

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LIVING WEST OF THE COUNTY ROAD KNOWN AS THE "BLANK ROAD" AS IT EXISTED ON NOVEMBER 17, 1937, ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

LOT ADDRESS INFORMATION

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. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
BLANK ROAD	4480	4748

THE CURRENT RESIDENCES HAVE ADDRESSES THAT COULD CHANGE IF ACCESS CHANGES.
LOT 1 4638 BLANK ROAD
LOT 2 4580 BLANK ROAD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 3rd DAY OF September 20 04.

SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

SKAGIT COUNTY HEALTH OFFICER

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 2004 THIS 30th DAY OF August. Shirley B. Gribble
SKAGIT COUNTY TREASURER

SHORT PLAT NO. PL04-0283 DATE 9-7-04

WATER RESOURCES

SOC-14.24.350

(5) CLOSED/LOW-FLOW STREAM MITIGATION.
(A) IF THE PROJECT AREA FALLS WITHIN 1/2 MILE OF ANY OF THE STREAMS IDENTIFIED IN APPENDIX A AS A "CLOSED" OR "LOW-FLOW" STREAM DESIGNATED BY THE DEPARTMENT OF ECOLOGY PURSUANT TO RCW 90.22, EXCEPT FOR PROJECTS OUTSIDE THE WATERSHED OF THAT STREAM AND THOSE AREAS UNDER INTERDICTAL INFLUENCE, THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED, AS APPLICABLE:

(1) PUBLIC WATER. IF AN EXISTING PUBLIC WATER SUPPLY, WHOSE SOURCE IS OUTSIDE THE WATERSHED, IS AVAILABLE TO A PROJECT PROPERTY WITHIN A LOW-FLOW STREAM WATERSHED, AND WHERE THE WATER PROVIDER IS WILLING AND ABLE TO PROVIDE SAFE AND RELIABLE POTABLE WATER, AND WHERE THE COST OF EXTENSION OF PUBLIC WATER TO THE PROJECT IS LESS THAN OR EQUAL TO 150% OF THE COST OF DEVELOPING AN ON-SITE WATER SUPPLY, THEN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE PUBLIC WATER SUPPLY AS A CONDITION OF PROJECT APPROVAL.

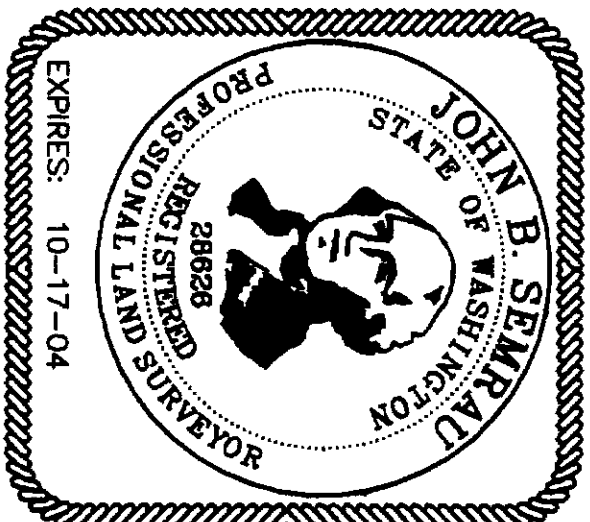
(II) INTERM WELLS. IN LOW-FLOW STREAM WATERSHEDS, WITHIN 1/2 MILE OF THE DESIGNATED WATERWAY, THE SOURCE OF POTABLE AND IRRIGATION WATER FOR DEVELOPMENT MAY BE EITHER A PUBLIC WATER SYSTEM WITH ITS SOURCE OUTSIDE OF THE LOW-FLOW WATERSHED OR, UNDER THE FOLLOWING CONDITIONS, AN INTERM DRILLED WELL. A PROPERTY MAY BE ALLOWED USE OF AN INTERM WELL(S) WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE PROPERTY. THE PROPERTY OWNER SHALL SIGN WRITTEN AGREEMENT WITH THE COUNTY AGREEING NOT TO PROTECT THE LUD OR SPECIAL IMPROVEMENT DISTRICT, AND HAVE IT RECORDED ON THE PROPERTY TITLE BEFORE A COUNTY PERMIT OR LAND DIVISION IS APPROVED. THE PROPERTY OWNER SHALL ALSO AGREE THROUGH THE ABOVE WRITTEN AGREEMENT TO CONNECT ALL WATER FIXTURES TO THIS PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS(S) IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. THE INTERM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD) PER CONNECTION. PROJECTS THAT CAN DEMONSTRATE COMPLIANCE WITH SOC 14.24.350(S)(C) MAY BE EXEMPT FROM THIS PROVISION WITH THE EXCEPTION THAT A MITIGATION REPORT REFERRING THE HYDROLOGICAL DETERMINATION SHALL BE RECORDED ON THE PLAT AND/OR TITLE.

