

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, EXCEPT THE NORTH 30 FEET THEREOF, ALL IN SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

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. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
GUNDERSON ROAD	22996	22624

THE CURRENT RESIDENCE HAS AN ADDRESS THAT COULD CHANGE IF ACCESS CHANGES.
LOT 1 22830 GUNDERSON ROAD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 12th DAY OF May 2005

SHORT PLAT ADMINISTRATOR
Steve Fiske

SKAGIT COUNTY ENGINEER
John B. Semrau

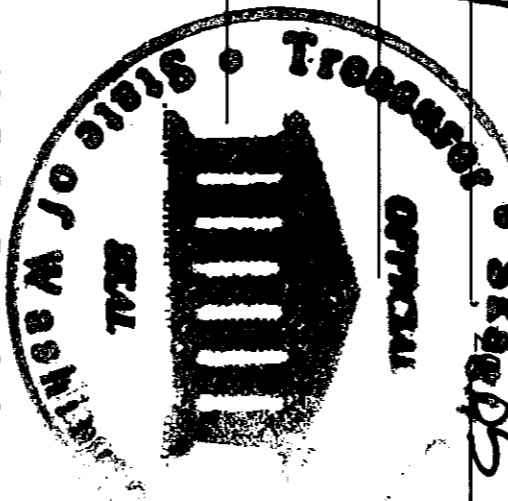
SKAGIT COUNTY HEALTH OFFICER
Heather

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2005 THIS 11th DAY OF May 2005

