

HOWARD CLARK SHORT PLAT

PTN. OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF SEC. 7, TWP. 35 N, RNG 11 E, W.M.
SKAGIT COUNTY, WASHINGTON

PL 03-0078

2004 11290178
Skagit County Auditor
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11/29/2004 Page

DECLARATION

I, THE UNDERSIGNED OWNER, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES.

Howard Clark
HOWARD CLARK
Connie Clark
CONNIE CLARK

ACKNOWLEDGEMENT

(STATE OF WASHINGTON)

(COUNTY OF SKAGIT) ON THIS 29 DAY OF June 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD & JUDY CLARK HUSBAND & WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Terry A. Unger
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Washington RESIDING AT Bellingham



ACKNOWLEDGEMENT

(STATE OF WASHINGTON)

(COUNTY OF SKAGIT) ON THIS 10 DAY OF Sept 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CONNIE CLARK, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Karen O'Haran
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Wash RESIDING AT Burlington

ACKNOWLEDGEMENT

(STATE OF WASHINGTON)

(COUNTY OF Skagit) State of Wisconsin County of Milwaukee Wisconsin ON THIS 3rd DAY OF September 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Julie Mulheisen OF Washington Mutual Bank CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

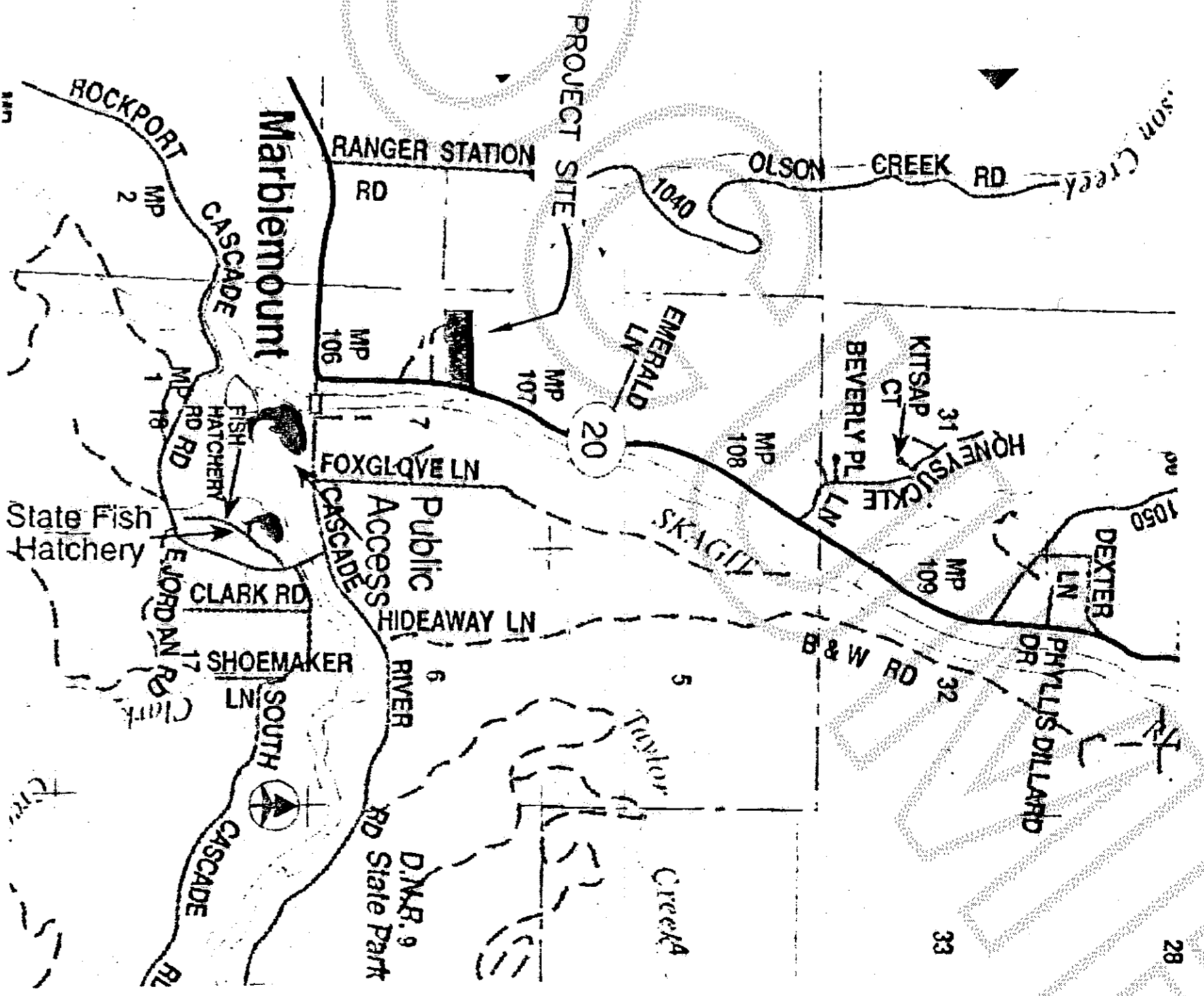
Carlynn Wood (Courtney S. Sauer)
NOTARY PUBLIC IN AND FOR THE STATE OF Wisconsin
Wisconsin RESIDING AT Milwaukee my commission exp 11/15/2006

