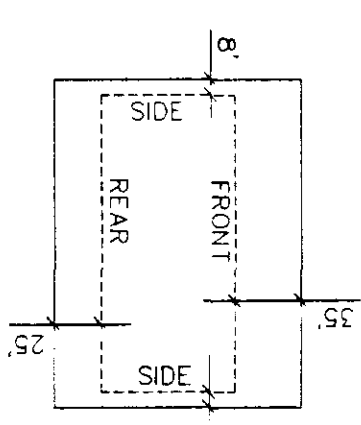


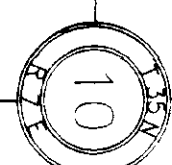
SURVEY IN A PORTION OF NW1/4 OF THE SW1/4 OF SEC. 10, TWP. 35 N, RNG. 7 E, W.M.
SKAGIT COUNTY, WASHINGTON

200110050030
Skagit County Auditor
10/5/2001 Page 1 of 2 9:59:37AM

Short Plat No. **P261-0456**
Date **SEPT.-'01**



BUILDING TYPICAL SETBACK LINES



- LEGEND**
- COMPUTED POINT
 - SET REBAR & CAP #3361
 - ◆ FND CONC. MON.
 - FND IP
 - ADDRESS "State Route 20"
 - ASL APPROVED SOIL LOCATION FOR DRAIN FIELD

LEGAL DESCRIPTION

TRACT "A" OF SHORT PLAT NO. 68-74, APPROVED DECEMBER 31, 1974 AND RECORDED JANUARY 2, 1975 UNDER AUDITOR'S FILE NO. 811890, IN VOLUME 1 OF SHORT PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DEVELOPERS/OWNERS

JAMES & TERRI COOK
26135 MINKLER ROAD
SERO-WOOLLEY, WA 98284

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

James & Terri Cook
Seas Holding, LLC

ACKNOWLEDGEMENT

STATE OF Washington }
COUNTY OF Skagit }
THIS IS TO CERTIFY THAT ON THE 11 DAY OF September, 2001, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, HAVE PERSONALLY APPEARED OF James & Terri Cook and Seas Holding, LLC who executed the within and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Burlington

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 2nd DAY OF September, 2001.

SHORT PLAT ADMINISTRATOR

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) (WATER) THIS 9 DAY OF October, 2001.

SKAGIT 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.

