

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 4, SHORT PLAT NO. 93-065, APPROVED SEPTEMBER 29, 1993, RECORDED OCTOBER 1, 1993, IN BOOK 10 OF SHORT PLATS AT PAGES 247 AND 248, UNDER AUDITOR'S FILE NO. 9310010108, AND BEING A PORTION OF THE SOUTHEAST 1/4, SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., SAID PORTION LYING WEST OF THE NORTH STARBIRD ROAD AS CONVEYED TO THE PUBLIC BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 107313 AND 604952.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE, ORDER NO. S-90548, DATED JULY 12, 1999.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBJUNDER HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

Allice Roetcisoender
ALICE ROETCISOENDER
BY: MARVIN ROETCISOENDER, ATTORNEY IN FACT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 18 DAY OF MARCH, 2002, BEFORE ME PERSONALLY APPEARED MARVIN ROETCISOENDER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR ALICE ROETCISOENDER, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPAL FOR THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOW LIVING AND IS NOT INSANE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

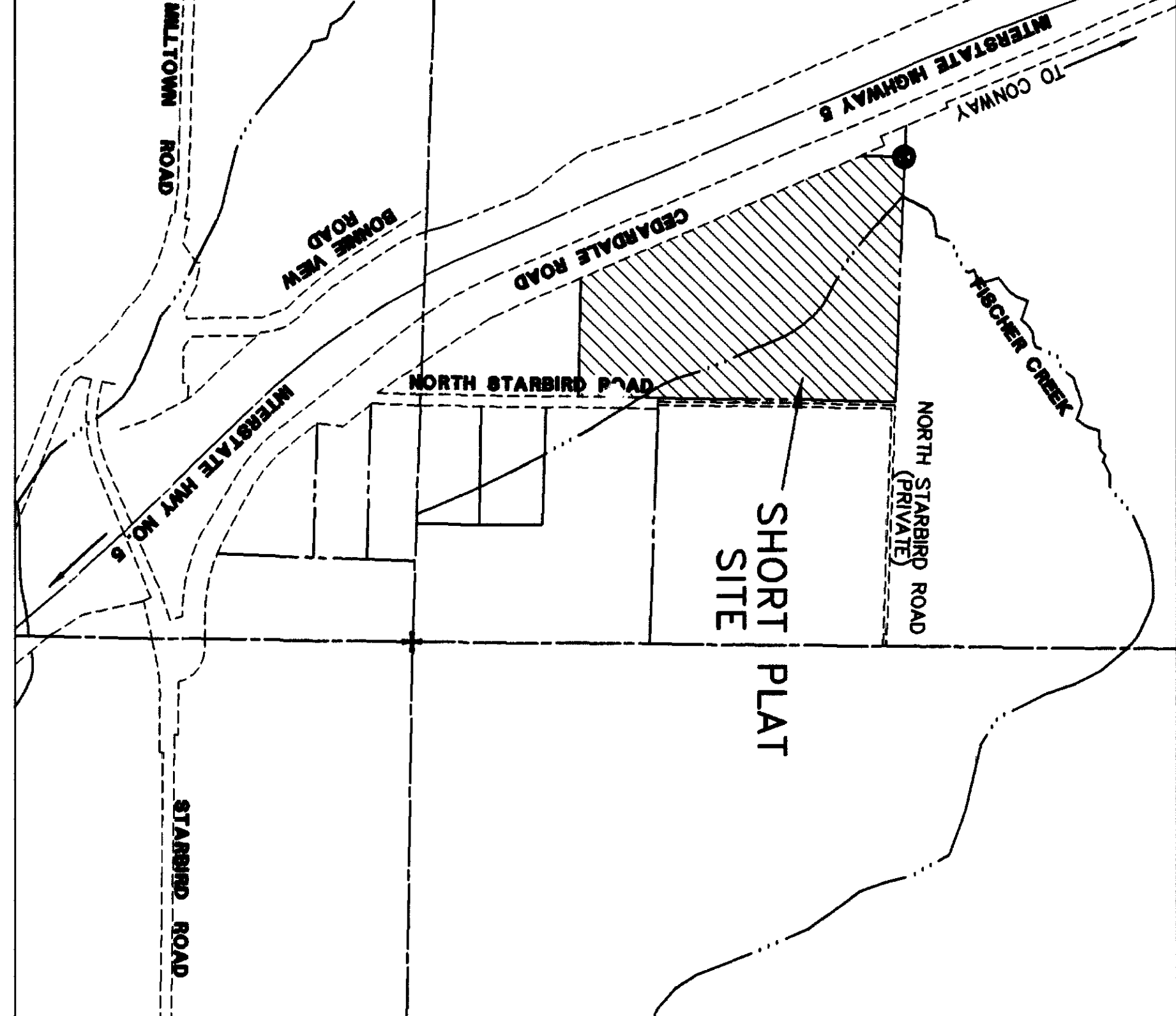
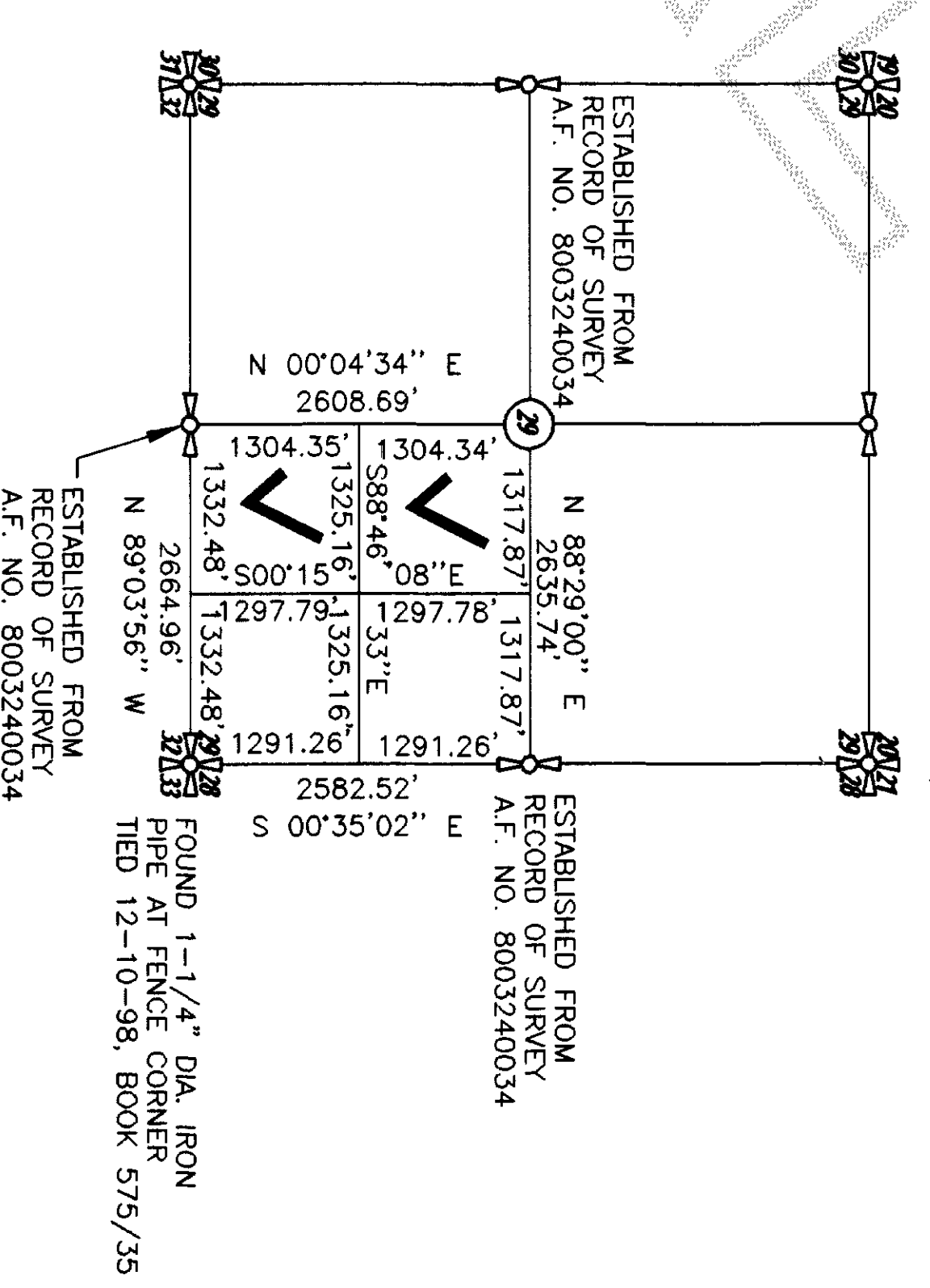
Jeffrey A Skodje
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Bueling Ten Wg.
RESIDING AT _____

