

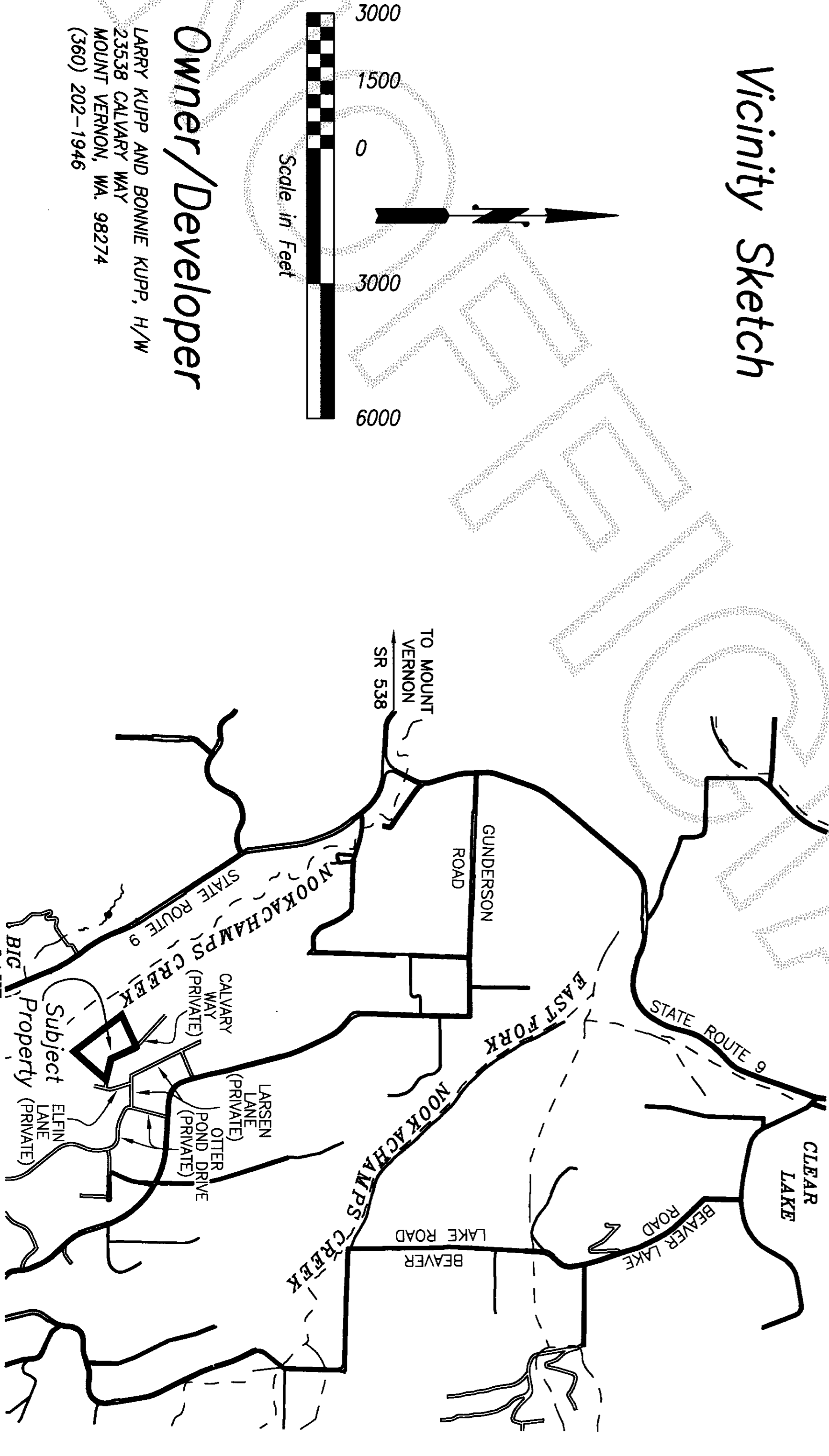
Survey in the SE1/4 of the SW1/4 of Section 24, in the NW1/4 of the NE1/4, and in the NE1/4 of the NW1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PLO4-0409

