

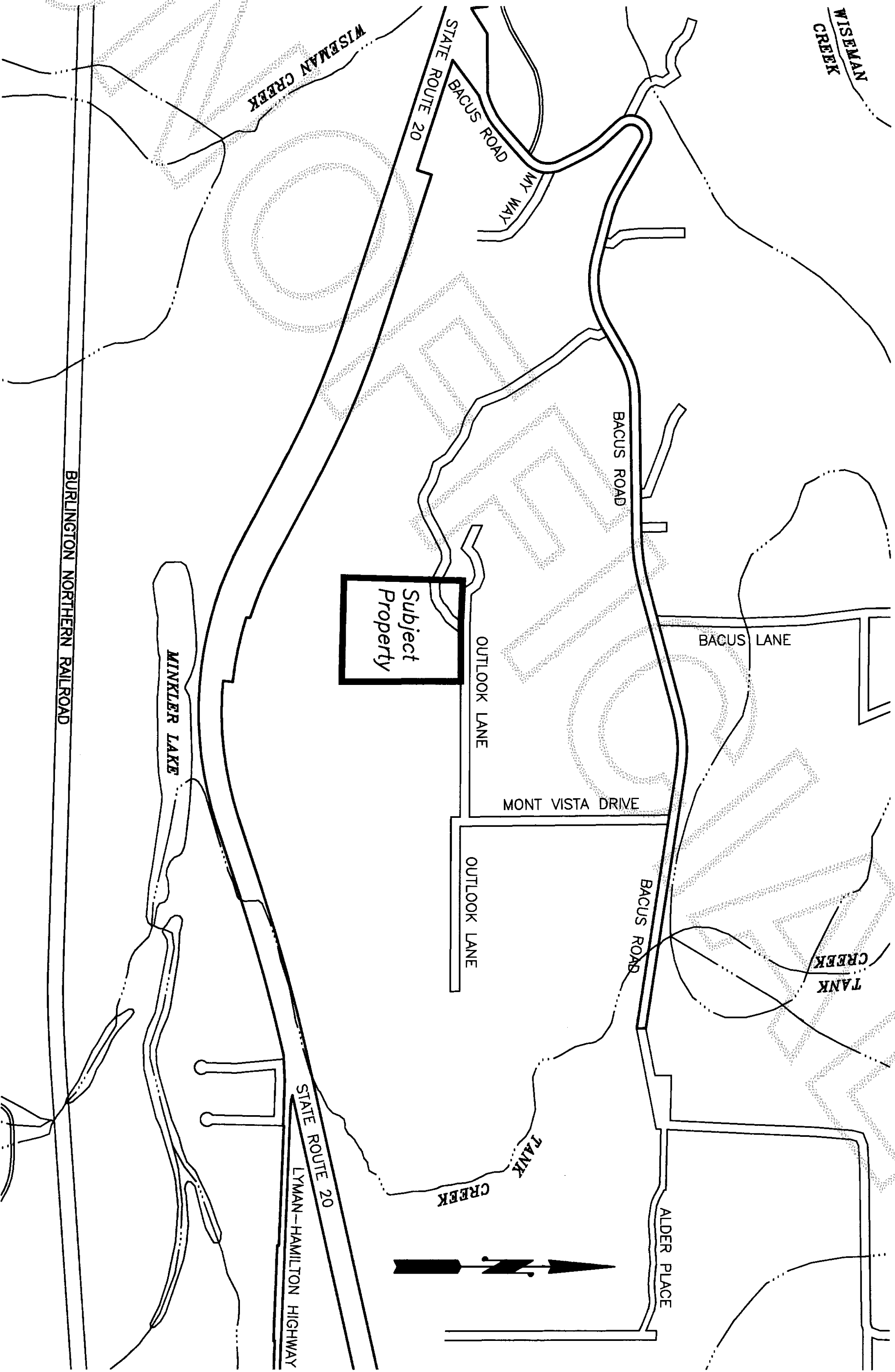
Survey in the NW1/4 of the NW1/4 of Section 13, Twp. 35 N., Rng. 5 E., W.M.,
and in the NE1/4 of the NE1/4 of Section 14, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. PL04-0694