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF Nov 2004 AT 3:14 PM
UNDER AUDITOR'S FILE NUMBER 2004129 DITS
AT THE REQUEST OF Connie Clark

Connie Clark
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
BY DEPUTY Chavis

VICINITY MAP



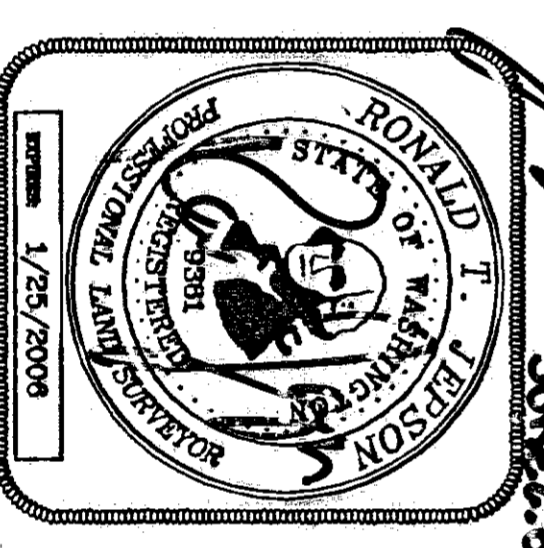
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 29th DAY OF November 2004.

SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS SHORT PLAT TITLED "HOWARD CLARK SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, OR PLACED UPON COMPLETION OF CONSTRUCTION.

Ronald T. Jepson
RONALD T. JEPSON, P.E., #9361



HEALTH DEPARTMENT APPROVAL

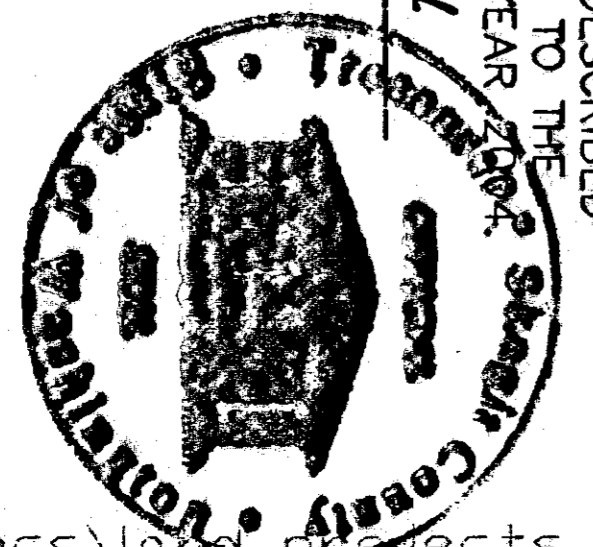
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.48 (WATER) AND TITLE 12.05 (SEPTIC) Nov 18th 2004.

Heather
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIE 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

Ronald Jepson
SKAGIT COUNTY TREASURER
DATE 11-29-04



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- SHEET 1 ACKNOWLEDGEMENTS & APPROVALS
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RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE 'C', PH. # 360.733.5760, FAX # 360.647.8939,
E-MAIL JEPSON222@QWEST.NET, BELLINGHAM, WASHINGTON 98225

HOWARD CLARK SHORT PLAT

PTN. OF SW 1/4 OF NW 1/4 AND NW 1/4 OF SW 1/4 OF SEC. 7, TWP. 35 N, RNG 11 E, W.M.
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LEGAL DESCRIPTION

