

Survey in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 35, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. SP 97-0031

Legal Description

Parcel A
That portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 35, Township 36 North, Range 4 East W.M., lying South of the Samish River as it existed on June 26, 1929, except the South 50 feet thereof deeded to Skagit County for road purposes by deed recorded June 4, 1954, under Auditor's File No. 502379.

Parcel B
That portion of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 35, Township 36 North, Range 4 East W.M., lying South and West of the Samish River as it existed on June 26, 1929, and being more particularly described as follows: Beginning at the Northwest corner of said East 1/2 of the East 1/2 of the Northwest 1/4 of Section 35 as shown on survey map by Rader and Leonard & Associates, Inc., Engineers and Land Surveyors; thence S00°41'51"E 2794.52 feet to the South line of said subdivision; thence N83°39'37"W along the South line of said subdivision, 51.03 feet to the Southwest corner of said subdivision; thence N00°20'35"E along the West line of said subdivision, 2788.72 feet to the point of beginning; EXCEPT the South 50 feet thereof conveyed to Skagit County for road purposes by deed recorded June 4, 1954, under Auditor's File No. 502379.

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 in A.F.# 2002.03120170.
3. See Protected Critical Area Agreement filed in A.F.# 2002.03120171.
4. Basis-of-bearings - Assumed S87°47'40"E on the North line of the Northwest Quarter of Section 35.
5. Zoning - Rural (RU) and Agriculture Reserve (AR). Lot 4 of this Short Plat is in both of these zones but is considered as one lot.
6. Sewer - Alternative systems are proposed for Lot(s) 1 through 4 of this short plat which may have special design, construction and maintenance requirements, see Health Officer for details.
7. 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.
8. 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.
9. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
10. 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.
11. Subject property may be affected by instrument recorded as A.F.#749555.
12. This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying or extractions, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law.
13. This property lies within an area designated agriculture in Skagit County. A variety of commercial agriculture activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; or from spraying pruning, and harvesting, which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as priority uses on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.
14. All development located within 200 horizontal feet of the Ordinary High Water Mark of the Samish River shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
15. Potential buyers should recognize that an unnamed creek and the Samish River meander through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek and/or river channel migration.
16. Buyer should be aware that a portion of this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
17. A Steep Slope Evaluation was completed by GeoEngineers on August 7, 1997 and has the following recommendations: No fill, yard waste or other material is placed on the slope; The vegetation is not permanently removed from the slope; Surface erosion from stormwater is prevented along the slope; Any erosional features or slump are repaired promptly.
18. 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. SCC 14.06.530(4)(o)(iii)
19. 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 SCC 14.06.530(4)(o)(i) of this Section, or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.

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.

Chester James

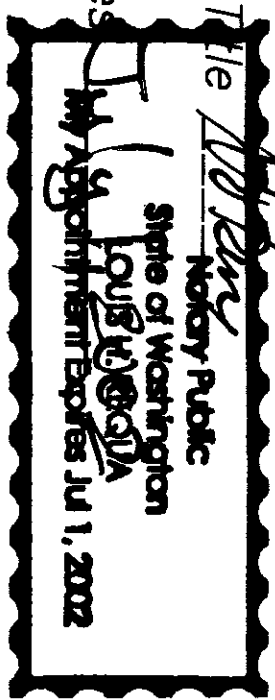
Juanita James

Acknowledgments

State of Washington, County of Skagit
I certify that I know or have satisfactory evidence that Chester James and Juanita James 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

Dated 2/25/02 My appointment expires



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 2002.

