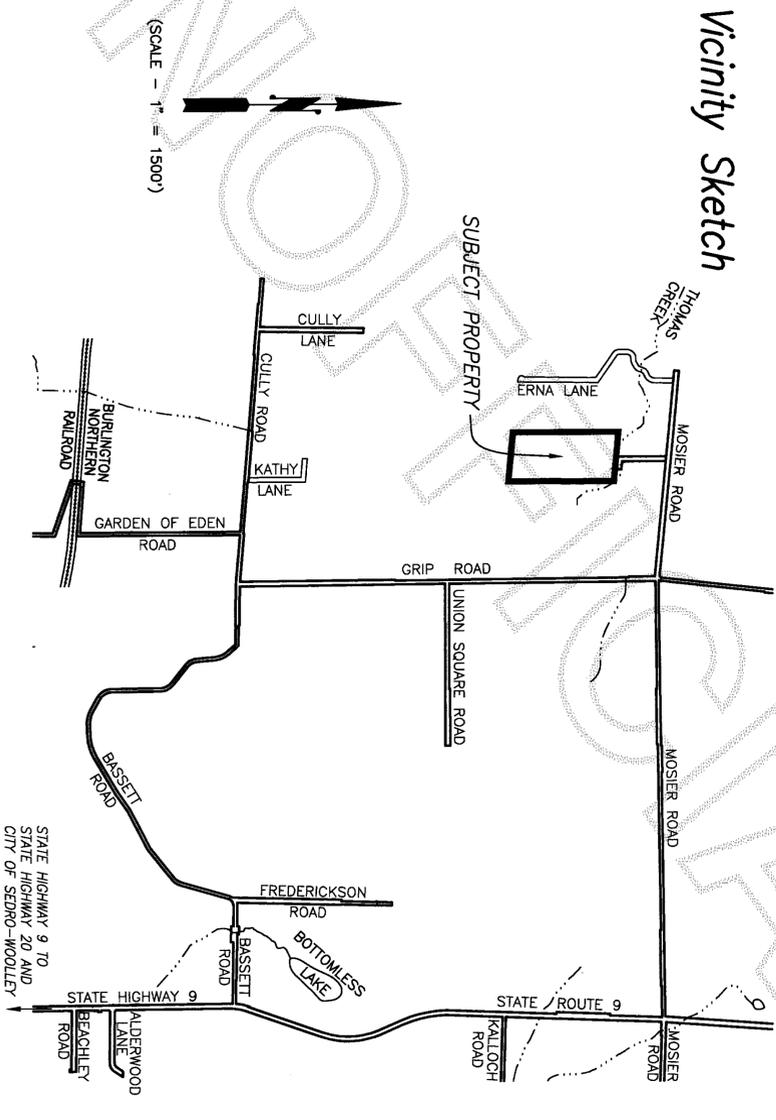


**Survey in the SW1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 11, Short Plat No. SP 97-0034  
Twp. 35 N., Rng. 4 E., W.M.**

**Notes**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT FILED UNDER A.F.#200410260142
3. 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.
4. BASIS-OF-BEARINGS - ASSUMED N84°37'39"W ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11.
5. ZONING - RESIDENTIAL
6. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. ALTERNATIVE SYSTEMS ARE PROPOSED FOR ALL LOTS OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
7. 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.
8. 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.
9. 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.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
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 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.
12. SUBJECT PROPERTY MAY BE ENCLUMBERED BY EASEMENTS, RESTRICTIONS, OR RESERVATIONS CONTAINED IN DOCUMENTS FILED IN A.F.#1177328; A.F.#383573; A.F.#383574; A.F.#9004060005; A.F.#9102130034.
13. SEE PROTECTED CRITICAL AREA EASEMENT AGREEMENT FILED IN A.F.#200410260144
14. POTENTIAL BUYERS SHOULD RECOGNIZE THAT A CREEK MEANDERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
15. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 18.89 ACRES.
16. THE SEDIMENT POND WAS ORIGINALLY DESIGNED FOR A WATER DEPTH OF 2 FEET BELOW THE OVERTLOW SPILLWAY. WHEN THERE IS A BUILDUP OF 6 INCHES OF SEDIMENT IN THE POND BOTTOM IT IS TO BE CLEANED OUT TO RESTORE THE 2 FEET OF POND DEPTH. WHEN CLEANING THE 6 INCHES OF SAND IN THE POND BOTTOM IT IS TO BE EXPOSED TO ENSURE THE POND CAN DRAIN. THE DEPTH OF THE POND IS TO BE CHECKED AT LEAST ONCE A YEAR AND AFTER ANY HEAVY RAIN STORM TO VERIFY THAT THERE IS AT LEAST 18 INCHES OF STORAGE DEPTH. ALL REMOVED SEDIMENT IS TO PROPERLY DISPOSED OF AND NOT ALLOWED TO BE ERODED INTO THOMAS CREEK.

