

**Short Plat No.** PL05-0122

LOT 12, "PLAT OF EAGLE HILL," AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 67 AND 68, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT CORNER OF LOT 3 OF THE PLAT OF "EAGLE HILL", RECORDED IN VOLUME 16 OF PLATS AT PAGES 67 AND 68 UNDER AUDITOR'S FILE NO. 95082230097, RECORDS OF SNAKE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 62°57'16"E ALONG THE NORTH LINE OF LOT 3, A DISTANCE OF 45.00 FEET; THENCE N 74°00'27"E ALONG THE NORTH LINE OF LOT 3, A DISTANCE OF 33.34 FEET; THENCE S 22°21'19"W A DISTANCE OF 277.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE S 77°04'34"W ALONG THE SOUTHERLY LINE OF LOT 3, A DISTANCE OF 333.08 FEET; THENCE S 62°57'16"W ALONG THE SOUTHERLY LINE OF LOT 3, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE N 27°02'44"W ALONG THE WESTERLY LINE OF LOT 3, A DISTANCE OF 295.12 FEET TO THE POINT OF BEGINNING;

ALSO TOGETHER WITH THAT PORTION OF LOT 6 OF THE PLAT OF "ENGLE HILL" RECORDED IN VOLUME 16 OF PLATS AT PAGES 67 AND 68 UNDER AUDITOR'S FILE NO. 9508230097 RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 6 WHICH IS S 27.0244°E, A DISTANCE OF 237.19 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S 62.5716°W A DISTANCE OF 8.86 FEET; THENCE N 84.2609°W, A DISTANCE OF 550.36 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6 WHICH IS 209.42 FEET FROM THE NORTHWEST CORNER THEREOF AND THE TERMINAL POINT OF THIS LINE DESCRIPTION;

ALSO TOGETHER WITH THAT PORTION OF LOT 11 OF THE PLAT OF "EAGLE HILL," RECORDED IN VOLUME 16 OF PLATS AT PAGES 67 AND 68 UNDER AUDITOR'S FILE NO. 9508230097 RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 00°01'20" W ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 241.31 FEET; THENCE S 15°19'08" E, A DISTANCE OF 113.40 FEET; THENCE N 75°39'35" E, A DISTANCE OF 343.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11 WHICH IS 274.85 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE N 01°48'05" E ALONG SAID EAST LINE, A DISTANCE OF 274.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N 87°49'32" W ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 376.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

**Owner/Developer**  
**JAMES A. COOK JR. AND TERRI E. COOK, H/W**  
 26135 WINKLER ROAD  
 SEDRO-WOOLLEY, WA. 98284

JAMES A. COOK JR. AND TERRI E. COOK, H/W  
26135 MINKLER ROAD  
SEDRO-WOLLEY, WA. 98284

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 THE HOA.

- OWNERS OF PROPERTY SEED 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.
- 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, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
3. BASIS-OF-BEARINGS - ASSUMED 500727.59' W. ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AS SHOWN ON PLAT OF EAGLE HILL RECORDED IN VOLUME 16 OF PLATS AT PAGES 67-68, FILED IN A.F.#S908230097.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL INTERMEDIATE (R)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. LOT 2 OF THIS SHORT PLAT HAS AN EXISTING SEWAGE DISPOSAL SYSTEM. PERMIT # S94-0383. ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1, 3, & 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND METERS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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.
8. SKAGIT COUNTY ADDRESS RANGES HAVE BEEN APPLIED TO THE ROAD SYSTEMS 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 DEVELOPMENT SERVICES.
9. 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.
- ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADII WELLS PROTECTION ZONES TO GUARD AGAINST CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; SEWAGE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARRS; AND LIVESTOCK FEED LOTS.
- FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTINUED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#435430. A.F.#4408080065; A.F.#S908230097; A.F.#9604080111; A.F.#9606110022; A.F.#9703280078; A.F.#9704210106; A.F.#200404270021; A.F.#200501050123 A.F.#200506200184.
12. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 12.82 ACRES.
13. 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 PESTICIDE, 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, APPLICATIONS 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 SCC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
14. NOTICE TO FUTURE BUYERS - LOTS 2, 3, & 4 ARE WITHIN THE WELL HEAD PROTECTION ZONE OF A GROUP A PUBLIC WATER SYSTEM. THEREFORE, NEW RESIDENTIAL BUILDING PERMITS WILL REQUIRE THE RECORDING OF A SIGNED AND NOTARIZED WELL PROTECTION MITIGATION PLAN.
15. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION. ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.# 200506200184.

