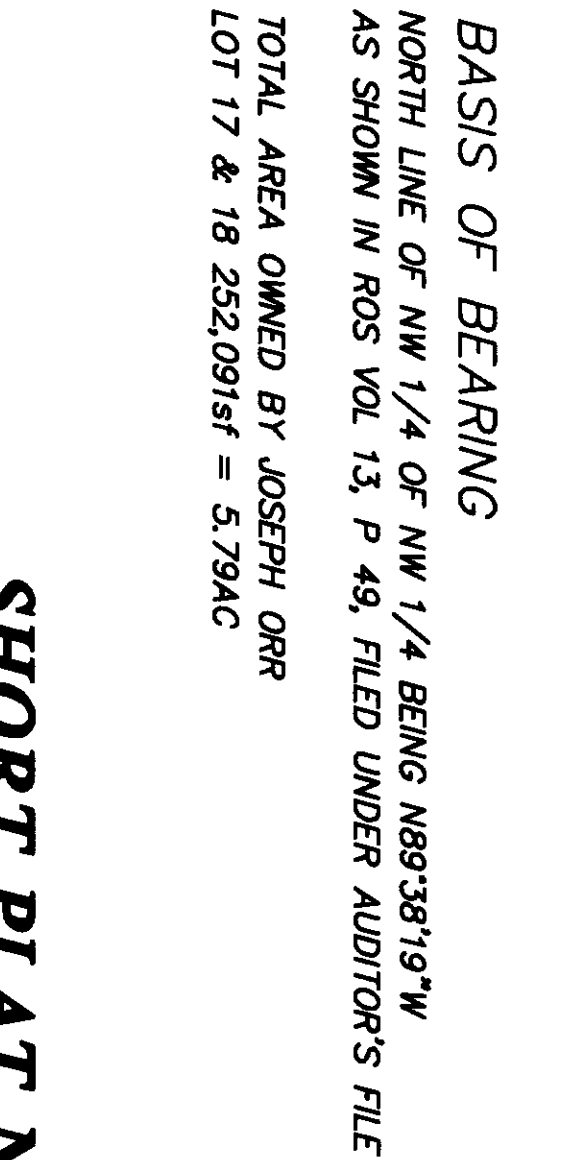


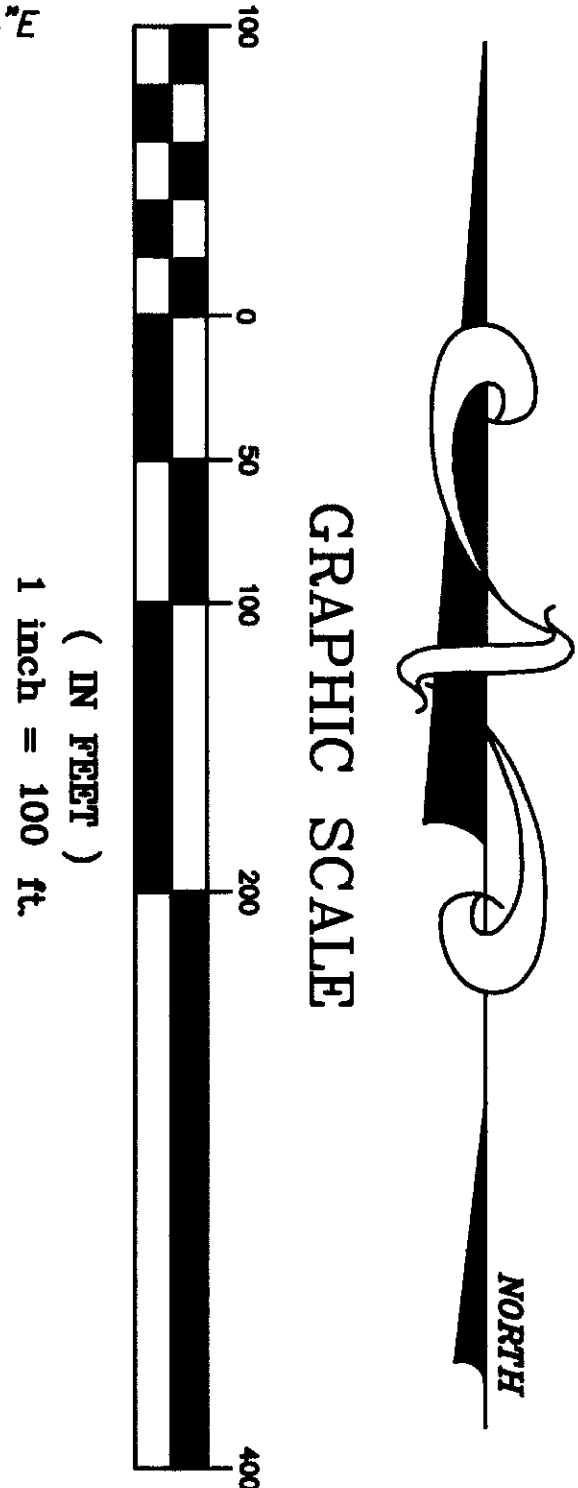
Norma Burnett  
DEPUTY

Shirley Swala  
COUNTY JUDITOR

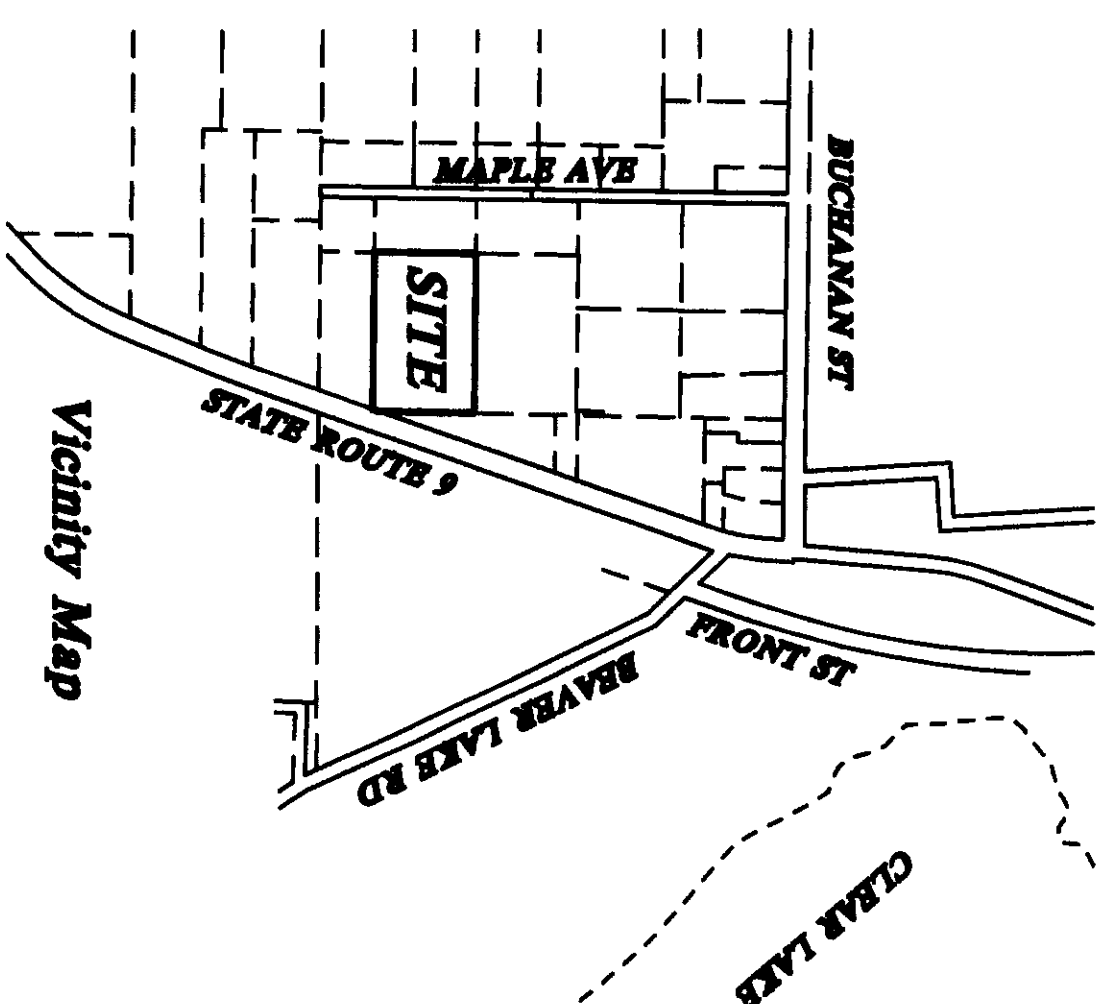


6719 SR 9 Sedro-Woolley, Washington 98284

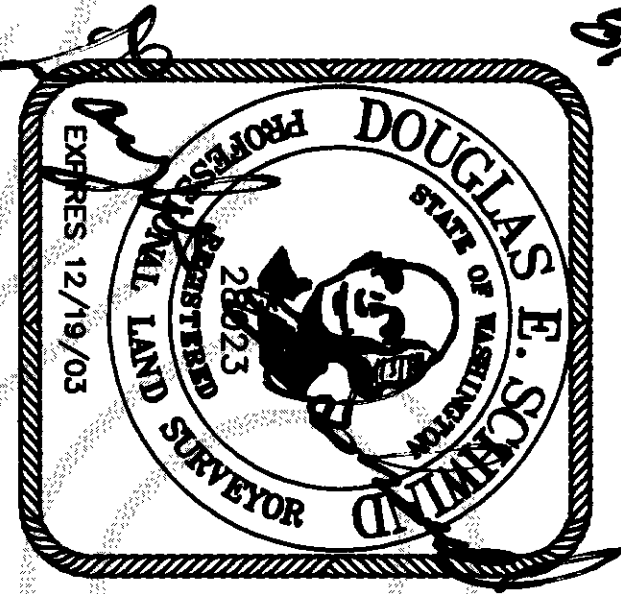
**SHEET 1 OF 4**



LEGEND	
	EXISTING SECTION CORNER MONUMENT IN CASE
	EXISTING 1/4 CORNER MONUMENT IN CASE
	EXISTING 1/16 CORNER MONUMENT IN CASE
	EXISTING MONUMENT IN CASE
	5/8\"/>
	SECTION LINE
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY LINE
	PLAT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PLAT DIMENSION



200310030084  
Skagit County Auditor  
10/3/2003 Page 1 of 4 3:03PM



8/5/03



# NORTHWEST DATUM & DESIGN

CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102  
BURLINGTON, WASHINGTON 98235  
PH: (360) 404-2020 FAX: (360) 404-2021

