

SURVEY DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING NORTHEASTERLY OF PRAIRIE ROAD, EXCEPT THAT PORTION LYING WITH SHORT PLAT NO. 65-74, RECORDED DECEMBER 13, 1974, IN BOOK 1 OF SHORT PLATS, PAGE 10, UNDER AUDITOR'S FILE NO. 81166, RECORDS OF SKAGIT COUNTY WASHINGTON, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

- BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 0°03'10" WEST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 200.00 FEET;
- BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, 200.00 FEET; THENCE NORTH 89°48'26" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 528.68 FEET TO THE EASTERLY MARGIN OF THE COUNTY ROAD;
- THENCE SOUTH 48°15'30" EAST, ALONG SAID EASTERLY MARGIN, 144.06 FEET TO A POINT OF CURVATURE;
- THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 470.74 FEET THROUGH A CENTRAL ANGLE OF 16°40'48", AN ARC DISTANCE OF 137.04 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF SAID SUBDIVISION;
- THENCE SOUTH 89°48'26" EAST, ALONG SAID SOUTH LINE, 333.74 FEET TO THE POINT OF BEGINNING;
- BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, THENCE SOUTH 0°09'23" WEST ALONG THE WEST LINE OF SAID SUBDIVISION, 448.59 FEET TO THE NORTHEASTERLY LINE OF THE 60 FOOT COUNTY ROAD;
- THENCE SOUTH 48°15'30" EAST ALONG SAID ROAD, 350 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
- THENCE CONTINUE SOUTH 48°15'30" EAST ALONG SAID ROAD, 209.97 FEET;
- THENCE NORTH 37°09'30" EAST 250 FEET;
- THENCE NORTH 53°49'24" WEST 272.09 FEET;
- THENCE SOUTH 21°48'20" WEST 237 FEET TO THE TRUE POINT OF BEGINNING

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

LOT 1 204 96 PRAIRIE ROAD
LOT 2 204 82 PRAIRIE ROAD

DEVELOPER

JOHN E. RUTHFORD
20635 PRAIRIE ROAD
SEDERO WOOLLEY, WA 98284
(360) 724-3848

DEVELOPER

JOHN E. RUTHFORD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 14th DAY OF January, 2002.

SHORT PLAT ADMINISTRATOR

SKAGIT 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) & 12.48 (WATER) THIS 18th DAY OF December, 2001.

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2001 THIS 21st DAY OF December, 2001.

SKAGIT COUNTY TREASURER

SHORT PLAT NO. Plat 01-0217 DATE 12-26-01

NOTES

- 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.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING - RURAL RESERVE (RRV).
- COMPREHENSIVE PLAN - RURAL RESERVE (RRV).
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM, (CONVENTIONAL SYSTEM) 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 PROPOSAL 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. (ORD. 14063 (PART), 1991)
- - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622.
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- MERIDIAN - ASSUMED. SEE SHORT PLAT NO. 65-74
- BEARING - NORTH 0°03'10" WEST.
- SURVEY DESCRIPTION IS FROM STEWART TITLE GUARANTY COMPANY ORDER NO. S-93394, DATED MAY 3, 2000.
- THIS PROPERTY MAY BE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE 9 ABOVE.
- SURVEY PROCEDURE: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
- CLOSED/LOW-FLOW STREAM MITIGATION.

INTERIOR 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 INTERIOR DRILLED WELL. A PROPERTY MAY BE ALLOWED USE OF AN INTERIOR 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 ALSO AGREE TO CONNECT ALL WATER FIXTURES TO THIS PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. THE INTERIOR WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD) PER CONNECTION.

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. 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 ACQUIFER.

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)(i) OR IF THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM AN ACQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SCC 14.24.350(5)(c). THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

THE STANDARD WATER DESIGN/MAINTENANCE REQUIREMENTS STANDARD VARIANCE REQUEST WAS APPROVED FOR SECTIONS 17 AND 18.

17. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, WHICH THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-129 WAC.

