

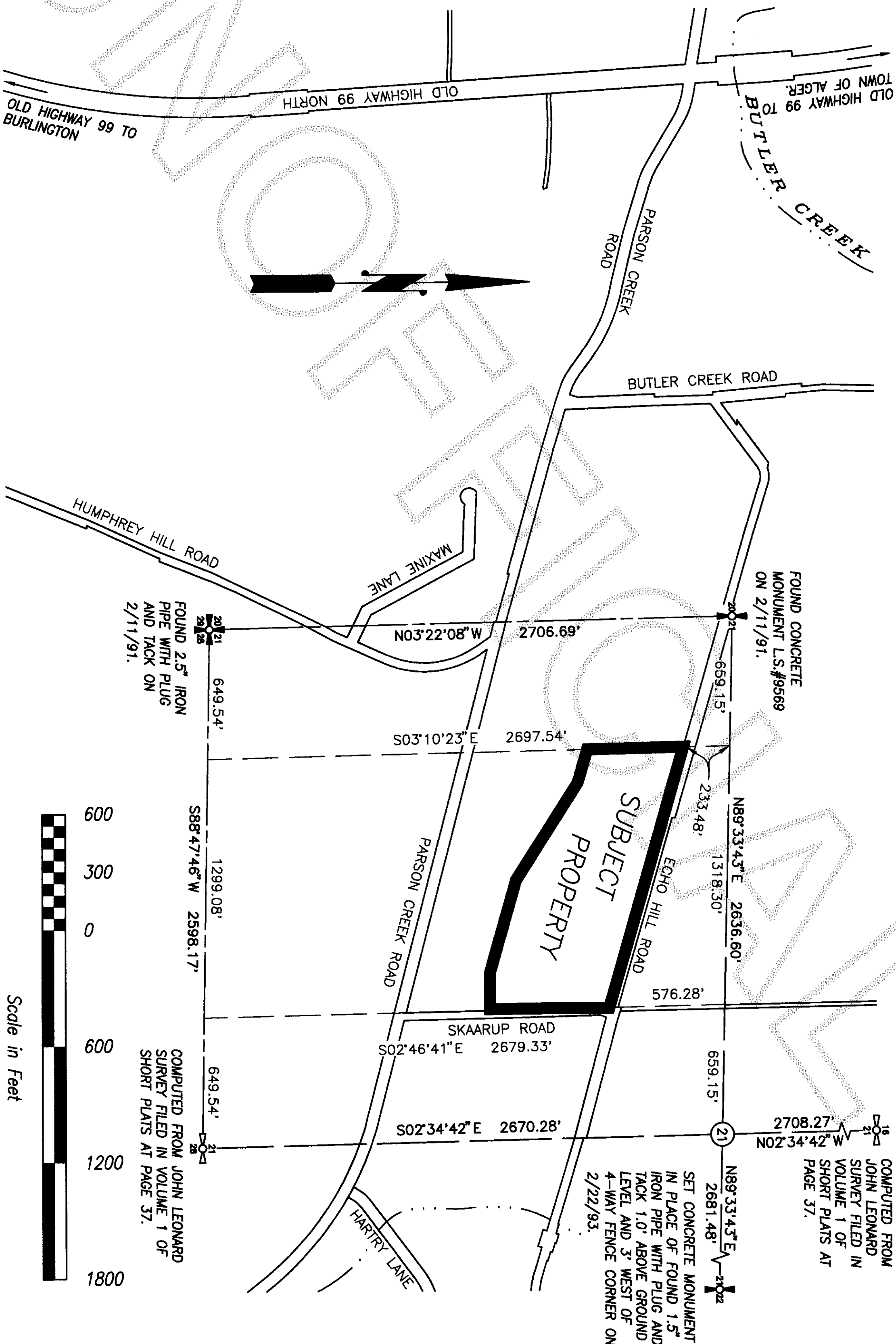
# Charlton Estates

in the NE1/4 of the SW1/4 and in the NW1/4 of the SW1/4,  
of Section 21, Twp. 36 N., Rng. 4 E., W.M.

## Notes

1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N89°33'43"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS, AN ALTERNATE SYSTEM IS PROPOSED FOR LOT 1 OF THIS SHORT PLAT (CARD) WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
5. 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.
6. 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.
7. 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.
8. 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. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR MORE INFORMATION.
9. THE TOTAL AREA IN THIS LONG (CARD) SUBDIVISION IS 18.13 ACRES.
10. 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 DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
12. THE OPEN SPACE RECREATIONAL AMENITIES (OS-RA) DESIGNATION SHALL CONTINUE UNTIL THE OPEN SPACE AREA IS REDESIGNATED THROUGH A COMPREHENSIVE PLAN AMENDMENT.
13. THE MAINTENANCE OF OPEN SPACE LOT B4 IS THE RESPONSIBILITY OF THE OWNER OF LOT B4.
14. SCC 14.18.310(8)(g) MINIMUM SETBACK OF 20 FEET FROM A PUBLIC ROAD FOR ALL BUILDINGS WITH IN THE DEVELOPMENT. SCC 14.18.310(8)(c) NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC.