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBMIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

James A. Cook Jr.  
JAMES A. COOK JR.

TERRI E. COOK  
TERRI E. COOK

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES A. COOK JR. AND TERRI E. COOK, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE James J. Warner TITLE Warner

DATE 8-2-05 MY APPOINTMENT EXPIRES July 1, 2006

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 2005.

funds withdrawn for Katie Jungquist      8-16-05  
 SKAGIT COUNTY TREASURER      DATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS  
18th DAY OF August 2005 1/20

SHORT PLAT ADMINISTRATOR *Donna J. ...*  
COUNTY ENGINEER *Steve ...*

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 8 DAY OF Aug 2005.

*H. Brandenburg*  
SKAGIT COUNTY HEALTH OFFICER

**James A. Cook Jr. and Terri E. Cook**



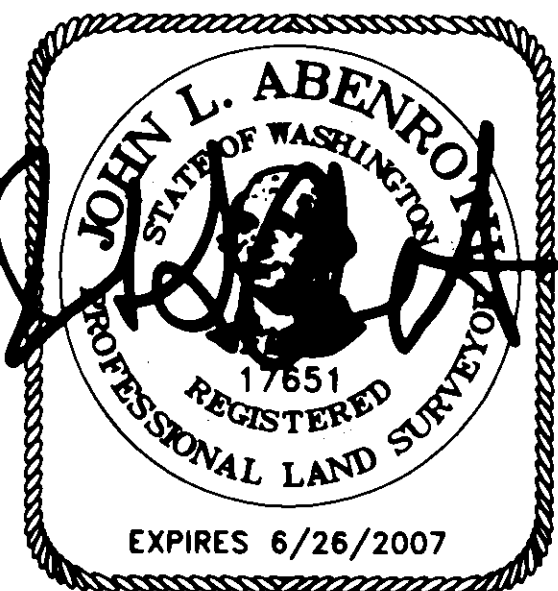
200508230121  
Skagit County Auditor

8/23/2005 Page 1 of 2 2:34PM

N Bunnell by A. Zwick  
County Auditor or Deputy Auditor

*This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2005 at the request of James Cook.*

John L. Abenroth CERT#17651  
Date 8-1-10



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



Survey in the NE1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of  
Section 8, Twp. 35 N., Rng. 8 E., W.M.

Short Plat No. PL05-0122

1/16 CORNER AS SHOWN ON PLAT OF  
EAGLE HILL RECORDED IN VOLUME 16  
OF PLATS AT PAGES 67-68.

### Legend

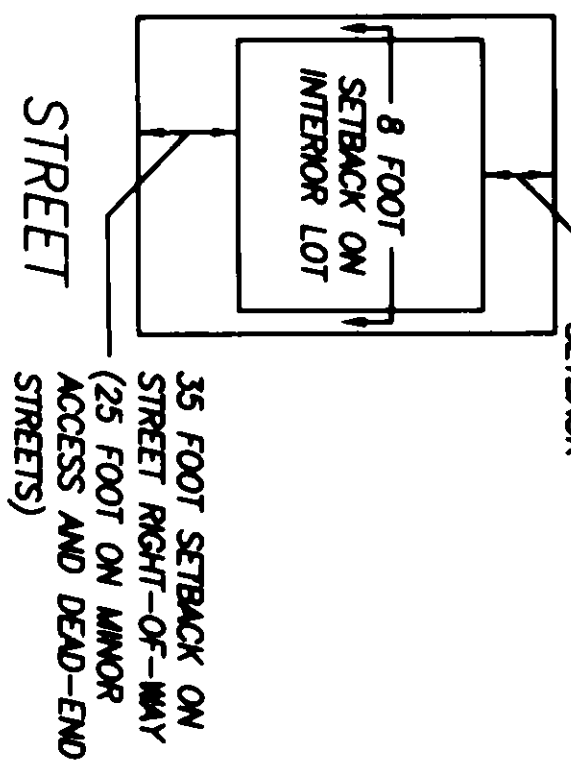
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" during Plat of Eagle Hill, filed in A.F.#9508230097.
- Set concrete monument with brass cap marked "SKA SURV 17651" during Plat of Eagle Hill, filed in A.F.#9508230097.