Skagit County Treasurer

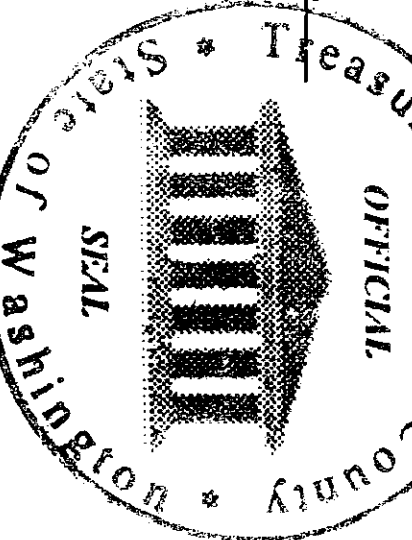
Date 3-6-2002

Approvals

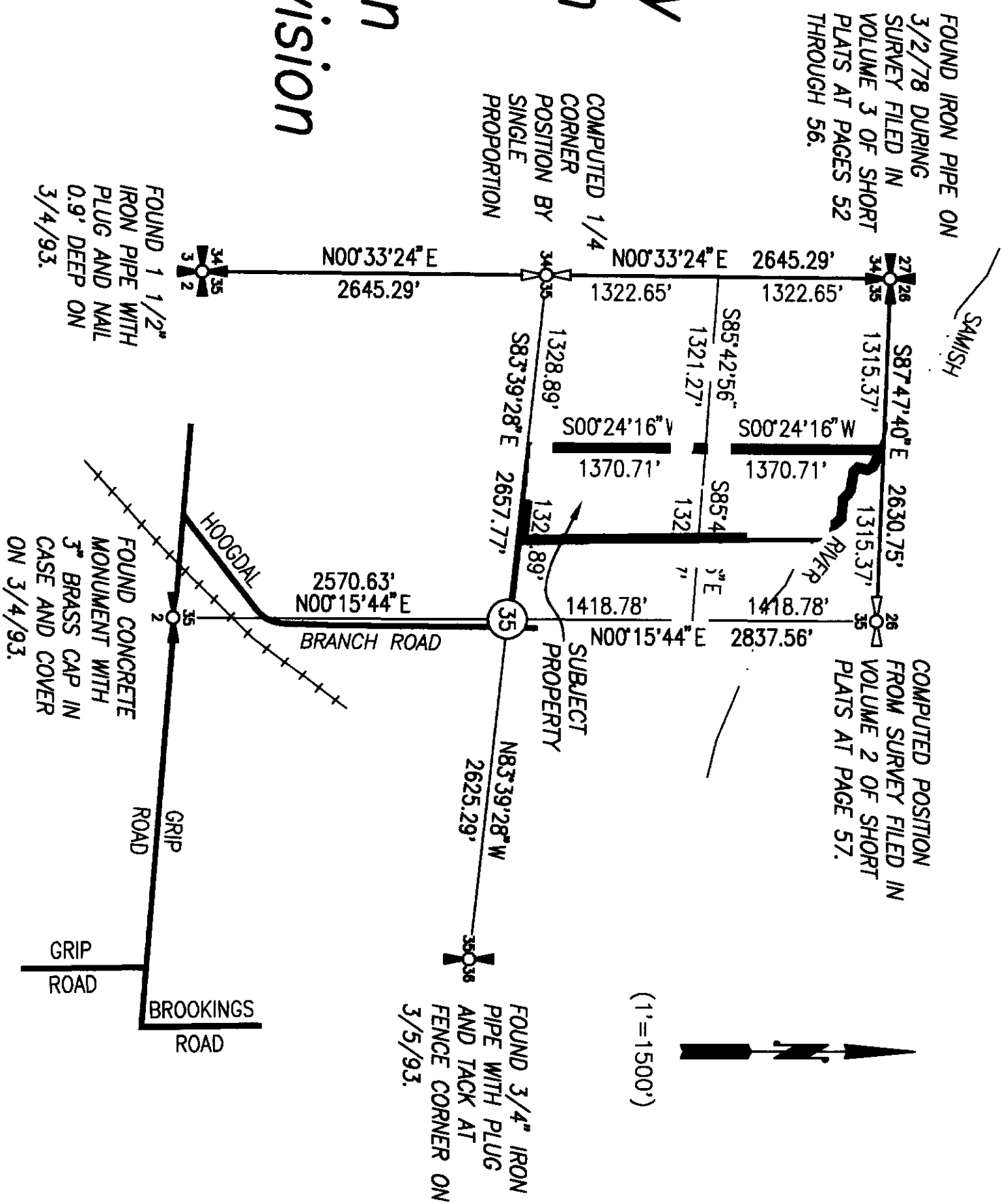
The within and foregoing short plat is approved in accordance with the Provisions of the Skagit County Short Plat Ordinance this 7th day of March 2002.

