

DESCRIPTION

LOT 4, SHORT PLAT NO. 93-071, APPROVED OCTOBER 21, 1944, AND RECORDED NOVEMBER 3, 1944, IN VOLUME 11 OF SHORT PLATS, PAGE 135, UNDER AUDITORS' FILE NO. 941030039, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THE FACE OF SAID SHORT PLAT AND AS SET FORTH IN DECLARATION RECORDED NOVEMBER 3, 1944, UNDER AUDITORS' FILE NO. 941030034.

AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

Richard D. Pennington  
RICHARD D. PENNINGTON, HUSBAND  
NATIONAL CITY MORTGAGE CO.  
BY: Jeanette L. Pennington  
JEANETTE L. PENNINGTON, WIFE  
TITLE: Supervisor  
WASHINGTON MUTUAL BANK.  
BY: Jean Pennington  
TITLE: Corporate Officer

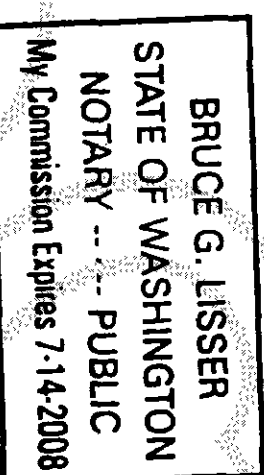
ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD D. PENNINGTON AND JEANETTE L. PENNINGTON, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Feb. 16, 2005

Bruce G. Lissner  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-2008



STATE OF OHIO  
COUNTY OF Montgomery

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alexis Rhodes IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Superior OF NATIONAL CITY MORTGAGE CO., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

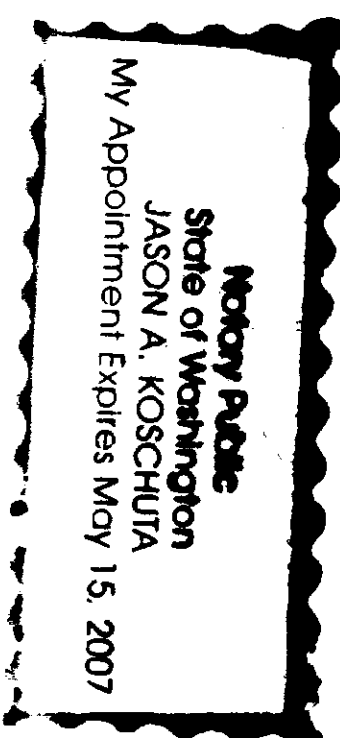
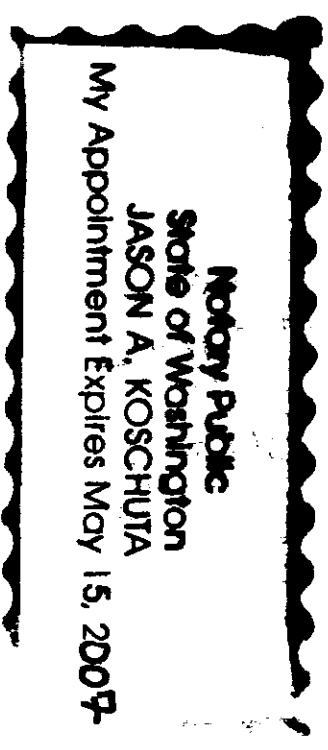
DATED: March 9, 2005

Mary V. Parrish  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES May 8, 2005  
RESIDING AT My Commission Expires May 8, 2005  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jason A. Koschuta IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Collector of Property Taxes OF WASHINGTON MUTUAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: FEBRUARY 17th, 2005

Jason A. Koschuta  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES MAY 15, 2007  
RESIDING AT Skagit County



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22460

DATE: Feb 16, 2005

LISSE & ASSOCIATES, PLLC  
310 MILWAUKEE ST., PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0501  
E-MAIL BRUCE@LISSE.COM



AUDITORS' CERTIFICATE

FILED FOR AT THE REQUEST OF LISSE & ASSOCIATES, PLLC.

