

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 CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION = RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL PRESSURE SYSTEMS
5. WATER: INDIVIDUAL WELLS
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE 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. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 2, THE DEPTH OF THIS WELL IS 219 FEET TO THE AQUIFER. ALL FUTURE WELLS MUST BE DRILLED TO THE SAME AQUIFER DEPTH. SEE HYDRO-GEOLOGIST REPORT ON FILE AT SKAGIT COUNTY PLANNING AND AUDITORS FILE NO. 200105100119
6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 229460
• - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, 141N, BEARING = SOUTH 0°35'02" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. S-45454, DATED DECEMBER 28, 2000.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 43-065, RECORDED IN VOLUME 10 OF SHORT PLATS, PAGE 241 AND 248, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES 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 AUDITORS' FILE NUMBER 800343, 9310010109, 8809200023, AND 5343371.
12. INSTRUMENTATION: LIETZ SET 4A 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 AND PERMIT CENTER.
16. OPEN SPACE DESIGNATED (RSV) REPRESENTS A PORTION OF LOT 4 SET ASIDE FOR FUTURE DEVELOPMENT PURPOSES AND THE DESIGNATION SHALL CONTINUE UNTIL THE AREA MAY BE NEEDED FOR FUTURE URBAN GROWTH AS DETERMINED THROUGH THE COMPREHENSIVE PLAN AMENDMENT PROCESS.
17. OPEN SPACE DESIGNATED (PA) REPRESENTS A PORTION OF LOT 4 SET ASIDE AS AN OPEN SPACE AREA TO BE UTILIZE FOR BUFFERS, DRAINFIELDS, WATER SYSTEM, POSSIBLE FUTURE UTILITIES AND CRITICAL AREAS/STEEP SLOPE, WETLANDS/ PROTECTION. THIS AREA SHALL FALL WITHIN THE GUIDELINES SET FORTH IN SKAGIT COUNTY CODE 14-06 FOR CONSERVATION AND MAINTENANCE PURPOSES.
18. AT THE PRESENT TIME OWNERSHIP AND MAINTENANCE OF THE LAND DESIGNATED EITHER (RSV) (PA) AND TRACT "A" ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 4, PARCELS (RSV) (PA) OR TRACT "A" MAY BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BUT ARE NOT TO BE CONSIDERED SEPARATE BUILDABLE TRACTS UNLESS SO APPROVED BY SKAGIT COUNTY OFFICIALS.
19. THIS SHORT CARD SHOWS PROTECTED CRITICAL AREAS (PCA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24 170 CRITICAL AREAS, ORDINANCE. THE PCA TRACTS SHOWN THEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY BEK JURNELL ENGINEERING, INC. REPORT DATED JANUARY 7, 1994 WHICH IS ON FILE WITH SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORT RECOMMENDS A BUFFER AREA HAVING A LINE EXTENDING LANDWARD 20 FEET FROM THE EDGE OF DELINEATED WETLAND TRACTS A, B AND D. THE PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200105100119

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- CONTINUED -

20. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

A ROAD MAINTENANCE/HOME OWNERS ASSOCIATION FOR THIS PROJECT IS RECORDED UNDER AUDITOR'S FILE NO. 200105100119.

21. NO BUILDING SETBACKS ARE REQUIRED IN A SHORT CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.

22. 20' WIDE MUTUALLY BENEFICIAL WELL ACCESS, PIPELINE AND WATER FACILITIES EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4.

DESCRIPTION

THAT PORTION OF LOT 4, SHORT PLAT NO. 43-65, APPROVED SEPTEMBER 29, 1943, RECORDED OCTOBER 1, 1943, IN BOOK 10 OF SHORT PLATS, PAGES 241 AND 248, UNDER AUDITOR'S FILE NO. 9310010109, AND BEING A PORTION OF THE SOUTHEAST 1/4, SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, 141N, LYING EASTERLY OF NORTH STARBIRD ROAD, AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT CARD SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

STARBIRD PROPERTIES, L.L.C.,
A WASHINGTON LIMITED LIABILITY CO.