DONALD R. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 9622
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE 360-424-9366

AUDITOR'S CERTIFICATE

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

SKAGIT COUNTY AUDITOR

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

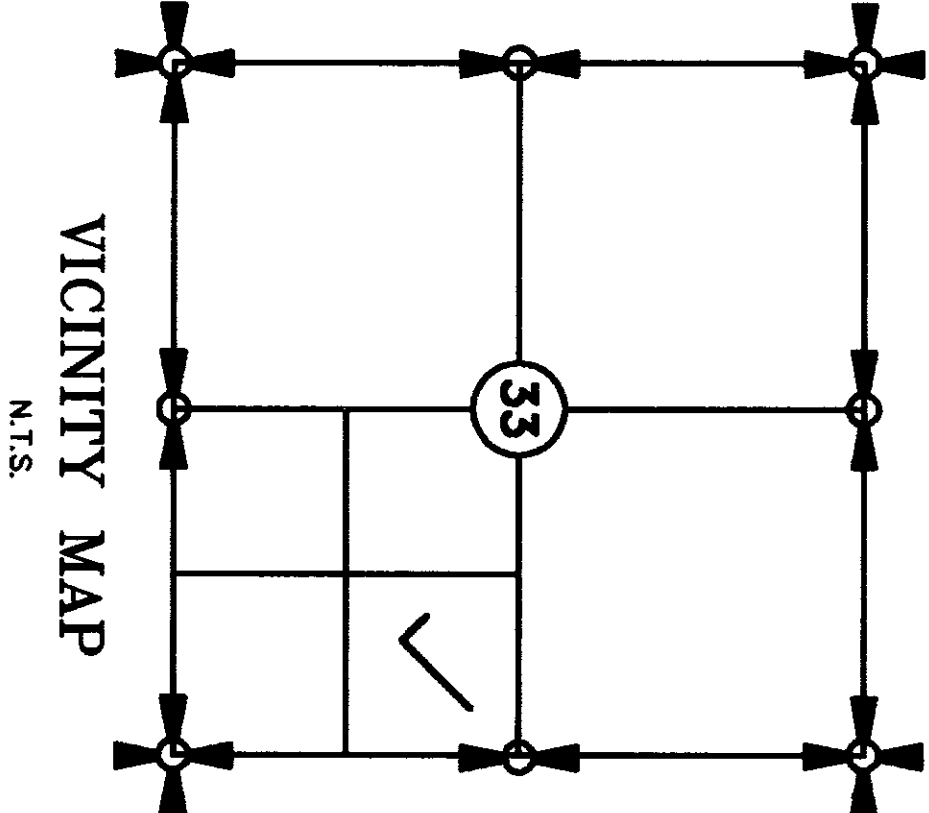
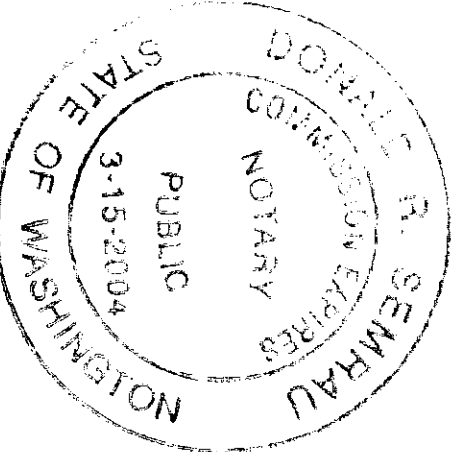
JOHN E. RUTHFORD

ACKNOWLEDGMENT

STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE, JOHN E. RUTHFORD, AS HIS SEPARATE PROPERTY SIGNED THIS INSTRUMENT AND MANDED IF TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 12.13.01
SIGNATURE John E. Rutford
TITLE Notary Public
MY APPOINTMENT EXPIRES 3.15.2004



SHEET 1 OF 2

SHORT PLAT NO. Plat 01-0217 DATE 1/1/2002

SURVEY IN A PORTION OF
SECTION 33, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FR. 212	PG. 4	SEMRAU ENGINEERING & SURVEYING	SCALE: N/A
MERIDIAN:	ASSUMED	SURVEYING PLANNING MOUNT VERNON, WA 98273	JOB NO. 4045

33

CENTER OF SECTION 33-36-4
1" IRON PIPE
USED ON SHORT PLAT NO. 65-74

WIRE FENCE
SET REBAR & CAP
1.8' NORTH OF FENCE LINE
FOUND EXISTING 1 1/2" I.P.,
UP 1.0' AND LEANING S.W.

