

SURVEY IN THE N 1/2 SECTION 15, TWP. 35 N., RGE. 7 E., W.M.

200408270714
Skagit County Auditor
8/27/2004 Page 1 of 2 2:41PM

EASEMENT FOR INGRESS,
EGRESS, AND UTILITIES—
A.F. NO. 931060044

DETAIL
NOT TO SCALE

N 1/4 CORNER SEC. 15, FND.
CONC. MON. WITH BRASS CAP
MARKED LS "6702" PER SP#93-071
(3-95) (F.B. 522 PG. 17)

PROPOSED SEPTIC
SYSTEM EASEMENT
IN FAVOR OF LOT 1,
SEE NOTE 19 ON
SHEET 2

PROPOSED LOT 2 WELL
PROTECTION ZONE
EASEMENT IN FAVOR OF
LOT 2, SEE NOTE 4
ON SHEET 2

LOT 3 TOTAL
1,218,543 SQ. FT.
27.97 ACRES
DESIGNATED OPEN SPACE PROTECTED AREA
(08-PA)

E. 1/16 CORNER SECS. 10 AND 15,
FND. IRON ROD W/ WASHER MARKED
LS "12292" LYING N. 06°07'05" W., 0.95
(5-95) (F.B. 511 PG. 71)

LEGEND

- SET 1/2" REBAR WITH YELLOW CAP
MARKED "SKODJE 19645", 06/18/2004
— RECORD LOCATION OF SURVEY MARKER
AS NOTED HEREON
- REBAR WITH YELLOW CAP
MARKED "SKODJE 19645" FROM
PREVIOUS SURVEY
- DENOTES FENCE LINE
- — DENOTES SOIL LOG TEST HOLE
LOCATED 06/18/2004

LOT TABLE

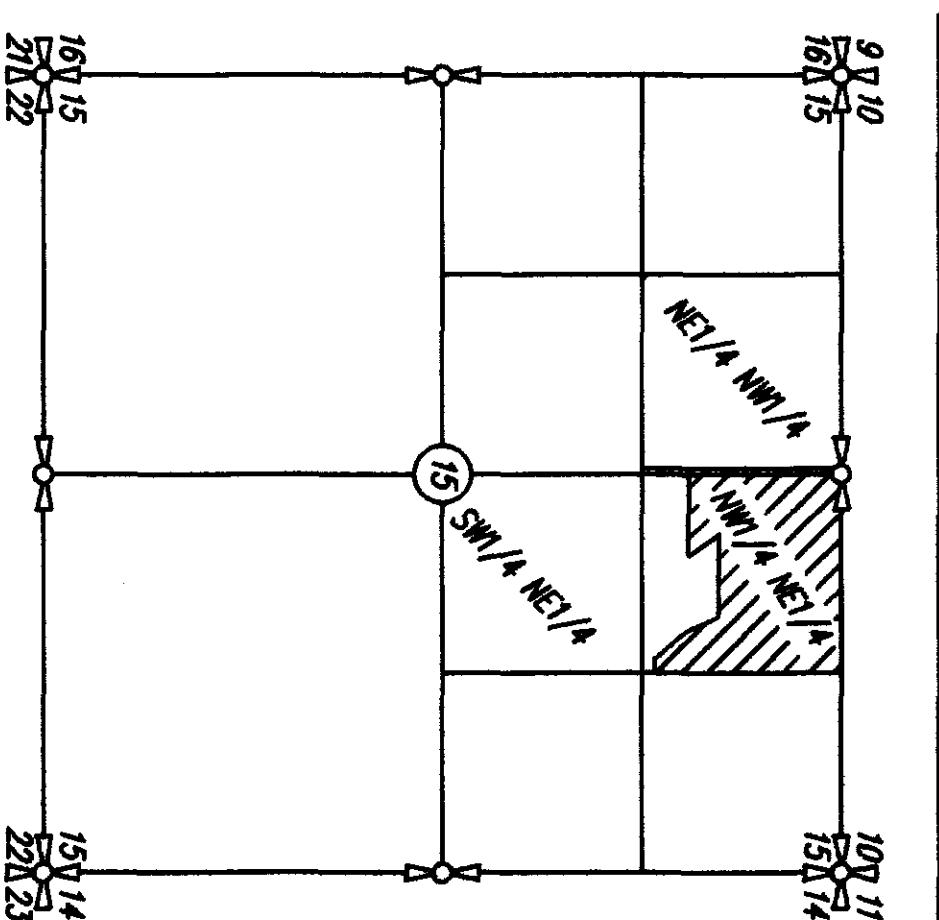
LOT	TOTAL AREA	NET AREA (LESS R.O.W.)
LOT 1	48,250 SQ. FT. 1.11 ACRES	43,560 SQ. FT. 1.00 ACRE
LOT 2	48,398 SQ. FT. 1.11 ACRES	43,564 SQ. FT. 1.00 ACRE
LOT 3	SEE MAP	43,560 SQ. FT. 1.00 ACRE