BY [Signature] BY _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

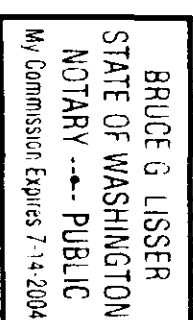
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRUCE G. LISSER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/IT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/IT (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE STARBIRD PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY CO. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MAY 3, 2001

[Signature]
NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-04

RESIDING AT Mount Vernon



SURVEYOR'S CERTIFICATE

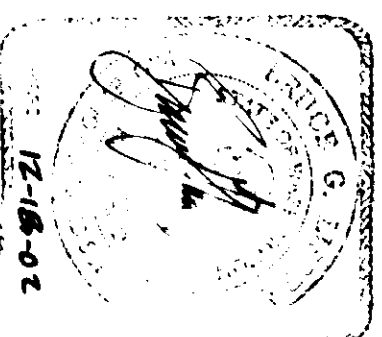
I HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33-120-1 AAC.

[Signature]

DATE MAY 2, 2001

BRUCE G. LISSER, PLS, CERTIFICATE NO. 229460

LISSER & ASSOCIATES, PLLC
310 MILWAUKEE ST, PO BOX 1109
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0561
e-mail bruce@lissier.com



AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



200105100119
Skagit County Auditor

5/10/2001 Page 1 of 2 3:19:10PM

Noima Burnett
SKAGIT COUNTY AUDITOR DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE ON THIS 10th DAY OF May, 2001.

[Signature]
SHORT CARD ADMINISTRATOR

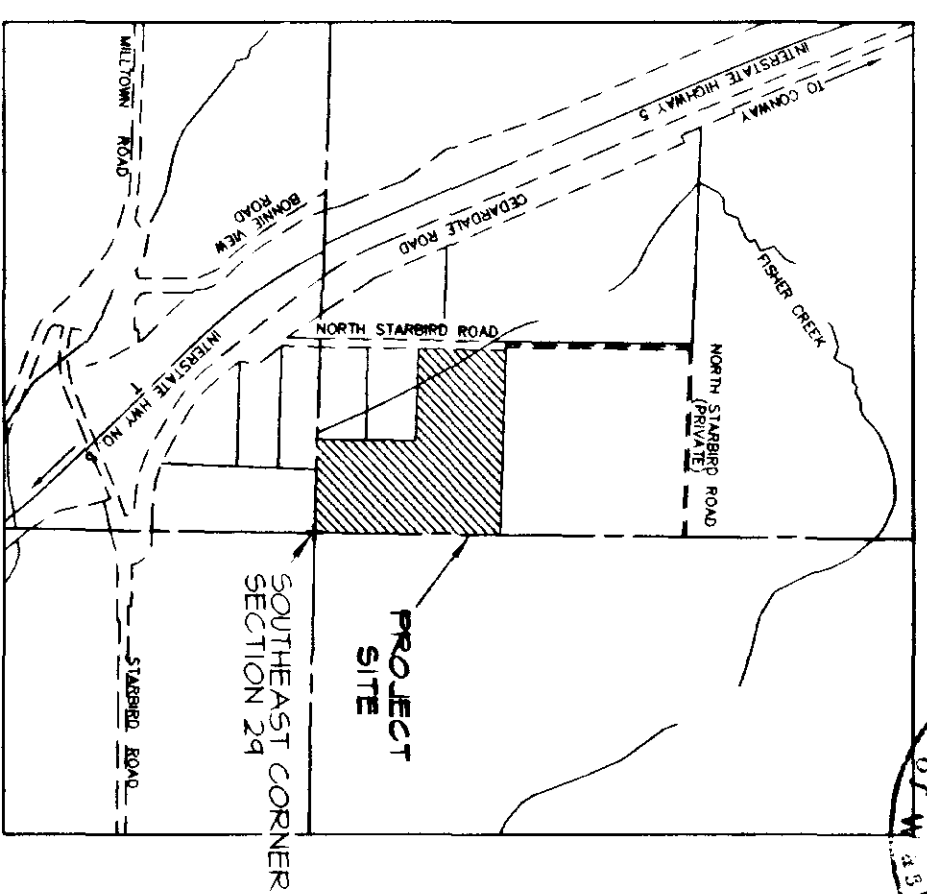
[Signature]
SKAGIT COUNTY ENGINEER 5/4/01

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 12.05 (ON-SITE SEWAGE) & 12.45 (WATER) THIS 10th DAY OF May 2001.