200503150072  
Skagit County Auditor  
3/15/2005 Page 1 of 3 10:33AM

Norma Blumett  
SKAGIT COUNTY AUDITOR  
DEPT Survey & Records

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS 16th DAY OF March, 2005.

Steve Wilde  
SHORT PLAT ADMINISTRATOR  
SKAGIT COUNTY ENGINEER

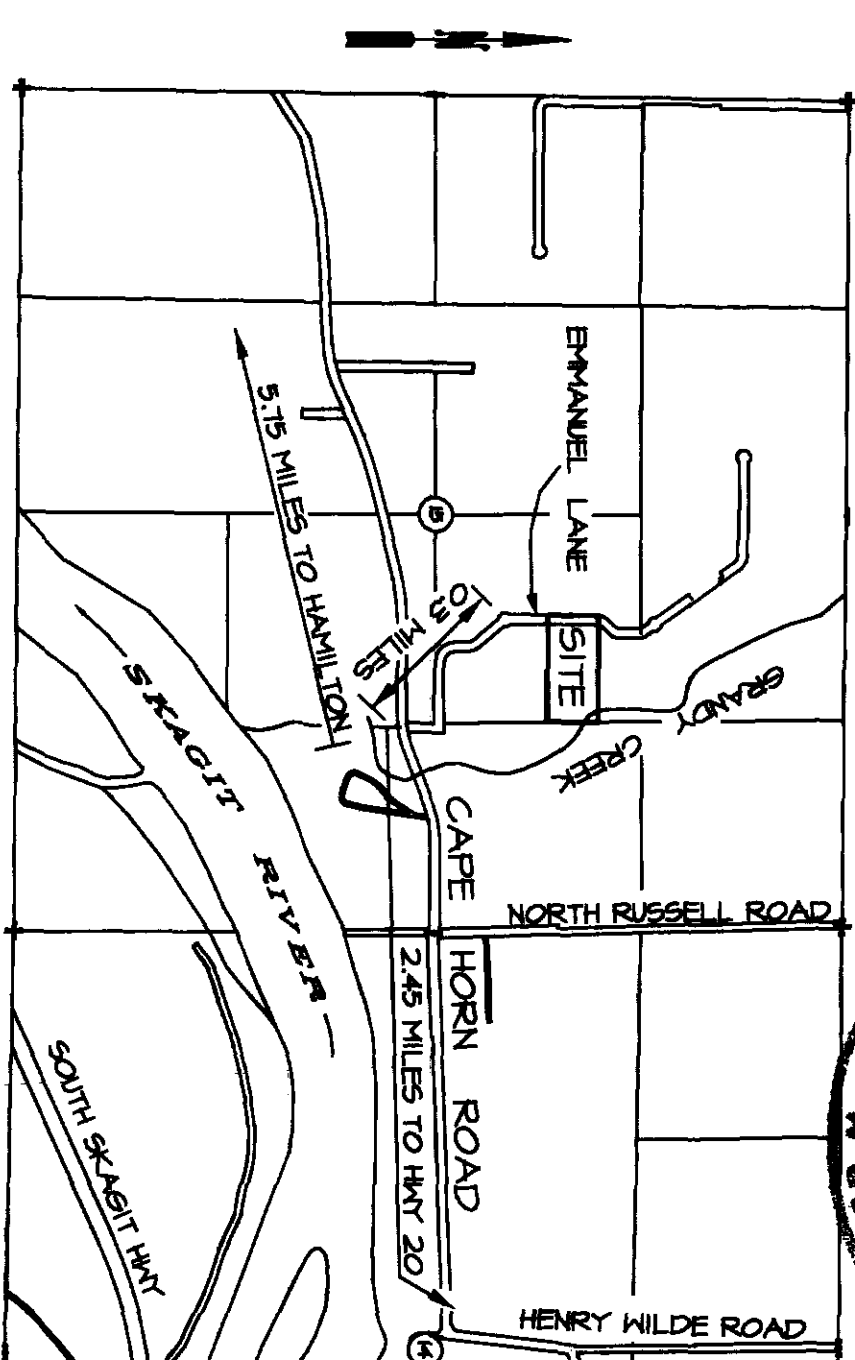
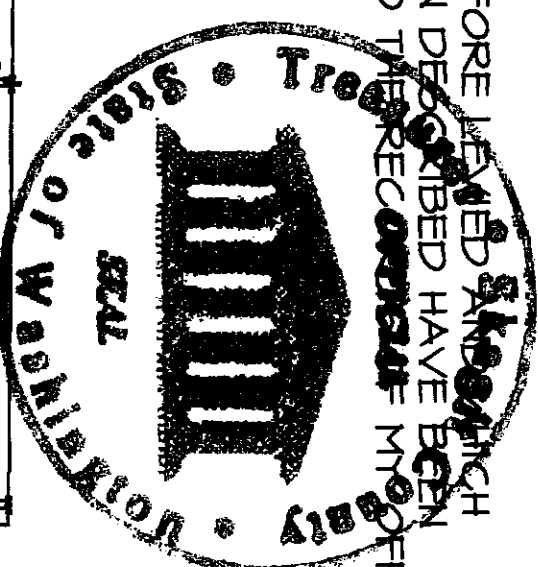
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 10 DAY OF March, 2005.