GRANDY CREEK NOTE

POTENTIAL BUYERS SHOULD RECOGNIZE THAT GRANDY CREEK
MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT
TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING.
BUILDING SITES MAY BE LIMITED BASED UPON CREEK CHANNEL
LOCATION.

VICINITY MAP

SECTION 15, T. 35 N. R. 7 E., W.M.



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION 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 PROVISIONS CONTAINED IN CHAPTER
332-130 WAC.

JEFFREY A. SKODJE, P.L.S.

Jeffrey A. Skodje

CERTIFICATE NO. 19645

DATE 7/26/04



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF July
2004, AT 2:41 P.M. AT THE REGISTRY OF
LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE
NUMBER 200408270714

Leonard Boudinot
SKAGIT COUNTY AUDITOR

By Deputy

SHORT PLAT NUMBER: P102-0718

DATE: JUNE 2004

SHORT PLAT FOR

JEMMA MATTHEW

IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
& THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
SECTION 15, TWP. 35 N., RGE. 7 E., W.M., SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT and SKODJE, INC.

FIELD BOOK 641 PG. 28

P.O. BOX 1228 MOUNT VERNON, WA 98273 (509) 336-5751

CIVIL ENGINEERS AND LAND SURVEYORS

SCALE: 1" = 100'

JOB NO. 02004-A

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING – RURAL RESOURCE-NATURAL RESOURCE LANDS (RRc-NRL) COMPREHENSIVE PLAN DESIGNATION – RURAL RESOURCE-NATURAL RESOURCE LANDS (RRc-NRL)
3. SEWAGE DISPOSAL – INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
4. 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 RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR 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. ACTIVITIES WITHIN THE WELL PROTECTION ZONE SHALL CONFORM TO SKAGIT COUNTY CODE CHAPTER 12.48.
5. 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 14.18.10035)(H).
6. BASIS OF BEARING IS THE NORTH-SOUTH CENTER ¼ LINE OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., BEING S 00° 22' 14" W AS SHOWN ON SHORT PLAT FOR JEMMA MATHEW, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, RECORDS OF SKAGIT COUNTY.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105S ELECTRONIC TOTAL STATION.
8. DEVELOPER – JEMMA MATHEW
1238 OKANAGAN PLACE, NANAIMO, B.C. CANADA V9R 5Z5
9. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES IN ACCORDANCE WITH W.A.C. CH. 332.130. 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.
10. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE SHORELINE PERMIT #93-031 ISSUED 12-12-93, REVISED 9-18-95, AND VARIANCES #93-038 AND #95-020 APPROVED 12-10-93 AND 7-29-95. SEE A.F. NO. ~~200408270146~~ FOR CURRENT HOMEOWNERS ASSOCIATION ROAD MAINTENANCE AGREEMENT.
11. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
12. SECTION SUBDIVISION IS AS SHOWN ON SHORT PLAT FOR JEMMA MATHEW, RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, RECORDS OF SKAGIT COUNTY.
13. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED AS RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS INCLUDING SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS. AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY AGRICULTURAL AND FORESTRY OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
14. FOR PCA EASEMENT AGREEMENT, SEE A.F. NO. ~~200408270145~~
15. THE COUNTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISION RURAL PRIVATE ROAD UNTIL SAID ROADWAY AND RIGHT-OF-WAY HAS BEEN BROUGHT UP TO FULL, CURRENT COUNTY ROAD STANDARDS AS PER SECTION 3.03.
16. 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.
17. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.
18. PRIOR TO A BUILDING PERMIT BEING ISSUED TO THE OWNERS OF LOTS 1-3, A ONE TIME PAYMENT IN THE AMOUNT OF \$500.00 SHALL BE PAID TO SKAGIT COUNTY FOR THE STORMWATER FACILITIES THAT EACH LOT CAN CONNECT TO. NO BUILDING PERMIT WILL BE ISSUED UNTIL SAID STORMWATER FACILITIES ARE IN PLACE AND AVAILABLE FOR CONNECTION.
19. LOT 3 IS SUBJECT TO EASEMENTS FOR SEPTIC SYSTEM CONSTRUCTION AND MAINTENANCE IN FAVOR OF LOTS 1 AND 2. OVER PORTIONS OF LOT 3. THE APPROXIMATE PLANNED EASEMENT AREAS ARE SHOWN ON SHEET 2 OF 2. THE EXACT LOCATION AND DIMENSIONS OF SAID EASEMENTS WILL BE KNOWN WHEN THE SYSTEMS ARE CONSTRUCTED AND THEIR ABSOLUTE LOCATIONS FILED WITH THE SKAGIT COUNTY HEALTH DEPARTMENT.
20. TOTAL ACREAGE OF THE PROPERTY IS 30.19 ACRES.
21. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
22. 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 GROUND WATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUND WATER INFILTRATION SYSTEM ON SITE.
23. WATER WELL NOTE – A LICENSED HYDRO-GEOLOGIST MUST REVIEW THE WATER WELLS FOR EACH OF THE PARCELS PRIOR TO WATER REVIEW FOR BUILDING PERMIT ISSUANCE AND CERTIFY THAT IN HIS/HER PROFESSIONAL OPINION THE WELL IS COMPLETED IN THE DEEPER CONFINED AQUIFER.