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) & 12.48 (WATER), AND 20.02 OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 26th DAY OF March, 2002

Julie Keller
SHORT PLAT ADMINISTRATOR
Steve Hilde
SKAGIT COUNTY ENGINEER

Howard W.
SKAGIT COUNTY HEALTH OFFICER

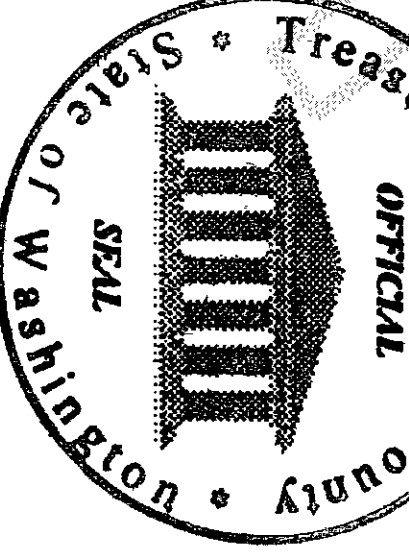


NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL RESERVE; COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE.
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
4. 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 (SCC: 14.04.1901(4)).
5. BASIS OF BEARING: BEARING FROM IRON PIPE AT THE EAST 1/4 CORNER TO IRON PIPE AT THE S.E. CORNER OF SECTION 29 = SOUTH 0°35'02" EAST. SEE SHORT PLAT 93-065 (BOOK 10, PP. 247-248).
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET 4 ELECTRONIC TOTAL STATION.
7. DEVELOPER : MARVIN ROETCISOENDER, 22868 NORTH STARBIRD ROAD, MOUNT VERNON, WA 98273.
8. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 332.136. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
9. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS; CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
11. SEPTIC TANK AND DRAINFIELD LOCATIONS ARE APPROXIMATE.
12. RESIDENTIAL HOMES SHALL BE ONLY ON-SITE BUILT HOMES. NO MOBILE OR MANUFACTURED HOMES WILL BE ALLOWED.
13. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS; CONTACT THE SKAGIT COUNTY PLANNING & PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMITS. SEWAGE SYSTEMS SHALL REQUIRE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE PROPOSED DEVELOPMENT SHALL BE CONFINED TO AN OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS AND 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.
14. FOR PCA EASEMENT AGREEMENT SEE A.F. NO. 200203260118
15. ALTERNATIVE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
16. NO BLOCKING OR DIVERTING OF THE SEASONAL DRAINAGE WAY ACROSS LOT 1 AS SHOWN HEREON SHALL BE ALLOWED.
17. FIRE DISTRICT - NO. 3
18. OWNER OF RECORD: ALICE ROETCISOENDER, C/O MARVIN ROETCISOENDER, 22868 NORTH STARBIRD ROAD, MOUNT VERNON, WA 98273.
19. TOTAL PLATED ACREAGE: 41.49 ACRES
20. 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 A 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.
21. 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. 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.
22. 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 FROM AN ACQUIER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SCC 14.24.350(5)(C), THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.
23. WHEN CONSTRUCTION OCCURS ON LOT 1, INCLUDING DRIVEWAY CONSTRUCTION, THE DRAINAGE SYSTEM, INCLUDING THE BIOSWALE AND FLOW DISPERSION TRENCH INCLUDED IN THE DRAINAGE REPORT AND ADDENDUM, MUST BE CONSTRUCTED PRIOR TO OBTAINING A BUILDING PERMIT.
24. CONSTRUCTION OF INHABITED STRUCTURES WILL REQUIRE A 100 FOOT SETBACK FROM THE TOP OF STEEP SLOPE LINE IN PCA TRACT A TO THE NEAREST PART OF THE STRUCTURE TO THAT LINE.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, AND THAT THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2002, ARE CORRECT TO THE DAY OF March, 2002.



SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT 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 W.A.C. CH. 332-120.