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS. SEE MAINTENANCE AGREEMENTS FILED UNDER A#8212100052, A#9006280053, AND A#9107100121. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISION THAT WILL ALSO USE THE SAME PRIVATE ROAD. 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 N89°12'41"E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 PER SURVEY OF UPLAND TRACTS FILED IN VOLUME 4 OF SURVEYS AT PAGES 56-61 AS A#8212140010.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE.
5. SEWER - ALTERNATIVE SYSTEMS ARE PROPOSED FOR 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. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
10. 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.
11. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A#751841; A#8212100052; A.F.#8412080043; A.F.#901100116; A.F.#9006280053; A.F.#9107100121; A.F.#200207090077; A.F.#200305050360; A.F.#200305050361.
12. THE TOTAL AREA IN THIS SHORT SUBDIVISION IS 20 ACRES.
13. SEE PROTECTED CRITICAL AREAS AGREEMENTS RECORDED UNDER A.F.#200309030360 AND A.F.#1204120123.
14. SUBJECT PROPERTY IS LOCATED WITHIN 1/2 MILE OF A "LOW FLOW STREAM". AS SUCH SKAGIT COUNTY CODE 14.24.350 (5) (A) REQUIRES THE FOLLOWING: THE PROPERTY OWNER AGREES NOT TO PROTECT THE FORMATION OF A LUD OR SPECIAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING PUBLIC WATER. THE PROPERTY OWNER AGREES TO CONNECT ALL WATER FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. EACH INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD). THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. 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 PREVIOUSLY THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.
15. 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 UP TO FULL COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
16. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURE, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONEVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PROPERTY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES. INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW IN THE CASE OF MINERAL LANDS, APPLICATIONS WILL BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
17. THIS PROPERTY IS LOCATED IN A LOW-FLOW STREAM WATERSHED, WITHIN 1/2 MILE OF THE DESIGNATED WATERWAY. AS SUCH SKAGIT COUNTY CODE 14.24.350 (5) (A) REQUIRES THE FOLLOWING: THE PROPERTY WILL BE ALLOWED USE OF INTERIM WELLS SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPERTY OWNER AGREES NOT TO PROTECT THE FORMATION OF A LUD OR SPECIAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING PUBLIC WATER. THE PROPERTY OWNER AGREES TO CONNECT ALL WATER FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. EACH INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD). THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. 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 PREVIOUSLY THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

Vicinity Sketch



Owner/Developer
LARRY KUPP AND BONNIE KUPP, H/W
23538 CALVARY WAY
MOUNT VERNON, WA 98274
(360) 202-1946

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			202107	srmm	jia	28MAY04	1" = 3000'	1 OF 2

Legal Description

TRACT 7 OF THAT CERTAIN SURVEY ENTITLED, "THE URBANOS" FILED DECEMBER 14, 1982, UNDER AUDITOR'S FILE NO. 8212140010, IN VOLUME 4 OF SURVEYS, PAGES 56 THROUGH 61, INCLUDING CORRECTED BY AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 8212290013, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

LARRY KUPP
BONNIE KUPP
NATIONAL CITY MORTGAGE CO. DBA ACCURANT MORTGAGE
JBDAN M. HARTGROVE Vice President

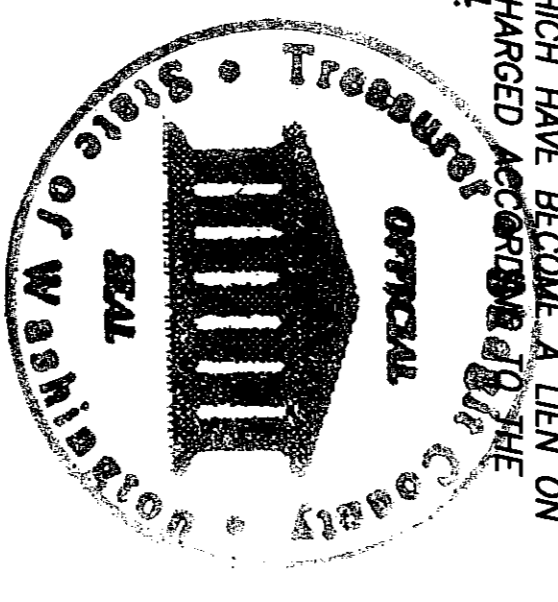
Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LARRY KUPP AND BONNIE KUPP, 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 *Karen S. Johnson* Notary
DATE 10-27-04 MY APPOINTMENT EXPIRES 3-1-05