N 89°26'47" W 985.35'

EAST 1/4 CORNER
SECTION 33-36-4
FOUND 1 1/2" IRON PIPE

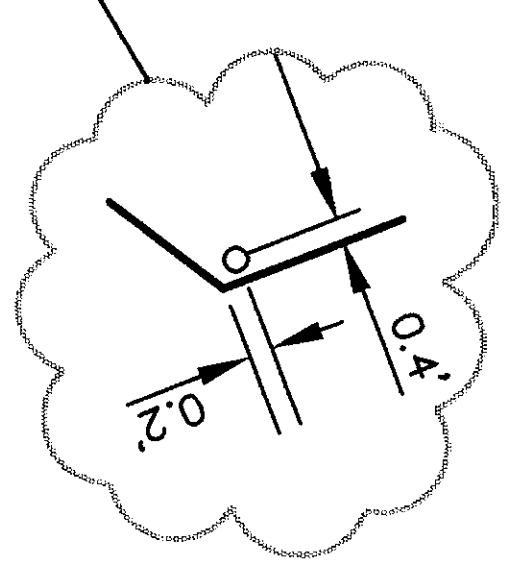
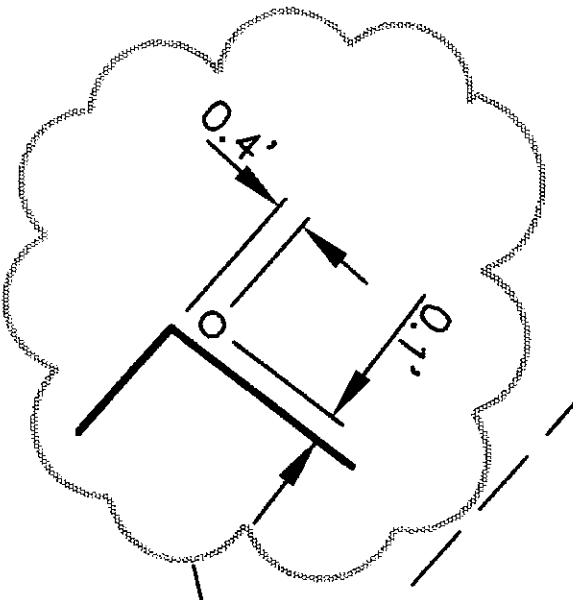
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Skagit County Auditor
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SP 65-74

1
491,670 SQ. FT.
11.29 ACRES

2
438,830 SQ. FT.
10.07 ACRES

DID NOT FIND LOT 2 SOIL LOGS
LOCATIONS PER GUDMUNSON SEPTIC
FIELD MAP (6-19-00)



