

Survey in the SW1/4 of the NW1/4 of Section 11, Twp. 35 N., Rng. 7 E., W.M.

Short Plat No. PL01-0085

Legal Description

The Southwest 1/4 of the Northwest 1/4 of Section 11, Township 35 North, Range 7 East, W.M., EXCEPT the South 1/2 of the South 1/2 thereof, AND EXCEPT the West 30 feet thereof as conveyed to Skagit County by deed recorded October 24, 1944, under Auditor's File No. 375407.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. Basis-of-bearings - Assumed S88°54'16"E on the south line of the northwest Quarter of Section 11.
3. Zoning/Comprehensive Plan Designation - Rural Reserve.
4. Sewer - Individual on site sewage disposal systems.
5. 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.
6. 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.
7. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
8. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County 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.
9. The total impervious surface of the proposal shall be limited to 5 percent 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.
10. 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 SCC 14.24.350(5)(d)(i), 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.
11. This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact the Skagit County Planning and Permit Center for details.
12. Pursuant to Skagit County Code SCC 14.24.350(5)(i), Interim Wells are proposed for this short plat. Interim Wells may be allowed 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 interim well shall be limited to 400 gallons per day (gpd) per connection. The current property owners, by signing the consent hereon, agree for themselves as owners of the property and for the future owners of the newly created lots not to protest the LUD, or Special Improvement District, and agree further 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.
13. This property may also be encumbered by easements or reservations contained in documents filed in A.F.#188883; A.F.#1914426.

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.

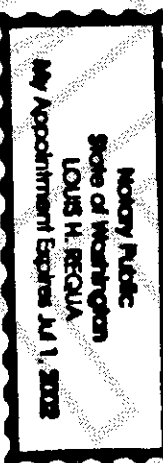
James E. Mathis
James E. Mathis

Georgia Mathis
Georgia Mathis

Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that James E. Mathis and Georgia Mathis h/w signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature James E. Mathis Title Notary
Date 11/30/2001 My appointment expires July 1, 2002

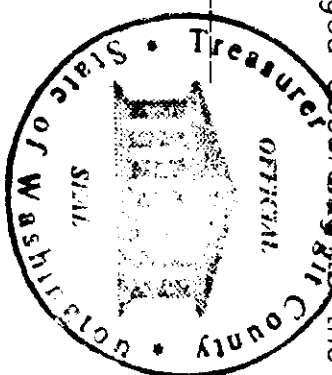


Treasurer's Certificate

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 as of 12-17-01 the records of my office up to and including the year 2001.

Paula Ingvaldsen
Skagit County Treasurer

Date 12-17-01



Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 19th day of December 2001.