Treasurer's Certificate

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



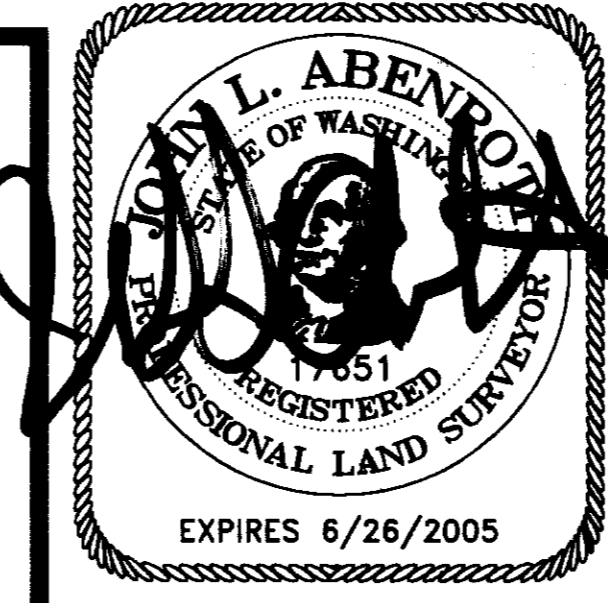
Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 30th DAY OF November 2004.

SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER
SKAGIT COUNTY HEALTH OFFICER

Short Plat for
Larry and Bonnie Kupp

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 August 2004 at the request of Larry and Bonnie Kupp.
John L. Abenroth CERT#17651
Date 10/15/04

AUDITOR'S CERTIFICATE
200412020124
Skagit County Auditor
12/2/2004 Page 1 of 2 2:26PM
Jane Franck Deputy
County Auditor or Deputy Auditor

Survey in the SE1/4 of the SW1/4 of Section 24, in the NW1/4 of the NE1/4, and in the NE1/4 of the NW1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL04-0409

LOT 1 OF SHORT
PLAT # PLO3-0174
A.F.#200310300121

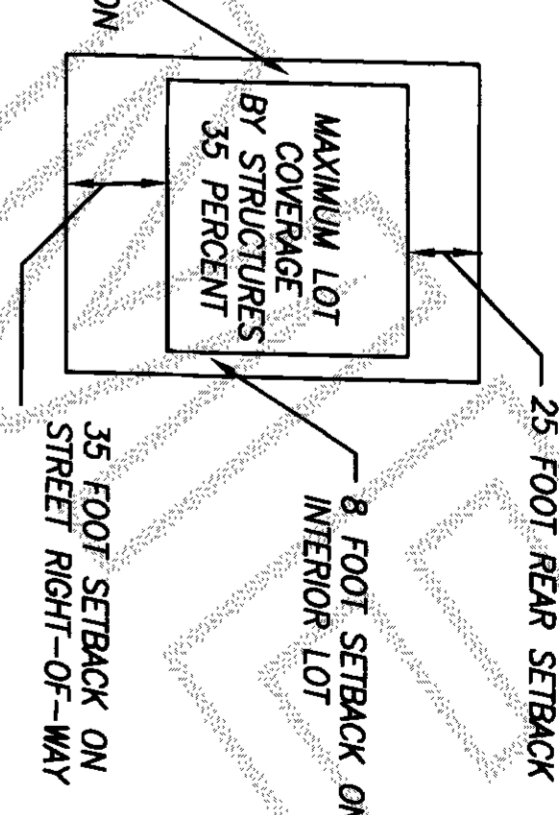
LOT 2 OF SHORT
PLAT # PLO3-0174
A.F.#200310300121

LOT 1 OF SHORT
PLAT # PLO0-0286
A.F.#200104130124

LOT 2 OF SHORT
PLAT # PLO0-0286
A.F.#200104130124

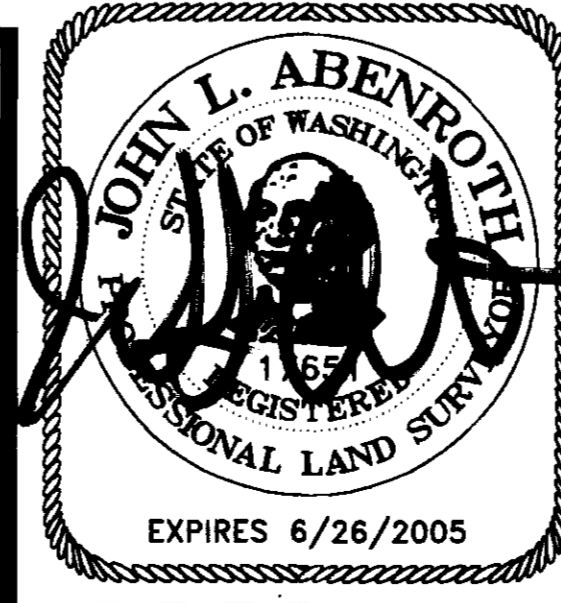
Addresses
ADDRESS RANGE FOR THIS SHORT PLAT IS FROM 23238 TO 23599 CALVARY WAY.