William  
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE DUE AND PAID HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

Steve Wilde  
SKAGIT COUNTY TREASURER  
3-11-05



SHEET 1 OF 3

DATE: 2/16/05

SHORT PLAT NO. PL-04-0264

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD AND JEANETTE PENNINGTON

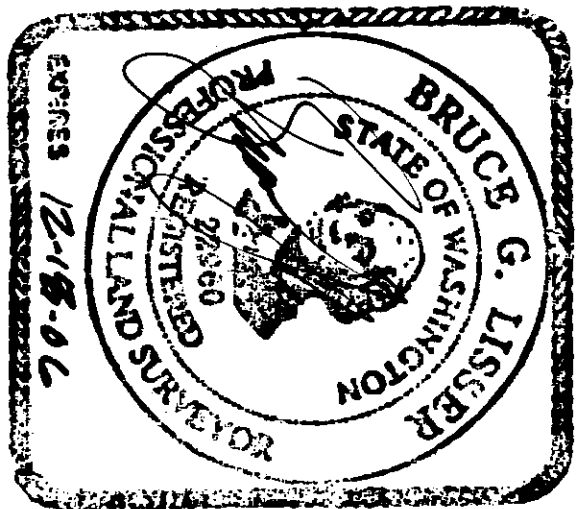
FB 225 PG 10 LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442 SCALE: 1"= 50' DRAWING: 04-012 MERIDIAN: ASSUMED



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. SEE PRIVATE ROAD MAINTENANCE DECLARATION RECORDED UNDER AUDITORS FILE NO. 9411030039.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANTZONING DESIGNATION = RURAL INTERMEDIATE 25 ACRE MINIMUM LOT SIZE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. ALTERNATIVE SYSTEMS, ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: INDIVIDUAL WELLS  
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN THE 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. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 1. WELL NO. ABP 225 IS CONSIDERED A PRE-EXISTING NON-CONFORMING WELL SINCE THE WELL PROTECTION ZONE FALLS OUTSIDE OF THE OWNERSHIP.
6.
  - - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22460
  - o - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, N.M. PER SHORT PLAT NO. 43-011. BEARING = SOUTH 0°40'36" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 112844-P, DATED JULY 1, 2004.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 43-011 RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, SHORT PLAT NO. PL-01-0247, RECORDED UNDER AUDITOR'S FILE NO. 200108140107, SHORT PLAT NO. PL-01-0246 RECORDED UNDER AUDITOR'S FILE NO. 200108140104 AND SHORT CARD NO. PL-01-0815 RECORDED UNDER AUDITOR'S FILE NO. 200204110070, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TCR05A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
14. 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 IN ADDRESS, CONTACT THE PLANNING AND PERMIT CENTER FOR SPECIFICS.
15. BUILDING SETBACKS ARE REQUIRED IN THE RURAL INTERMEDIATE ZONE AS FOLLOWS:  
FRONT: 35 FEET  
SIDE: 8 FEET ON AN INTERIOR LOT, 20 FEET ON A STREET RIGHT-OF-WAY  
REAR: 25 FEET  
(SEE SHEET 3 OF 3 FOR ADDITIONAL BUILDING ENVELOPE INFORMATION)
16. OWNER/DEVELOPER: RICHARD AND JEANETTE PENNINGTON  
8245 EMMANUEL LANE  
SEERO MOULLEY WA 98284
17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVINK AND ASSOCIATES, INC. SEE REPORT FOR SPECIFIC DETAILS. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE DRAINAGE REPORT REFERENCES SPECIFIC INFORMATION WITH RESPECT TO CONDITIONS THAT WILL BE REQUIRED DURING FUTURE PROPERTY DEVELOPMENT (HOME AND ROAD CONSTRUCTION). ADDITIONALLY PER SCC 14.32.080101(c), "ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
18. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.10 CRITICAL AREAS ORDINANCE. A PCA DOCUMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303150071