[Signature]
SKAGIT COUNTY HEALTH OFFICER
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE, AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF ANY OFFICE UP TO AND INCLUDING THE YEAR OF 2001.

[Signature]
SKAGIT COUNTY TREASURER



VICINITY MAP
1" = 364'

SHEET 1 OF 2

DATE: 5/10/01

SHORT CARD NO. P-01-0151 STARBIRD HEIGHTS SUBDIVISION

SURVEY IN A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 29 TOWNSHIP 33 NORTH, RANGE 4 EAST NW
SKAGIT COUNTY WASHINGTON
FOR STARBIRD PROPERTIES, LLC

BY PLS PG 55 LISSER & ASSOCIATES, PLLC SCALE: 1" = 100'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442 DRAWING: 01-00480RY
MERIDIAN: ASSUMED



LOT AREA INFORMATION

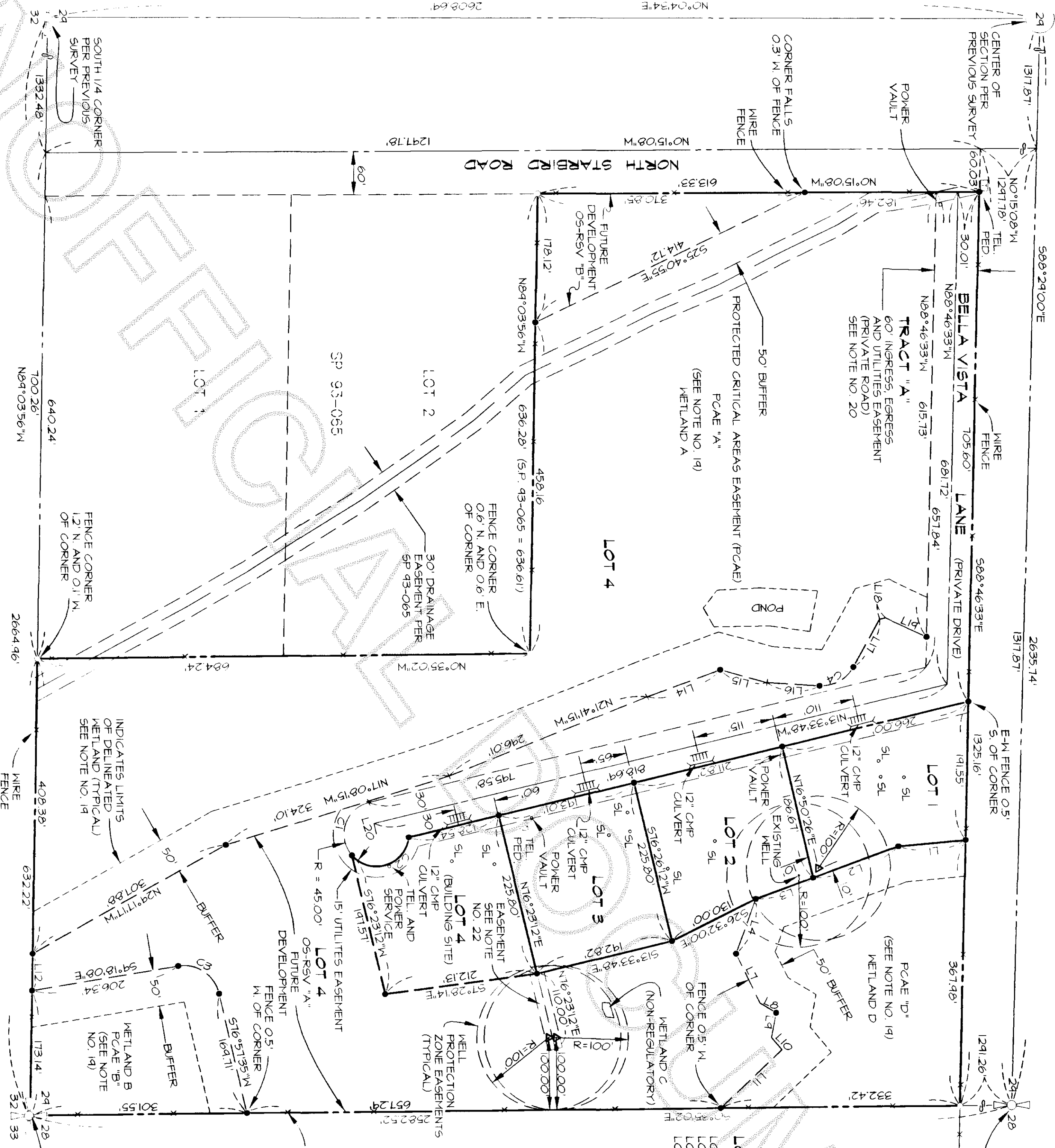
LOT 1	AREA	43,479 SQ. FT. = 0.99 ACRES
LOT 2	AREA	42,943 SQ. FT. = 0.98 ACRES
LOT 3	AREA	43,560 SQ. FT. = 1.00 ACRES
LOT 4	AREA	43,402 SQ. FT. = 0.99 ACRES
LOT 1, 2, 3, 4	BUILDING SITE	241,218 SQ. FT. = 5.53 ACRES
LOT 1, 2, 3, 4	SPACE RESERVE (RSV)	33,021 SQ. FT. = .75 ACRES
LOT 1, 2, 3, 4	PROTECTED OPEN SPACE (PCAE)	512,964 SQ. FT. = 11.78 ACRES
LOT 1, 2, 3, 4	PCAE "A"	52,940 SQ. FT. = 1.22 ACRES
LOT 1, 2, 3, 4	PCAE "B"	47,433 SQ. FT. = 1.09 ACRES
LOT 1, 2, 3, 4	PCAE "D"	47,433 SQ. FT. = 1.09 ACRES
LOT 1, 2, 3, 4	TRACT "A" PRIVATE ROADWAY	94,133 SQ. FT. = 2.16 ACRES
LOT 1, 2, 3, 4	TOTAL AREA	1,075,161 SQ. FT. = 24.68 ACRES