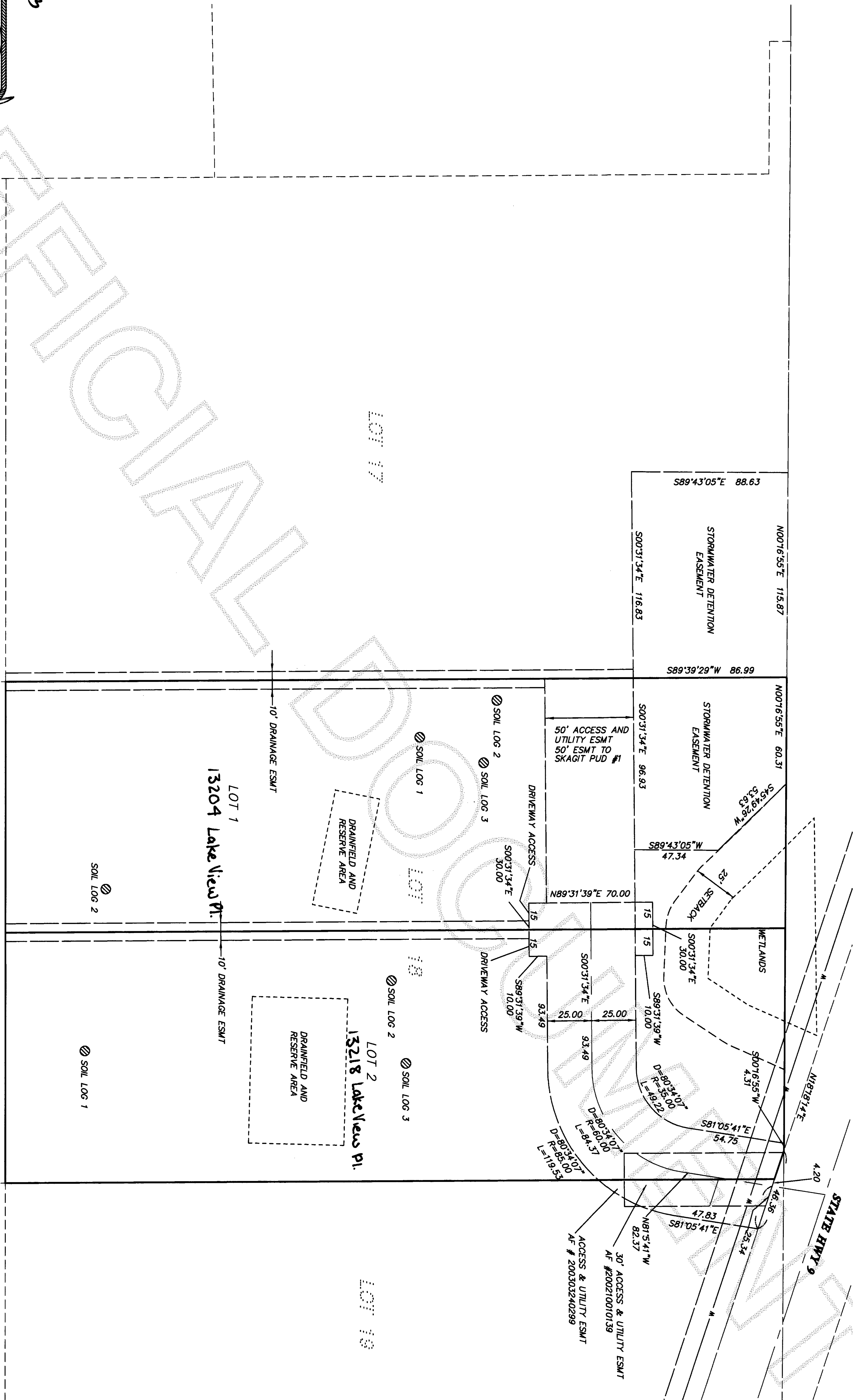
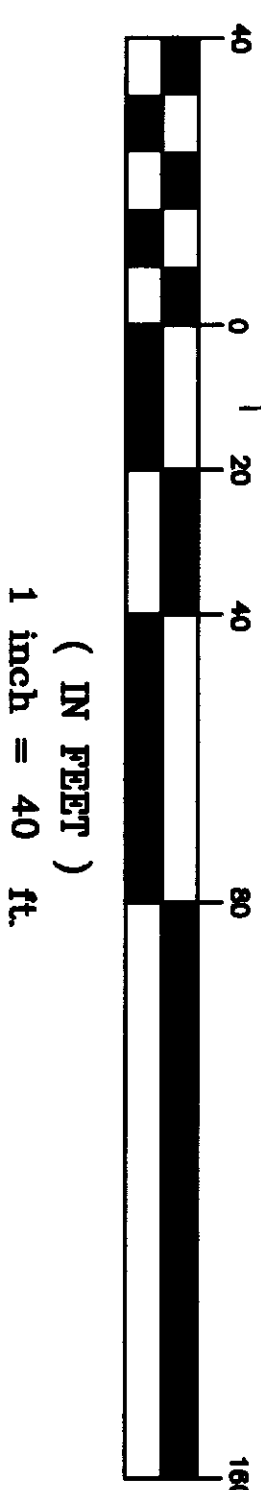
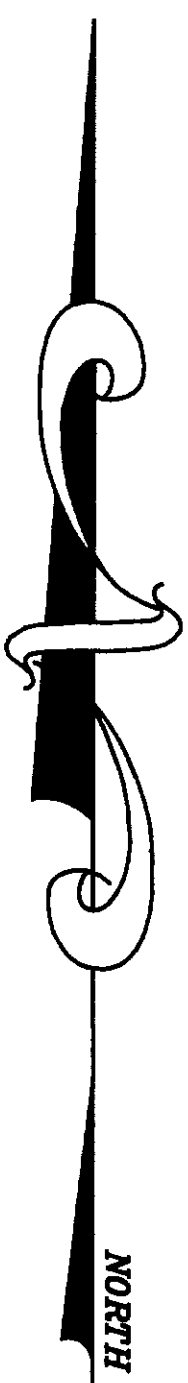
DOUGLAS E. SCHWIND P.E., P.L.S.