PARCEL "A":
THAT PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., LYING WESTERLY OF THE STATE HIGHWAY,
EXCEPT ALL OF SHORT PLAT NO. 97-0013, APPROVED MARCH 23, 1999 AND UNDER AUDITOR'S FILE NO. 9903230165, AND ALSO EXCEPT THAT PORTION LYING WITHIN SHORT PLAT NO. 26-74, APPROVED JULY 3, 1974, AND ALSO EXCEPT ALL THAT PORTION OF SAID GOVERNMENT LOT 5, LYING WITHIN A STRIP OF LAND 20 FEET IN WIDTH, LYING ADJACENT TO AND ABUTTING UPON THE WESTERLY LINE OF THE FOLLOWING DESCRIBED TRACT: LOT 1, SHORT PLAT NO. 97-0013, APPROVED MARCH 23, 1999, RECORDED MARCH 23, 1999, IN VOLUME 14 OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 9903230165, AND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., TOGETHER WITH THE NORTH 15 FEET OF GOVERNMENT LOT 4 IN SAID SECTION 7, EXCEPT THE WEST 720 FEET THEREOF.

PARCEL "B":
GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., EXCEPT THE NORTH 15 FEET THEREOF, AND EXCEPT THE WEST 720 FEET THEREOF, AND EXCEPT THAT PORTION LYING WITHIN THE SOUTH 363.80 FEET OF THE WEST 1,027.33 FEET OF SAID GOVERNMENT LOT 4,
AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

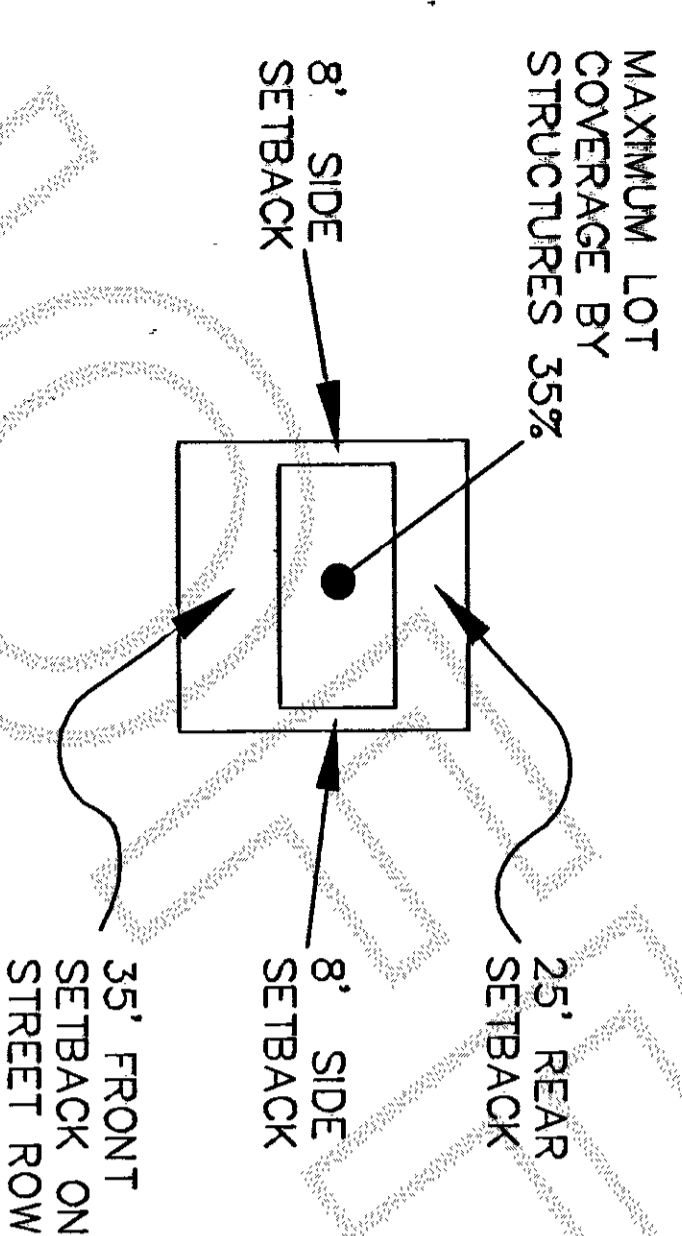
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE SOUTH 88°29'33" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 720.00 FEET TO THE NORTHEAST CORNER OF THE WEST 720.00 FEET OF SAID GOVERNMENT LOT 4; THENCE SOUTH 01°16'23" WEST, ALONG THE EAST LINE OF SAID WEST 720.00 FEET, A DISTANCE OF 792.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°28'16" EAST A DISTANCE OF 48.94 FEET; THENCE SOUTH 01°16'23" WEST A DISTANCE OF 164.78 FEET TO THE NORTH LINE OF THE SOUTH 363.80 FEET OF SAID GOVERNMENT LOT 4; THENCE NORTH 88°29'05" WEST A DISTANCE OF 48.84 FEET TO THE EAST LINE OF SAID WEST 720.00 FEET; THENCE NORTH 01°16'23" EAST, ALONG THE EAST LINE OF SAID WEST 720.00 FEET, A DISTANCE OF 164.82 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C":
THAT PORTION OF LOT 1, SHORT PLAT NO. 97-0013, APPROVED MARCH 23, 1999 AND RECORDED MARCH 23, 1999, IN VOLUME 14 OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 9903230165, AND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., LYING NORTHERLY OF LINE "A" DESCRIBED HEREINAFTER.