Proposed Access Locations.

Soil Log Holes

Existing Driveway

### Minimum Setback Requirements



### Address Ranges

From 7626 to 7909 Logsdon Lane

From 7694 to 7845 Wilderness Drive (Pvt)

PLAT OF EAGLE HILL RECORDED IN  
VOLUME 16 OF PLATS, PAGES 67-68.

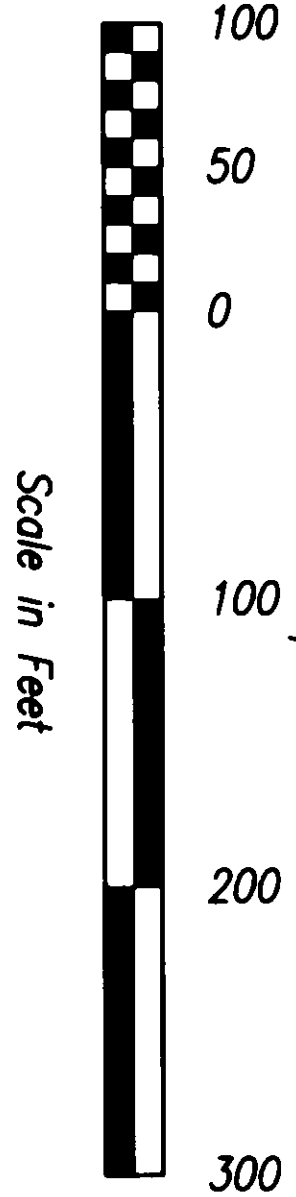
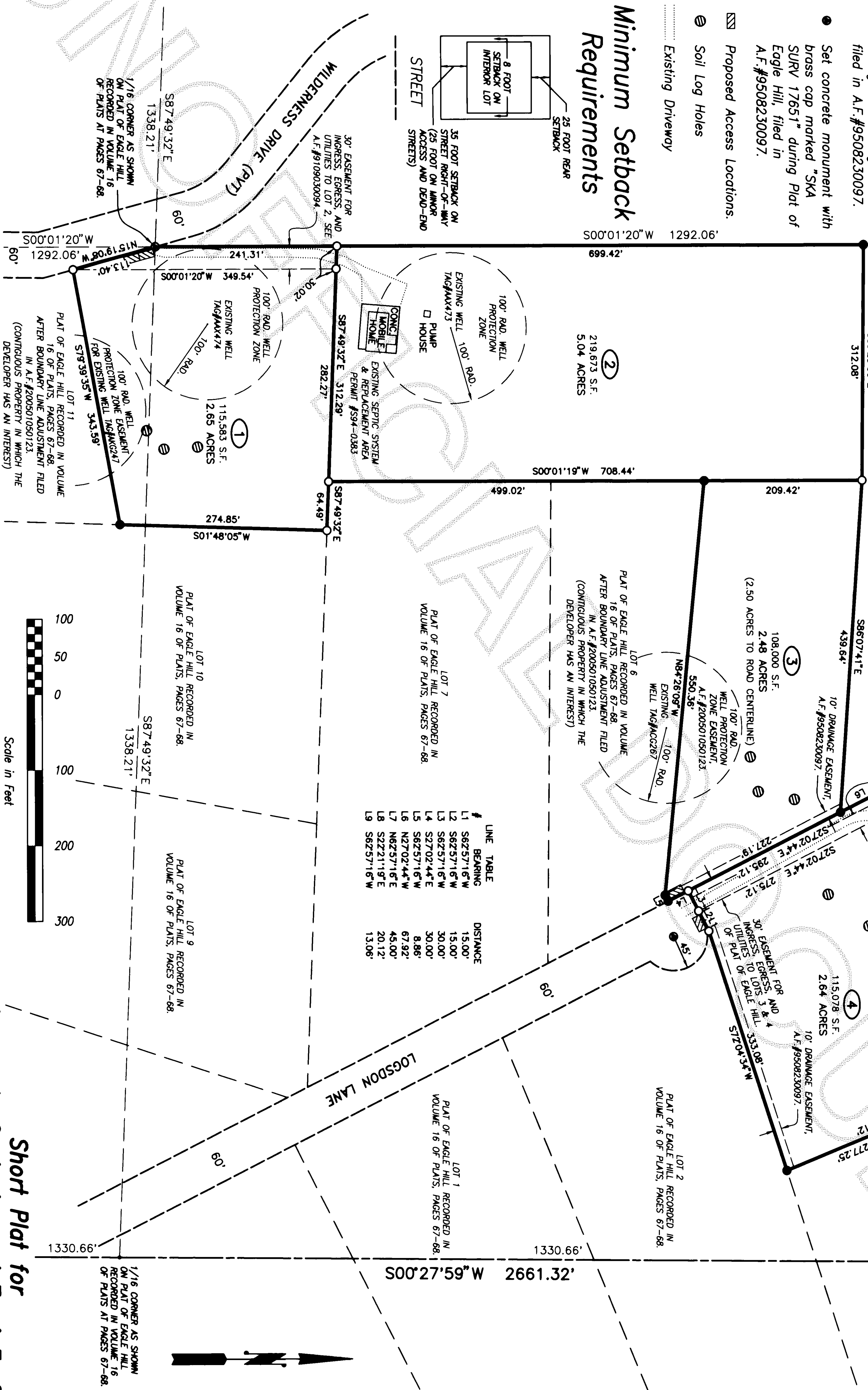
PLAT OF EAGLE HILL RECORDED IN  
VOLUME 16 OF PLATS, PAGES 67-68.  
AFTER BOUNDARY LINE ADJUSTMENT FILED  
IN A.F.#200501050122.  
(CONTIGUOUS PROPERTY IN WHICH THE  
DEVELOPER HAS AN INTEREST)