SKAGIT COUNTY TREASURER
John D. Quigley

SHORT PLAT NO. PL 04-0576 DATE _____

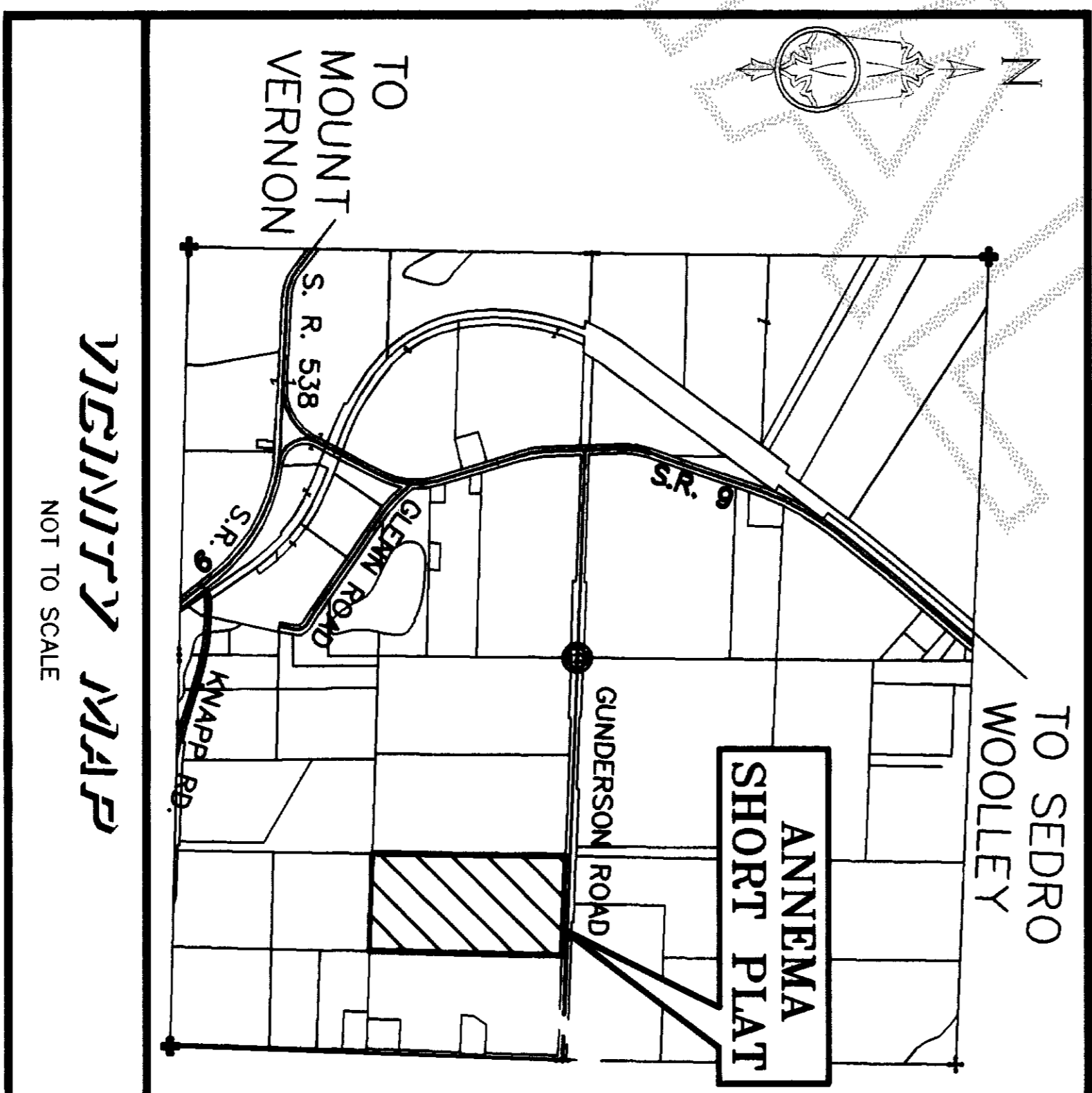


WATER RESOURCES

SCC-14.24.350
(5) CLOSED/LOW-FLOW STREAM MITIGATION,
(A) IF THE PROJECT AREA FALLS WITHIN 1/2 MILE OF ANY OF THE STREAMS IDENTIFIED IN APPENDIX A AS A "CLOSED" OR "LOW-FLOW" STREAM DESIGNATED BY THE DEPARTMENT OF ECOLOGY PURSUANT TO RCW 90.22, EXCEPT FOR PROJECTS OUTSIDE THE WATERSHED OF THAT STREAM AND THOSE AREAS UNDER INTERDICT, THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED, AS APPLICABLE:
(1) PUBLIC WATER: IF AN EXISTING PUBLIC WATER SUPPLY WHOSE SOURCE IS OUTSIDE THE WATERSHED IS AVAILABLE TO A PROJECT PROPERTY WITHIN A LOW-FLOW STREAM WATERSHED, AND WHERE THE WATER PROVIDER IS WILLING AND ABLE TO PROVIDE SAFE AND RELIABLE POTABLE WATER AND WHERE THE COST OF EXTENSION OF PUBLIC WATER TO THE PROJECT IS LESS THAN OR EQUAL TO 150% OF THE COST OF DEVELOPING AN ON-SITE WATER SUPPLY, THEN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE PUBLIC WATER SUPPLY AS A CONDITION OF PROJECT APPROVAL.
(2) INTERIM WELLS: IN LOW-FLOW STREAM WATERSHEDS, WITHIN 1/2 MILE OF THE DESIGNATED WATERSHED, THE SOURCE OF POTABLE AND IRRIGATION WATER FOR DEVELOPMENT MAY BE EITHER A PUBLIC WATER SYSTEM WITH ITS SOURCE OUTSIDE OF THE LOW-FLOW WATERSHED OR UNDER THE FOLLOWING CONDITIONS: AN INTERIM DRILLED WELL, A PROPERTY MAY BE ALLOWED USE OF AN INTERIM WELL(S) WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE PROPERTY. THE PROPERTY OWNER SHALL SIGN WRITTEN AGREEMENT WITH THE COUNTY AGREEING NOT TO PROTECT THE LUD OR SPECIAL IMPROVEMENT DISTRICT, AND HAVE IT RECORDED ON THE PROPERTY TITLE BEFORE A COUNTY PERMIT OR LAND DIVISION IS APPROVED. THE PROPERTY OWNER SHALL ALSO AGREE THROUGH THE ABOVE WRITTEN AGREEMENT TO CONNECT ALL WATER FIXTURES TO THIS PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELL(S) IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. THE INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD) PER CONNECTION. PROJECTS THAT CAN DEMONSTRATE COMPLIANCE WITH SCC 14.24.350(5)(C) MAY BE EXEMPT FROM THIS PROVISION WITH THE EXCEPTION THAT A MITIGATION REPORT REFERENCING THE HYDROLOGICAL DETERMINATION SHALL BE RECORDED ON THE PLAT AND/OR TITLE.
(3) 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 AN 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.
(4) LAWN WATERING: 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 IN SUBSECTION (1) OF THIS SECTION, OR IF THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM AN AQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SCC 14.24.350(5)(C), THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.

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.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL RESERVE (RRV)
4. COMPREHENSIVE PLAN - RURAL RESERVE (RRV)
5. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
6. WATER - WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUANTITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. THE ONE HUNDRED (100) FOOT-RADIUS-WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 14063 (PART 1), 1991)
7. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
8. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
9. MERIDIAN - ASSUMED.
10. BASIS OF BEARING - EAST-WEST CENTRELINE OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BEARING - SOUTH 89°35'34" EAST.
11. LEGAL DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE ORDER NO. 113441-5, DATED AUGUST 19, 2004.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200104130002, 200104300167, 9806100001, 200305050318, VOL. 58 DEEDS, PAGE 183, VOL. 92 DEEDS, PAGE 433, 291617 AND 807010.
13. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
14. SURVEY PROCEDURE: FIELD TRAVERSE.
15. 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 ZONING DISTRICT OF SKAGIT COUNTY FIRE DISTRICT.
16. CHANGE IN PLANNING AND DEVELOPMENT SERVICES.
17. SKAGIT COUR IN PLANNING AND DEVELOPMENT SERVICES.
18. TOTAL ACREAGE PLATTED IS 2018 ACRES. ADVISING OWNERSHIP OF PROPORTION IS 10.03 ACRES TOTAL OWNERSHIP 30.21 ACRES.
19. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
20. THE WETLAND AND ASSOCIATED BUFFERS SHOWN ON LOT 2 MAY NOT BE USED FOR AGRICULTURAL PURPOSES.
21. ~~SEE PROTECTED ORIGINAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200305050318 FOR PCA EASEMENT AGREEMENTS.~~