JEFFREY A. SKODJE

CERTIFICATE NO. 19645 DATE 3/18/02



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26 DAY OF MARCH, 2002, AT 3:03 P M, UNDER AUDITOR'S FILE NUMBER 200203260117 AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC.

N Brunnett
SKAGIT COUNTY AUDITOR
Wendy Zureba
BY DEPUTY

SHORT PLAT NUMBER: PLOO-0744		DATE: FEBRUARY 2002	
FOR MARVIN ROETCISOENDER			
PORTION OF SE 1/4 SECTION 29 T.33 N. R.4 E. W.M.			
FILED BOOK 575/35, 57 DNM, BY PRH OK, BY JWS		LEONARD, BOUDINOT and SKODJE INC. ONE OWNERS AND LIVE SURVIVORS P.O. BOX 1226, MOUNT VERNON, WA 98273 (360) 336-5371	
JOB NO. 00216		SCALE: 1" = 200'	

ESTABLISHED FROM
RECORD OF SURVEY
A.F. NO. 8003240034

FOUND REBAR W/ CAP MARKED
"SKA SURV 17651" LYING 0.55'
SOUTH OF LINE

WETLAND "C" 1.55 ACRES
PCA TRACT C
15.339 SQ. FT.
0.35 ACRE

WETLAND "D" 3
4312 SQ. FT.
0.10 ACRE

WETLAND "E" 1.05 ACRES
PCA TRACT E
15.339 SQ. FT.
0.35 ACRE

WETLAND "F" 1.05 ACRES
PCA TRACT F
15.339 SQ. FT.
0.35 ACRE

WETLAND "G" 1.05 ACRES
PCA TRACT G
15.339 SQ. FT.
0.35 ACRE

WETLAND "H" 1.05 ACRES
PCA TRACT H
15.339 SQ. FT.
0.35 ACRE

WETLAND "I" 1.05 ACRES
PCA TRACT I
15.339 SQ. FT.
0.35 ACRE

WETLAND "J" 1.05 ACRES
PCA TRACT J
15.339 SQ. FT.
0.35 ACRE

200203260117
Straight County Auditor
3/26/2002 Page 2 of 2 3:03PM

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C5	105°09'10"	50.00	91.76
C6	84°15'58"	50.00	73.53
C7	36°45'20"	50.00	32.08
C8	57°45'00"	50.00	50.40
C9	104°18'22"	50.00	91.02
C10	104°32'45"	50.00	91.23
C11	109°16'21"	50.00	95.36
C12	26°51'37"	50.00	23.44
C13	49°56'58"	50.00	43.59
C14	44°10'58"	200.00	154.23
C15	54°37'32"	50.00	47.67
C16	48°39'19"	50.00	42.46
C17	52°16'25"	50.00	45.62
C18	42°07'45"	50.00	36.76

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L31	S 28°28'37" W	85.26
L32	S 26°09'48" W	75.20
L33	S 56°05'04" W	100.06
L34	N 18°45'46" W	56.55
L35	N 04°50'33" W	90.12
L36	N 11°19'56" E	50.29
L37	N 25°13'24" E	74.16
L38	N 28°27'14" E	42.75
L39	N 58°11'20" W	191.24
L40	S 24°05'22" E	394.78
L41	N 00°18'17" E	259.60
L42	S 86°54'41" W	131.08
L43	S 00°15'08" E	200.66
L44	S 00°15'08" E	139.34
L45	N 08°58'20" W	51.65
L46	N 08°58'20" W	49.77
L47	S 76°42'37" W	38.73
L48	S 00°15'08" E	154.46
L49	N 07°44'10" E	9.57
L50	S 88°29'00" E	139.34
L51	S 00°15'08" E	200.66
L52	S 00°15'08" E	139.34
L53	N 08°58'20" W	51.65
L54	N 08°58'20" W	49.77
L55	S 76°42'37" W	38.73
L56	S 00°15'08" E	154.46
L57	N 07°44'10" E	9.57
L58	S 88°29'00" E	139.34
L59	S 00°15'08" E	200.66
L60	S 00°15'08" E	139.34
L61	N 08°58'20" W	51.65
L62	N 08°58'20" W	49.77
L63	S 76°42'37" W	38.73
L64	S 00°15'08" E	154.46
L65	N 07°44'10" E	9.57
L66	S 88°29'00" E	139.34
L67	S 00°15'08" E	200.66
L68	S 00°15'08" E	139.34
L69	N 08°58'20" W	51.65
L70	N 08°58'20" W	49.77
L71	S 76°42'37" W	38.73
L72	S 00°15'08" E	154.46
L73	N 07°44'10" E	9.57
L74	S 88°29'00" E	139.34
L75	S 00°15'08" E	200.66
L76	S 00°15'08" E	139.34
L77	N 08°58'20" W	51.65
L78	N 08°58'20" W	49.77
L79	S 76°42'37" W	38.73