## SHORT PLAT NO. PL 02-0676

### ORR SHORT PLAT

Portion of Lot 18, Wm Shauger Acreage  
SURVEY in a portion of the NW 1/4 of  
Section 12, T. 34 N., R. 4 E. WM  
for:  
**Joseph and Nancy Orr**  
6719 SR 9 Sedro-Woolley, Washington 98284

PROJECT 02063  
DRAWING 02063-sp  
DRAWN BY pm  
CHECKED BY des  
DATE: March, 2003  
**SHEET 2 OF 4**





LEGAL DESCRIPTION

VOLUME 4 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON, (ALSO KNOWN AS PARCEL 2 ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210010139).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

"BEGINNING AT THE NORTHEASTERN MOST CORNER OF LOT 19, SAID POINT BEING THE COMMON CORNER BETWEEN LOTS 18 AND 19 AS SHOWN IN THE PLAT OF "WM SHAUGER ACREAGE, CLEAR LAKE, WASH., SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON, THE TRUE POINT OF BEGINNING, THENCE S18°18'24"W A DISTANCE OF 29.54 FEET ALONG THE RIGHT-OF-WAY OF STATE ROUTE 9, THENCE N81°05'41"W A DISTANCE OF 47.83 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET WHICH BEARS N64°54'59"W, THROUGH A CENTRAL ANGLE OF 32°21'24", AN ARC DISTANCE OF 48.00 FEET; THENCE ON A NON-TANGENT LINE N89°40'37"E A DISTANCE OF 99.43 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

PRIVATE ROAD MAINTENANCE AGREEMENT

MAINTENANCE OF THE PRIVATE ROAD (LAKEVIEW WAY) THAT GIVES ACCESS FROM STATE ROUTE 9 TO LOTS 1 AND 2 OF THIS SHORT PLAT AND LOT 17 OF SHAUGER ACREAGE OF CLEAR LAKE WASHINGTON SHALL BE SHARED EQUALLY BY ALL PROPERTY OWNERS. ANY FUTURE LOTS CREATED BY SUBDIVISION OF LOT 17 SHALL BE SUBJECT TO EQUAL MAINTENANCE SHARE. MAINTENANCE CAN BE DISCUSSED BY THE PROPERTY OWNERS ON A ONCE A YEAR BASIS AND ANY MAINTENANCE NEEDED WILL BE PASSED BY A MAJORITY VOTE, ONE VOTE PER LOT.

PRIVATE ROAD EASEMENT

CONSTRUCTION OF LAKEVIEW WAY TO LOTS 1 AND 2 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 1 AND 2. MAINTENANCE OF STATE ROUTE 9 IS THE RESPONSIBILITY OF WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREIN.

JOSEPH P. ORR

NANCY ORR

LAVERNE KRUEGER

JEFF LANGNESS

SHELLY LANGNESS

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 7 DAY OF Aug., 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH P. ORR & NANCY ORR, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

MY COMMISSION EXPIRES 12/15/05

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 5<sup>th</sup> DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LAVERNE KRUEGER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

MY COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 5<sup>th</sup> DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LAVERNE KRUEGER, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

MY COMMISSION EXPIRES 12-10-06

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 5<sup>th</sup> DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JEFF LANGNESS AND SHELLY LANGNESS, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

MY COMMISSION EXPIRES 12-10-06

NOTES

THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED BY THE FACILITIES 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, PER SCC 14.18.200 (b)(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 AS OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.

CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.

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 TO THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT UP TO FULL, COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES

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 PLANNING AND PERMIT CENTER FOR DETAILS