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. 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.
3. 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 FILL, 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°51'51"W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS, LOT 2 HAS AN EXISTING SEWAGE DISPOSAL SYSTEM, AN ALTERNATIVE SYSTEM IS PROPOSED FOR LOT 1 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THE DRAINFIELD EASEMENT TO LOT 7 CREATED IN A.F.#9012310078 ALSO INCLUDES A 20' WIDE STRIP EASEMENT FROM THE DRAINFIELD TO THE WEST LINE OF THE SUBJECT PROPERTY, SO THE LOCATION OF THE 20' STRIP EASEMENT HAS NOT BEEN FIXED. THE DRAINFIELD OR TIGHTLINE HAVE NOT BEEN CONSTRUCTED.
7. 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.
8. 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.
9. 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 15.2.4. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. WATER - BACUS HILL WATER ASSOCIATION.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
12. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#200503280131.
13. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#76436, A.F.#8910110042, A.F.#8902210090, A.F.#8910230016, A.F.#8910300086, A.F.#8912290124, A.F.#9012310078, A.F.#9012310079, A.F.#9306080043.
14. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 11.88 ACRES.
15. SEC. 14, 18, 310(B) REQUIRES THE FOLLOWING: A) 20' SETBACK FROM PUBLIC ROAD; B) 200' SETBACK FROM ADJACENT NRJ DESIGNATED PARCEL; C) NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC.
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 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 MUST 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 SEC. 14, 18, 810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
17. A PORTION OF LOT 1 IS DESIGNATED OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. MAINTENANCE OF THE OS-RO SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

Vicinity Sketch



Legal Description

LOT 1, SHORT PLAT NO. 92-041, APPROVED JUNE 7 1993, RECORDED JUNE 8, 1993 IN BOOK 10 OF SHORT PLATS, PAGE 206, UNDER AUDITOR'S FILE NO. 9306080043, BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AND OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8910300086.

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.

Stephen L. Green Pamela J. Deming
STEPHEN L. GREEN PAMELA J. DEMING

Acknowledgments

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

NOTARY SIGNATURE David H. Regan TITLE Notary
DATE 2-25-05 MY APPOINTMENT EXPIRES July 1, 2006

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

NOTARY SIGNATURE David H. Regan TITLE Notary
DATE 2-24-05 MY APPOINTMENT EXPIRES July 1, 2006

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID H. REGAN SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE 2-24-05 MY APPOINTMENT EXPIRES July 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 THE COUNTY OF SKAGIT INCLUDING THE YEAR 2005

Kelvin West 3-17-05
SKAGIT COUNTY TREASURER DATE

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.98 (LAND DIVISIONS) THIS 14th DAY OF March 2005.

Steve Fiske Steve Fiske
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 24 DAY OF March 2005.

John Green
SKAGIT COUNTY HEALTH OFFICER

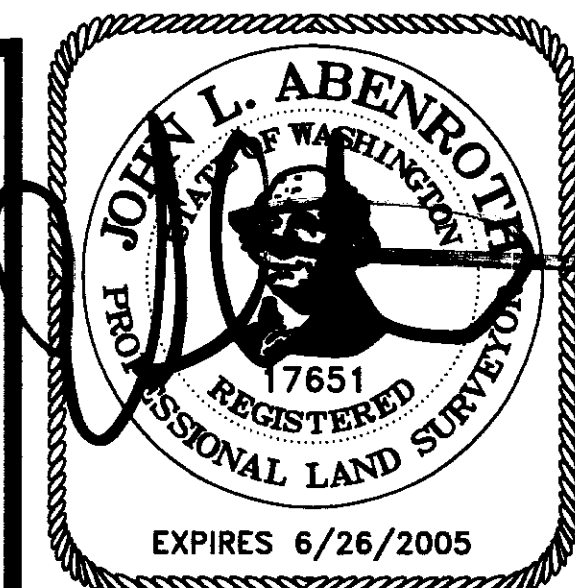
Owner/Developer

STEPHEN L. GREEN AND PAMELA J. DEMING
29000 OUTLOOK LANE
SEDOO-WOOLLEY, WA 98284
(360) 856-6154

Short Plat (Card) for Stephen Green



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 October 2004 at the request of Stephen Green.

John L. Abenroth CERT#17651
Date 3/10/05

AUDITOR'S CERTIFICATE



200503280132
Skagit County Auditor

3/28/2005 Page 1 of 2 1:00PM

John Fraser Deputy
County Auditor or Deputy Auditor

Survey in the NW1/4 of the NW1/4 of Section 13, Twp. 35 N., Rng. 5 E., W.M.,
and in the NE1/4 of the NE1/4 of Section 14, Twp. 35 N., Rng. 5 E., W.M.

Short Plat No. PL04-0694

COMPUTED POSITION AS SHOWN ON
SURVEY FILED IN VOLUME 9 OF
RECORDS OF
SKAGIT COUNTY, WASHINGTON.

EASEMENT "X"
A.F. #8910230016
(ROAD) (PART OF LOT 1)

FOUND CONCRETE
MONUMENT WITH
BRASS CAP ON
5/3/04.

