

SURVEY DESCRIPTION

TRACT 3, SHORT PLAT NO. 57-76, APPROVED SEPTEMBER 30, 1976, RECORDED OCTOBER 1, 1976 IN BOOK 1 OF SHORT PLATS, PAGE 179, UNDER AUDITOR'S FILE NO. 843584 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITIES AS SHOWN ON THE FACE OF SAID SHORT PLAT AND AS DESCRIBED AS IN PARCEL "D" THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. 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 SKAGIT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT PLANNING AND PERMIT CENTER.
5. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
6. WATER - PUD NO. 1
7. ZONING - RURAL RESERVE
8. COMPREHENSIVE PLAN - RURAL RESERVE
9. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
10. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622.
11. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
12. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622, AND A 4 FOOT HIGH METAL FENCE POST PAINTED WHITE. THIS IS MARKING THE EDGE OF THE POA EASEMENT. (SEE NOTE 19)
13. INDICATES HUB AND 4 FOOT HIGH METAL FENCE POST PAINTED WHITE. THIS MARKS THE EDGE OF THE POA EASEMENT.
14. INDICATES HUB SET ONLY
15. MERIDIAN - ASSUMED. SEE SHORT PLAT NO. 57-76, AF NO. 843584.
16. BASIS OF BEARING - EAST LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 35 NORTH RANGE 3 EAST, W.M., BEARING = NORTH 00°20'08" EAST.
17. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. S-100003, DATED JANUARY 9, 2002.
18. THIS PROPERTY MAY BE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEAS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE 12 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 776133, 807363, 461136 AND 200005090999.
19. INSTRUMENTATION: LEICA TCA 1105, THEODOLITE DISTANCE METER.
20. SURVEY PROCEDURE: FIELD TRAVERSE.
21. PER SCC 14.18.310 (5) (c) ALL OPEN SPACE DESIGNATED OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.160 AND 14.24.170 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND SCC 14.24 IS SATISFIED.
22. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS, AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
23. THE LOT AREAS:

LOT AREA (SF)	BUILDABLE LOT AREA (ACRE)	OS-PA (ACRE)	EASEMENT (ACRE)	ROAD
3-A 43,561	1.00	0.00	0.00	
3-B 594,157	1.00	11.45	0.27	

19. ADDRESSES:
 - 3-A 14869 BENSON HEIGHTS PLACE
 - 3-B 14859 BENSON HEIGHTS PLACE
20. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
21. OWNER/DEVELOPER
 - RICHARD AND H. IRENE JOHNSON
 - 14859 BENSON HEIGHTS PLACE
 - BOW, WA 98232
22. 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 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, 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 CHAPTER 332-120 W.A.C.

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

DATE: 11-25-02

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002. THIS 18th DAY OF December 20th 02.

SHORT PLAT NO. PL 01-0860 DATE 11/25/02

APPROVALS

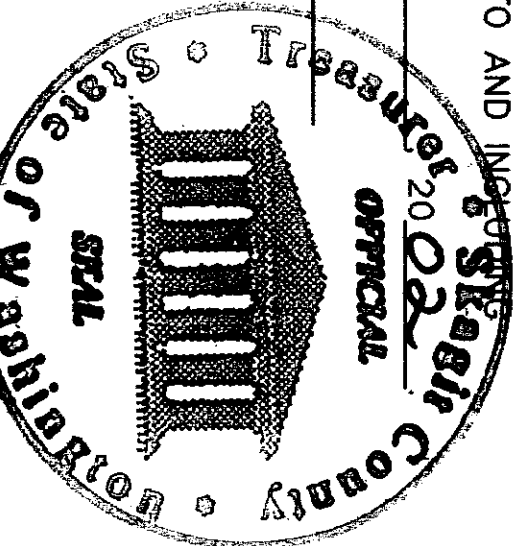
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 20th DAY OF December 2002.

SHOR PLAT ADMINISTRATOR
Nora Blummett

SKAGIT COUNTY ENGINEER
Richard Johnson

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 2002.