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L80	S 75°17'41" E	46.00
L81	N 88°44'24" E	14.89
L82	N 73°46'45" E	48.65
L83	S 12°02'33" E	67.71
L84	S 19°52'03" E	76.55
L85	S 22°29'45" E	99.12
L86	S 09°02'16" E	97.33
L87	S 22°09'55" E	64.74
L88	S 30°38'20" E	82.36
L89	S 36°34'58" E	126.26
L90	S 40°21'39" E	114.47
L91	S 42°57'53" E	87.75
L92	S 55°22'52" E	69.62
L93	S 29°02'03" E	46.12
L94	N 00°15'08" E	32.09
L95	S 05°54'42" W	92.80
L96	N 49°28'24" W	0.15
L97	N 32°24'39" W	50.40
L98	N 28°02'38" W	103.95
L99	N 02°01'30" W	20.57
L100	N 04°04'51" E	55.93
L101	N 20°05'42" W	83.63
L102	N 16°44'12" W	38.09
L103	N 14°41'14" W	52.75
L104	N 05°08'54" W	129.36
L105	S 70°22'35" W	29.11
L106	S 01°09'22" W	20.88
L107	N 81°41'53" E	34.16
L108	S 77°40'39" E	87.47
L109	S 53°57'42" E	49.29
L110	S 37°06'22" E	62.05
L111	S 63°27'45" W	47.32
L112	S 49°09'44" E	82.32
L113	S 18°54'09" E	30.74
L114	S 47°43'41" E	57.67
L115	S 67°39'36" E	60.77
L116	S 53°37'56" E	14.27
L117	S 80°26'41" E	115.41
L118	N 87°05'11" E	22.18
L119	N 48°16'43" E	99.63
L120	S 80°51'07" E	143.82
L121	S 48°43'54" E	72.74
L122	S 70°12'34" E	64.24
L123	S 65°08'58" E	99.04
L124	S 65°08'58" E	99.04

N 00°04'34" E 2608.69'

