

Survey in the NE1/4 of the SE1/4, and in the SE1/4 of the SE1/4 of Section 11, and also in the NE1/4 of the NE1/4 of Section 14, Twp. 34 N., Rng. 1 E., W.M.

Legal Description

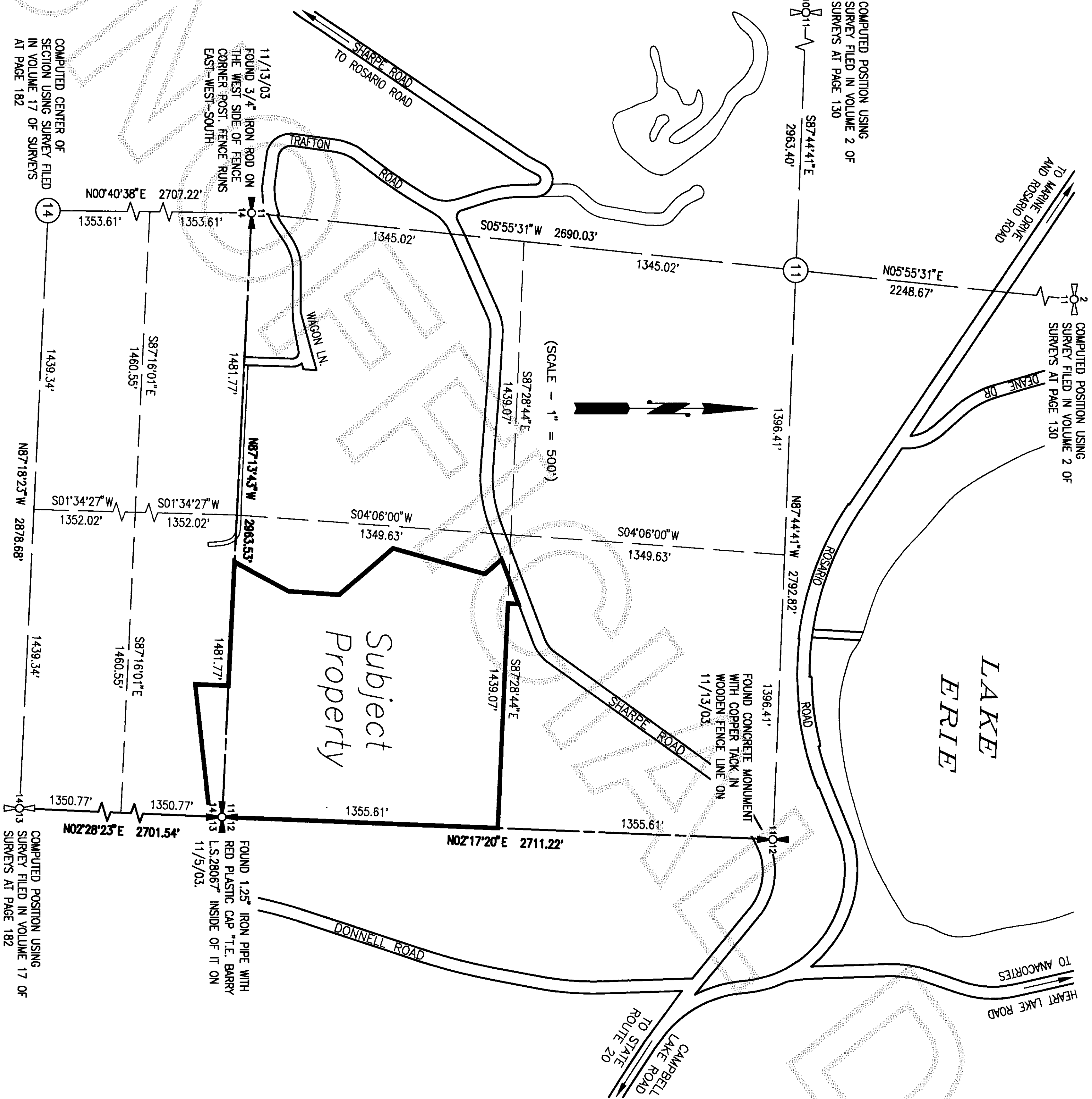
PARCEL A: LOT 2 OF SHORT PLAT NO. 3-83, APPROVED FEBRUARY 14, 1983 AND RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 50, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THAT TRIANGULAR PORTION OF SAID LOT 2 LYING NORTH OF SHARPE ROAD.