**Vicinity Sketch**



**Legal Description**

THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED APRIL 29, 1924, AND RECORDED SEPTEMBER 19, 1924, IN VOLUME 133 OF DEEDS, PAGE 537.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 60 FEET OF TRACT 4, SHORT PLAT NO. 90-65, AS APPROVED FEBRUARY 13, 1991, AND RECORDED UNDER AUDITOR'S FILE NO. 9102130034, IN VOLUME 9 OF SHORT PLATS, PAGE 318, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS GRANTED BY INSTRUMENT RECORDED JANUARY 2, 2003, UNDER AUDITOR'S FILE NO. 200301020112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**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.  
*Eric D. Jensen*  
ERIC D. JENSEN  
*Nora J. Jensen*  
NORA J. JENSEN  
*TERRI E. COOK*  
TERRI E. COOK  
JAMES A. COOK

**Acknowledgments**

STATE OF WA. COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIC D. JENSEN AND NORA J. JENSEN, 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: *Louisa H. Requia* TITLE: Notary  
DATE: 9-1-04 MY APPOINTMENT EXPIRES: July 1, 2006  
Notary Public  
State of Washington  
LOUISA H. REQUIA  
My Appointment Expires Jul 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.  
*TERRI E. COOK*  
TERRI E. COOK  
DATE: 10-19-04  
SKAGIT COUNTY TREASURER



**Approvals**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ACT AND THIS SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.06 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 9th DAY OF OCT 2004.  
*Eric D. Jensen*  
ERIC D. JENSEN  
SKAGIT COUNTY HEALTH OFFICER  
*Nora J. Jensen*  
NORA J. JENSEN  
SHORT PLAT ADMINISTRATOR  
*TERRI E. COOK*  
TERRI E. COOK  
COUNTY ENGINEER

**Owner/Developer**

ERIC AND NORA JENSEN  
P.O. BOX 738  
SEDR0-WOOLLEY WA. 98284  
(360) 856-4918

Short Plat for  
**Eric And Nord Jensen**

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			2010224	STW	JK	16JUL02	1" = 1500'	1 OF 2

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**Skagit Surveyors & Engineers**

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

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 2002 at the request of Eric and Nora Jensen.

John L. Abenroth CERT#17651  
Date 10/07/04

**AUDITOR'S CERTIFICATE**

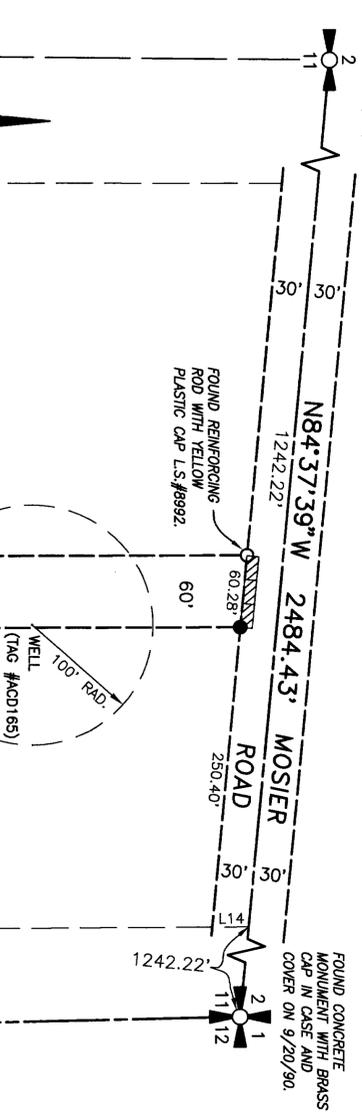
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Skagit County Auditor  
10/26/2004 Page 1 of 2 3:25PM

