

AUDITORS CERTIFICATE FILED FOR RECORD AT  
THE REQUEST OF SCHEMMER ENGINEERING INC.

3/11/2005 Page 1 of 2 2:27PM

# SKAGIT COUNTY AUDITOR

DEP



LEGEND:

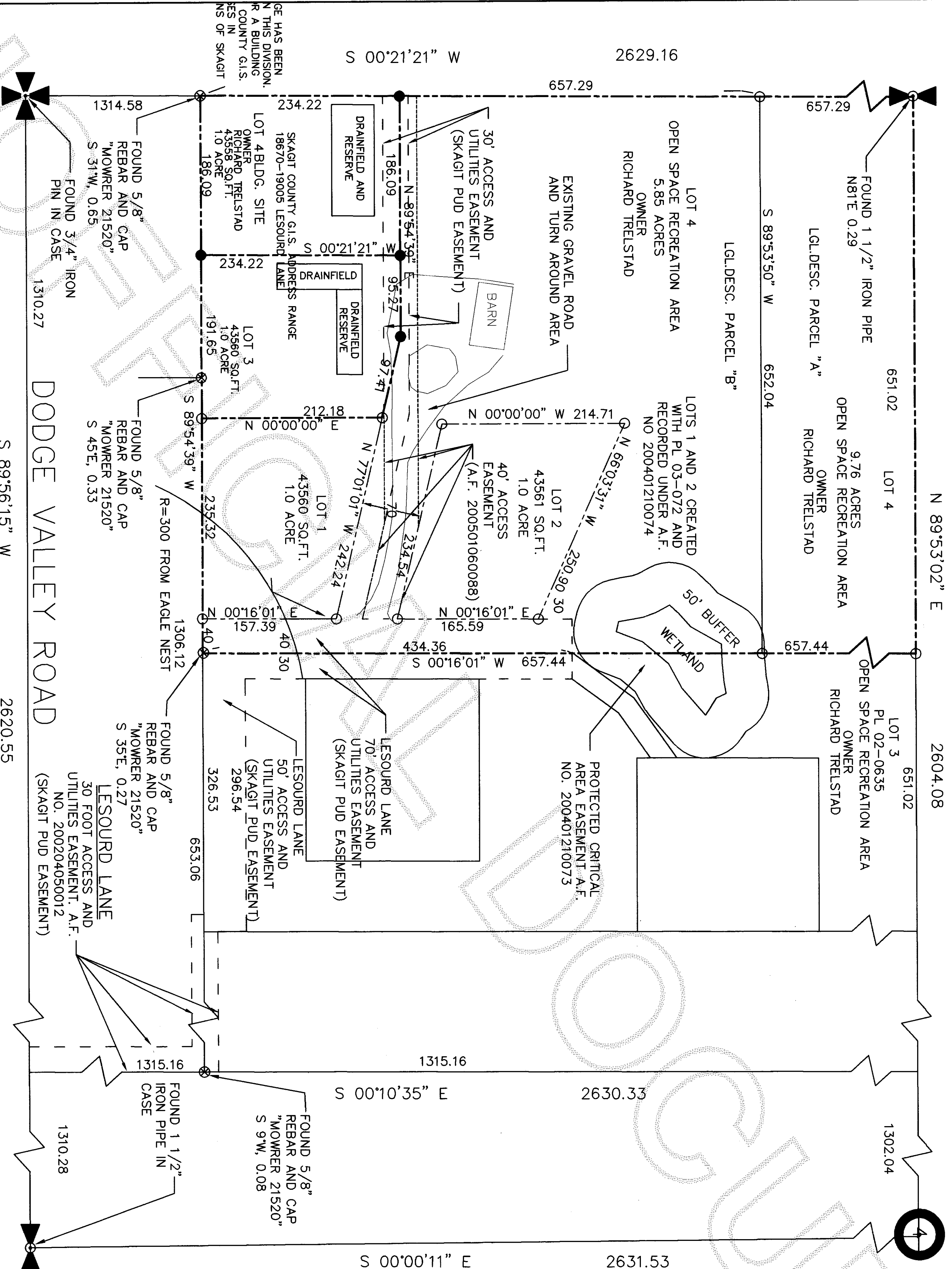
- “PEM LS 25971”.