Felicia O'Connell
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

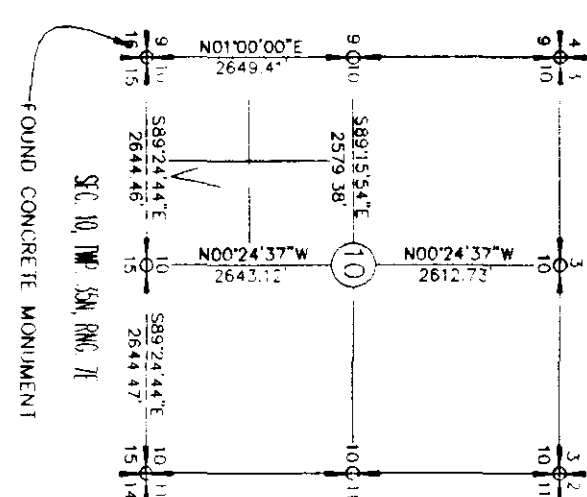
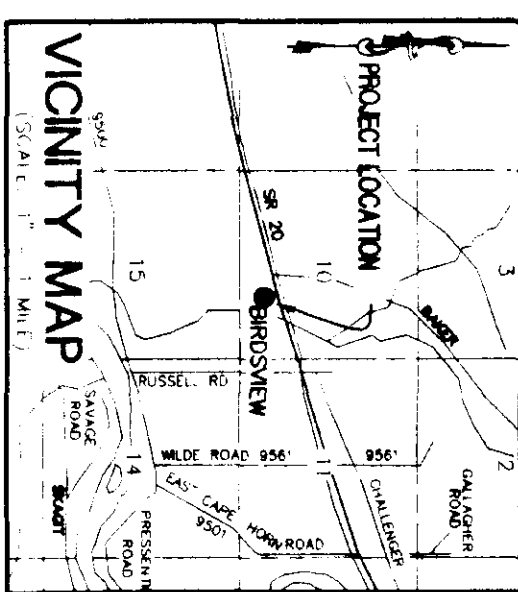
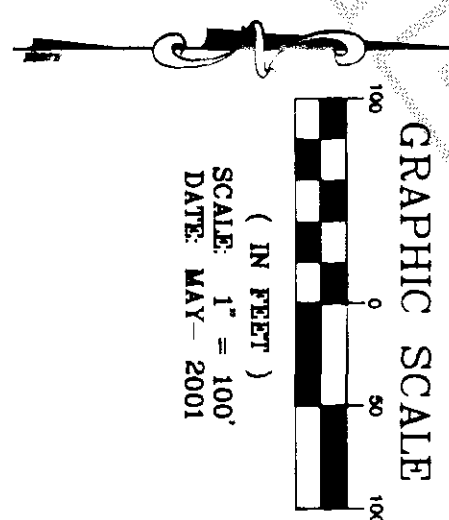
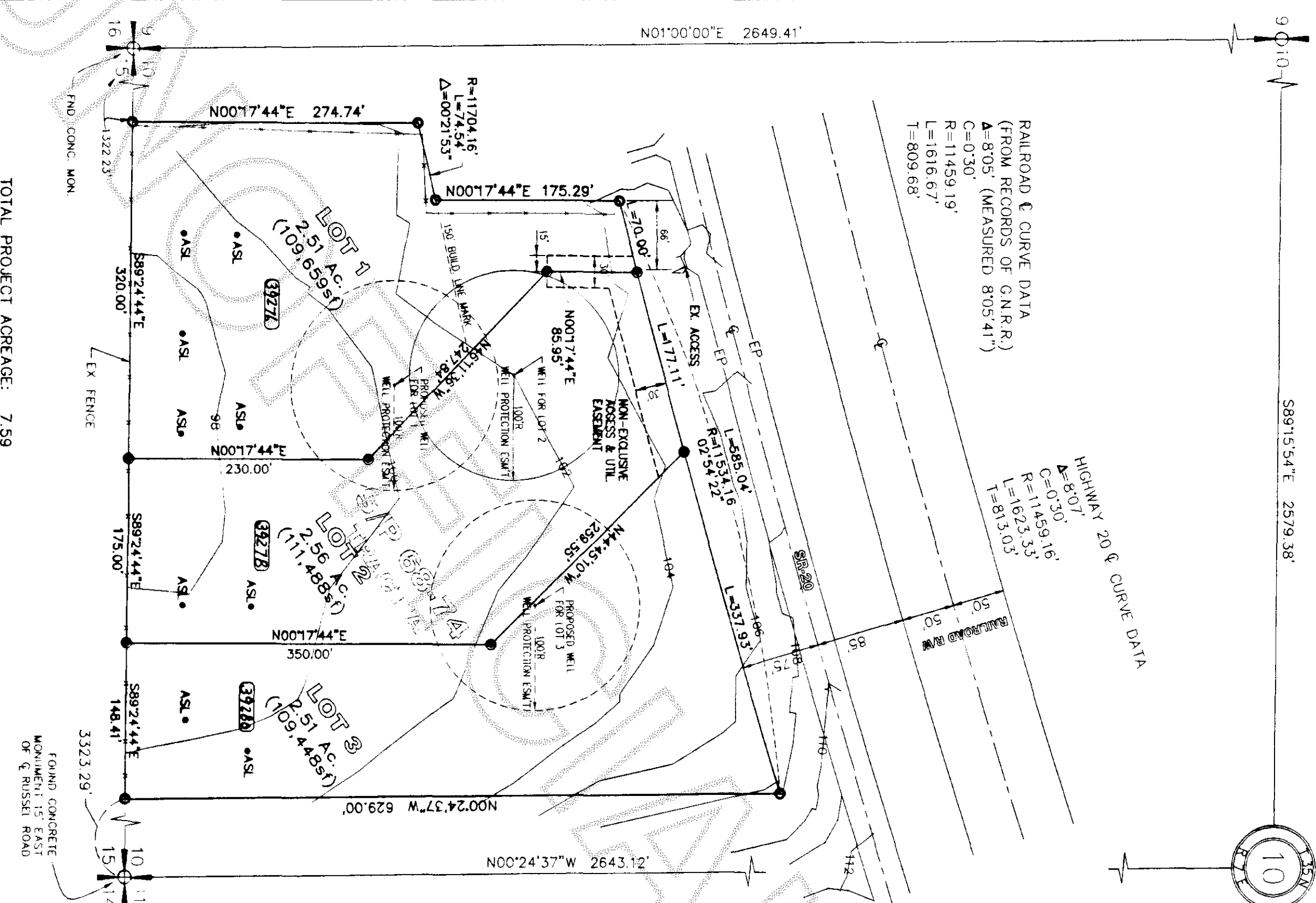
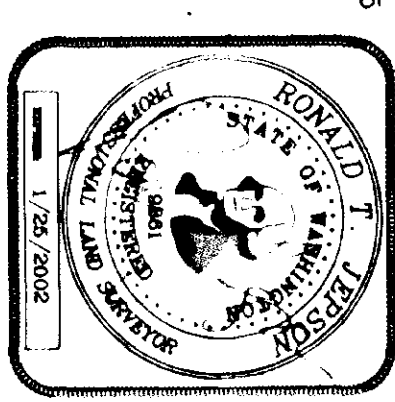
I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "KENNING SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON, THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND.