*Cheryl Larrieu*  
County Auditor or Deputy Auditor

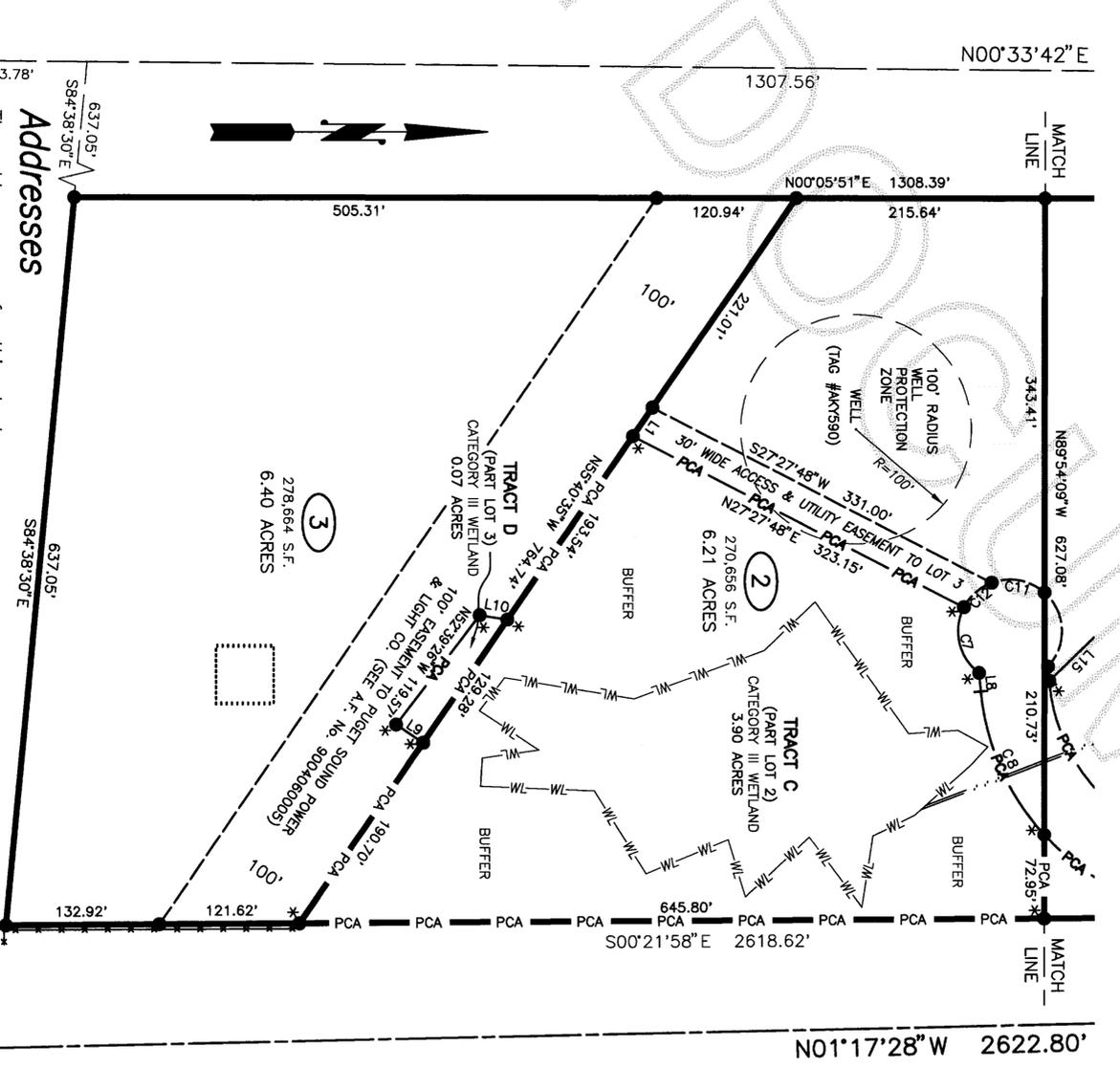
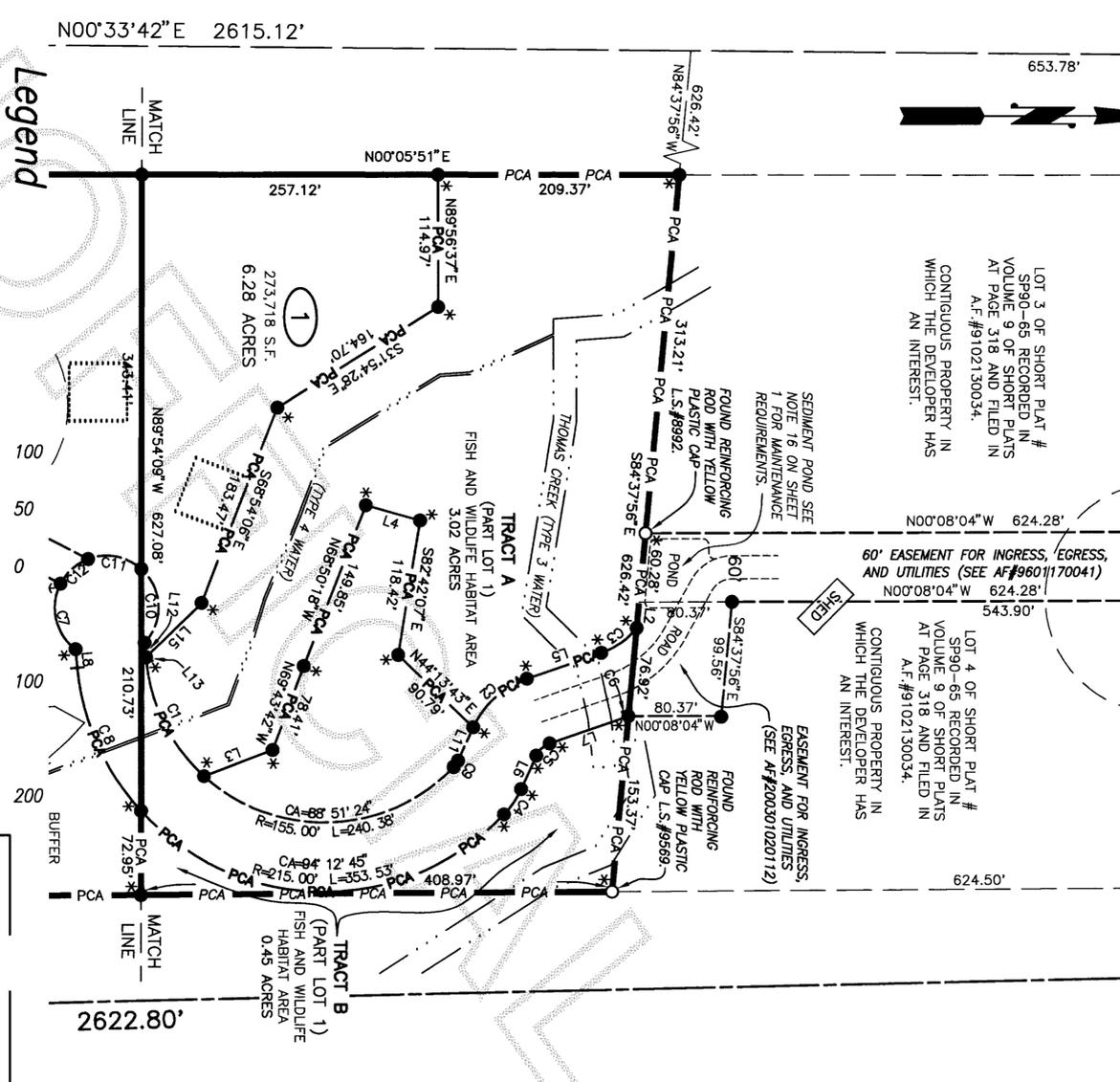
**Survey in the SW1/4 of the NE1/4, and in the NW1/4 of the NE1/4 of Section 11, Twp. 35 N., Rng. 4 E., W.M.**