PRAIRIE ROAD

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

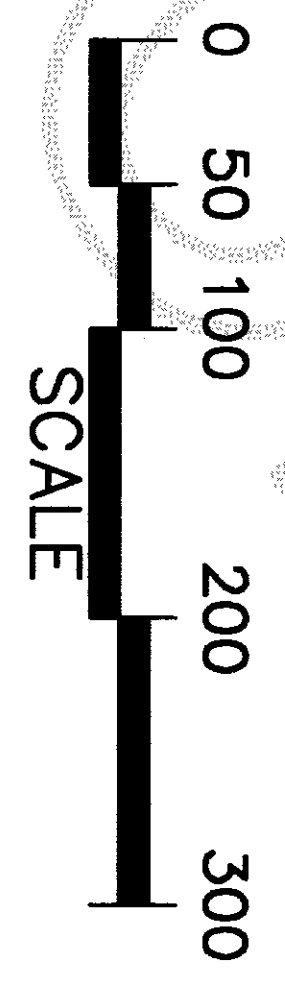
EXISTING DRIVEWAY

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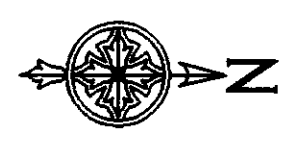
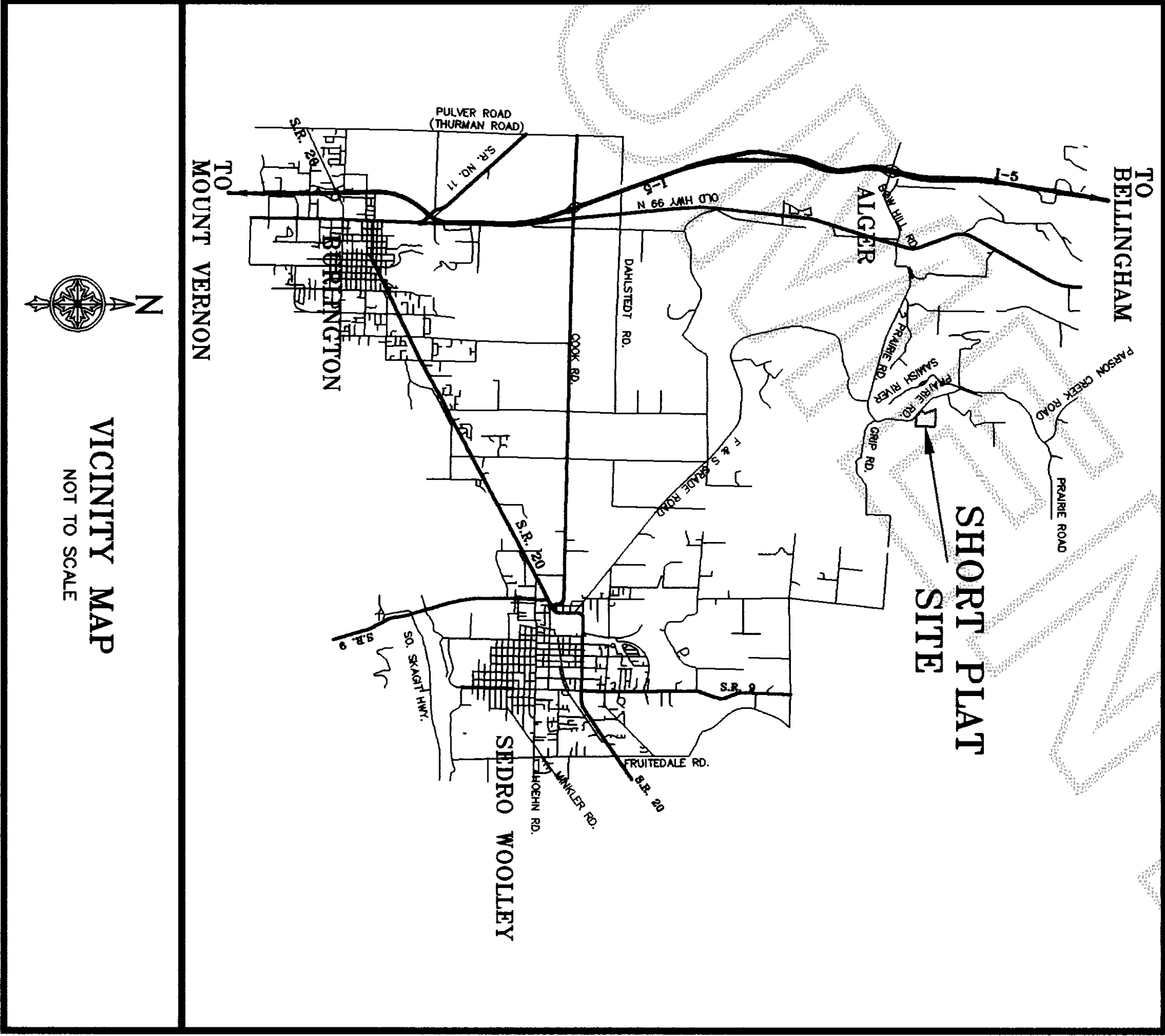
EXISTING DRIVEWAY



SCALE

SHORT PLAT NO. PL01-0217 DATE 1/1/2002

SHEET 2 OF 2



VICINITY MAP
NOT TO SCALE

SURVEY IN A PORTION OF
SECTION 33, T. 36 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB. 212	PG. 4	SEMPAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
MERIDIAN:	ASSUMED	SURVEYING & ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4045