PARCEL "D":
ALL THAT PORTION OF GOVERNMENT LOT 5, SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., LYING WITHIN A STRIP OF LAND 20 FEET IN WIDTH, LYING ADJACENT TO AND ABUTTING UPON THE WESTERLY LINE OF THE FOLLOWING DESCRIBED TRACT: LOT 1, SHORT PLAT NO. 97-0013, APPROVED MARCH 23, 1999 AND RECORDED MARCH 23, 1999, IN VOLUME 14 OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 9903230165, AND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF LINE "A" DESCRIBED HEREINAFTER.

LINE "A":
BEGINNING AT A POINT ON THE EASTERLY LINE OF LOT 1, SHORT PLAT NO. 97-0013 AT A POINT THAT IS 60 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 88°29'23" WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 1, TO AN INTERSECTION WITH THE WEST LINE OF PARCEL B HEREBIN DESCRIBED AND THE TERMINUS OF THIS LINE DESCRIPTION, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

MINIMUM SETBACK REQUIREMENT

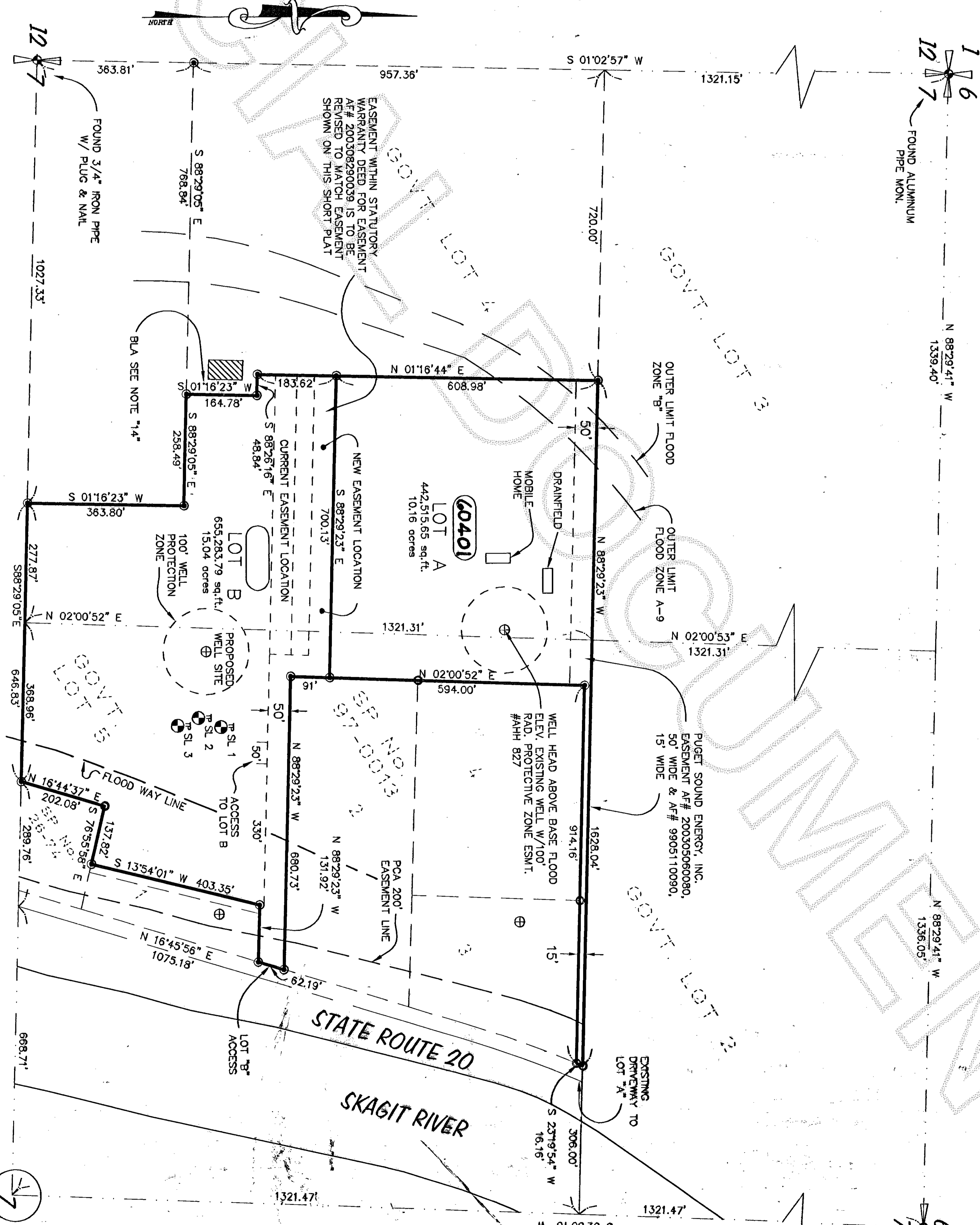


LEGEND

- SET REBAR & CAP #9361 6-99
- FND SURVEYORS REBAR & CAP 6-99
- ⊗ EXISTING WELL
- ⊗ SOIL TEST SITES

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-521 TOTAL STATION ON 10-2003.



BASIS OF BEARING
SHORT PLAT #97-0013
NORTH LINE OF LOTS 3&4

OWNER OF RECORD
HOWARD, JUDY & CONNIE CLARK
P.O. BOX 2
RIVERSIDE, WA. 98849

FLOODWAY NOTE
APPROXIMATE FLOODWAY LINE AS SCALED FROM F.E.M.A. MAP OF FLOODWAY BOUNDARY AND FLOODWAY MAP 530151 0020 AND 530151 0021 DATED JANUARY 3, 1985.



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E-MAIL JEPSON222@AOL.COM, BELLINGHAM, WASHINGTON 98225
JOB # 03043 SHEET 3 OF 3

SEC. 7, TWP. 35, N., RNG. 11 E., W.M.

TOTAL ACREAGE
25.23 ACRES

SECTION 7 CENTER

HOWARD CLARK SHORT PLAT

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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. AF#200310030052