PARCEL B: THAT TRIANGULAR PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING SOUTH OF SHARPE ROAD AND WEST OF THE WEST LINE OF SKAGIT COUNTY SHORT PLAT NO. 23-75, AS APPROVED AUGUST 8, 1975 AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C: THAT PORTION OF THE EAST 20 ACRES OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE N87°13'43"W ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 644.87 FEET TO THE NORTHWEST CORNER OF SAID EAST 20 ACRES; THENCE S02°28'03"W ALONG THE WEST LINE OF SAID EAST 20 ACRES, A DISTANCE OF 164.00 FEET; THENCE N85°36'10"E, A DISTANCE OF 652.67 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14 THAT LIES 60.00 FEET FROM THE POINT OF BEGINNING; THENCE N02°28'23"E ALONG SAID EAST LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

Vicinity Sketch and Section Subdivision Information



Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. SEE ROAD MAINTENANCE, STORM WATER COLLECTION SYSTEM AND DETENTION SYSTEM DECLARATION/AGREEMENT FILED IN A.F. #20040116.
3. SEE RED TAIL RIDGE OPERATION AND MAINTENANCE MANUAL FILED IN A.F. #20040116.
4. SEE STORM WATER CONTROL PLAN AND TSSC PLAN PREPARED BY SKAGIT SURVEYORS AND ENGINEERS, DATED FEBRUARY 9, 2004, FOR DRAINAGE REPORT AND CONSTRUCTION PLANS CONSTRUCTION THEREIN. COPIES ARE AVAILABLE AT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER (SEE FILE #PL04-0178). IF THE PROPOSED CONSTRUCTION IS INCONSISTENT WITH THE ASSUMPTIONS MADE IN THE STORM WATER CONTROL PLAN, ADDITIONAL REVIEW WILL BE REQUIRED.
5. BASES-OF-BEARS - ASSUMED N87°13'43"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11.
6. ZONING - THE SMALL TRIANGULAR PORTION OF LOT 2 WHICH IS IN THE NE 1/4 OF THE SE 1/4 OF SECTION 11 IS ZONED RURAL INTERMEDIATE. THE REST OF THE PROPERTY IS ZONED RURAL RESERVE.
7. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
8. THIS SURVEY WAS ACCOMPISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-080.
9. 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.
10. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
11. 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 RADII WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN EXISTING WELL SHALL PRESERVE A 100 FOOT RADII WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
12. TO THE TOTAL AREA OF THIS SHORT SUBDIVISION IS 40.00 ACRES.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. THE SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENT FILED IN: A.F. #8302140047; A.F. #804190030; A.F. #951200024; A.F. #20040220777; A.F. #200401160179.
15. SEE PROTECTED CRITICAL AREAS EASEMENT FILED IN A.F. #200401160179.
16. FUTURE OWNERS OF LOTS 1 AND 4 SHOULD BE AWARE THAT THE DRILLED WELL (7AC469588) AND DUG WELL LOCATED ON LOT 1 ARE IN HYDRAULIC CONTINUITY WITH EACH OTHER AND THE ACQUED SHARED BY THEM IS RELATIVELY THIN THEREFORE EXCESSIVE PUMPING DURING THE DRY TIME OF THE YEAR SHOULD BE AVOIDED OR PRONOUNCED INTERFERENCE COULD OCCUR.
17. THIS PROPERTY IS LOCATED IN A LOW-FLOW STREAM WATERSHED, WITHIN 1/2 MILE OF THE DESIGNATED WATERWAY. AS SUCH SKAGIT COUNTY CODE 14.24.350 (5) (A) REQUIRES THE FOLLOWING:
18. THE PROPERTY WILL BE ALLOWED USE OF INTERIM WELLS SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPERTY OWNER AGREES NOT TO PROTECT THE FORMATION OF A LUD OR SPECIAL IMPROVEMENT DISTRICT FOR PROVIDING PUBLIC WATER. THE PROPERTY OWNER AGREES TO CONNECT ALL WATER FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. EACH INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD). THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED 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. 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 PREVIOUSLY THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