Minimum Setback Requirements



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in August 2004 at the request of Larry and Bonnie Kupp.

AUDITOR'S CERTIFICATE
200412020124
Skagit County Auditor
12/2/2004 Page 2 of 2 2:26PM
John L. Abenroth, Deputy
County Auditor or Deputy Auditor

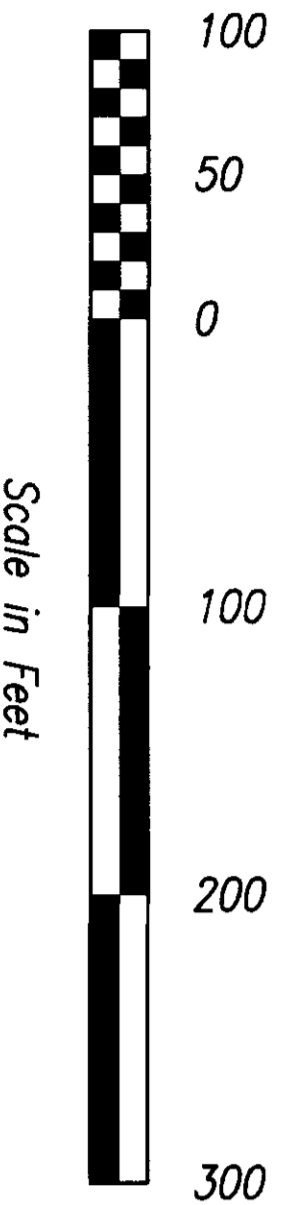


John L. Abenroth CERT#17651
Date 10/15/04



P.C.A. Information

TRACT A (PART OF LOT 1) - FISH AND WILDLIFE HABITAT AREA - TYPE 5 WATER WITH 50 FOOT BUFFER, AND CATEGORY III WETLAND WITH 50 FOOT BUFFER. 3.45 ACRES.
TRACT B (PART OF LOT 2) - FISH AND WILDLIFE HABITAT AREA - TYPE 3 WATER WITH 100 FOOT BUFFER, BUFFER, AND GEOLOGICAL HAZARDOUS AREA WITH 30' BUFFER. 5.91 ACRES.



FOUND REINFORCING ROD WITH YELLOW PLASTIC CAP L.S.#9435.

TYPE 5 WATER - SEE PROTECTED CRITICAL AREA SITE PLAN RECORDED UNDER A.F.#200305050360 AND LOW FLOW MITIGATION SUMMARY RECORDED UNDER A.F.#200305050361.

LINE TABLE

#	BEARING	DISTANCE
L1	N28°22'28"W	21.23'
L2	N61°07'05"E	37.72'
L3	S30°20'00"W	13.41'
L4	S44°47'40"E	41.21'
L5	N19°49'01"E	59.42'
L6	N32°58'45"E	56.82'
L7	N11°07'27"E	52.29'
L8	N17°04'27"E	48.68'
L9	S64°31'10"W	8.45'
L10	S00°50'44"W	50.16'
L11	S02°01'30"W	49.77'
L12	S07°31'11"W	80.72'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	155.00'	28°12'32"	70.90'
C2	155.00'	02°05'39"	5.67'
C3	230.00'	14°05'45"	56.59'

- 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".
- Reinforcing rod with yellow plastic cap as shown on short plat # PLO3-0174 filed in A.F.#200310300121, except as noted.
- PCA — Protected Critical Area Boundary.
- WL — Limits of wetlands.
- Access Locations.
- Drainage/Creek.
- TOP — Top of slope.
- TOE — Toe of slope.
- B — Building Setback Line.

SEE NOTE 5
Proposed/Existing location of sewage disposal system and replacement area.

Short Plat for Larry and Bonnie Kupp

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
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DATE	REVISION	BY	JOB#	DRAWN	STRT	CHECKED	DATE	SCALE	SHEET
			202107			jld	28MAY04	1" = 100'	2 OF 2