SKAGIT COUNTY HEALTH OFFICER
Richard Johnson



AUDITOR'S CERTIFICATE

12/23/2002 Page 1 of 2 2:40PM
Skagit County Auditor
Nora Blummett

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

SKAGIT COUNTY AUDITOR
Nora Blummett

OWNER'S CONSENT

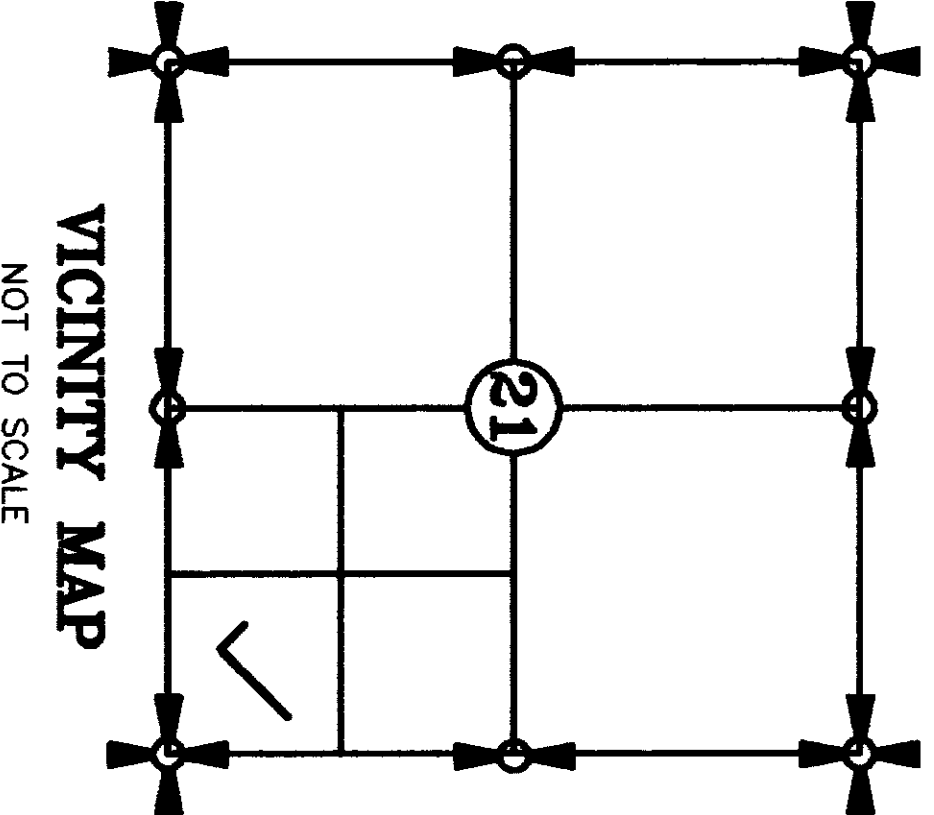
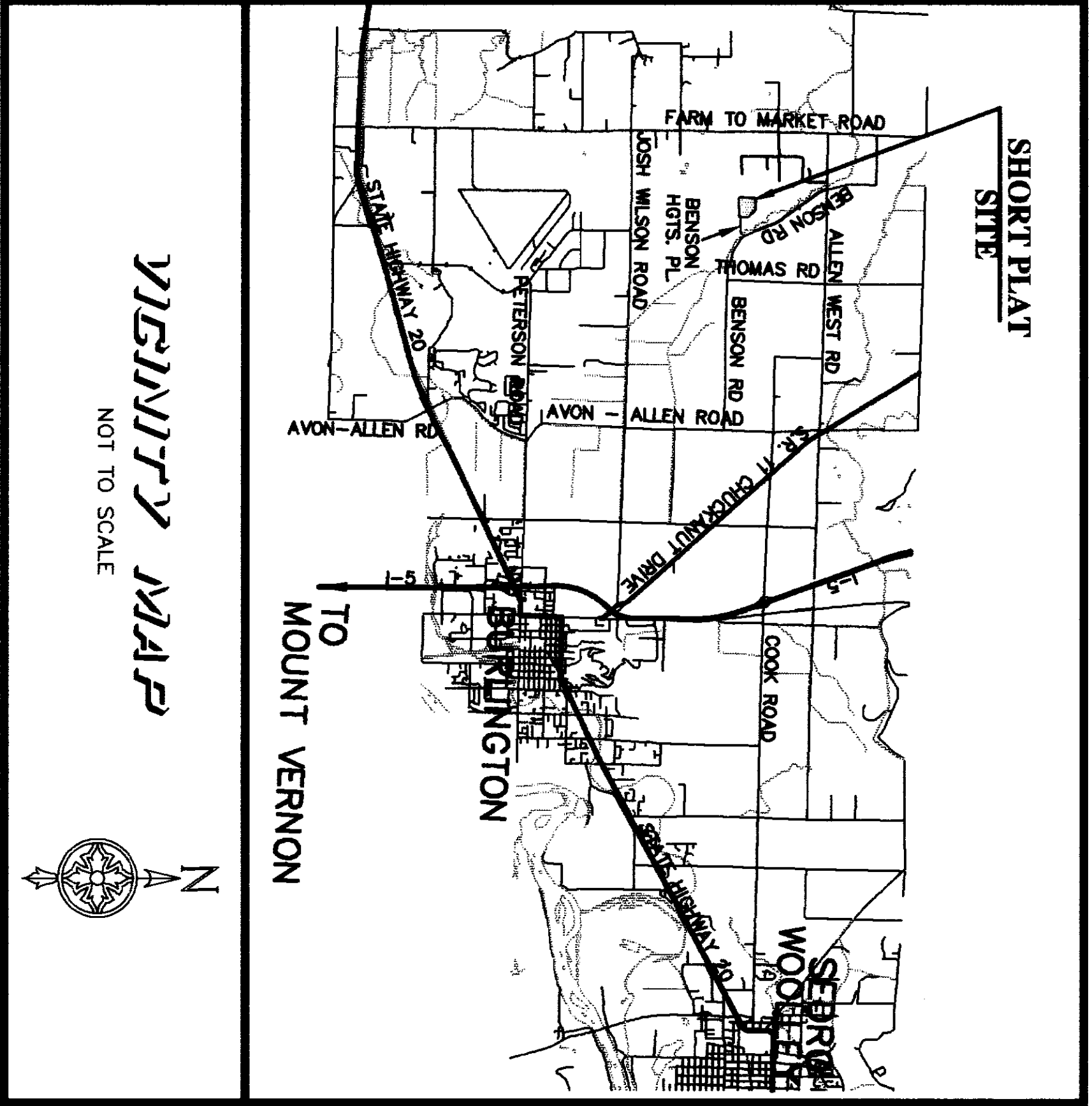
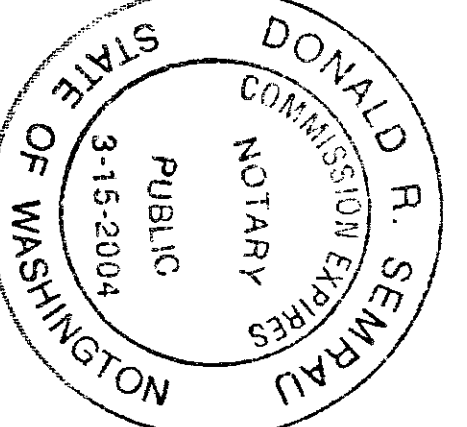
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

