

# The Craig Shortplat P100-0677

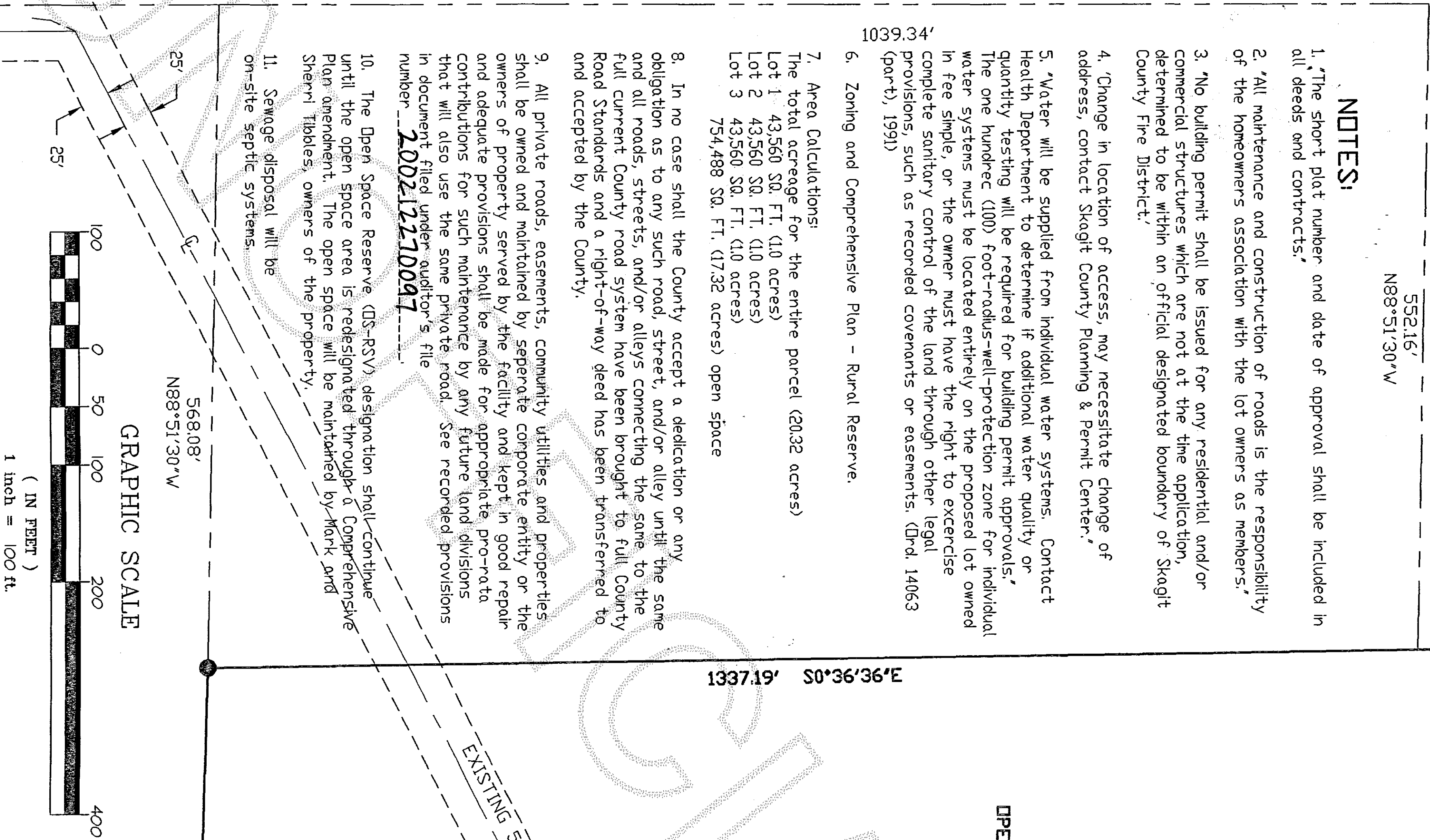
## SE 1/4, SEC 7, T34N, RNG. 2, E.W.M.