## SURVEY NOTES:

SKAGIT COUNTY, WASHINGTON.

W.A.C.323-130-040.

## PROVISIONS OF SKAGIT COUNTY CODE 15.24



# SURVEYORS CERTIFICATE

Recording Act.

Paul E. Monohon CER1#25971


Date 1-12-05

DESIGNED	PEM		
DRAWN	PEM		
CHECKED	LL		
	BY		
DATE	BY	APP	REVISIONS
3-08-04			
CAD FILE: CARD 3			
PILOT DATE: 3-08-04			

CAD FILE: CARD 3	PLOT DATE: 3-08-04
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JOB NO. 02-184  
SHEET  
SUR 1  
2 OF 2

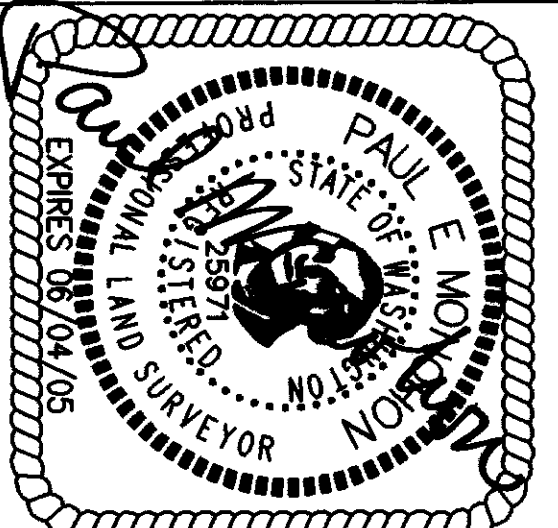
SURVEY FOR  
RICHARD TRELSTAD  
P.O. BOX 8011  
LA CONNER WA 98257



SCHEMMER ENGINEERING INC.

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317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006





TRELSTAD SHORT PLAT NUMBER 3 Short Plat # PL-04-0140  
SURVEY IN THE SW 1/4 OF SECTION 4, T. 33N., R. 3E., W.M.  
SKAGIT COUNTY, WASHINGTON

PARCEL "A"  
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4,  
TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

PARCEL "B"  
LOT 3 OF TRELSTAD SHORT PLAT NO. PL-03-0722, APPROVED AND RECORDED JANUARY  
21, 2004, UNDER AUDITOR'S FILE NO. 200401210074, RECORDS OF SKAGIT COUNTY,  
WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS  
GRANTED BY INSTRUMENT RECORDED APRIL 5, 2002, UNDER AUDITOR'S FILE NO.  
200204050012, AND A NON EXCLUSIVE EASEMENT FOR UTILITIES AS GRANTED BY  
INSTRUMENT

RECORDED FEBRUARY 5, 2003, UNDER AUDITOR'S FILE NO. 200302050084 RECORDS OF  
SKAGIT COUNTY, WASHINGTON AND RECORDED OCTOBER 29, 2002, UNDER AUDITOR'S FILE  
NO. 200210290024 AND AS GRANTED BY INSTRUMENTS RECORDED AUGUST 21, 2003, UNDER  
AUDITOR'S FILE NOS. 200308210046 AND 200308210047, RESPECTIVELY, AS SHOWN ON THE  
FACE OF SHORT PLAT.  
SITUATE IN SKAGIT COUNTY, WASHINGTON.

TEASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A  
LIEN UPON THE LANDS DESCRIBED ABOVE, HAVE BEEN FULLY PAID AND DISCHARGED  
ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2004

SKAGIT COUNTY TREASURER

DATE 8-24-05

APPROVALS:

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE  
PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 9TH DAY OF

2005

SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

HEALTH OFFICER

NOTES:

- THE SHORT PLAT NUMBER PL 04-0140 AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- MAINTENANCE AND CONSTRUCTION OF ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION WITH THE LOT OWNERS AS MEMBERS AS PER HOME OWNERS' AGREEMENT RECORDED UNDER A.F. NO. 200211080246 AND 200308210045, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- CHANGE OF LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT WITHIN AN OFFICIAL DESIGNATED ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RR).
- IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATIONS TO ANY 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 THE FULL, CURRENT COUNTY ROAD STANDARDS AND THE RIGHT OF WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
- IN THE AREA DESIGNATED AS OPEN SPACE, AND IN THE AREA OF LOT 1 THAT IS WITHIN 300' OF THE NEST TREE, NO CONIFER TREE OR COTTONWOOD TREE OVER 4" DBH MAY BE CUT OR KILLED. ALDERS AND BRUSH MAY BE REMOVED IF THE AREA IS REPLANTED WITH CONIFERS.
- ACTIVITIES OTHER THAN SINGLE FAMILY HOME CONSTRUCTION MAY REQUIRE A SEPARATE EAGLE MANAGEMENT PLAN.
- DRAINAGE REPORT BY SCHEMMER ENGINEERING DATED MARCH, 2003 CONTAINS DRAINAGE AND ROAD MAINTENANCE STANDARDS.
- WATER SOURCE IS PUBLIC UTILITY DISTRICT NUMBER 1 (SEE PUD EASEMENT BELOW).
- SEWAGE DISPOSAL IS BY ALTERNATIVE, ON SITE SYSTEMS.
- WETLAND AREAS AND BUFFERS ARE PROTECTED CRITICAL AREAS (PCA), THE REQUIREMENTS OF WHICH ARE SET FORTH IN PCA EASEMENT RECORDED UNDER A.F. NO. 200401210073, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

PUD UTILITY EASEMENT  
EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES ALONG WITH NECESSARY APURTANCES FOR THE TRANSPORTATION OF WATER, SEWER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.  
OR GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICTS USE OF THE EASEMENT.

AUDITORS CERTIFICATE FILED FOR RECORD AT  
THE REQUEST OF SCHEMMER ENGINEERING INC.  
200503110145  
Skagit County Auditor  
3/11/2005 Page 2 of 2 2:27PM  
SKAGIT COUNTY AUDITOR  
DEPUTY

CONSENT:  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THE  
TRELSTAD SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.  
IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

RICHARD TRELSTAD

KATHRYN TRELSTAD

PEOPLE'S BANK REPRESENTATIVE

STATE OF WASHINGTON, COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 7th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY  
APPEARED Richard Trelstad, to me known to be the individual who executed the within dedication and acknowledged  
TO ME THAT HE/SHE SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES  
MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

STATE OF WASHINGTON  
COUNTY OF SKAGIT

RESIDING AT Skagit Co.

THIS IS TO CERTIFY THAT ON THE 7th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY  
APPEARED Kathryn Trelstad, to me known to be the individual who executed the within dedication and acknowledged  
TO ME THAT HE/SHE SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN  
MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Skagit Co.

STATE OF WASHINGTON COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THE 7th DAY OF March, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
UNDERSEA, A NOTARY PUBLIC, PERSONALLY APPEARED AND ACKNOWLEDGED TO ME  
THAT HE(SHE) SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE  
USES AND PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT HE WAS AUTHORIZED TO  
EXECUTE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Sedro Woolley WA

