

DEDICATION CERTIFICATE

SHORT PLAT NO. P201-0566

Know all men by these presents that John P. and Katherine S. Janicki, owners, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

~~And following original reasonable grading of roads and ways herein, no drainage waters on any lot or lots shall be directed or blocked from their natural course so as to discharge upon any public road right of way or to impede road drainage. Any enclosing of drainage waters in culverts or ditches or retaining shall be done by and at the expense of such owners.~~

CONSENT

Know all persons by these presents that the undersigned subdivider hereby certifies that this plat is made as its free and voluntary act and deed.

John P. Janicki

Katherine S. Janicki

ACKNOWLEDGMENT

State of Washington
County of Skagit
on this 24th day of September 2001.

Before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared

John P. Janicki and Katherine S. Janicki

to me known, to be the individual described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year above written.

Notary Public Stacy W. Damm Wa.
Residing at Stacy W. Damm Wa.

TREASURER'S CERTIFICATE

I, Kate Jungquist Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2001. All taxes so identified that all taxes heretofore levied and which have become a lien upon the lands hereon depicted have been fully paid and discharged according to the records of my office, up to and including the year of 2001.

This 19th day of September 2001.

John Jungquist
Skagit County Treasurer

Examined and approved this 21st day of September 2001.

Janice Kullen
Skagit County Short Card Administrator

LEGAL DESCRIPTION

PARCEL 1:
Let 12, PLAT OF SUNSET ADDITION TO CLEAR LAKE, according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington; EXCEPTING therefrom the following described property known as Tract C:

Tract C:
Beginning at the Southwest corner of said Lot 12;
Thence North 89°39'52" East along the South boundary of said Lot 12 a distance of 330.00 feet and the True Point of Beginning of Tract C;
Thence North 74°35'35" East a distance of 107.68 feet;
Thence North 89°39'52" East a distance of 32.88 feet to the South boundary of said Lot 12;
Thence South 89°39'52" West along said South boundary a distance of 153.21 feet to the True Point of Beginning and the end of Tract C.

PARCEL 2:
That portion of Lot 13, described as Tract A and Tract B, PLAT OF SUNSET ADDITION TO CLEAR LAKE, according to the plat thereof recorded in Volume 4 of Plats, page 38, records of Skagit County, Washington, described as follows:

Tract A:
Beginning at a point 70.00 feet South of the Northwest corner of said Lot 13;
Thence North 89°39'52" East a distance of 269.21 feet to the North boundary of said Lot 13;
Thence North 74°35'35" East a distance of 43.44 feet;
Thence South 89°39'52" West along said North boundary a distance of 330.00 feet to the said Northwest corner of said Lot 13;
Thence South 89°39'52" West along said North boundary a distance of 70.00 feet to the True Point of Beginning and the end of Tract A.

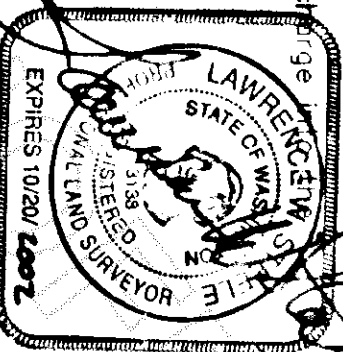
Tract B:
Beginning at the Northwest corner of said Lot 13;
Thence North 89°39'52" East along the North boundary of said Lot 13 a distance of 493.21 feet and the True Point of Beginning of Tract B;
Thence South 89°39'52" East a distance of 43.44 feet;
Thence South 89°39'52" West along said North boundary a distance of 330.00 feet to the said Northwest corner of said Lot 13;
Thence South 89°39'52" West along said North boundary a distance of 306.67 feet to the Northeast corner of said Lot 13;
Thence South 89°39'52" West along the North boundary of said Lot 13 a distance of 396.22 feet to the True Point of Beginning and the end of Tract B.

ALL situated in Skagit County, Washington.