CEARDARDALE ROAD
STARBIRD ROAD

WETLAND A
WETLAND B

WETLAND C
WETLAND D

WETLAND E
WETLAND F

WETLAND G
WETLAND H

WETLAND I
WETLAND J

WETLAND K
WETLAND L

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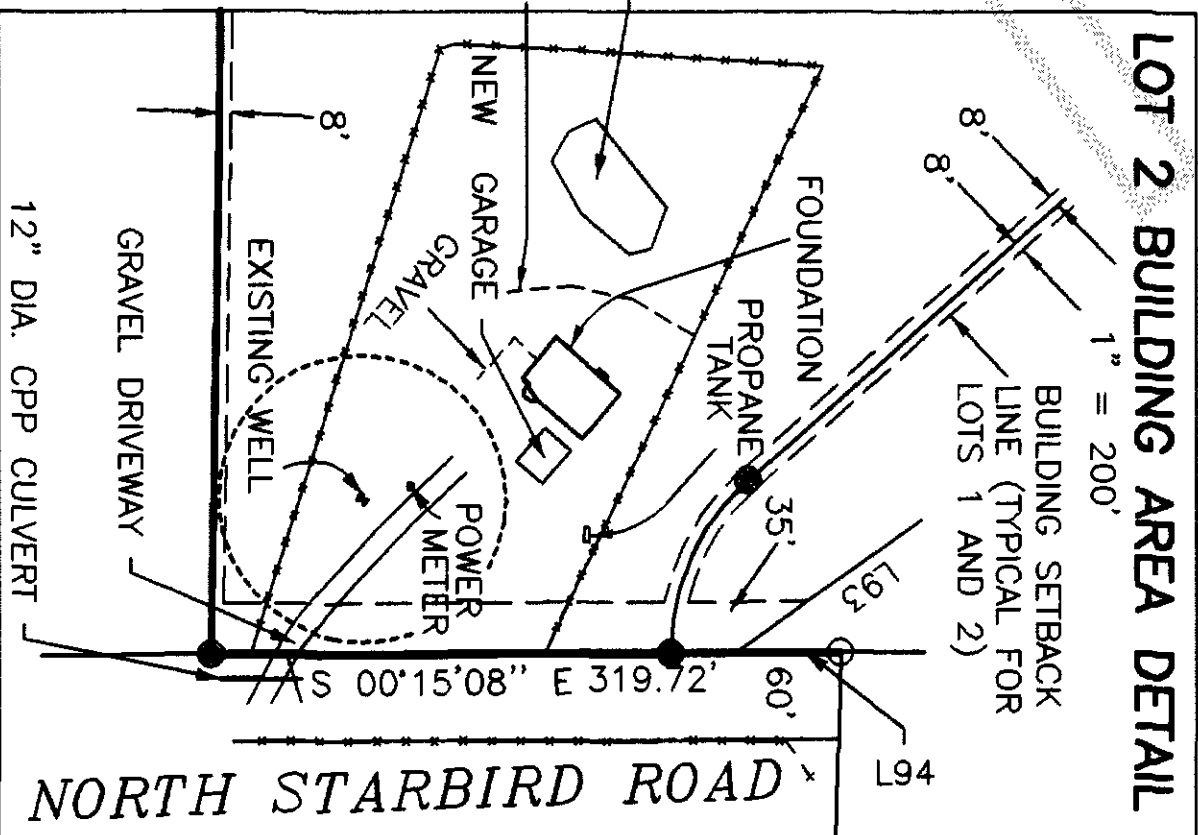
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TOPOGRAPHIC LEGEND

- X-X- EXISTING FENCE LINE.
- EXISTING WELL.
- SOIL LOG HOLE (LOCATION BY ANDERSON CONTRACTING, INC.)

SURVEY LEGEND

- - DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
- - DENOTES REBAR W/ CAP FOUND AS NOTED
- ⊗ - DENOTES SET 1/2" REBAR WITH RED CAP MARKED "TRAV. POINT LS 19645" - PCA EDGE MARKER



SCALE: 1" = 200'
0 100 200

FOUND 1-1/4" DIA. IRON
PIPE AT FENCE CORNER
TIED 12-10-98, BOOK 575/35

SHORT PLAT NUMBER: PL00-0744

DATE: FEBRUARY 2002

MARVIN ROETCISOENDER

PORTIONS OF

NW 1/4 SE 1/4 AND SW 1/4 SE 1/4 SECTION 29 T.33 N. R.4 E. W.M.

FIELD BOOKS 575, 609, 624

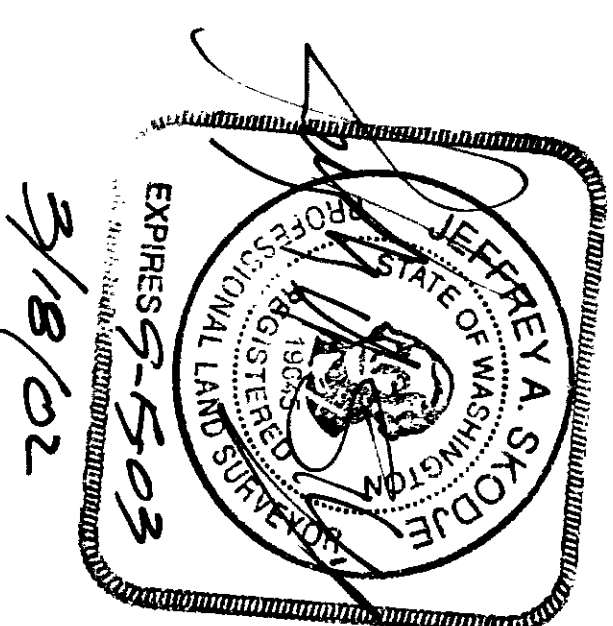
LEONARD, BOUDINOT and SKODJE INC.

SCALE: 1" = 200'

DRAWN BY PRH CK. BY JAS

ONE ENGINEER AND LAND SURVEYOR
P.O. BOX 1228, MOUNT VERNON, WA 98273 (360) 336-5751

JOB NO. 00216



SHEET 2 OF 2