24. 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.

LEGAL DESCRIPTION

LOT 1, SHORT PLAT NO. PL 98-015, APPROVED JUNE 4, 1996 AND RECORDED JUNE 11, 1996, IN BOOK 12 OF SHORT PLATS AT PAGES 109 & 110, UNDER AUDITOR'S FILE NO. 9606110053 AND BEING A PORTION OF THE ~~SECTION 15~~ WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. ~~N 04° 11'~~

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS SHOWN ON THE FACE OF SAID SHORT PLAT AND AS SET FORTH IN DECLARATION RECORDED NOVEMBER 3, 1994, UNDER AUDITOR'S FILE NO. 9411030039.

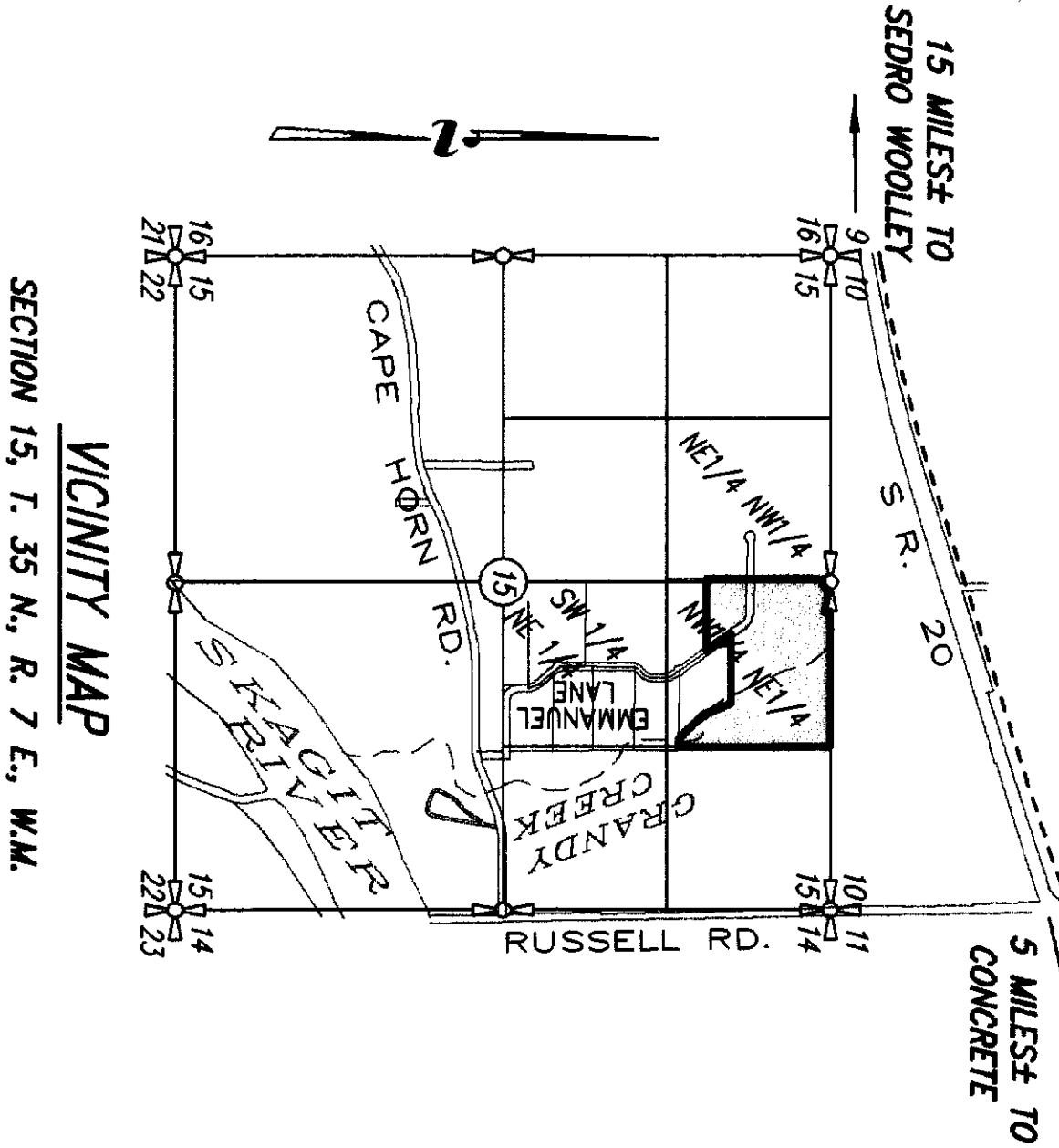
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 106262-9, DATED APRIL 4, 2003.