Ronald T. Jepson
RONALD T. JEPSON, P.L.S. #9361
222 GRAND AVENUE, SUITE C, BELLINGHAM, WA 98225

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9 DAY OF October, 2001, AT 9:59 A.M. IN BOOK 2 OF SHORT PLATS, ON PAGE 1.

Anna Brumata
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON



TOTAL PROJECT ACREAGE: 7.59

SURVEY IN A PORTION OF NW1/4 OF THE SW1/4 OF SEC. 10, TWP. 35 N, RING. 7 E, W.M.
SKAGIT COUNTY, WASHINGTON

Short Plat No. P201-0456
Date SEPT. - 01

NOTES

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN - RURAL INTERMEDIATE (RI)
3. SEWAGE: ON-SITE-SEPTIC
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STRUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. WATER: INDIVIDUAL WELL
Water of sufficient quantity and/or quality for normal domestic purpose is not provided for Lot 2 at the time of filing the plat and the buyer should inquire and investigate as to availability of said water. Skagit County requires a 100' radius well control zone surrounding each well. The buyer of Lot 1 & 3 should inquire and investigate as to the location and existence of adjoining system before constructing any buildings or drilling any well and the buyer should cooperate in the location of well to prevent problems with these overlapping control zones.
Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.
The one hundred (100) foot-radius-well-protection zone 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 sanitary control of the land through other legal provisions, such as recorded covenants or easements.
8. BASIS OF BEARING - EAST LINE OF THE SE 1/4, SECTION 28, TOWNSHIP 33N, RANGE 4E, W.M. = NORTH 00° 55' 10" WEST.
9. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 01-2001.
10. BUILDING SETBACKS: FRONT-35 feet, SIDE-8 feet, REAR-25 feet OR 3 feet WHEN ACCESSORY BUILDING IS A MIN. 75 feet FROM THE FRONT PROP. LINE.
11. EACH LOT'S BUILDING SHALL PROVIDE MINIMUM 150 FEET OF ROOF DOWNSPOUT 6" DIAMETER PERFORATED PIPE TO INFILTRATE THE STORMWATER RUNOFF.
12. 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.
13. THE ROOF DOWN SPOUT INFILTRATION SYSTEM SHALL BE BUILT PER THE APPROVED DRAINAGE REPORT PREPARED BY SUMMIT ENGINEERS & SURVEYORS, INC. DATED JUNE 15, 2001.
14. MAINTENANCE AND CONSTRUCTION OF ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.

NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION

Subject to a non-exclusive easement for ingress, egress and utilities over, under and through a Thirty (30) foot wide strip of land as delineated in the Northeast corner of lot 1, the Northwest corner and along the North line of lot 2, for the mutual benefit of the owners of Lots 1, 2 and 3, and their heirs, successors and assigns.

The owners of each lot shall bear the mutual responsibility of maintenance and repair of said easement road. "Maintenance" as used herein shall mean the equal requirement of said lot owners and their successors in interest to share labor and cost to maintain the roadway easement in a good and workmanlike manner.

Further, subject to a perpetual easement for the installation of utilities and for all reasonable utility maintenance and servicing requirements, including the right to enter in, cross under, through and over the described easement to provide utility services to lots 1, 2 and 3.

This declaration of easement is intended to be a covenant running with the land and binding upon the present and future owners of said Lots 1, 2 and 3, their heirs, successors and assigns and shall be considered perpetual in nature.
p. 1 of 2 - Declaration of Easement and Maintenance Agreement

UTILITY & ACCESS EASEMENT

NONE EXCLUSIVE EASEMENT FOR UTILITY AND ACCESS AS ILLUSTRATED ON LOT #1 & #2 IS HEREBY GRANTED TO LOT #1, #2 & #3 FOR CONSTRUCTION, INSPECTION AND MAINTENANCE FOR SAID PURPOSE. THE MAINTENANCE OF THE ACCESS IS JOINT RESPONSIBILITY OF LOT #1, #2 & #3.

AQUIFER RECHARGE AREA MITIGATION NOTE:

1. INTERIM WELLS: IN LOW-FLOW STREAM WATERSHEDS, WITHIN 1/2 MILE OF THE DESIGNATED WATERWAY, THE SOURCE OF POTABLE AND IRRIGATION WATER FOR DEVELOPMENT MAY BE EITHER A PUBLIC WATER SYSTEM WITH ITS SOURCE OUTSIDE OF THE LOW-FLOW WATERSHED OR, UNDER THE FOLLOWING CONDITIONS, AN INTERIM DRILLED WELL. A PROPERTY MAY BE ALLOWED USE OF AN INTERIM WELL(S) WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE PROPERTY. THE PROPERTY OWNER SHALL SIGN WRITTEN AGREEMENT WITH THE COUNTY AGREEING NOT TO PROTEST THE LUD OR SPECIAL IMPROVEMENT DISTRICT, AND HAVE IT RECORDED ON THE PROPERTY TITLE BEFORE A COUNTY PERMIT OR LAND DIVISION IS APPROVED. THE PROPERTY OWNER SHALL ALSO AGREE THROUGH THE ABOVE WRITTEN AGREEMENT TO CONNECT ALL WATER FIXTURES TO THIS PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELL(S) IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. THE INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD) PER CONNECTION. PROJECTS THAT CAN DEMONSTRATE COMPLIANCE WITH SCC 14.24.350(5)(C) MAY BE EXEMPT FROM THIS PROVISION WITH THE EXCEPTION THAT A MITIGATION REPORT REFERRING THE HYDROLOGICAL DETERMINATION SHALL BE RECORDED ON THE PLAT AND/OR TITLE.
2. IMPERVIOUS SURFACES: THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL 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 THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. AQUIFER RECHARGE MITIGATION IS ON RECORD WITH SKAGIT COUNTY COUNTY PERMIT AND PLANNING CENTER WITH FILE PL01-0456. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER.
3. LAWN WATERING: NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH, PROVIDED IF THE PROPOSED DEVELOPMENT CONNECTS TO AN EXISTING PUBLIC WATER SUPPLY AS DESCRIBED IN SUBSECTION (1) OF THIS SECTION, OR IF THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM AN AQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SCC 14.24.350(5)(C), THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

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Skagit County Auditor