200212270096  
Skagit County Auditor  
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- NOTES:-
1. SET RE-BAR AND YELLOW CAP P.L.S. #9569.
  2. FOUND REBAR & CAP.
  3. BASIS OF BEARINGS: USED THE BEARING OF NO.34.11"W AS SHOWN ALONG THE EAST BOUNDARY SECTION 7 AS NO.36.36"W.
  4. EQUIPMENT USED: TOPCON GTS-303.
  5. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  6. SURVEY METHOD: STANDARD FIELD TRAVERSE

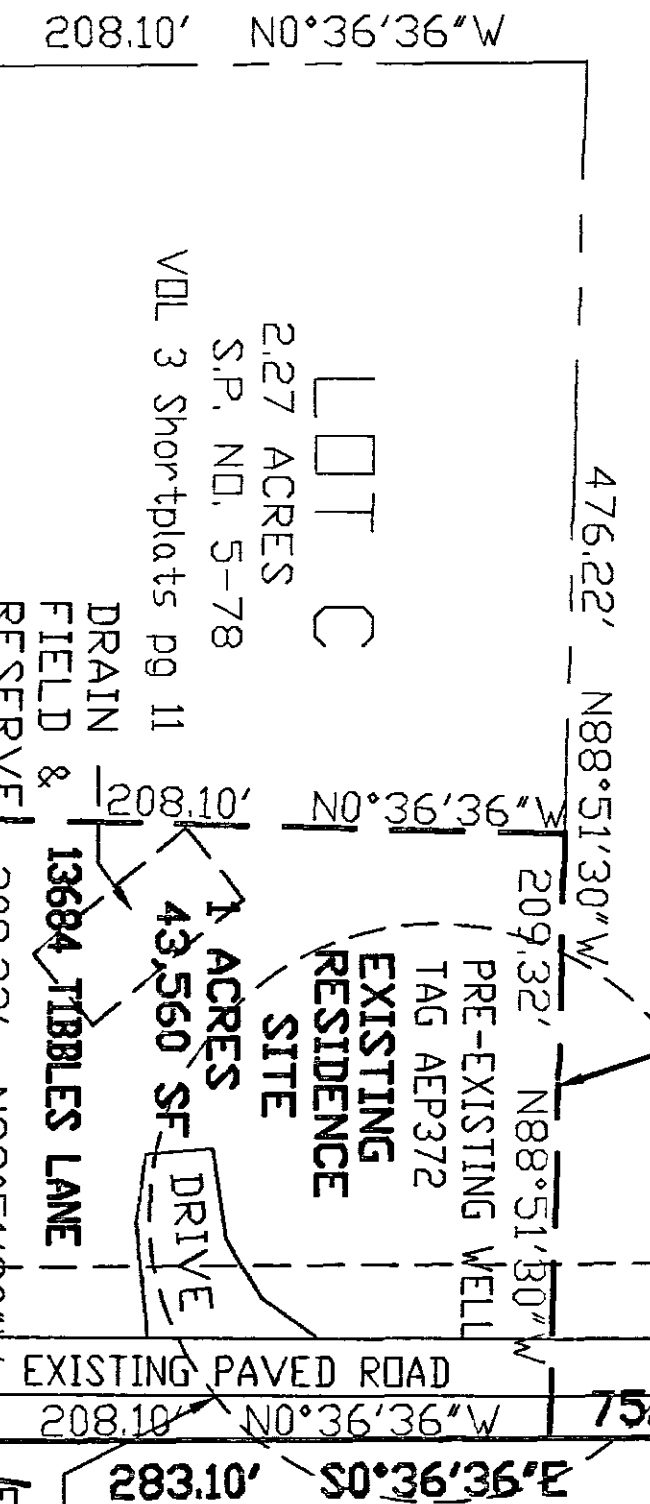
### NOTES:

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 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 County Planning & Permit Center.
5. 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 proposed 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)
6. Zoning and Comprehensive Plan - Rural Reserve.
7. Area Calculations:  
The total acreage for the entire parcel (2032 acres)  
Lot 1 43,560 SQ. FT. (1.0 acres)  
Lot 2 43,560 SQ. FT. (1.0 acres)  
Lot 3 43,560 SQ. FT. (1.0 acres)  
754,488 SQ. FT. (17.32 acres) open space
8. 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.
9. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions that will also use the same private road. See recorded provisions in document filed under auditor's file number 2002-12-10097.
10. The Open Space Reserve (OS-RSV) designation shall continue until the open space area is redesignated through a Comprehensive Plan amendment. The open space will be maintained by Mark and Sherri Tibbles, owners of the property.
11. Sewage disposal will be on-site septic systems.



LOT 3  
OPEN SPACE RESERVE  
17.32 ACRES  
754,488 SF

PARCEL A



This 60' road and utilities easement is for lots A, B, & C of shortplat 5-78, lot 1 of shortplat 90-50 and lots 1 and 2 of short plat, PL00-0677.

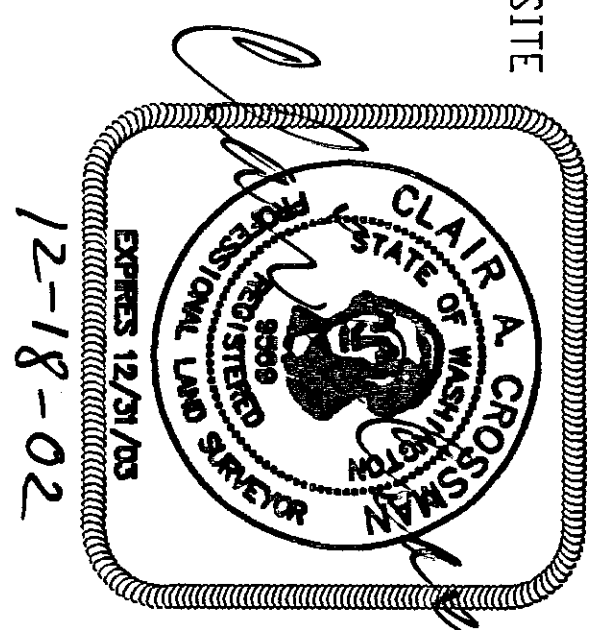
Beginning at a point on the East line of said Section 7, that lies North 0036.36° West 492.59 feet from the Southeast corner of said subdivision:  
Thence North 88051.30° West 268.71 feet;  
Thence North 0036.36° West 462 feet;  
Thence North 88051.30° West 476.51 feet;  
Thence North 0036.36° West 1,337.19 feet;  
Thence South 88051.30° East 745.22 feet to the East line of said Section 7;  
Thence South 0036.36° East 75 feet, along the East line of said Section 7, to the Northeast corner of Lot C of said Short Plat No. 5-78;  
Thence North 88051.30° West 476.22 feet along the North line to the Northwest corner of said Lot C;  
Thence South 0036.36° East 208.10 feet to the Southwest corner of said Lot C;  
Thence South 88051.30° East 207.51 feet along the South line to the Northwest corner of Lot 1, Short Plat No. 50-90, as recorded in Book 9 of Short Plats, page 239;  
Thence South 0036.36° East 417.42 feet to the Southwest corner of said Lot 1;  
Thence South 88051.30° East 268.71 feet along the South line of said Lot 1 to the East line of said Section 7;  
Thence South 0036.36° East 641.30 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL A:  
Lot C, short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979 in Volume 3 of Short Plats, page 11, under Auditor's File No. 791190060, and being a portion of the East 1/2 of the Southeast 1/4 of Section 7, Township 34 North, Range 2 East, W.M.  
TOGETHER WITH a non-exclusive easement for road and utilities over, under and across "Tibbles Lane", as shown on the face of said Short Plat.  
Situate in the County of Skagit, State of Washington.