Paul Kullen

County Engineer

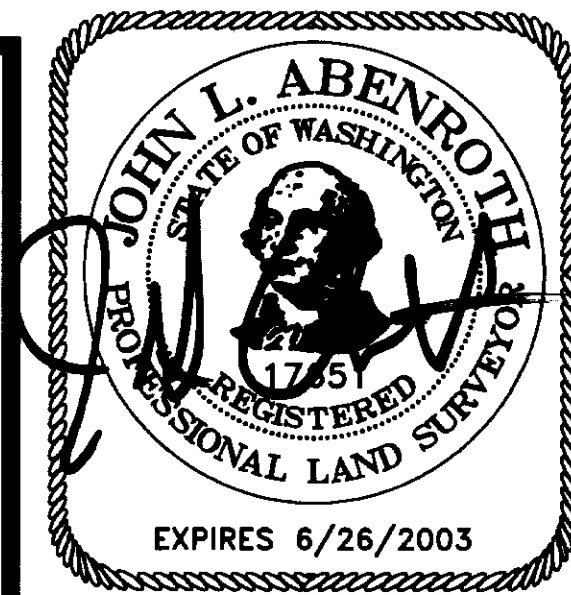


Vicinity Sketch and Section Subdivision



Short Plat for Chester James

DATE	REVISION	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
1/10/02		BY	96101	SRM	jla	08NOV01	N/A	1 OF 3



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2001 at the request of Chester James.

John L. Abenroth CERT#17651
Date FEB 25, 2002

AUDITOR'S CERTIFICATE

Filed for record this 12th day of March 2002 at 4:33 minutes past 3 o'clock; P.m., as A.F.# 200203120169
Norma Brummett
County Auditor or Deputy Auditor

Survey in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 35, Twp. 36 N., Rng. 4 E., W.M.

NO0°15'44"E 2837.56'

3/12/2002 Page 2 of 3 3:43PM
200203120169
Skagit County Auditor

Dedication

Know all persons by these presents that Chester James, and Juanita James, the owners, in fee simple of the land hereby short subdivided under Short Plat number SP 97-0031, hereby declare this short plat and dedicate to the public forever an additional 5 feet of right of way along the northerly line of the existing right of way described in A.F.#502379 as shown hereon.

Addresses

- Lot 1 = 22394 Nita Lane
- Lot 2 = 22376 Nita Lane
- Lot 3 = 22372 Nita Lane
- Lot 4 = 22373 Nita Lane

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.

Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 5/16" X 48" steel post painted white with label marked "PCA".

PCA — Protected Critical Area Boundary.