## Vicinity Sketch and Section Subdivision Information



## Legal Description

LOT B OF SHORT PLAT NO. PLO3-0411, RECORDED SEPTEMBER 16, 2003, UNDER AUDITOR'S FILE NO. 200309160141, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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.

FRED CHARLTON, TRUSTEE OF THE PAULINE CHARLTON SPECIAL NEEDS TRUST

FRED L. CHARLTON

## Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FRED L. CHARLTON SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND HE ACKNOWLEDGED IT AS THE TRUSTEE OF THE PAULINE CHARLTON SPECIAL NEEDS TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Cecilia H. Regua TITLE Notary  
DATE 2-14-05 MY APPOINTMENT EXPIRES July 1, 2006

Notary Public  
State of Washington  
LOUIS H. REGUA  
My Appointment Expires Jul 1, 2006

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FRED L. CHARLTON SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Cecilia H. Regua TITLE Notary  
DATE 2-14-05 MY APPOINTMENT EXPIRES July 1, 2006

Notary Public  
State of Washington  
LOUIS H. REGUA  
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 2002, AND THAT A DEPOSIT HAS BEEN MADE TO COVER ONE HALF OF THE ANTICIPATED TAXES FOR THE YEAR 2003.

SKAGIT COUNTY TREASURER 3-1-05 DATE

## Approvals

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.  
COUNTY HEALTH OFFICER 3/3/05 DATE  
COUNTY PLANNING DIRECTOR 3/10/05 DATE  
COUNTY ENGINEER 2-22-05 DATE  
CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS 3/22/05 DATE

## Owners/Developers

FRED L. CHARLTON, AND THE PAULINE CHARLTON SPECIAL NEEDS TRUST.  
1410 GRANT STREET  
BELLINGHAM, WA. 98225  
(360) 671-0708

## AUDITOR'S CERTIFICATE

200503220048  
Skagit County Auditor

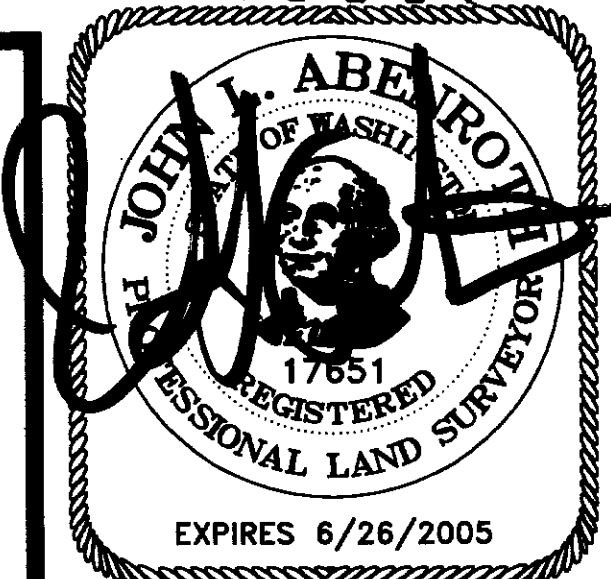
3/22/2005 Page 1 of 2 211:36AM

Norma Baunmet  
County Auditor or Deputy Auditor

## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2004 at the request of Fred Charlton.

John L. Abenroth CERT#17651  
Date 2/14/05



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

DATE	REVISION	BY	JOE#	202121A	DRAWN	STN	CHECKED	JLO	DATE	12JAN04	SCALE	N/A	SHEET	1 OF 2
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PL 04-0297