(III) IMPERVIOUS SURFACES. 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 GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER.

(IV) LAWN WATERING. 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 IN SUBSECTION (I) OF THIS SECTION, OR IF THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM AN AQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SOC 14.24.350(S)(C), THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL RESERVE (RRV), AG-NRL.
4. COMPREHENSIVE PLAN - RURAL RESERVE (RRV), AG-NRL.
5. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEPTIC 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 PROPOSAL 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. - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 96222 286226
7. - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
8. MERIDIAN - ASSUMED.
9. BASIS OF BEARING - NORTH-SOUTH CENTERLINE OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., BEARING = NORTH 30°11'1" EAST.
10. LEGAL DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY.
11. SUBDIVISION GUARANTEE ORDER NO. 81039, DATED APRIL 2, 2004.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 752609, 866623, 200207300111, 200107030072, AND 199908100076.
13. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
14. SURVEY PROCEDURE: FIELD TRAVERSE.
15. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
16. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
17. TOTAL ACREAGE PLATTED IS 59.1 ACRES.
18. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
19. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC DUST, SMOKE, OIL, AND AGRICULTURAL COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE OF DESIGNATED NATURAL RESOURCE LANDS. AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL STATE AND FEDERAL LAWS IN THE CASE OF MINERAL LANDS. APPLICATIONS FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS, IN ADDITION, GREATER SETBACKS THAN ARE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810 CONTRACTUAL SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
20. BUTLER SHOULD BE AWARE THAT PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN 52051 D063. THE EFFECTIVE DATE OF JANUARY 3, 1988, SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION.
21. ALL DEVELOPMENT MUST BE WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SNAKE RIVER. THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT ACT.
22. THIS SHORT PLAT IS LOCATED WITHIN A LOW-FLOW STREAM WATERSHED. BECAUSE THIS PARCEL IS SERVED BY A PRIVATE WELL, PURSUANT TO SOC 14.24.350(S), THE FOLLOWING LIMITATION CONDITIONS APPLY:
A) THE WATER WELLS FOR MY PROPERTY WILL BE ALLOWED FOR INTERM DOMESTIC USE WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO MY PROPERTY AND I HEREBY AGREE NOT TO PROTECT THE LUD OR SPECIAL IMPROVEMENT DISTRICT.
B) TO DECOMMISSION MY WELL(S) IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS AND TO CONNECT ALL FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT BECOMES AVAILABLE. THE INTERM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY PER DOMESTIC CONNECTION UNLESS I CAN DEMONSTRATE COMPLIANCE WITH SOC 14.24.350(S)(C).
C) THE TOTAL IMPERVIOUS SURFACE OF THE PROPERTY IS LESS THAN AND SHALL REMAIN LESS THAN 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT/PROJECT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.
D) NO LAWN WATERING WILL BE PERMITTED FROM JUNE 1 TO SEPTEMBER 30. THIS CONDITION SHALL REMAIN IN EFFECT UNTIL THE WELL IS ABANDONED IN ACCORDANCE WITH CHAPTER 172-160 WAC AND THE PROPERTY IS CONNECTED TO AN APPROVED PUBLIC WATER SUPPLY OR A HYDROLOGIST CONFIRMS THAT THE WATER SOURCE IS FROM A CONFINED AQUIFER AND THERE IS NO CONTINUITY WITH A "LOW-FLOW" STREAM. (SKAGIT COUNTY RECOMMENDS LANDSCAPING WITH NATIVE VEGETATION AS MUCH AS POSSIBLE).
23. SEE AF NO. 2000000101 FOR PCA EASEMENT AGREEMENTS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

JOHN B. SEMRAU, P.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2718 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

DATE: 8-11-04

AUDITOR'S CERTIFICATE



200409070120
Skagit County Auditor

9/7/2004 Page 1 of 2 2:10:37AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING, PLLC.