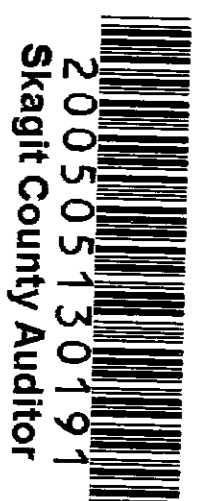
VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

JOHN B. SEMRAU, PLS. CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

AUDITOR'S CERTIFICATE



200505130191
Skagit County Auditor

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AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

AL BUNNICK
SKAGIT COUNTY AUDITOR

DEED
Carol A. Annema

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED AND ALSO A TO FOOT TRACT OF LAND IS DEDICATED TO SKAGIT COUNTY FOR ADDITIONAL ROAD RIGHT OF WAY ADJOINING THE WESTERLY MARGIN OF BLANK ROAD.

TERRY H. ANNEMA

Carol A. Annema

James M. Vander Mey
VICE PRESIDENT, PEOPLES BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE **TERRY H. AND CAROL A. ANNEMA**, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 5/13/05

SIGNATURE *Carol A. Annema*

MY APPOINTMENT EXPIRES 9-31-05



ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **James M.**

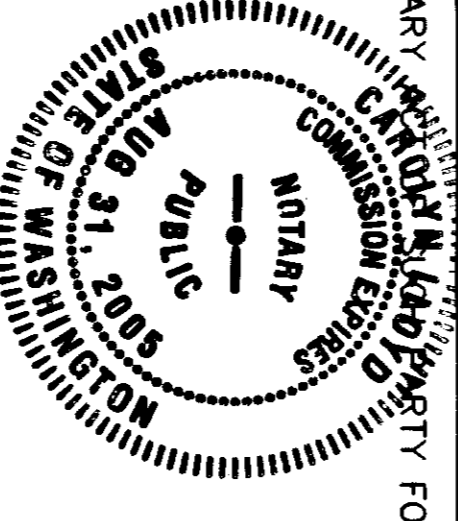
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/WERE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **Senior Vice President**

DATED 5/13/05

SIGNATURE *Carol A. Annema*

TITLE *Notary*

MY APPOINTMENT EXPIRES 8-31-05



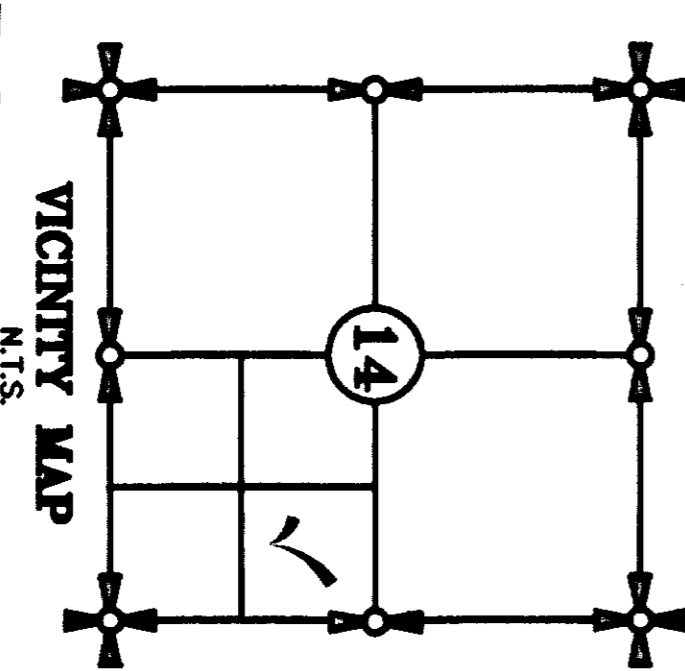
OF PEOPLES BANK TO BE THE FREE AND VOLUNTARY ACT AND DEED AND ALSO A TO FOOT TRACT OF LAND IS DEDICATED TO SKAGIT COUNTY FOR ADDITIONAL ROAD RIGHT OF PURPOSES MENTIONED IN THE INSTRUMENT.

OWNER

TERRY H. AND CAROL A. ANNEMA
22830 GUNDERSON ROAD
MOUNT VERNON, WA 98273

SHORT PLAT NO. **PL04-0576**

SHEET 1 OF 2



VICINITY MAP
NTS

SURVEY IN A PORTION OF THE
SECTION 14, T. 34 N., R. 4 E., W.M.
FOR: TERRY AND CAROL ANNEMA
SKAGIT COUNTY, WASHINGTON

FB 228	Pg 67-72	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 4501