**Short Plat No. SP 97-0034**

**Minimum Setback Requirements**



LINE #	BEARING	DISTANCE	CURVE #	RADIUS	DELTA	LENGTH
L1	N55°40'35"W	30.22'	C1	155.00'	42°24'48"	114.74'
L2	S84°37'56"E	22.65'	C2	80.00'	46°21'55"	64.74'
L3	N20°50'48"W	63.69'	C3	70.00'	31°00'22"	37.88'
L4	N15°47'23"E	48.92'	C4	80.00'	19°05'25"	26.66'
L5	N19°13'25"W	88.53'	C5	20.00'	46°21'55"	16.18'
L6	N65°35'20"W	31.98'	C6	130.00'	01°47'09"	4.05'
L7	N19°13'25"E	16.10'	C7	45.00'	80°52'54"	63.52'
L8	N84°46'17"E	68.53'	C8	215.00'	37°03'27"	139.06'
L9	N33°28'14"W	28.32'	C9	20.00'	19°05'25"	6.66'
L10	N09°15'55"E	24.31'	C10	45.00'	91°03'12"	71.51'
L11	S65°35'20"E	31.98'	C11	45.00'	62°38'03"	49.19'
L12	S84°46'17"W	12.52'	C12	41°48'37"	41°48'37"	32.84'
L13	S84°46'17"W	3.58'				
L14	S00°21'58"E	30.15'				
L15	S44°03'58"E	68.73'				



**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.
- 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".

**Proposed Access Locations**

- W-L-W: Wetland Boundary
- PCA: Protected Critical Area Boundary
- Proposed septic drainfield and replacement area

**Addresses**

The address range for this short plat is from 22782 to 22670 Mosier Road.

**Addresses**

The address range for this short plat is from 22782 to 22670 Mosier Road.

**Short Plat for Eric And Nora Jensen**

DATE: 16JUL02  
 REVISION: 201022A  
 JOB#: 201022A  
 DRAWN: strm  
 CHECKED: jla  
 SCALE: 1" = 100'  
 SHEET: 2 OF 2

**Skagit Surveyors & Engineers**

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**SURVEYOR'S CERTIFICATE**

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John L. Abenroth CERT#17651  
 Date 10/07/04

**AUDITOR'S CERTIFICATE**

200410260142  
 Skagit County Auditor  
 10/26/2004 Page 2 of 2 3:25PM

Cheryl Davis  
 County Auditor or Deputy Auditor