Consent

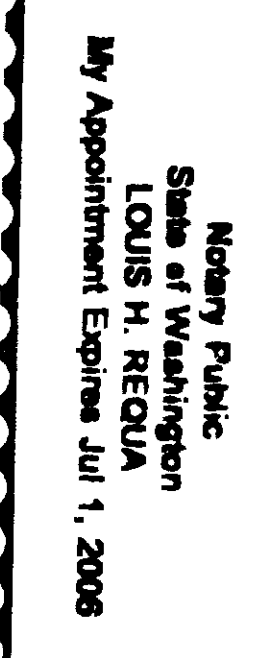
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Kenneth W. Howard *Laura L. Howard* *Peoples Bank*

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH W. HOWARD AND LAURA L. HOWARD 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 *Michelle Branch* TITLE *Assistant Branch*
DATE 6/23/04 MY APPOINTMENT EXPIRES July 1, 2006



STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Nedlene Loren SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF PEOPLES BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Nedlene Loren* TITLE *Assistant Branch*
DATE 6/23/04 MY APPOINTMENT EXPIRES 12/31/06

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN AGAINST THE PROPERTY DESCRIBED HEREIN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING January 1, 2004.

Laura L. Howard DATE 7-9-04
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 13th DAY OF July 2004
Laura L. Howard COUNTY ENGINEER
SHORT PLAT ADMINISTRATOR

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 13th DAY OF July 2004
Laura L. Howard SKAGIT COUNTY HEALTH OFFICER

Owner/Subdivider

Ken Howard and Laura Howard
KEN HOWARD AND LAURA HOWARD, H/W
4812 SHARPE ROAD
AMACORTES, WA 98221

Short Plat for Ken and Laura Howard

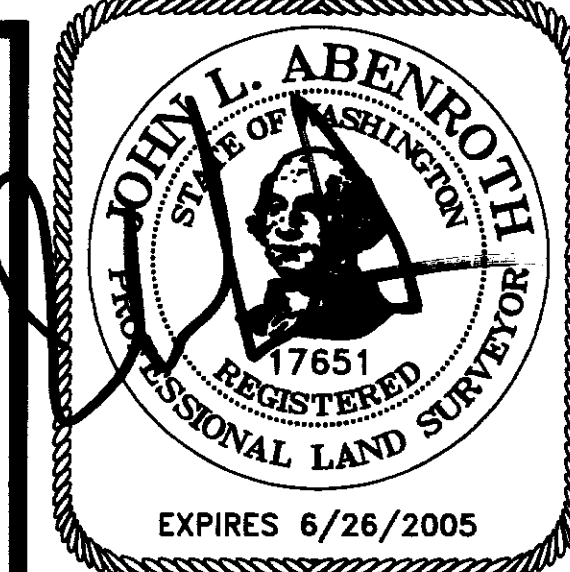
AUDITOR'S CERTIFICATE

N. Brummett *Ann Frapp*
County Auditor of Deputy Auditor

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 2003 at the request of Ken Howard

John L. Abenroth CERT#17651
Date 7/14/04



Short Plat No. PL04-0178

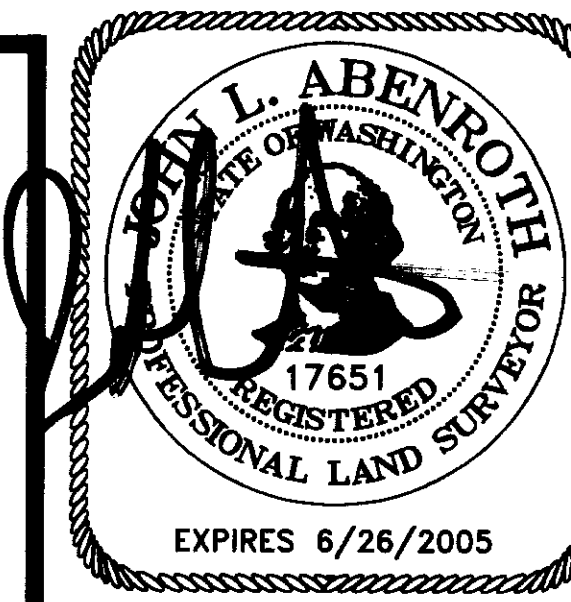
AUDITOR'S CERTIFICATE

N. Bummert Jane Fraser
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

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John L. Abenroth CERT#17651
Date 7/14/04

