENT ALONG THE SOUTHEASTERLY
LINE OF LOT 3