2. EASEMENT FOR HOWARD CLARK SHORT PLAT OVER LOT 1 OF SP # 26-74 FILED UNDER AF#200207030054
3. QUIT CLAIM DEED OF B.L.A. AF# 200312030112
4. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. 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 RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
6. ZONING AND COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE
7. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS' MOUND SYSTEMS, ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN' CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
8. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE, WHICH ARE NOT, AT THE SAME TIME OF THE APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
9. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY ADJACENT PROPERTIES. THE DRAINAGE REPORT PREPARED FOR THIS PROJECT BY STORMWATER PLUS AND IS AVAILABLE AT SKAGIT COUNTY PLANNING, RECOMMENDS A SWALE TO BE CONSTRUCTED ALONG THE PROPOSED DRIVEWAY FOR LOT "A" WITH BUILDING DOWNSPOUTS DIRECTED INTO IT. SEE REPORT FOR ALL SPECIFICS.
11. OWNER/DEVELOPER: HOWARD CLARK
P.O. BOX 2
RIVERSIDE, WA. 98849
12. LOT "A" & "B" ARE LOCATED IN FLOOD ZONE A-9 AND ZONE B, AS IDENTIFIED ON F.E.M.A. FLOOD PLAIN MAP No. 530151 0330C, DATED JANUARY 3, 1985.
13. PCA EASEMENT SHOWN BUT NOT WITHIN SHORT PLAT.
14. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SKAGIT RIVER SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
15. WATER WILL BE SUPPLIED FROM INDIVIDUAL WELLS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. WELL HEADS FOR NEW WELLS MUST BE 1' ABOVE BASE FLOOD ELEVATION
16. FUTURE BUYERS SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN A FLOOD HAZARD ZONE 1 INCLUDING A DESIGNATED FLOODWAY. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY SCC CHAPTER 14.34. RESIDENTIAL CONSTRUCTION IN THE FLOOD PLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.