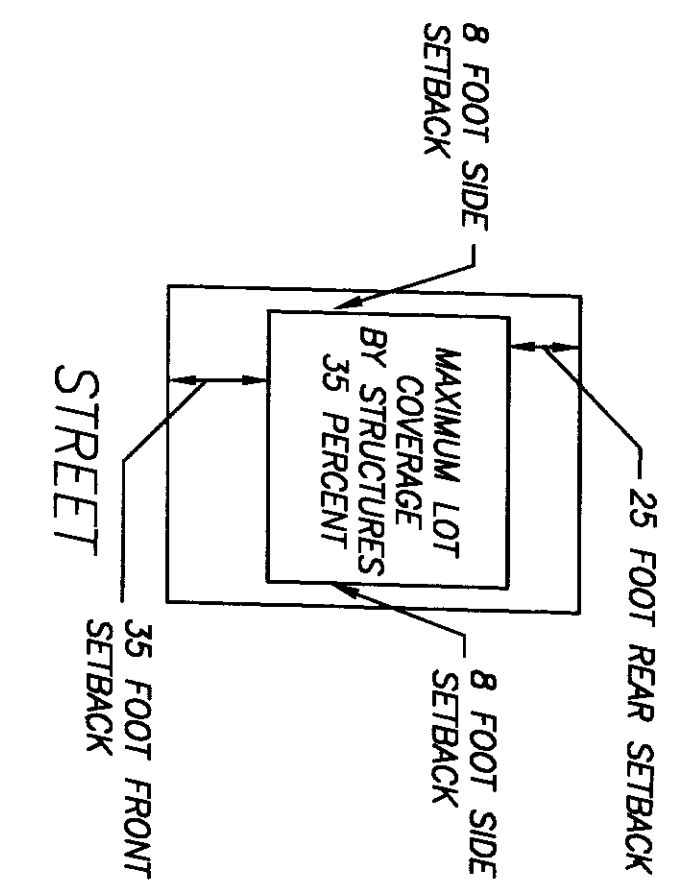


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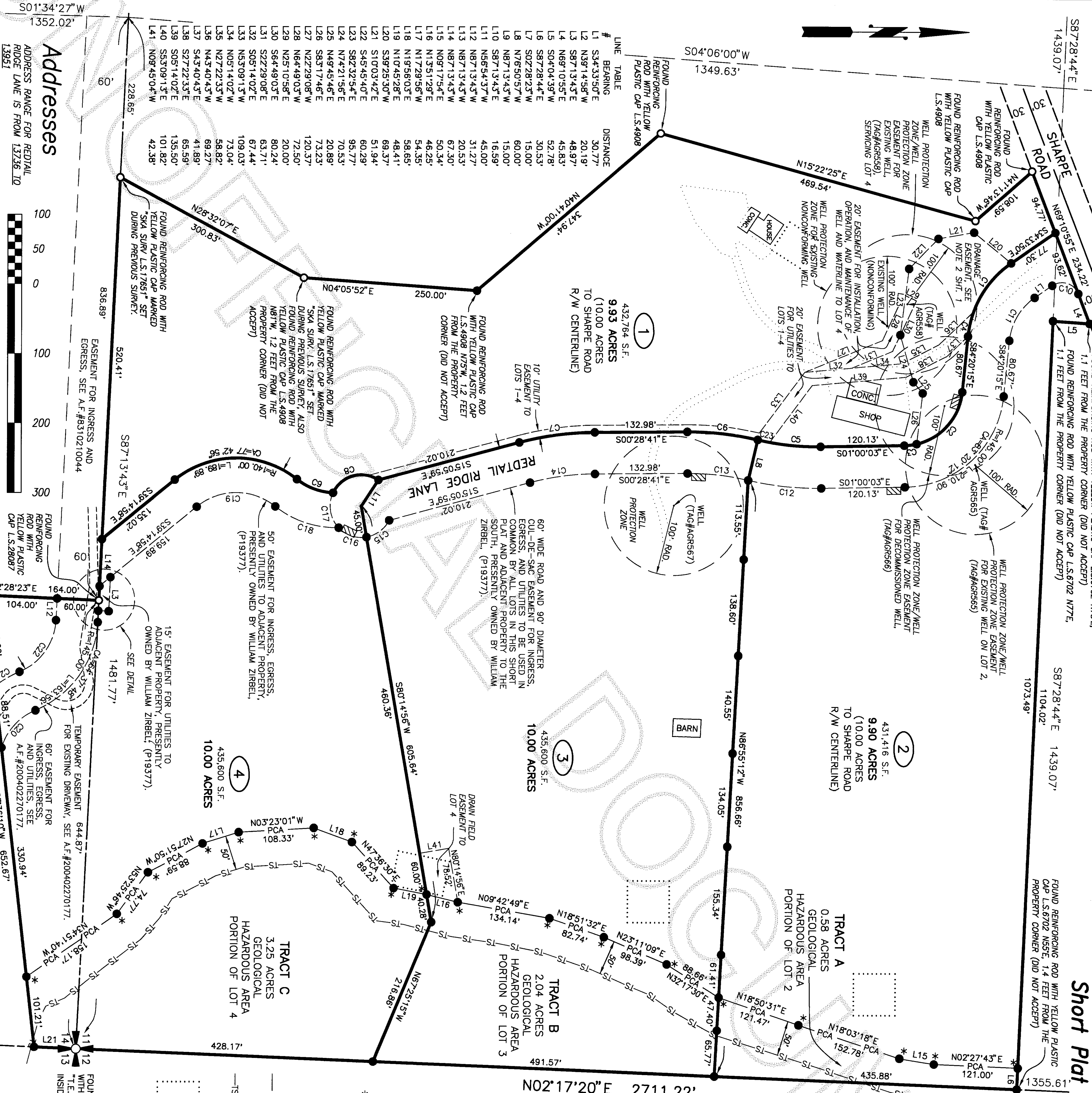
Legend