RICHARD JOHNSON
H. IRENE JOHNSON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I, RICHARD JOHNSON, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 3, 2002
SIGNATURE Richard Johnson
TITLE Notary Public
MY APPOINTMENT EXPIRES 3-15-2004

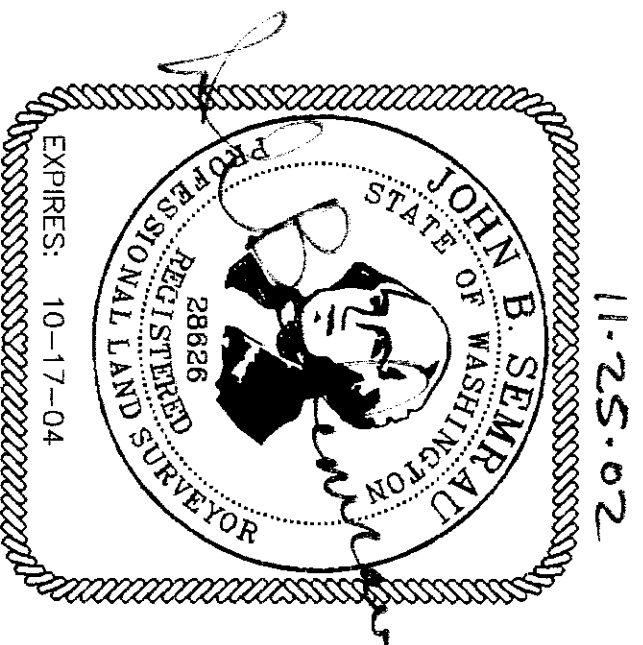
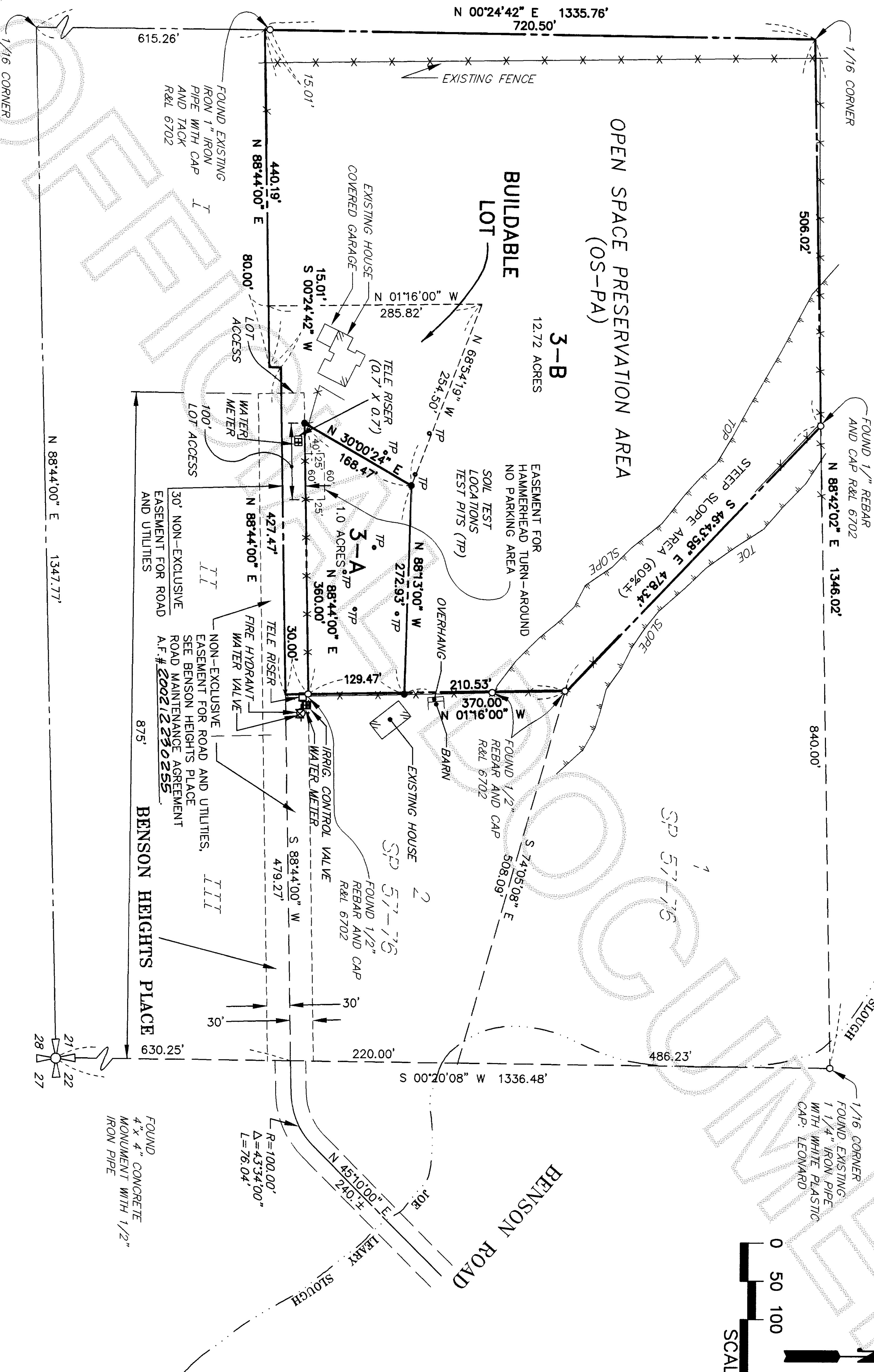
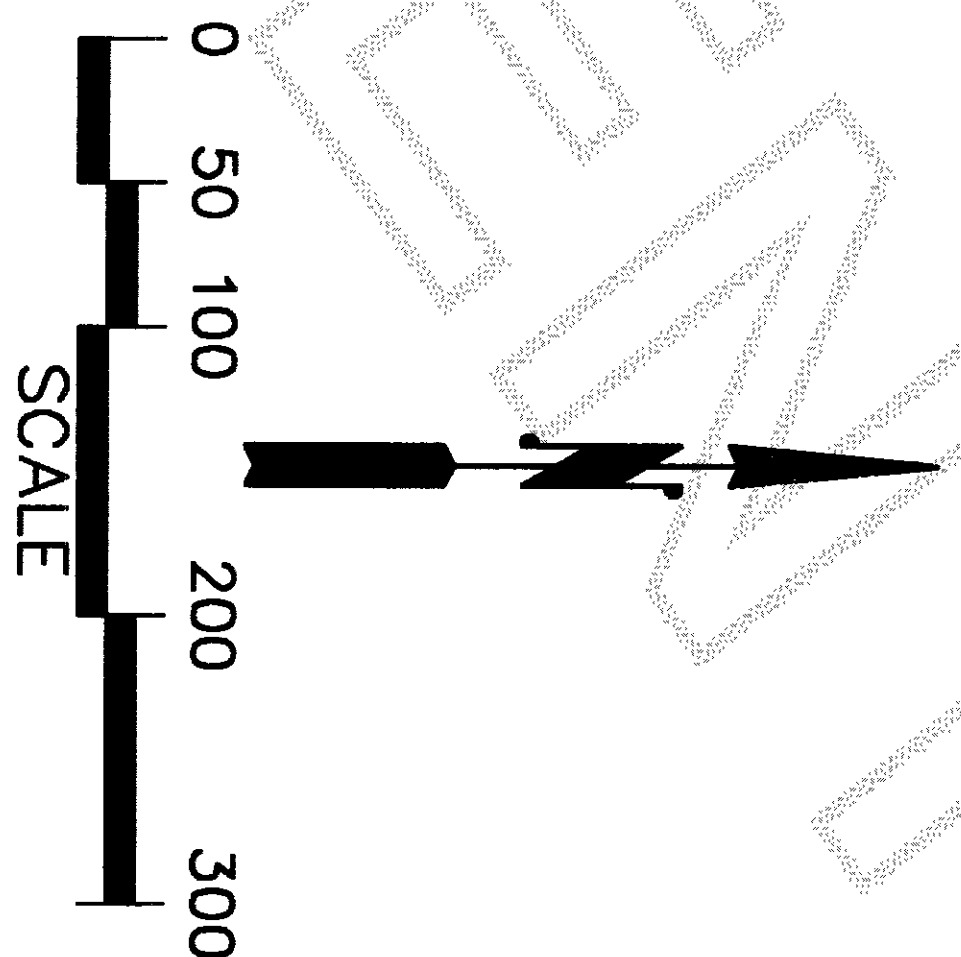


SHORT CARD NO. PL 01 - 0860 DATE

SHEET 1 OF 2

SURVEY IN SECTION 21, T. 35 N., R. 3 E., W.M.
FOR: RICHARD AND IRENE JOHNSON
SKAGIT COUNTY, WASHINGTON

FB 226 Pg 2 SEMRAU ENGINEERING & SURVEYING, P.L.L.C. SCALE: 1" = 100'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9366 JOB NO. 4227



SHEET 2 OF 2

SHORT CARD NO. PL 01 - 0850 DATE

SURVEY IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 21, T. 35 N., R. 3 E., W.M.
FOR: RICHARD AND IRENE JOHNSON
SKAGIT COUNTY, WASHINGTON

FB 226	Pg 2	SEMRAD ENGINEERING & SURVEYING, PLLC.	SCALE: 1" = 100'
MERIDIAN: ASSUMED		SURVEYING • ENGINEERING • PLANNING	JOB NO. 4227
		MOUNT VERNON, WA 98273 360-424-9566	