

Survey in the SW1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 35, Township 36 North, Range 3 East, W.M., Lying South of the County Road, as it existed on October 2, 1946. Twp. 36 N., Rng. 3 E., W.M. Plot No. PL01-0261

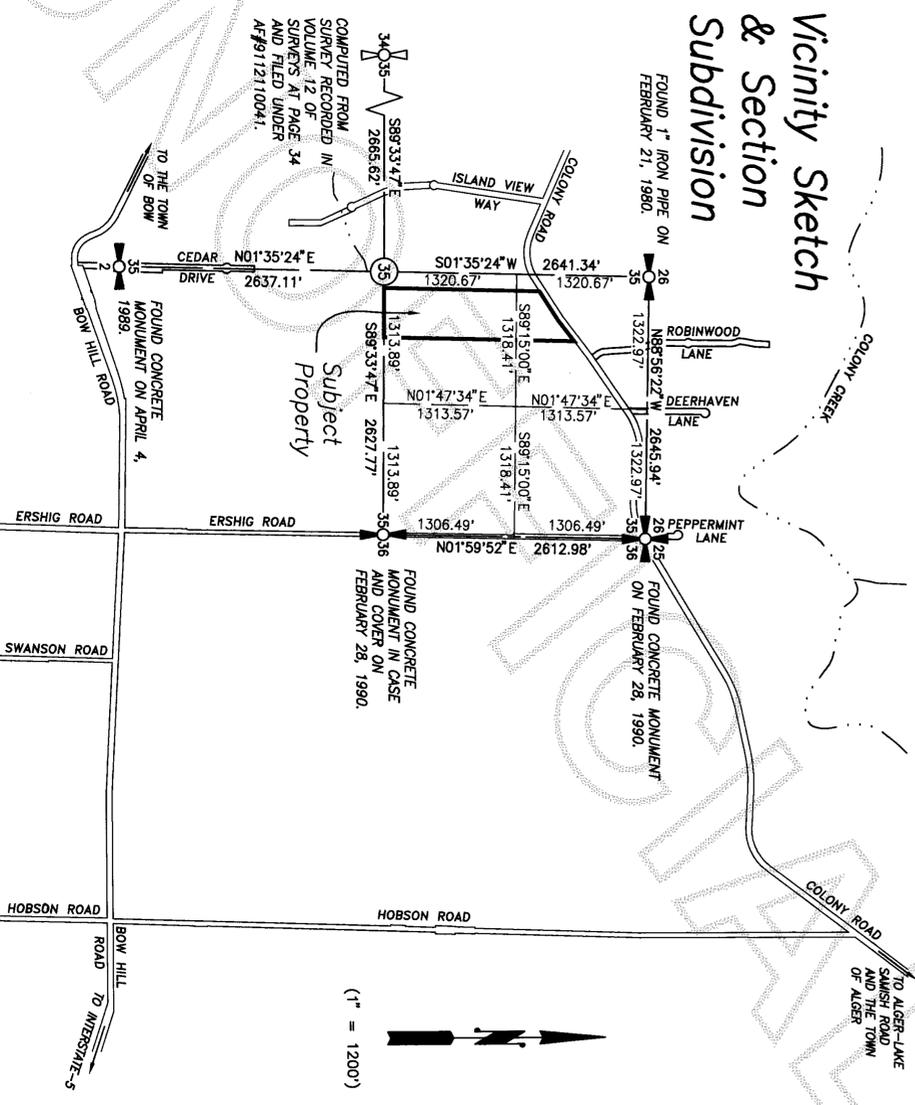
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. 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, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
3. BASIS-OF-BEARINGS - ASSUMED S01°35'24"W ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR)
5. SEWER - INDIVIDUAL, ON-SITE SEWAGE DISPOSAL SYSTEMS, ALTERNATE SYSTEMS ARE PROPOSED FOR ALL LOTS OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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.
8. 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.
9. 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 CONVEYANTS 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.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
11. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 19.75 ACRES.

Legal Description

THE EAST 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING SOUTH OF THE COUNTY ROAD, AS IT EXISTED ON OCTOBER 2, 1946.