OUTLOOK LANE (PVT.)

FOUND CONCRETE
MONUMENT WITH
CAP ON 1/21/92.

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.

Set 1/2" X 18" reinforcing
rod with yellow plastic cap
marked "SKA SURV 17651",
and 3/8" X 48" white
fiberglass post with label
marked "PCA".

1/2" X 18" reinforcing rod
with yellow plastic cap
marked "SKA SURV 17651"
and white 2" X 2" witness
stake, set during previous
surveys.

Reinforcing rod with yellow
plastic cap marked
"LEONARD" found during
previous surveys.

Building setback line, 200'
from adjacent NPL
designated parcel.

Protected Critical Area
Boundary.

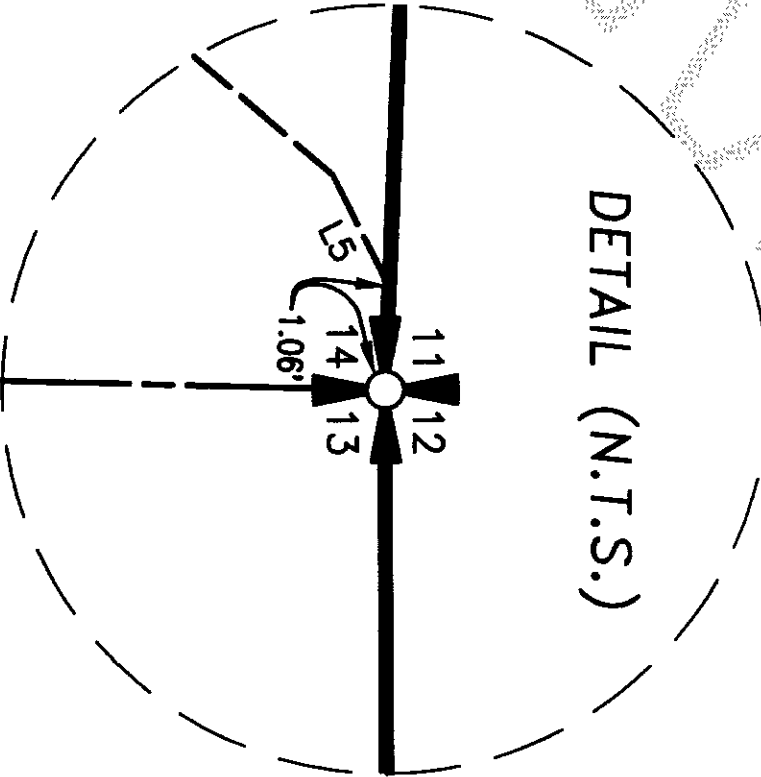
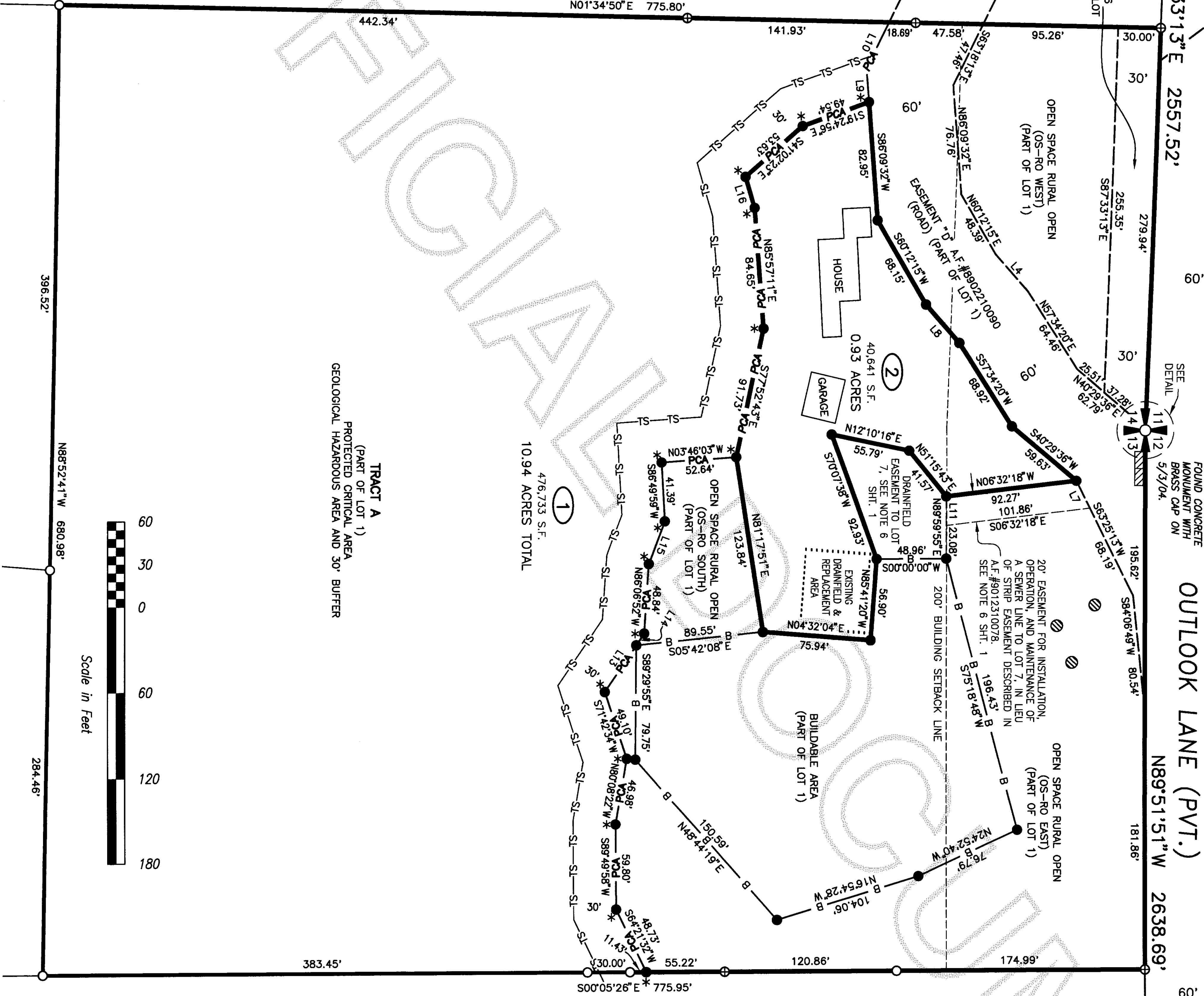
Top of slope