LOTS 1 AND 2 OF
JANICKI CARD

REPLAT of LOT 12 of SUNSET ADDITION TO CLEAR LAKE
SECTION 12, TWP 34 N, R 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

SCALE: 1"=100'
DRAWN: SBK
CHECKED: DARL KWASGER, PE
DATE: JUNE 2001
KM ASSOCIATES
ENGINEERS AND SURVEYORS
275 WEST RIO VISTA AVENUE
BURLINGTON, WASHINGTON 98223
(360) 757-2591



SURVEYOR'S CERTIFICATE:

I hereby certify that the boundaries of this short plat recorded under Auditor's File No. 200006270032, and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

This 18 day of July 2001.
Lawrence W. Steele
Lawrence W. Steele, P.L.S.

BASIS OF BEARING

BASIS OF BEARING is that Boundary Line Adjustment recorded under Auditor's File No. 200006270032.

AUDITORS CERTIFICATE

Filed for record this 24th day of September 2001, at 2 o'clock P.M., in Book 20010924210139 of Short Plats, at page 139, records of Skagit County, Washington, under Auditor's File No. 20010924210139.

This 24th day of September 2001.
Norma Brunmatt
Skagit County Auditor

HEALTH DEPARTMENT APPROVAL

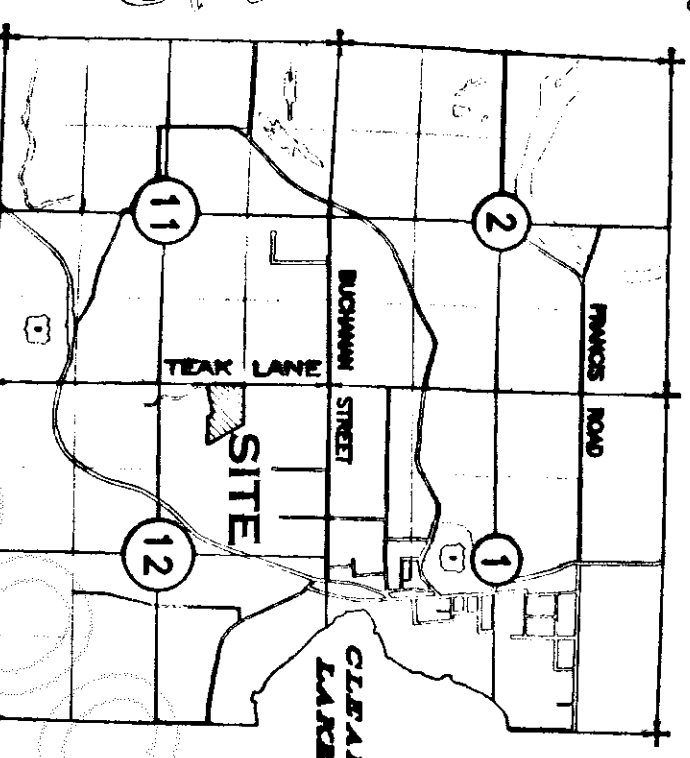
This subdivision complies with the Comprehensive Plan of County of Skagit. Examined this 20 day of September 2001.

COUNTY ENGINEER'S APPROVAL

Examined and approved as to survey data, layout of roads, alleys, and easements, roads names and numbers, the design and/or construction of projective improvements, bridges, sewers and drainage systems this 18th day of September 2001.

VICINITY MAP

1"=3000'



NOTES

1. The short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads is the responsibility of the homeowners' association with the lot owners as members.
3. 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 Skagit County Fire District.
4. Change in location of access may necessitate change of address. Contact the Skagit County Planning and Permit Center.
5. Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
6. Zoning - Rural Reserve (RRV)
7. Water service provided by Skagit PUD No. 1.
8. Wetlands location determined by field survey performed by Mainline Surveying, Mercer Island, Washington, October 1996.
9. In no case shall the County accept a dedication of 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 County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
10. Open space shall be together with Lot 1. (O₃-RSV)
11. Road and footing drains shall be tightened away from slope.
12. Building foundations shall be located not closer than 30' west from L1.
13. Slope between L1 and L2 varies between 15% and 30%.
14. Slope east of L2 is greater than 30%.
15. Run off from development of lots 1 and 2 shall discharge into infiltration/detention swale.