PARCEL B:  
That portion of Lot 11, Short Plat No. 5-78, approved November 19, 1979 and recorded November 19, 1979 in Volume 3 of Short Plats, page 11, under Auditor's File No. 791190060, and being a portion of the East 1/2 of the Southeast 1/4 of Section 7, Township 34 North, Range 2 East, W.M., described as follows:  
Beginning at a point on the East line of said Section 7, that lies North 0036.36° West 492.59 feet from the Southeast corner of said subdivision:  
Thence North 88051.30° West 268.71 feet;  
Thence North 0036.36° West 462 feet;  
Thence North 88051.30° West 476.51 feet;  
Thence North 0036.36° West 1,337.19 feet;  
Thence South 88051.30° East 745.22 feet to the East line of said Section 7;  
Thence South 0036.36° East 75 feet, along the East line of said Section 7, to the Northeast corner of Lot C of said Short Plat No. 5-78;  
Thence North 88051.30° West 476.22 feet along the North line to the Northwest corner of said Lot C;  
Thence South 0036.36° East 208.10 feet to the Southwest corner of said Lot C;  
Thence South 88051.30° East 207.51 feet along the South line to the Northwest corner of Lot 1, Short Plat No. 50-90, as recorded in Book 9 of Short Plats, page 239;  
Thence South 0036.36° East 417.42 feet to the Southwest corner of said Lot 1;  
Thence South 88051.30° East 268.71 feet along the South line of said Lot 1 to the East line of said Section 7;  
Thence South 0036.36° East 641.30 feet along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.



December 2002  
SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Mark & Sherri Tibbles and that the boundaries of the land have been surveyed and monumented and that all distances and bearings on the preliminary plat are accurate.

CLAIR A. CROSSMAN, P.L.S.  
Certificate No. 9569

DEVELOPERS/OWNERS  
MARK & SHERRI TIBBLES  
13684 TIBBLES LANE  
Anacortes WA 98221

SURVEYOR  
Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273

Date 12-18-02



# The Craig Shortplat P100-0477

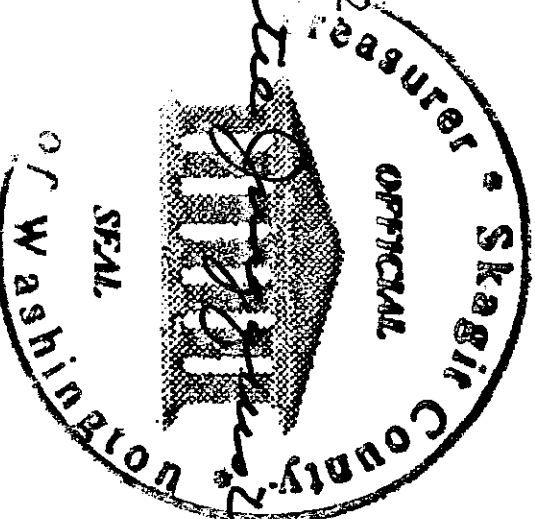
SE 1/4, SEC 7, T34N, R9G. 2, E.W.M.