Proposed Access Locations.

Soil log hole

Address Range

From 28880 to 29455 Outlook Lane



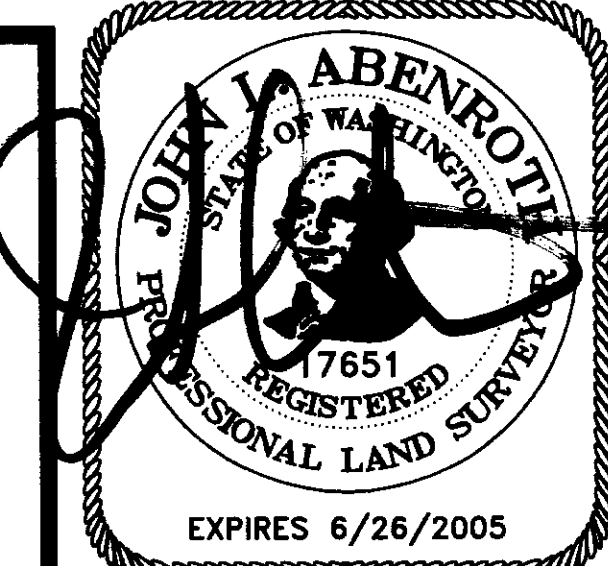
#	BEARING	DISTANCE
L4	N48°55'06"E	34.23'
L5	N63°25'13"E	1.32'
L7	S63°25'13"W	21.29'
L8	S48°55'06"W	35.61'
L9	S86°09'32"W	24.01'
L10	N63°18'13"W	35.71'
L11	S89°58'55"W	20.13'
L13	N55°49'01"W	39.37'
L14	N55°49'01"W	9.86'
L15	N69°10'22"W	31.72'
L16	N74°04'36"E	22.75'

LOT 1 INFORMATION AND AREA BREAK DOWN
BUILDABLE AREA = 1.00 ACRES
OS-RO WEST (SCC 14.18.310(5)(D)) = 0.48 ACRES
OS-RO EAST (SCC 14.18.310(5)(D)) = 1.43 ACRES
OS-RO SOUTH (SCC 14.18.310(5)(D)) = 0.19 ACRES
ROAD (EASEMENT X) = 0.18 ACRES
PCA (TRACT A) (SCC 14.24) = 7.09 ACRES
LOT 1 TOTAL AREA = 10.94 ACRES

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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 October
2004 at the request of Stephen
Green.

John L. Abenroth CERT#17651
Date 3/10/05

AUDITOR'S CERTIFICATE



200503280132
Skagit County Auditor

3/28/2005 Page 2 of 2 1:00PM

Jane Fraser Deputy
County Auditor or Deputy Auditor