

Survey in the SW1/4 of the NE1/4 of Section 30, Twp. 34 N., Rng. 5 E., W.M.

Short Plat No. 99-0020

## 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.

Herbert M. Wiseman Nancy Jean Wiseman  
Herbert M. Wiseman Nancy Jean Wiseman

Time 3:30 V.P.  
Frontier Bank

## Acknowledgements

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Herbert M. Wiseman and Nancy Jean Wiseman, 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 David W. Lope Title Operations Supervisor  
Date 11/27/04 My appointment expires 11/27/04

State of Washington, County of SEASAT

I certify that I know or have satisfactory evidence that Tina F. Lope of Frontier Bank to be signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the SEASAT of Frontier Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature David W. Lope Title Operations Supervisor  
Date 11/27/04 My appointment expires 11/27/04

## Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 28th day of November 2004.

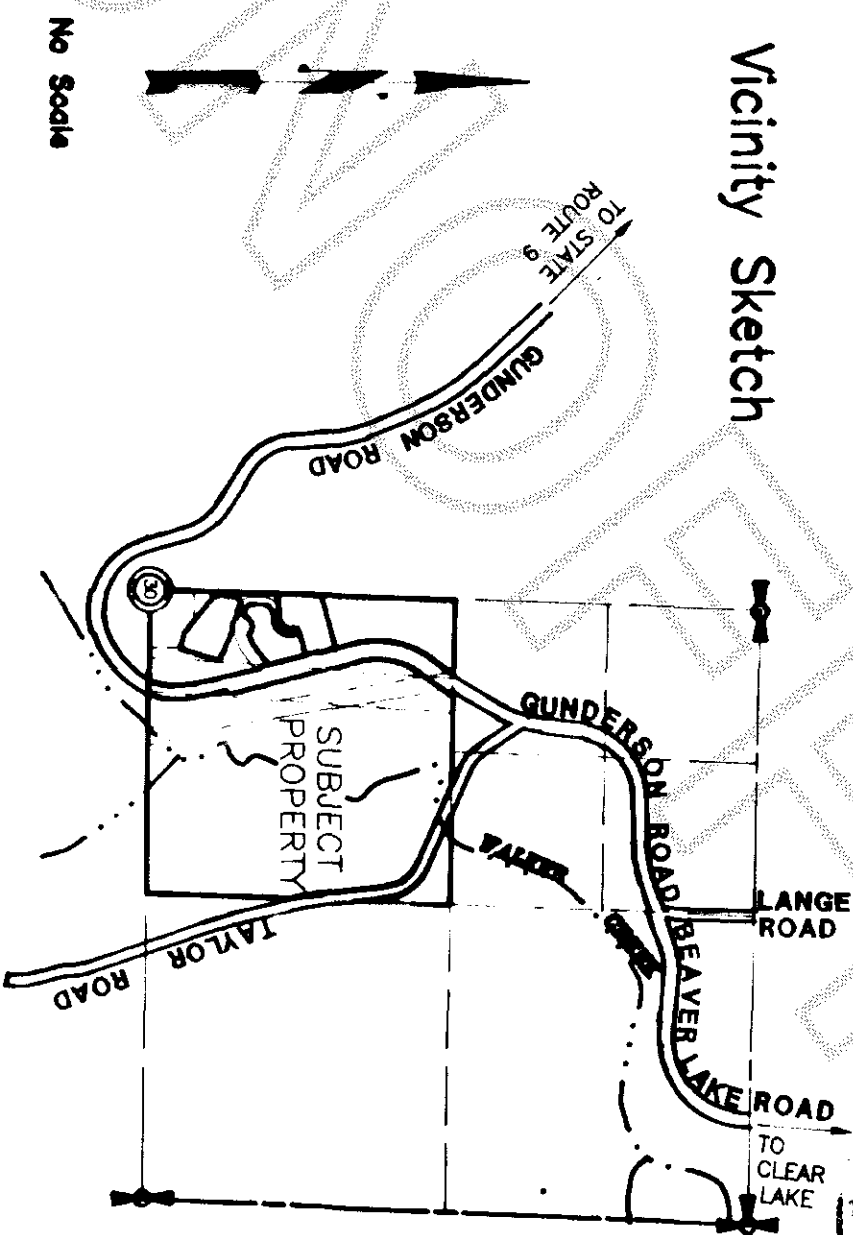
Jude Kuler County Engineer  
Short Plat Administrator 11/20/04

## Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become due on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2004.