SKAGIT COUNTY AUDITOR

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBOWNERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED, AND ALSO OF MY ADJOINING THE WESTERLY MARGIN OF BLANK ROAD.

JOYCE I. GRIMBLY

ACKNOWLEDGMENT

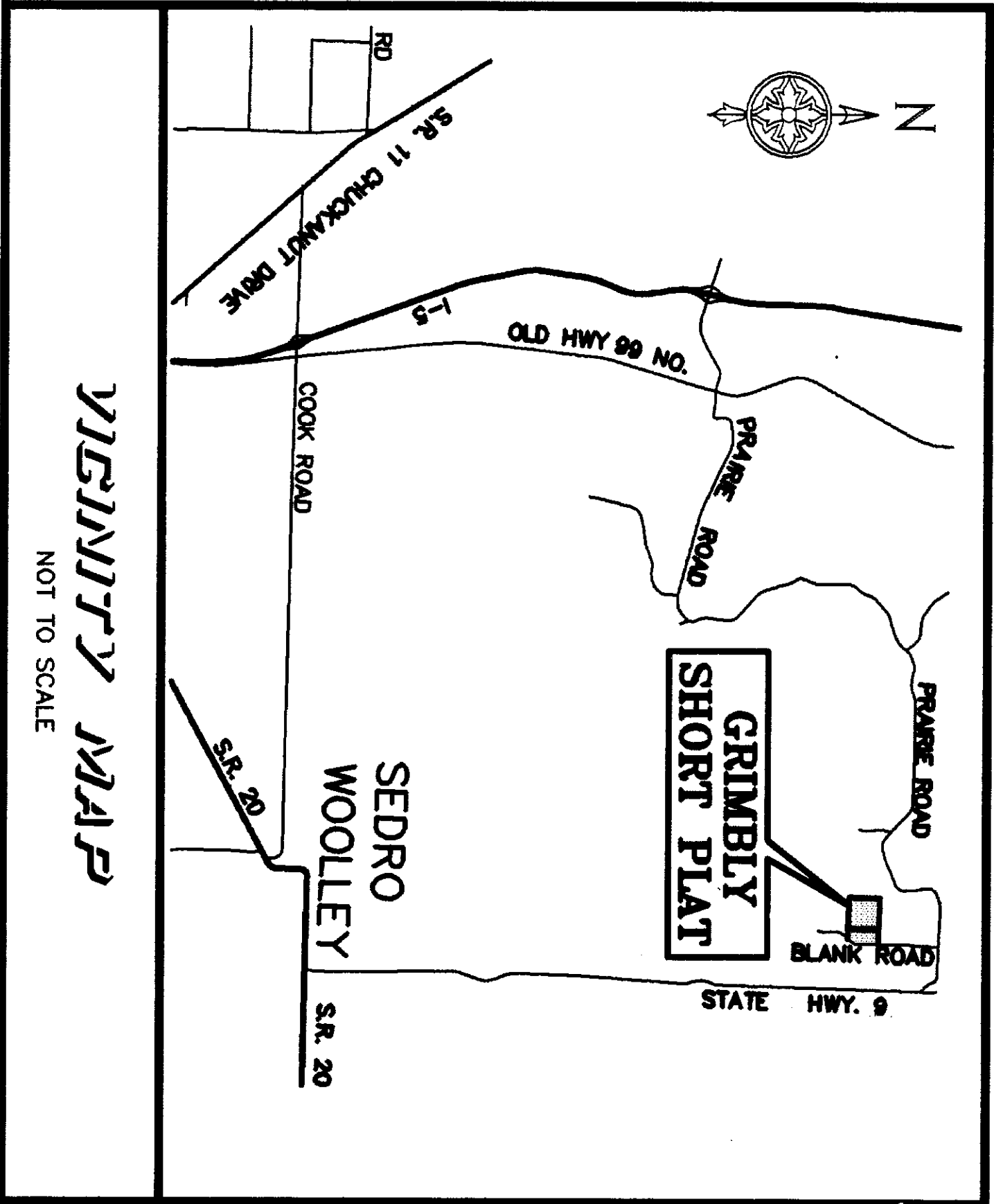
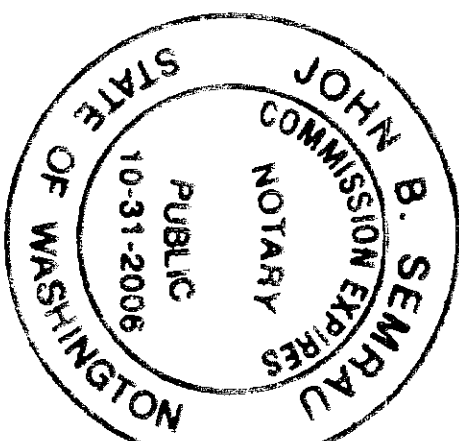
STATE OF WASHINGTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE JOYCE I. GRIMBLY, AS HER SEPARATE ESTATE, SIGNED THIS INSTRUMENT AND KNOWLEDGED IT, TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 8-11-04
SIGNATURE JOYCE I. GRIMBLY
TITLE Notary
MY APPOINTMENT EXPIRES 10-31-06