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## TREASURERS 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 20<sup>th</sup> day of November, 2002,  
Glenn Crossman Jr Skagit County Treasurer



## AUDITORS CERTIFICATE

Filed for record this 27<sup>th</sup> day of December  
2002 at 2:42 P.M. of Plats on pages \_\_\_\_\_  
in Volume \_\_\_\_\_  
at the request of Clair A. Crossman, P.L.S.  
Auditors File No. 200212270096

Norma Gummelt Melody Derosselt  
Skagit County Auditor Deputy

## COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 27<sup>th</sup> DAY OF December, 2002.

Indei Heller 12/27/2002  
Director of the Planning and Permit Center Date

Steve Hilde 12/20/02  
County Engineer Date

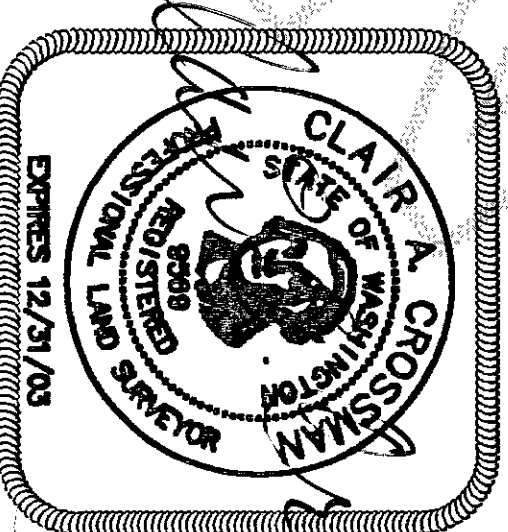
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) ON THIS 19<sup>th</sup> DAY OF December, 2002.

William Davis 12/19/02  
County Health Officer Date

## SURVEYORS CERTIFICATE

I hereby certify that the short subdivision is based on an actual survey, which is reliable 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 WAC.

CLAIR A. CROSSMAN, P.L.S. Clair A. Crossman  
Certificate No. 9569 Date 12-18-02



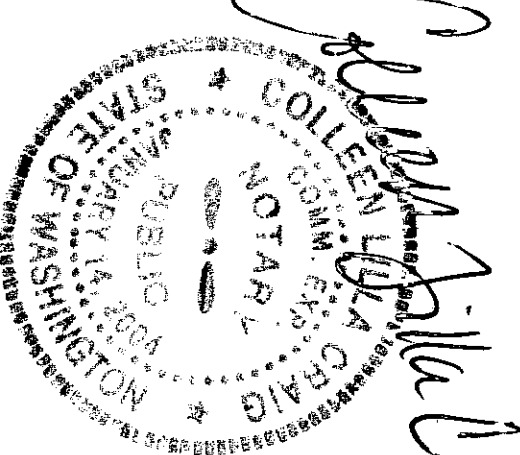
12-18-02

## OWNERSHIP CERTIFICATE

I, Mark W. Tibbles hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted presents the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address 13684 Tibbles Lane  
City and State Anacortes Wa 98221 Zip Code

Phone 360-293-5087



Mark W. Tibbles Signature Mark W. Tibbles  
Subscribed and sworn to me this 19  
day of December, 2002  
Notary Public in and for the State of  
WA residing at  
Anacortes, Washington

I, Sherri S. Tibbles hereby certify that I am a property owner of the property described in the attached application and that I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application and that the statements, answers and information submitted presents the argument in behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address 13684 Tibbles Ln.  
City and State Anacortes, WA 98221 Zip Code

Phone 360-293-5087



Sherri S. Tibbles Signature Sherri S. Tibbles  
Subscribed and sworn to me this 19  
day of December, 2002  
Notary Public in and for the State of  
Washington residing at  
Anacortes, Washington

## WELL PROTECTION EASEMENT

1. A well protection easement is hereby granted to lot #2 from lots #1 and #3 for that area within 100 feet of the well on lot #2 identified as the "Well Protection Zone" and shall have the right to complete sanitary control as determined by the County Health Department.
2. A well protection easement is hereby granted to lot #1 from lots #2 and #3 for that area within 100 feet of the well on lot #1 identified as the "Well Protection Zone" and shall have the right to complete sanitary control as determined by the County Health Department.

## DEVELOPERS/OWNERS

MARK & SHERRI TIBBLES  
13684 TIBBLES LANE  
ANACORTES WA 98221  
**SURVEYOR**  
Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273