Michael August 11-27-2004  
Skagit County Treasurer

## Vicinity Sketch



## Legal Description

The Southwest quarter of the Northeast quarter, Section 30, Township 34 North, Range 5 East, W.M., EXCEPT County Roads, and EXCEPT those portions conveyed to Skagit County for road purposes by deeds recorded June 7, 1985, as Auditor's File No. 8506070002, June 12, 1986 under Auditor's File No. 8606120020.

Situated in the County of Skagit, State of Washington.

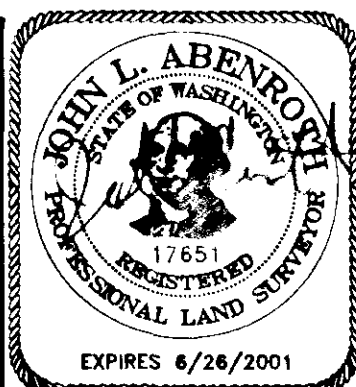
## Notes

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 association with the lot owners as members. See Maintenance Agreement filed under A.F.# 20011300184.
3. Basis-of-bearings - Assumed S02°07'47"W on the east line of the northeast quarter of Section 30.
4. Zoning and Comprehensive Plan designation - Rural Resource
5. Sewer - Individual on site sewage disposal systems. Alternative systems are proposed for Lots 1-4 of this short plat which may have special design, construction, and maintenance, 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. Additional CARD notes required by SCC 14.08.118(9)(c)(ii).  
(A) Open Space within tracts, or restricted under NRE, Use Covenants and/or plat restrictions shall remain essentially unimproved with no building, or other development allowed except that:  
(i) recreational buildings in Os-RA and Os-NRL (except Ag-NRL) may be permitted only through a Special Use Permit if the Special Use application demonstrates their close association to the specific type of recreation proposed and such proposal is consistent with the policies of the Comprehensive Plan and SCC 14.04; and  
(ii) in natural resource zoning districts, non-residential buildings accessory to natural resource production are permitted according to the terms of the plat note. And further-provided that within Ag-NRL no more than five percent (5%), or as indicated in the NRE, of the land described in the NRE shall be covered by structures and/or non-tillable structures.  
(B) Only a portion of the land in open space designation shall be used for future density computations, and only then by utilizing the Long Subdivision Ordinance, SCC 14.12, or the provisions of RCW 58.17.060 and furthermore, only after retaining the following percentages of open space from the original parcel (the land prior to any Short CARD division):  
(i) fifty percent (50%) in rural areas not served by public water and/or sewer  
(ii) ten percent (10%) if the open space is designated Os-FD within one (1) mile of a UGA; and  
(iii) seventy-five percent (75%) in areas served by public sewer and water; and  
(iv) ninety percent (90%) in areas designated Agriculture, Industrial Forest, Secondary Forest, Rural Resource-NRL and Mineral Resource lands in the County Comprehensive Plan.  
(C) No further subdivisions can allow density credits on any newly created parcel in excess of that allowed by the Comprehensive Plan on the original parcel.
11. This property lies within an area designated as rural resource by Skagit County. A variety of commercial forestry and agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, including spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise, and odor. Skagit County has established agricultural and forestry as a priority use on designated rural resource lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary agricultural and forestry operations when performed in compliance with best management practices and local, state, and federal law.
12. This Property may be affected by covenants, restrictions, or easements filed under A.F.#184873; A.F.#189348; A.F.#232506; A.F.#470876; A.F.#541537; A.F.#8511050074;
13. Lot 4 is comprised of all of the portions labeled as such on the attached short plat map. Gunderson Road and Taylor Road do not divide Lot 4 into separate legal lots.
14. The portion of Lot 4 between Gunderson Road and Taylor Road contains a flood hazard zone designated as Zone A. No base flood elevations are determined for Zone A.
15. For information, restrictions and setbacks within and adjacent to the Geological Hazardous Areas (Tract A and Tract B) see the "Geologically Hazardous Area site Assessment" prepared by Geo Engineers dated June 9, 1999 on file in the Skagit County Planning and Permit Center.
16. See Protected Critical Areas Agreement recorded under A.F.# 20011300190.

Short Plat (CARD) for  
Herbert Wiseman

**Skagit**  
**Surveyors & Engineers** LC

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



### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 1999 at the request of Herbert Wiseman

John L. Abenroth CERT#17651  
Date 10/30/2001

### AUDITOR'S CERTIFICATE

Filed for record this 30 day of NOV 2001 at 5 minutes past 2 o'clock; p.m.,

As A.F.# 20011300188

Norma Brummett Burd  
County Auditor or Deputy Auditor