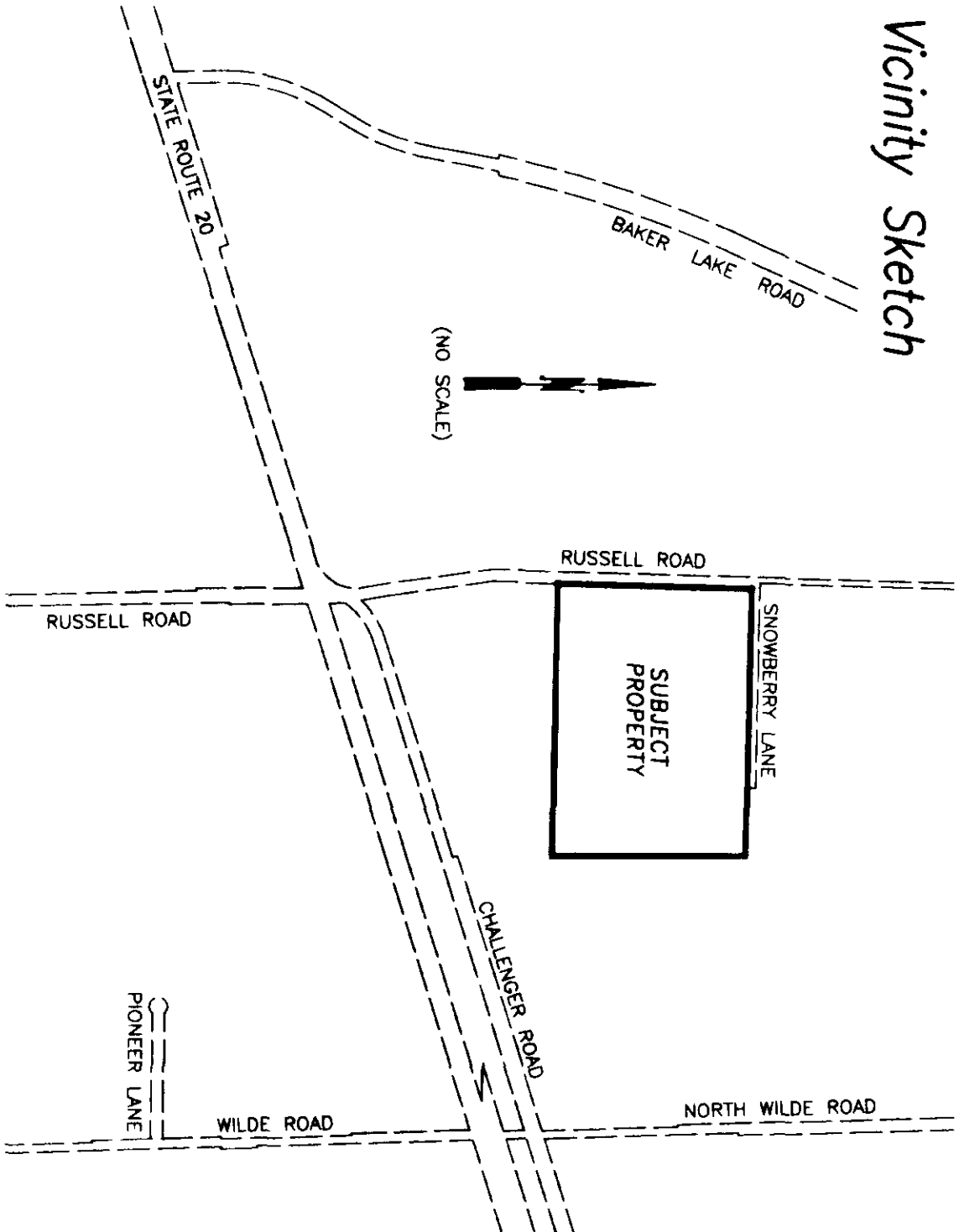
Steve Kullen
Short Plat Administrator

Steve Kullen
County Engineer

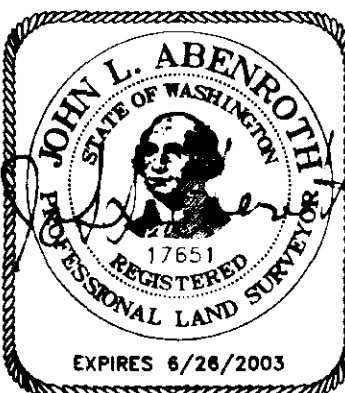
The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code Title 12.05 (On-site Sewage) and 12.48 (Water) this 1st day of December 2001.

Heather Lee
Skagit County Health Officer

Vicinity Sketch



Short Plat for
James and Georgia Mathis



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2001 at the request of James and Georgia Mathis.
John L. Abenroth CERT#17651
Date 11/28/2001

AUDITOR'S CERTIFICATE
Filed for record this 20 day of Dec
2001 at 3:33 minutes past 3 o'clock
P.m.,
as A.F.# 200112200136
N Brummett by G. Zurek
County Auditor or Deputy Auditor

PL01-0085

N88°37'17"W 2632.66'

FOUND 2" IRON PIPE WITH PLUG
AND TACK ON 5/22/79.
REPLACED WITH 1 1/2" REBAR AND
YELLOW CAP L.S.#17651. LAST
VISITED ON 2/23/00.

12/20/2001 Page 2 of 2 3:33PM ock;
 .m.,
 as A.F.#

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.

 Access Locations

John L. Abenroth CERT#17651
Date 11/28/2001



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