SUGGESTED DRAINAGE MAINTENANCE PLAN

- ### BIOFILTRATION SWALES
1. THE SWALES AND DITCHES SHALL BE INSPECTED AFTER LARGE STORM EVENTS, AND AT A MINIMUM INSPECTED ANNUALLY. ACCUMULATED SEDIMENT OR DEBRIS SHALL ALSO BE REMOVED AS NEEDED (NO LESS THAN ONCE A YEAR) AND DISPOSED OF AT APPROVED DISPOSAL LOCATIONS.
 2. THE SITE VEGETATION SHALL BE TRIMMED AS NECESSARY TO MAINTAIN THE AESTHETIC APPEARANCE OF THE SITE AND TO KEEP THE SWALES FREE OF LEAVES AND OTHER ACCUMULATED VEGETATION. POISONOUS OR NUISANCE VEGETATION WITHIN THE SWALES SHALL BE REMOVED. SWALE AREAS THAT ARE BARE SHALL BE VEGETATED, AND ANY ERODED AREAS OR HOLES SHALL BE FILLED AND REGRADED PRIOR TO REVEGETATION. GRASS WITHIN SWALES SHALL BE MAINTAINED AT A HEIGHT NOT EXCEEDING TWELVE INCHES.
- ### INFILTRATION TRENCHES
1. THE INFILTRATION TRENCH LOCATIONS SHALL BE INSPECTED ANNUALLY, OR AFTER ANY EXTREME STORM EVENT IF ANY PONDING OF WATER OR OTHER INDICATION OF INFILTRATION FAILURE IS OBSERVED. THE DOWNSPOUT CATCH BASINS SHALL BE CHECKED FOR PLUGGING. IF NO PLUGGING IS FOUND, IT MAY BE NECESSARY TO DIG UP A SECTION OF THE TRENCH TO CHECK FOR PLUGGING OF GAPS BETWEEN THE INFILTRATION MEDIA. IF ANY TRENCH IS SILLED UP, THEN IT SHALL BE IMMEDIATELY RESTORED TO ITS DESIGN STANDARD BY REMOVING ANY CLOGGED MATERIAL AND REPLACING WITH CLEAN WASHED ROCK.

DRAINAGE DESIGN

INFILTRATION FACILITY DESIGN

ROOF DOWNSPOUT INFILTRATION TRENCHES ARE PROPOSED FOR THE RUNOFF FROM ANY NEW STRUCTURES. THE PROPOSED INFILTRATION TRENCHES ARE SIZED ACCORDING TO PAGE 3-5 IN VOLUME III OF THE DOE MANUAL.

THE EASTERN PORTION OF THE SOUTH LOT CONTAINS SAND AND LOAMY FINE SAND AT A DEPTH OF APPROXIMATELY 29 INCHES OR MORE BELOW THE SURFACE. A TRENCH LENGTH OF 50 FEET PER 1000 SQUARE FEET OF CONTRIBUTING ROOF AREA IS NECESSARY FOR STRUCTURES IN THIS REGION. AS PER DETAIL DRAWING.