Vicinity Sketch & Section Subdivision



Maintenance Declaration

ALL DEEDS AND CONTRACTS SHALL PROVIDE FOR THE FOLLOWING:
 THE OWNERS OF THE LOTS IN THIS SHORT PLAT ARE THE OWNERS OF AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROAD IN THE EASEMENT SHOWN HEREON AS "50-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES" UNLESS AND UNTIL SUCH ROAD OR PORTIONS THEREOF ARE IMPROVED TO SKAGIT COUNTY PUBLIC ROAD STANDARDS AND ACCEPTED BY SKAGIT COUNTY. THE RIGHTS IN SAID EASEMENT ARE OWNED BY SAID LOT OWNERS EXCEPT AS OTHERWISE CONVEYED HEREIN. THE LOT OWNERS SHALL MAKE ALL DECISIONS CONCERNING MAINTENANCE AND REPAIR OF THE ROAD CONSTRUCTED IN SAID EASEMENT AND EACH PARCEL HAVING LEGAL ACCESS FROM SAID ROAD SHALL BE ASSESSED AN EQUAL AMOUNT BY PERIODIC ASSESSMENTS. ANY ASSESSMENT NOT PAID WITHIN THIRTY (30) DAYS OF BILLING SHALL CONSTITUTE A LIEN, WHICH LIEN MAY BE FORECLOSED AS ANY MECHANIC OR MATERIALMENS LIEN WITH COSTS AND ATTORNEY'S FEES REIMBURSABLE TO THOSE THAT INCURRED THE COSTS AND ATTORNEY FEES.

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.

James D. Ross
 JAMES D. ROSS
 LINDA S. ROSS
Linda S. Ross

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES D. ROSS AND LINDA S. ROSS 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 *David D. Rogers* TITLE *Notary*
 DATE *9/5/04* MY APPOINTMENT EXPIRES *July 1, 2006*

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2004

Jude Patterson for *9/30-04*
 SKAGIT COUNTY TREASURER
Katie Gungwiler DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS *20th* DAY OF *September* 2004
Steve Riddle
 COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWER) AND 12.48 (WATER) THIS *25th* DAY OF *Sept* 2004

John Williams
 SKAGIT COUNTY HEALTH OFFICER

Owner/Developer

JAMES AND LINDA ROSS
 1667 OLD HWY. 99 NORTH
 BELLINGHAM, WA. 98226
 PHONE - (360) 724-4520

Short Plat (CARD)
 for James and Linda Ross

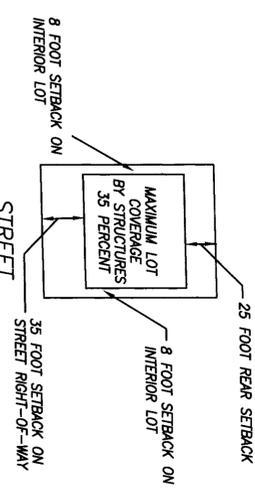
DATE	REVISION	BY	JOB#	DRAWN	STN	CHECKED	DATE	SCALE	SHEET
			200317			djm	14JUN02	N/A	1 OF 2

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2002 at the request of James Ross.
 John L. Abenroth CERT#17651
 Date

AUDITOR'S CERTIFICATE
 200410120174
 Skagit County Auditor
 10/12/2004 Page 1 of 2 2:02PM
Noma Brummett
 County Auditor or Deputy Auditor

Minimum Setback Requirements



- Legend**
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
 - ▭ Access Locations
 - ▭ Proposed septic drainfield and replacement area

Note - See sheet 1 for additional section subdivision information.