- 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".
- FOUND PROPERTY CORNER AS NOTED
- PROTECTED CRITICAL AREA TRACT BOUNDARY, GEOLOGICAL HAZARDOUS AREA (STEEP SLOPE AND 50' BUFFER FROM TOP OF SLOPE).
- PROPOSED ACCESS LOCATIONS.
- PROPOSED / EXISTING LOCATION OF SEWAGE DISPOSAL SYSTEM AND REPLACEMENT AREA.

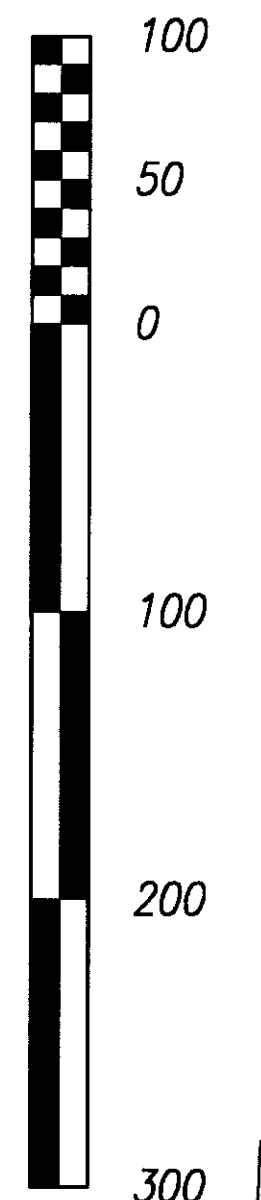
Minimum Setback Requirements



CURVE #	RADIUS	DELTA	LENGTH
C1	145.00'	35.2432°	89.61'
C2	85.00'	71.1217°	105.63'
C3	85.00'	120.755°	18.00'
C4	145.00'	14.2154°	36.35'
C5	370.00'	11.2510°	73.74'
C6	430.00'	13.3744°	102.28'
C7	430.00'	14.3718°	109.74'
C8	45.00'	98.0548°	77.94'
C9	90.00'	35.5829°	56.51'
C10	25.00'	103.4445°	45.27'
C11	85.00'	48.4625°	73.64'
C12	430.00'	14.0906°	106.21'
C13	370.00'	13.3718°	94.42'
C14	370.00'	14.3718°	98.01'
C15	45.00'	53.3218°	42.05'
C16	45.00'	56.1147°	44.14'
C17	45.00'	68.3253°	53.64'
C18	140.00'	40.1237°	98.25'
C19	90.00'	77.4256°	122.08'
C20	85.00'	50.2609°	74.82'
C21	145.00'	16.2122°	41.39'
C22	85.00'	64.3748°	95.88'
C23	370.00'	02.4356°	17.64'



Addresses



DATE	ADDED ESM'S FOR H2O LN, UTILITIES, & DRAINAGE	S.R.M.	JOB#	203125	DRAWN	SRM	CHECKED	JLQ	DATE	25NOV03	SCALE	1" = 100'	SHEET	2 OF 2
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Short Plat for Ken and Laura Howard

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