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	117°24'52"	92.22'	45.00'
C2	133°06'52"	104.55'	45.00'
C3	86°15'43"	75.28'	50.00'
C4	64°50'31"	56.54'	50.00'

LINE TABLE

NUM	DISTANCE	BEARING
L1	93.85'	S5°18'44"E
L2	126.43'	S20°20'28"E
L3	84.41'	S20°20'28"E
L4	80.70'	S70°10'48"E
L7	75.90'	N63°57'28"E
L8	25.64'	N30°43'21"E
L9	34.57'	S74°44'34"E
L10	21.97'	N50°06'30"E
L11	117.62'	S43°34'05"E
L12	50.70'	S64°03'56"E
L14	108.18'	N20°04'04"W
L15	67.10'	N15°12'32"E
L16	73.31'	N3°41'33"E
L17	75.18'	N61°08'58"W
L18	8.35'	N15°56'00"W
L19	62.79'	N24°51'58"E
L20	15.00'	N76°26'12"E



LOT ADDRESS INFORMATION

LOT 1	19415	BELLA VISTA LANE
LOT 2	19395	BELLA VISTA LANE
LOT 3	19377	BELLA VISTA LANE
LOT 4	19351	BELLA VISTA LANE

- SL - INDICATES APPROVED ACCESS LOCATION, SEE NOTE NO. 15
- SL - APPROVED SOILS TEST HOLE
- Δ - INDICATES 2"x2" HODD HUB SET AT CENTER OF WELL EASEMENT

SHORT CARD NO. P-01-015

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF TOWNSHIP 33 NORTH RANGE 4 EAST W.M. SKAGIT COUNTY WASHINGTON FOR STARBIRD PROPERTIES, LLC

DATE 5/2/01

FB 18 PG 55
LISSE & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-418-7442
DRAWING: 01-004BDRY