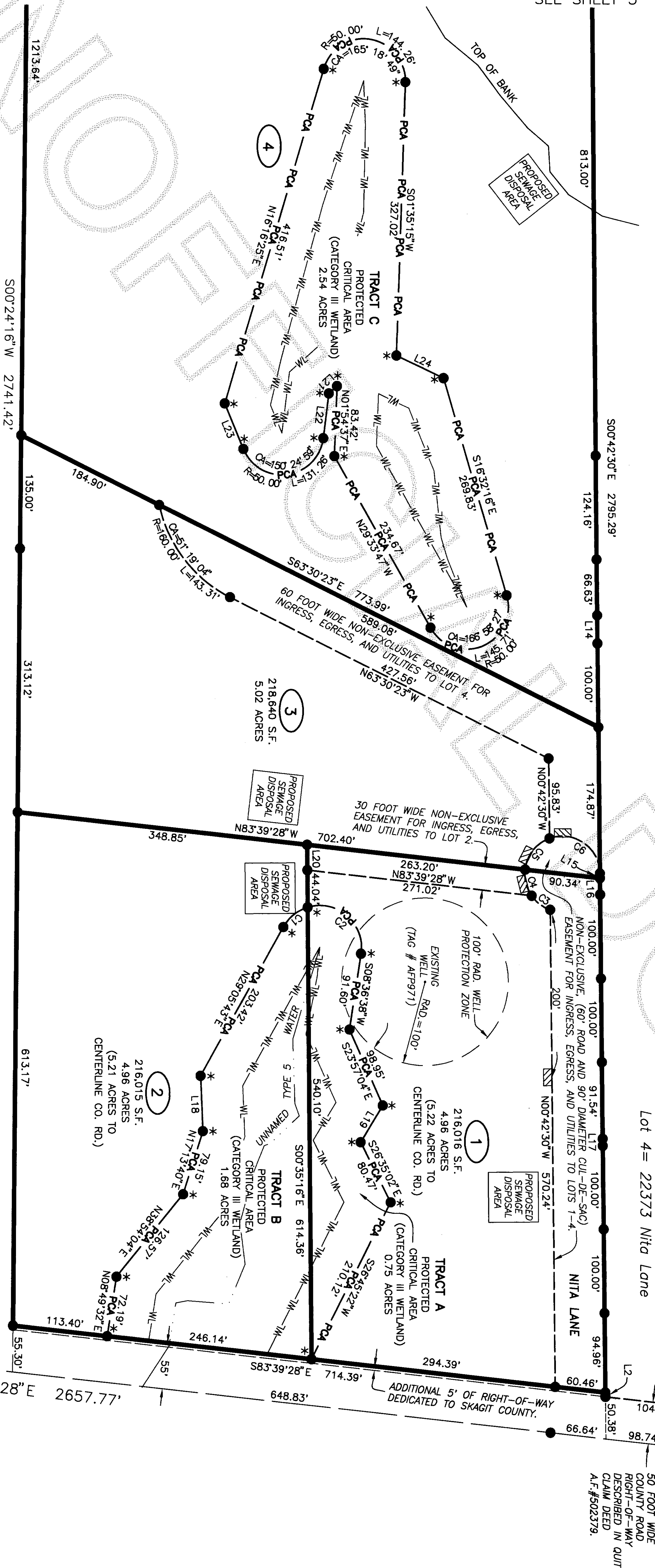
—WL—WL— Limits of wetlands

Proposed Access Locations.

CURVE TABLE		
#	RADIUS	DELTA
C1	50.00'	43°51'35"
C2	50.00'	115°39'22"
C3	45.00'	35°46'11"
C4	45.00'	41°48'37"
C5	45.00'	65°28'45"
C6	45.00'	109°28'16"

LINE TABLE		
#	BEARING	DISTANCE
L1	N83°39'28"W	43.11'
L2	S00°42'30"E	5.04'
L3	S83°39'28"E	34.33'
L4	N00°24'16"E	40.38'
L5	N00°24'16"E	40.82'
L6	S89°35'45"E	49.67'
L7	S28°23'01"E	47.58'
L8	S42°53'47"E	45.87'
L9	S59°28'55"E	39.34'
L10	S43°21'15"E	50.23'
L11	S17°07'19"E	44.51'
L12	S35°27'15"E	66.89'
L13	S49°01'51"E	56.87'
L14	S00°42'30"E	33.37'
L15	S00°42'30"E	5.57'
L16	S00°42'30"E	19.56'
L17	S00°42'30"E	8.46'
L18	N02°27'59"W	66.27'
L19	S30°52'33"W	51.49'
L20	N00°35'16"W	30.22'
L21	S48°20'11"W	13.07'
L22	S06°50'55"W	53.60'
L23	N22°44'07"W	58.70'
L24	S65°03'06"E	62.40'

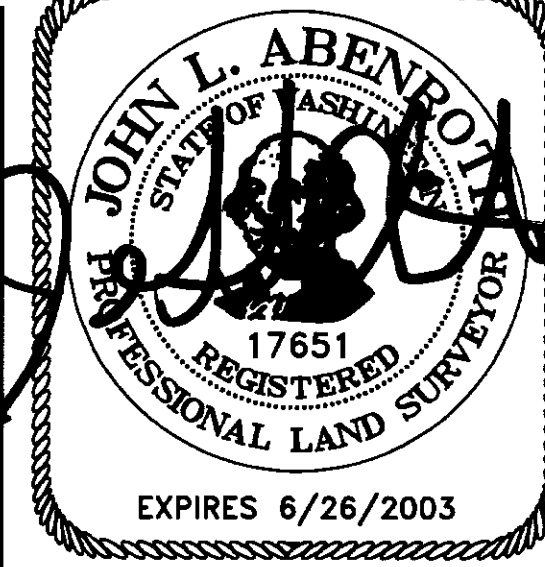
SEE SHEET 3



DATE	STEEL POST NOTE (LEGEND)	S.I.M.	JOB#	DRAWN	SYMM	CHECKED	JLA	DATE	OBNOV01	SCALE	SHEET
1/10/02	REVISION	BY	96101							1" = 100'	2 OF 3