19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COVENANT CHARGES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 4 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 127185, 127187, 4312140050, 4312140051, 4403080042, 4410330038, 4410330034, 4606100056, 46083300041, 20030107070, 2003022101493, 20040810087,
20. A HYDRO-GEOLOGICAL REPORT WAS PREPARED FOR THIS SITE BY NORTHWEST HYDROGEO CONSULTANTS AND IS AVAILABLE AT SKAGIT COUNTY PLANNING.
21. 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 A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
22. THIS SHORT PLAT IS LOCATED WITHIN AN AREA IDENTIFIED AS A LOW FLOW AREA PER SCC 14.24.310101(A) AND IS SUBJECT TO THE FOLLOWING CODE REQUIREMENTS SCC 14.24.3505(A)(1)(i). "IMPERVIOUS SURFACES. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AND APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER."
23. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, 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 INCONVENIENT 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 PRIORITY 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, APPLICATION MIGHT 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.
24. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0280 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR ELEVATION OF CONSTRUCTION.
25. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE GRANDY CREEK SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
26. THIS SHORT PLAT IS LOCATED WITHIN 1/2 MILE OF A DESIGNATED "LOW FLOW STREAM" (GRANDY CREEK). AS MENTIONED IN NOTE 20 ABOVE, A HYDROGEOLOGIC REPORT WAS PREPARED FOR THIS PROJECT. THE REPORT IDENTIFIES TWO DISTINCT AQUIFERS BELOW THE SITE. THE WELL DRILLED FOR LOT 2 MUST BE SCREENED WITHIN THE DEEPER CONFINED AQUIFER AND DOCUMENTED AS SUCH BY A HYDROGEOLOGIST PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE HYDROGEOLOGIST REPORT MUST INCLUDE THE FOLLOWING CERTIFICATION LANGUAGE "THE WELL ON LOT 2 SHORT PLAT NO. PL-04-0264, IN MY PROFESSIONAL OPINION, HAS BEEN DRILLED INTO AND SCREENED WITHIN THE DEEPER CONFINED AQUIFER AS IDENTIFIED BY NORTHWEST HYDROGEO REPORT DATED JULY 28, 2004 FOR SHORT PLAT NO. 04-0266 AND IS NOT CONSIDERED TO BE IN HYDROLOGIC CONTINUITY WITH GRANDY CREEK". IF THE WELL DOES NOT MEET THE ABOVE STATEMENT THE REQUIREMENTS OF SCC 14.24.3505(A)(1)(i)(ii) AND (iv) SHALL APPLY.
27. NO EXPANSION TO THE EXISTING SHED WILL BE ALLOWED AS IT FALLS WITHIN THE PROTECTED CRITICAL AREA FOR GRANDY CREEK.



2-16-06

SHEET 2 OF 3

DATE: 12/1/04

SHORT PLAT NO. PL-04-0264

SURVEY IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, N.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: RICHARD AND JEANETTE PENNINGTON

FB 225	PG 10	LISSEY & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	DRAWING: 04-012