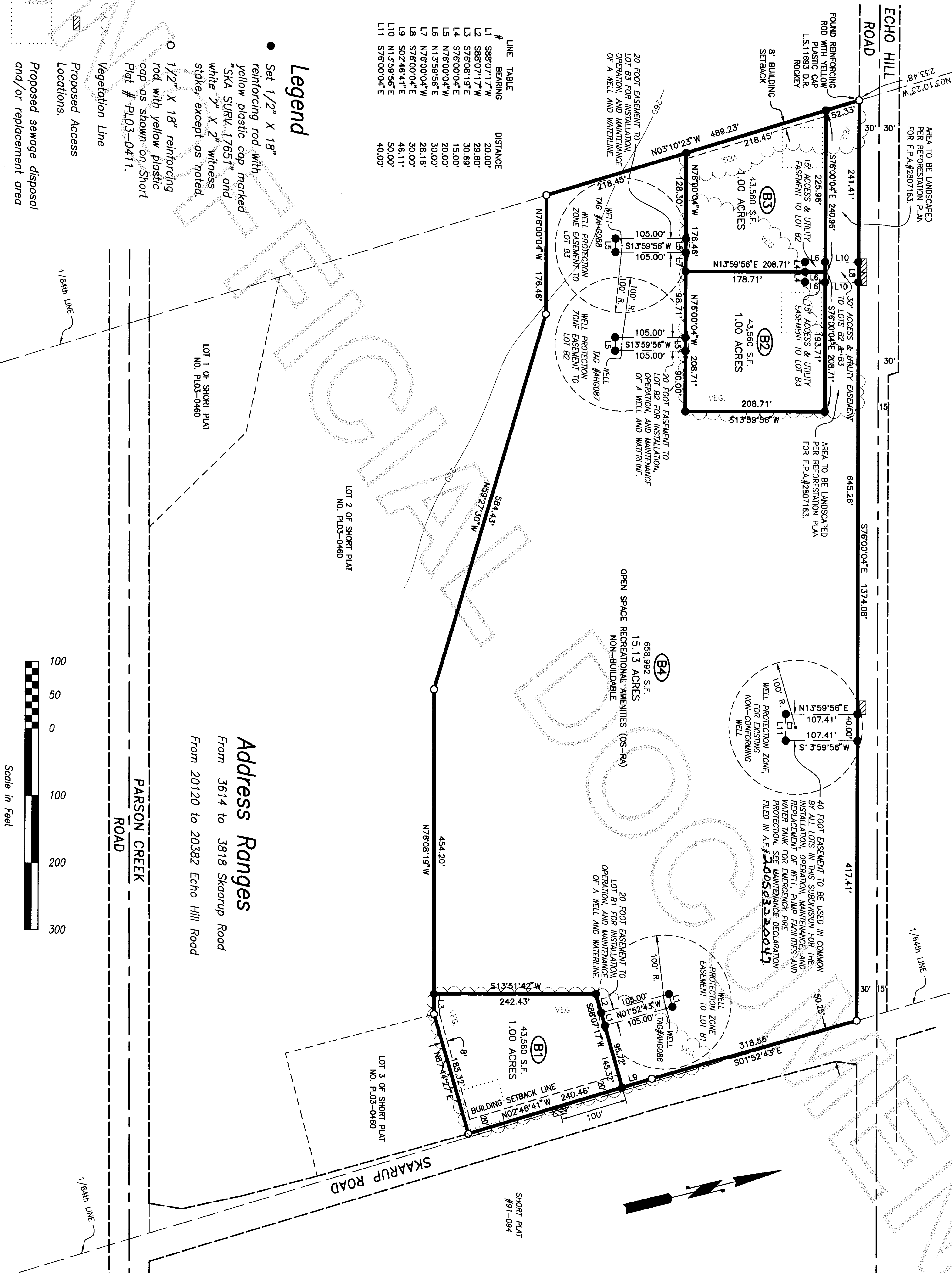
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of Section 21, Twp. 36 N., Rng. 4 E., W.M.

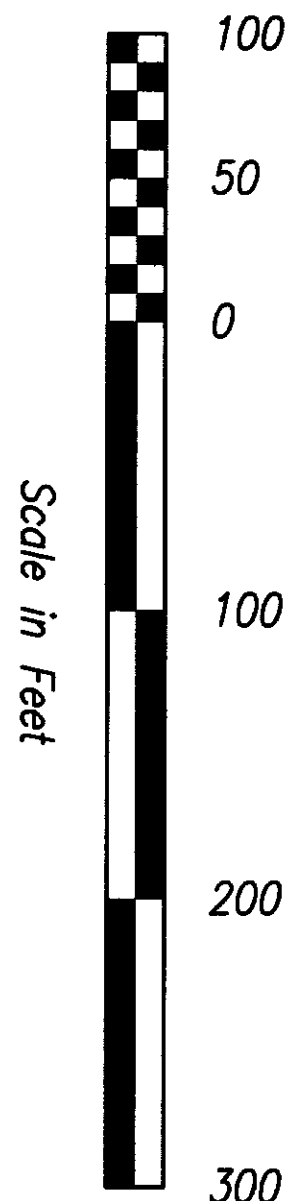
#	LINE	BEARING	DISTANCE
L1	S88°07'17"W	20.00'	
L2	S88°07'17"W	29.60'	
L3	S76°08'19"E	30.69'	
L4	S76°00'04"E	15.00'	
L5	N76°00'04"W	20.00'	
L6	N13°59'56"E	30.00'	
L7	N76°00'04"W	28.16'	
L8	S76°00'04"E	30.00'	
L9	S02°46'41"E	46.11'	
L10	N13°59'56"E	50.00'	
L11	S76°00'04"E	40.00'	

## 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.
- 1/2" X 18" reinforcing rod with yellow plastic cap as shown on Short Plat # PLO3-0411.
- Vegetation Line
- Proposed Access Locations.
- Proposed sewage disposal and/or replacement area



**Address Ranges**  
From 3614 to 3818 Skaarup Road  
From 20120 to 20382 Echo Hill Road



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
202121A			202121A	sjm	jia	12JAN04	1" = 100'	2 OF 2

PLO4-0297