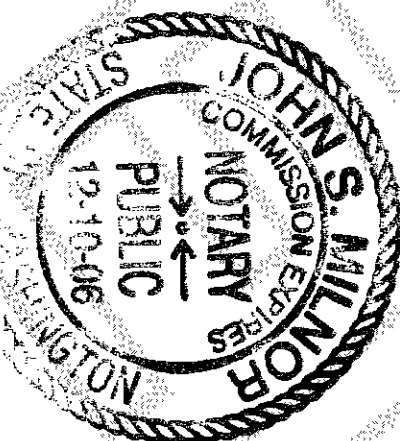
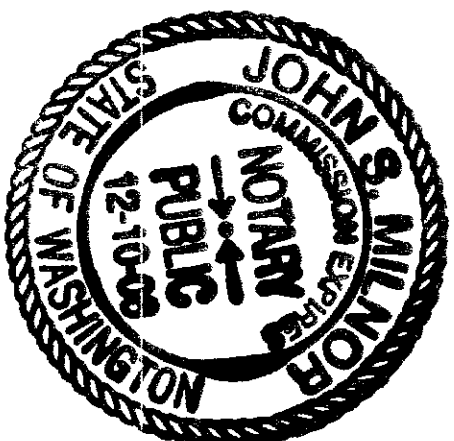
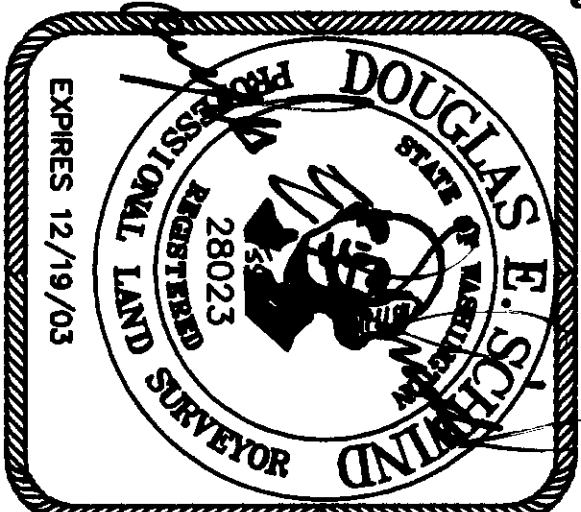
SIDE YARD SET BACKS: MINIMUM 8'  
FRONT YARD SET BACKS: 35', 25' MINOR ACCESS AND DEAD END STREETS  
BACK YARD SET BACKS: MINIMUM 25'

ZONING: RURAL VILLAGE  
WATER: SKAGIT COUNTY PID #1  
SEWER: PRIVATE DRAINFIELDS  
POWER: PUGET SOUND & ENERGY COMPANY  
GAS: CASCADE NATURAL GAS CORPORATION  
CABLE TV: AT&T BROADBAND  
TELEPHONE: VERIZON NORTHWEST

SHORT PLAT NO. PL 02-0676

ORR SHORT PLAT

Portion of Lot 18, Wm Shauger Acreage  
SURVEY in a portion of the NW 1/4 of  
Section 12, T. 34 N., R. 4 E. WM  
for  
**Joseph and Nancy Orr**  
6719 SR9 Sedro-Woolley, Washington 98284





PUD NO 1 EASEMENT DEDICATION

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON ON PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

SUBDIVISION GUARANTEE

1. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF  
GRANTOR: JOSEPH P. & NANCY ORR, HUSBAND & WIFE  
TRUSTEE: FIRST AMERICAN TITLE COMPANY OF SKAGIT CO.  
BENEFICIARY: LAVERNE KRIEGER, AS HER SEPARATE ESTATE  
AMOUNT: \$25,000.00  
DATED: OCTOBER 12, 2002  
RECORDED: OCTOBER 11, 2002  
AUDITOR'S NO.: 200210110230

2. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF  
GRANTOR: JOSEPH P. & NANCY ORR, H/W  
TRUSTEE: FIRST AMERICAN TITLE COMPANY OF SKAGIT CO.  
BENEFICIARY: LAVERNE KRIEGER, AS HER SEPARATE ESTATE  
AMOUNT: \$25,000.00  
DATED: OCTOBER 21, 2002  
RECORDED: OCTOBER 24, 2002  
AUDITOR'S NO.: 200210240072