Short Plat for Chester James

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

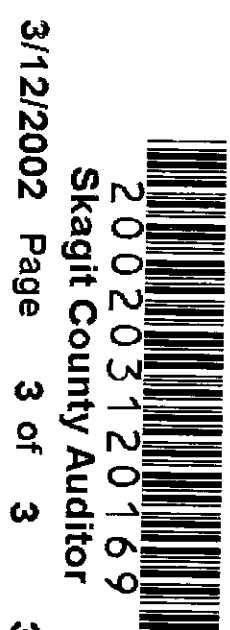


SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2001 at the request of Chester James.
John L. Abenroth CERT#17651
Date FEB 25, 2002

AUDITOR'S CERTIFICATE
Filed for record this 12th day of March 2002 at 43 minutes past 3 o'clock; p.m.,
A.F.# 200203120169
Norma Brummett
County Auditor or Deputy Auditor

Survey in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 35, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. SP 97-0031

COMPUTED POSITION
FROM SURVEY FILED IN
VOLUME 2 OF SHORT
PLATS AT PAGE 57.



200203120169
Skagit County Auditor
3/12/2002 Page 3 of 3 3:43PM

N00°15'44"E 2837.56'

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Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 5/16" X 48" steel post painted white with label marked "PCA".

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WL Limits of wetlands

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C3	45.00'	35°46'11"	28.09'
C4	45.00'	41°48'37"	32.84'
C5	45.00'	63°28'43"	49.86'
C6	45.00'	109°28'16"	85.98'

FOUND 1" IRON PIPE 2.4' HIGH NITE 8.5' FROM THE PROPERTY LINE REINFORCING ROD THAT WAS SET. (FOUND PIPE NOT ACCEPTED AS BOUNDARY MONUMENT)

NOTE: THE PROPERTY BOUNDARY IS THE THREAD OF THE RIVER. THE COURSES IN THE RIVER ARE SHOWN FOR AREA CALCULATION PURPOSES ONLY.

SET RAILROAD SPIKE IN NORTH FACE OF 12 INCH ALDER TREE 1.0 FEET ABOVE GROUND LEVEL AND PROTRUDING 0.15 FEET OUT OF TREE ELEVATION 159.26 FEET N.G.M.D. 29 DATUM.

30' X 40' PLOUGHING AREA

30' X 40' PLOUGHING AREA

FISH AND WILDLIFE HABITAT AREA (TYPE 1 WATER) 4.89 ACRES

Agriculture Reserve (AR)

Rural (Ru)

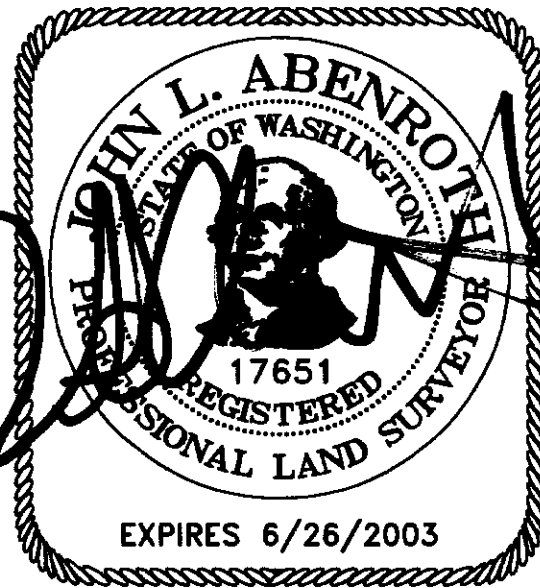
1.041,411 S.F.
23.91 ACRES

SEE SHEET 2

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Skagit Surveyors & Engineers

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



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