OWNER

JOYCE GRIMBLY
4580 BLANK ROAD
SERO WOOLLEY, WA 98284
360-856-1330



SHEET 1 OF 2

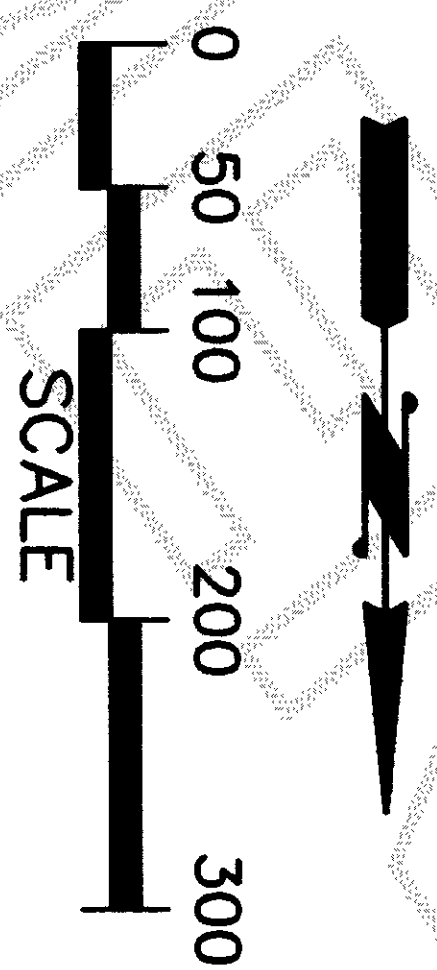
SHORT PLAT NO. PL04-0283

DATE

SURVEY IN A PORTION OF
SECTION 25, T. 36 N., R. 4 E., W.M.
FOR: JOYCE GRIMBLY

SKAGIT COUNTY, WASHINGTON

FB	PG	SEMRAU ENGINEERING & SURVEYING, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING ENGINEERING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4223



LOT 1
15.9 ACRES
692,000 SQ.FT.

CONSERVATION
EASEMENT
AF NO. 200107030072

LOT 2
43.2 ACRES
1,882,500 SQ.FT.

FOS
FOS
200101260036
200101260036

EAST BANK OF SAMISH
RIVER AS SURVEYED
ON MARCH 10, 2004

1/4 CORNER
COMPUTED FROM
S/P 90-61
1289.29'

EAST BANK OF SAMISH
RIVER AS SURVEYED
ON JUNE 6, 2001

SHORT
PLAT
94-007

PROTECTED CRITICAL AREA EASEMENT
SEE NOTE 21
572.04'

FOUND VERTICAL
NAIL DRIVEN
FLUSH IN 24"
CEDAR STUMP

1/4 CORNER
MONUMENT IN CASE
JUNE, 2001

**AGRICULTURAL
(Ag - NRL)**

DAVID L. LAM,
MANUEL.
444-76
111-70

Ⓐ - EXISTING ACCESS POINT

<u>PCA AREA</u>	
LOT 1	91,400 SQ.FT. 2.1 ACRES
LOT 2	101,100 SQ.FT. 2.3 ACRES

BLANK ROAD

SHEET 2 OF 2

SHORT PLAT NO. PL04-0283

DATE _____

SURVEY IN A PORTION OF
SECTION 25, T. 36 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

FB.	PG.	SEMAU ENGINEERING & SURVEYING, PLLC SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 100'
MERIDIAN: ASSUMED			JOB NO. 4223