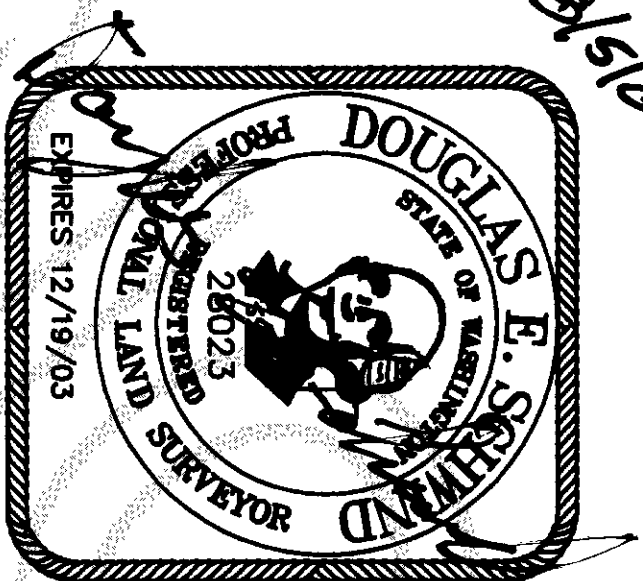
EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT CO.  
PURPOSE: PIPE LINE  
AREA AFFECTED: EASTERLY 20 FEET OF THE SUBJECT PROPERTY LYING WEST AND CONTIGUOUS WITH SSH1-A  
DATED: AUGUST 20, 1998  
RECORDED: AUGUST 22, 1998  
AUDITOR'S NO.: 340407

B. AEROBIC TREATMENT UNIT SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: JOSEPH P. ORR  
AND: PUBLIC  
DATED: JULY 16, 2002  
RECORDED: JULY 16, 2002  
AUDITOR'S NO.: 200207160085

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: JOSEPH P. ORR  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
AREA AFFECTED: PORTION OF LOT 18 "WM SHAUGER ACREAGE, CLEAR LAKE, WASH."  
DATED: AUGUST 21, 2002  
RECORDED: AUGUST 21, 2002  
AUDITOR'S NO.: 200208210089

D. THE EFFECT, IF ANY, OF A SURVEY OF SAID PREMISES RECORDED OCTOBER 1, 2002, UNDER AUDITOR'S FILE NO 200210010139, RECORDS OF SKAGIT COUNTY, WASHINGTON



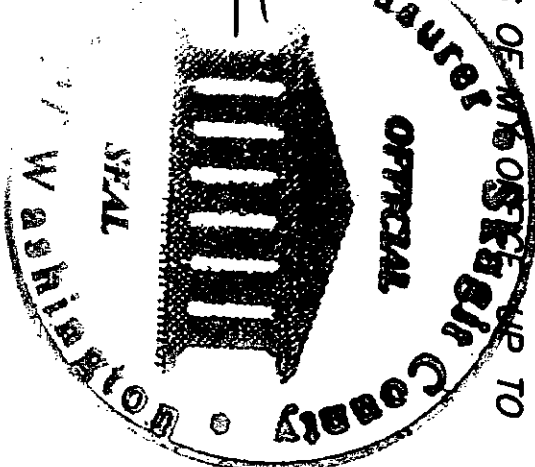
E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: JOSEPH AND NANCY ORR  
PURPOSE: INGRESS AND EGRESS  
AREA AFFECTED: ALL OF THE PROPERTY SET FORTH IN LOT 1 & LOT 2 SP 02--0676 AND LOT 17, "NW SHAUGER ACREAGE, CLEAR LAKE, WASH."  
DATED: JULY 7, 2003  
RECORDED: JULY 7, 2003  
AUDITOR'S NO.: 20030710185  
F. ROAD MAINTENANCE AGREEMENT AND COVENANT AND THE TERMS AND CONDITIONS THEREOF:  
EXECUTED BY: JOSEPH AND NANCY ORR  
RECORDED: JULY 11, 2003  
AUDITOR'S NO.: 20030710185

COUNTY 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 SCAKIT COUNTY, WASHINGTON AND INCLUDING THE YEAR OF 2002.

*Tate Quigley*  
Skagit County Treasurer  
10/3/03



PLANNING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 3 DAY OF OCT 2003  
*David L. Rose*  
PLANNING DIRECTOR

COUNTY ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS 24 DAY OF October 2003.  
*Steve Pihls*  
COUNTY ENGINEER

COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 30th DAY OF September 2003.  
*H. Schwind*  
COUNTY HEALTH OFFICER

SHORT PLAT NO. PL 02-0676

ORR SHORT PLAT

Portion of Lot 18, Wm Shauger Acreage  
SURVEY in a portion of the NW 1/4 of  
Section 12, T. 34 N., R. 4 E. WM  
for:  
Joseph and Nancy Orr  
6719 SR9 Sedro-Woolley, Washington 98284