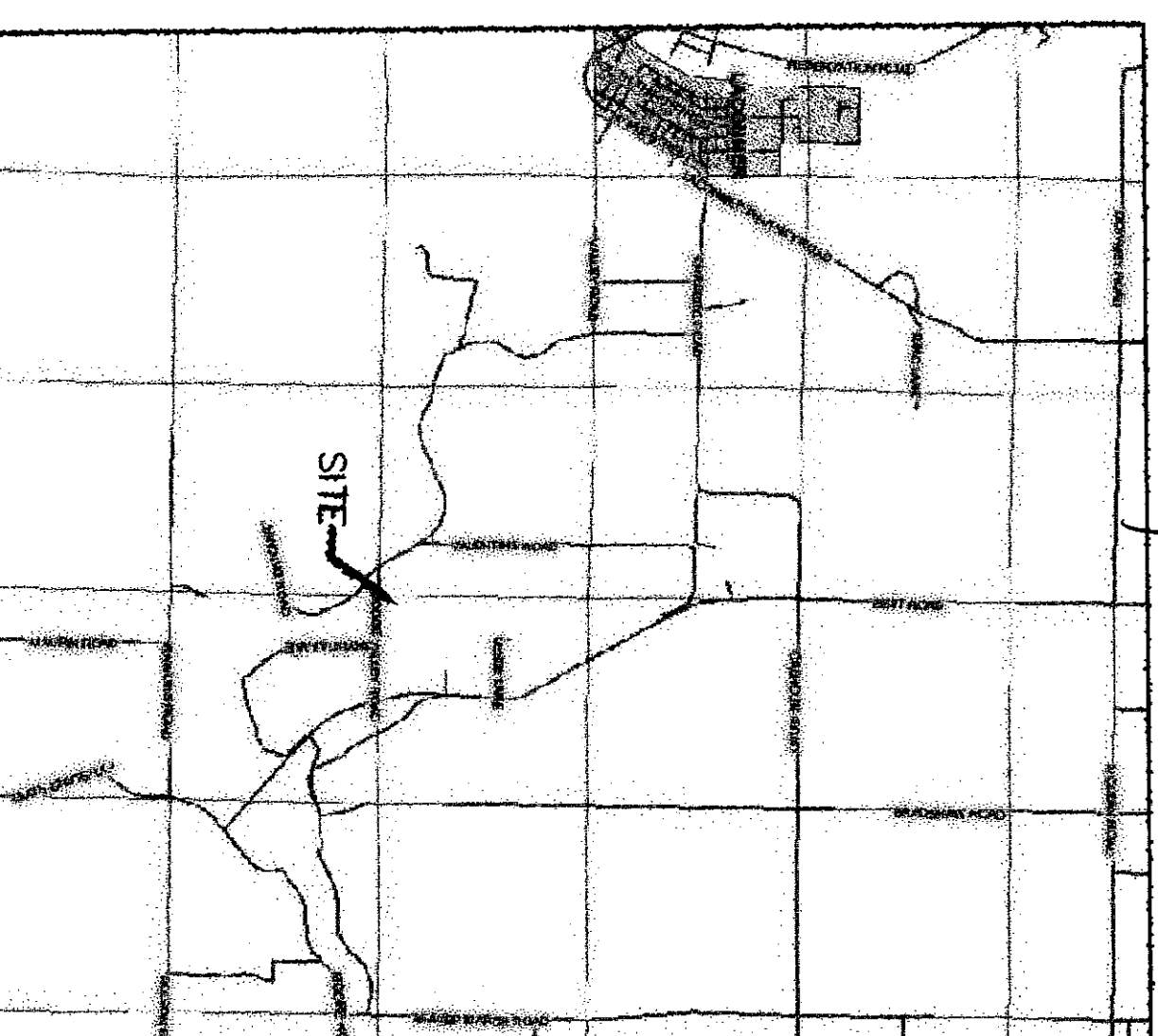
SIDES  
8'

BACK = 25'  
TYPICAL BUILDING SETBACKS FROM LOT LINES  
FRONT = 35'

SURVEYORS CERTIFICATE  
This map correctly represents  
a survey made by me or  
under my direction in  
conformance with the Survey  
Recording Act.

Paul E. Monohon CERT#25971  
Date 1-12-05

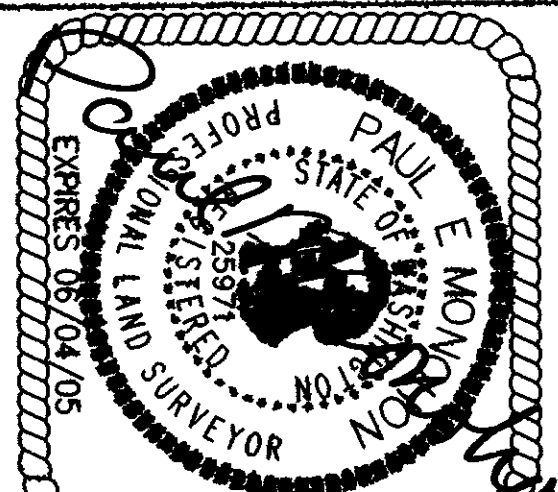
VICINITY MAP N.T.S.



JOB NO.  
02127  
SHEET  
SUR 1  
1 OF 2

SURVEY FOR  
RICHARD TRELSTAD  
P.O. BOX 8011  
LA CONNER, WA 98257

SCHEMMER ENGINEERING INC.  
317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



DESIGNED	PM
DRAWN	PM
CHECKED	BY
DATE	BY
APP	REVISIONS
CAD FILE: CARD 3	PLOT DATE: 3-08-04