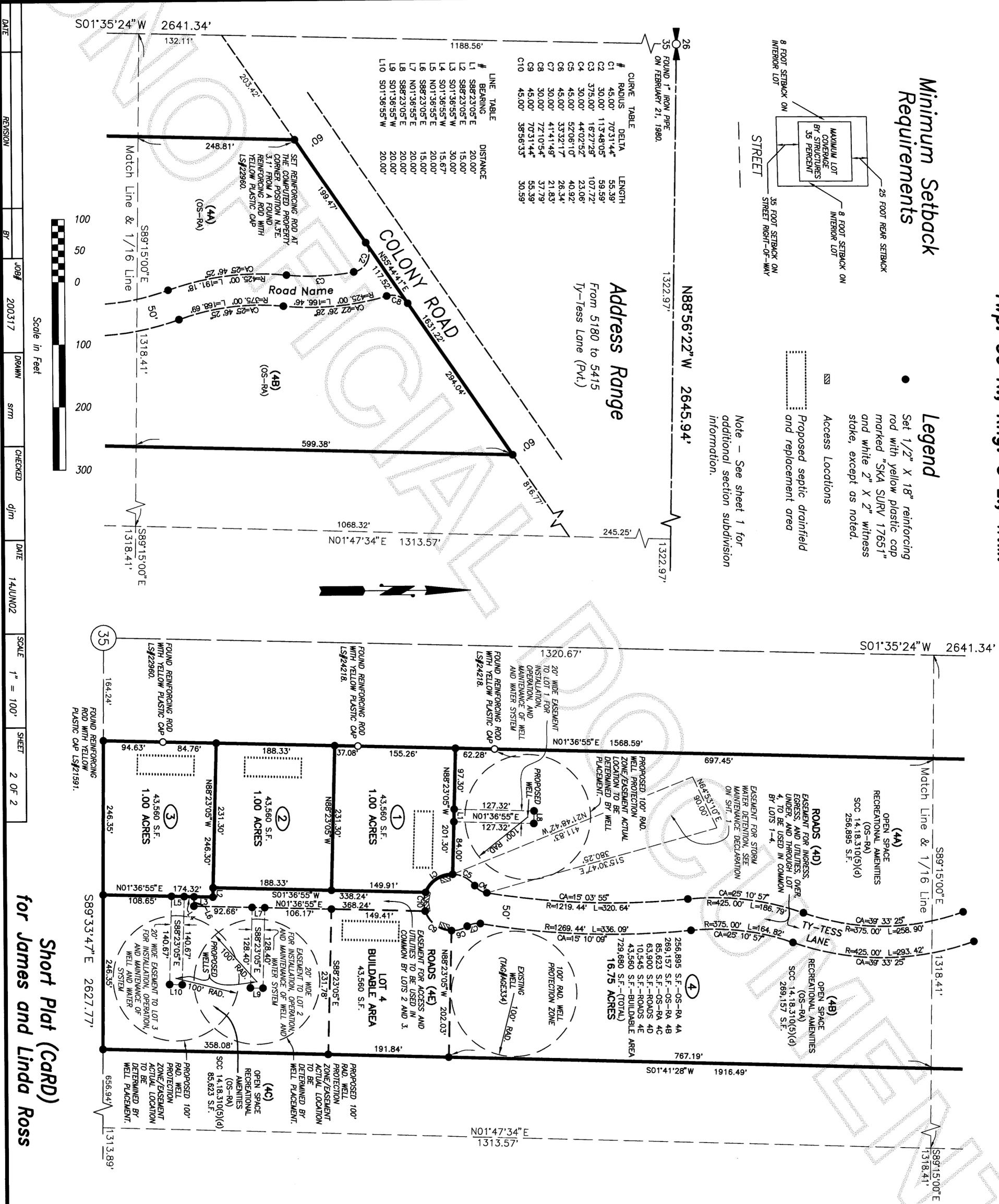
Address Range
From 5180 to 5415
Ty-Tess Lane (Pvt.)

CURVE TABLE

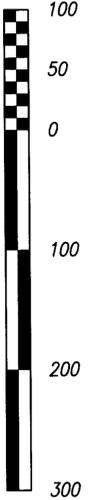
#	RADIUS	DELTA	LENGTH
C1	45.00'	70°31'44"	55.39'
C2	30.00'	113°48'05"	59.59'
C3	375.00'	16°27'29"	107.72'
C4	30.00'	44°02'52"	23.06'
C5	45.00'	57°06'10"	40.92'
C6	45.00'	33°32'17"	26.34'
C7	30.00'	41°41'49"	21.83'
C8	30.00'	72°10'54"	37.79'
C9	45.00'	70°31'44"	55.39'
C10	45.00'	38°56'33"	30.59'

LINE TABLE

#	BEARING	DISTANCE
L1	S88°23'05"E	20.00'
L2	S88°23'05"E	15.00'
L3	S01°36'55"W	30.00'
L4	S01°36'55"W	15.67'
L5	S01°36'55"E	20.00'
L6	S88°23'05"E	15.00'
L7	N01°36'55"E	20.00'
L8	S88°23'05"E	20.00'
L9	S01°36'55"W	20.00'
L10	S01°36'55"W	20.00'

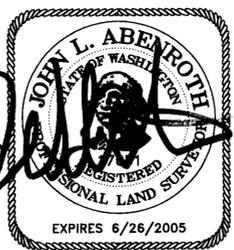


DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			200317	SM	djm	14JUN02	1" = 100'	2 OF 2



Short Plat (Card)
for James and Linda Ross

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