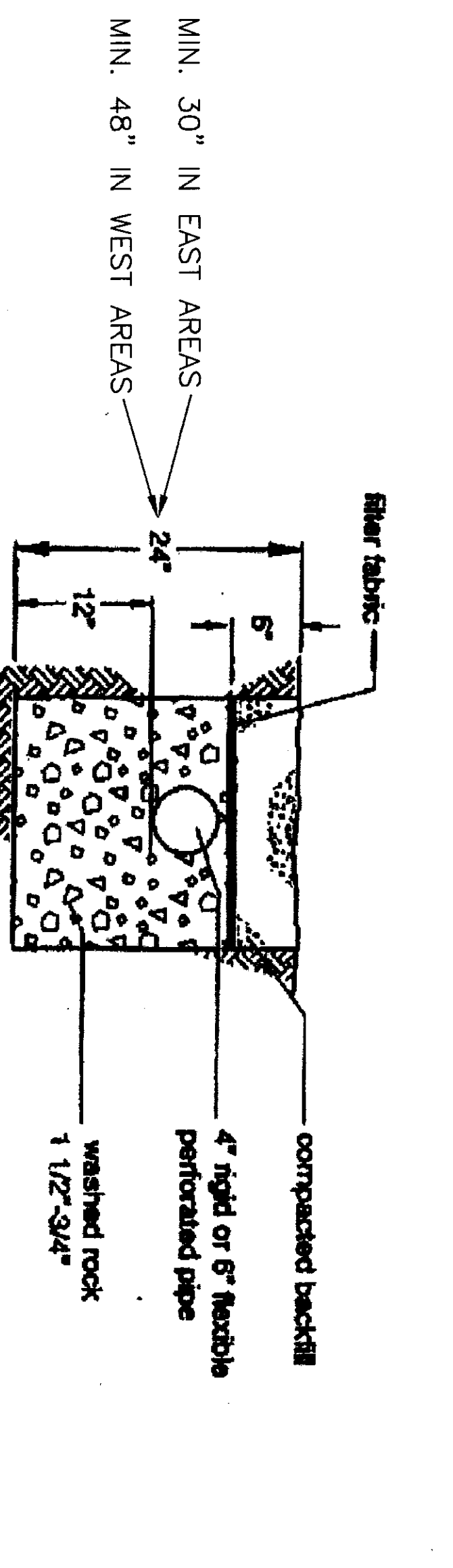
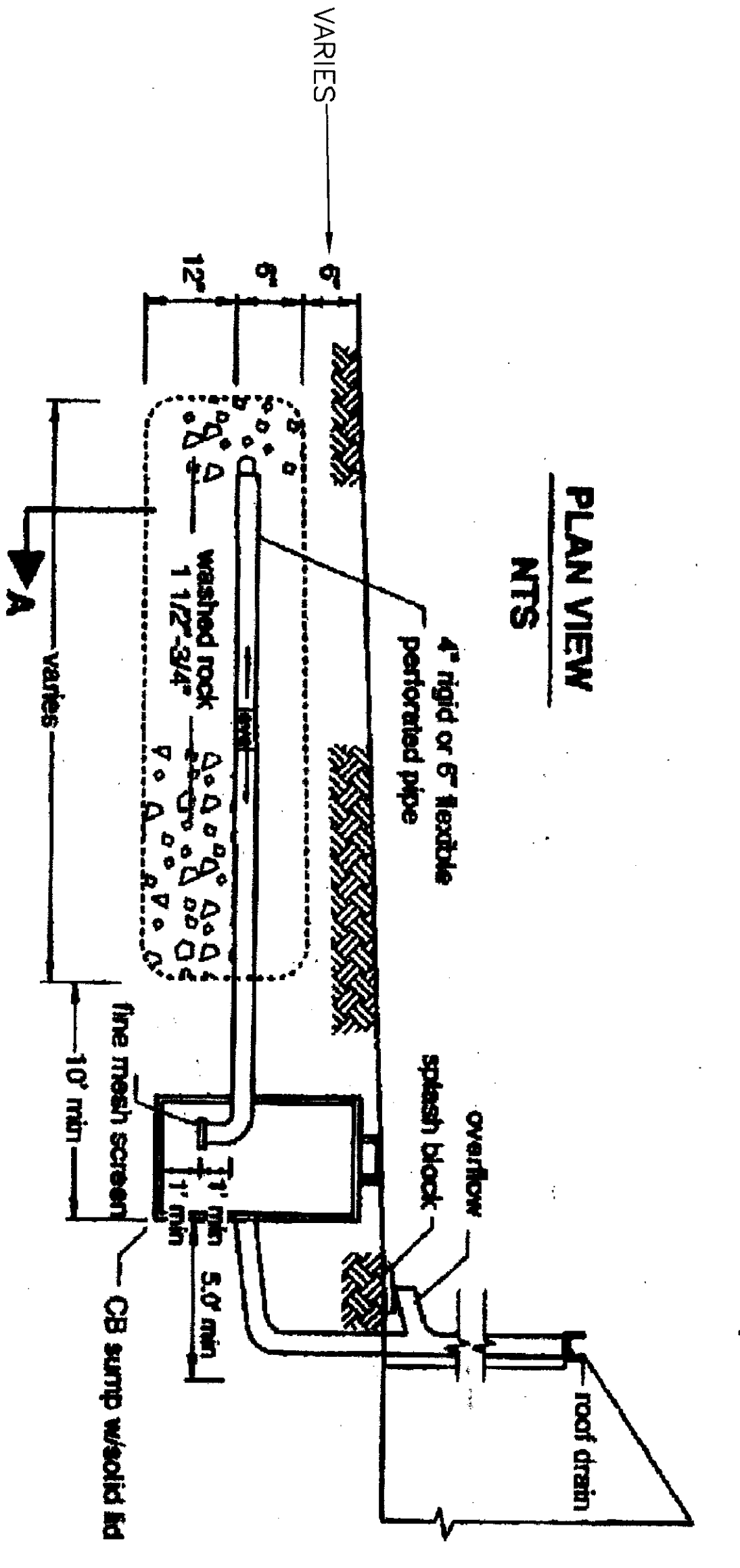
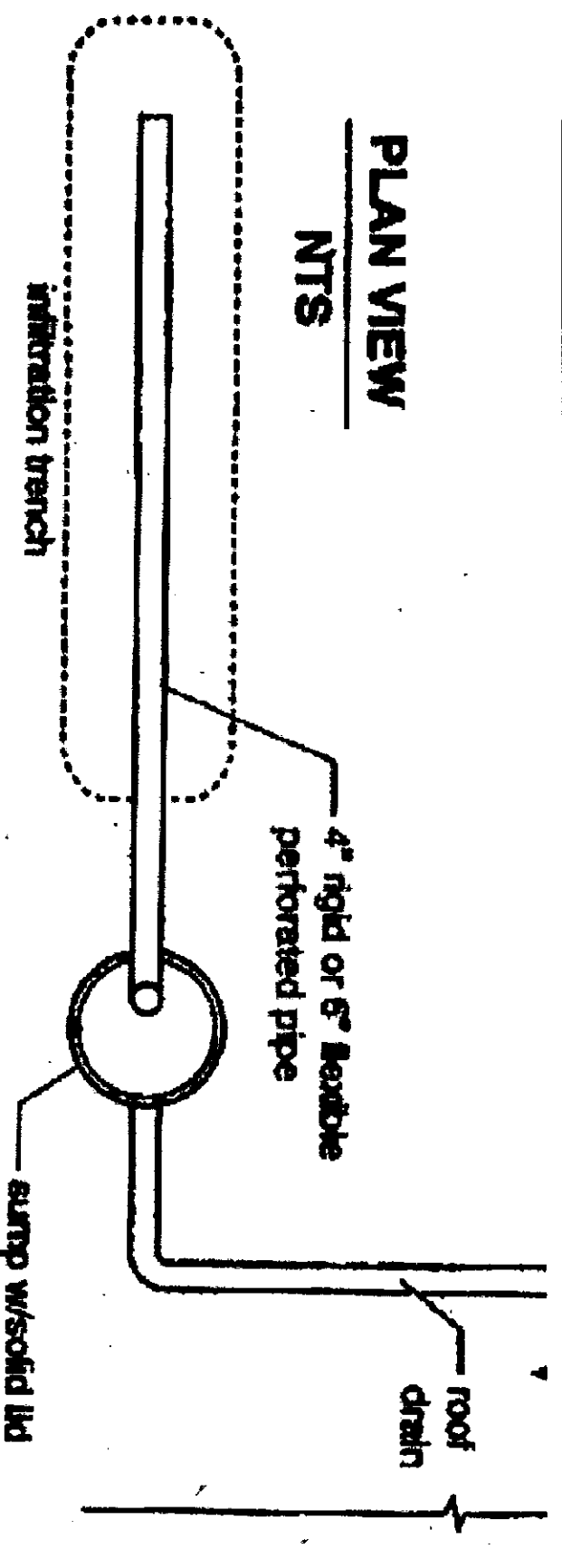
THE WESTERN PORTION OF THE SOUTH LOT CONTAINS LOAMY SAND AT A DEPTH APPROXIMATELY 47 INCHES OR MORE BELOW THE SURFACE. A TRENCH LENGTH OF 75 FEET PER 1000 SQUARE FEET OF CONTRIBUTING ROOF AREA IS NECESSARY FOR STRUCTURES IN THIS REGION. AS PER DETAIL DRAWING.

ADDRESSING NOTE:

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.

ROAD NAME STATE ROUTE 20
BEGINNING RANGE 60000
ENDING RANGE 60505

INFILTRATION TRENCH DETAIL



RONALD T. JEPSON & ASSOCIATES
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