SETBACKS

PRIMARY STRUCTURE SETBACKS:		ACCESSORY STRUCTURE SETBACKS:	
FRONT:	50 FEET	FRONT:	50 FEET
SIDE:	50 FEET	SIDE:	50 FEET
REAR:	50 FEET	REAR:	50 FEET

SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7)



CONSENT

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

Jemma Mathew
JEMMA MATHEW

ACKNOWLEDGMENT

Pauline J British Columbia
Pauline J British Columbia
STATE OF WASHINGTON
COUNTY OF ~~SEATTLE~~

ON THIS 3rd DAY OF AUGUST, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ~~WASHINGTON~~, DULY COMMISSIONED AND PERSONALLY APPEARED

Jemma Mathew
JEMMA MATHEW
587 FIFTH ST, NANAIMO, BC V9R 1P2

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 9th DAY OF AUGUST, 2004

Pauline J British Columbia
Pauline J British Columbia
SKAGIT COUNTY ADMINISTRATOR

Pauline J British Columbia
Pauline J British Columbia
SKAGIT COUNTY ENGINEER

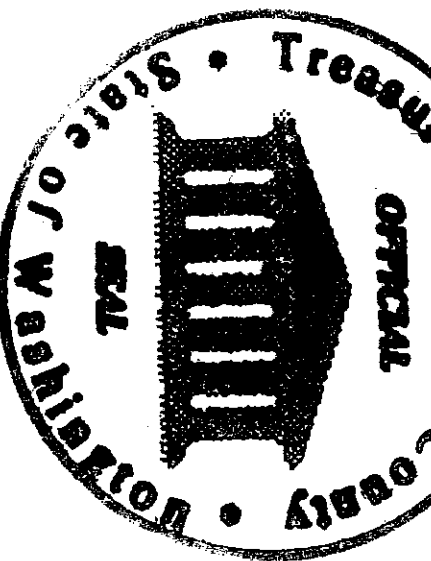
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER)

THIS 11 DAY OF Aug, 2004
Helenand
Helenand
SKAGIT COUNTY HEALTH OFFICER

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 ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2004 THIS 30th DAY OF August, 2004

Pauline J British Columbia
Pauline J British Columbia
SKAGIT COUNTY TREASURER



SHORT PLAT NUMBER: P102-0718 DATE: JUNE 2004

SHORT PLAT FOR
JEMMA MATHEW
IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4
& THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
SECTION 15, TWP. 35 N., RGE. 7 E., W.M., SKAGIT COUNTY, WASHINGTON

FIELD BOOK 641 PG. 28
DATE: JUNE 2004
P.O. BOX 1228 MOUNT KERNON, WA 98273 (360) 336-5751

SCALE: 1" = 100'
JOB NO. 02004-A