PLAT OF EAGLE HILL RECORDED IN  
VOLUME 16 OF PLATS, PAGES 67-68.

FOUND CONCRETE  
MONUMENT WITH 2" BRASS  
CAP ON 4/14/91.

SKAGIT RIVER

LINE #	BEARING	DISTANCE
L1	S62°57'16"W	15.00'
L2	S62°57'16"W	15.00'
L3	S62°57'16"W	30.00'
L4	S27°02'44"E	30.00'
L5	S62°57'16"W	8.86'
L6	N27°02'44"W	67.92'
L7	N62°57'16"E	45.00'
L8	S22°21'19"E	20.12'
L9	S62°57'16"W	13.06'

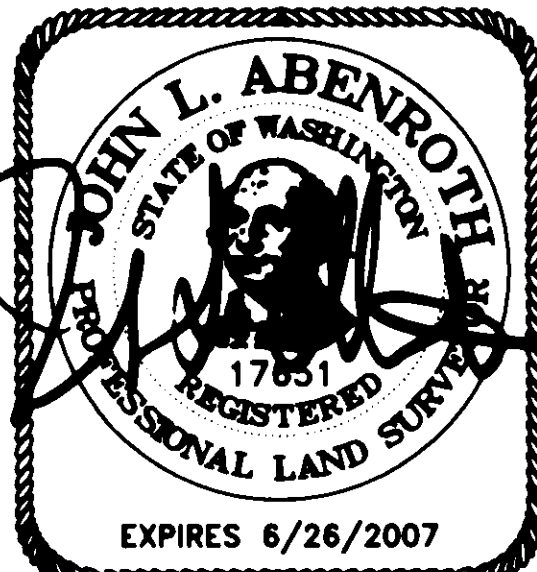


Short Plat for  
James A. Cook Jr. and Terri E. Cook

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**Skagit**  
**Surveyors & Engineers**

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 April 2005 at the request of James Cook.

John L. Abenroth CERT#17651  
Date 8/3/05

### AUDITOR'S CERTIFICATE



200508230121  
Skagit County Auditor

8/23/2005 Page 2 of 2 2:34PM

County Auditor or Deputy Auditor