

Survey in the NW1/4 of the NE1/4 of Section 17, Twp. 35 N., Rng. 7 E., W.M.

Short Plat No. SP97-0033

Legal Description

Tract 3, Short Plat No. 51-79, being a portion of the North 1/2 of The Northeast 1/4 of Section 17, Township 35 North, Range 7 East, W.M., approved in July of 1979 and recorded July 31, 1979 in Volume 3 of Short Plats, page 151, under Auditor's File No. 7907310040, records of Skagit County, Washington.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the lot owners. See Maintenance Agreement filed in A.F.#200507230109.
3. Basis-of-bearings - Assumed N89°46'25"E on the north line of the northeast quarter of Section 17.
4. Zoning - Residential Reserve (RR).
5. Sewer - Individual on-site sewage disposal systems.
6. 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.
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. 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 Development Services.
9. Water - Skagit County Water District #1, (State Certification #00392).
10. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
11. The total acreage in this short subdivision is 7.66 acres.
12. 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 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 Development Services for details.
13. See Drainage Report prepared for David Hamilton by Skagit Surveyors & Engineers dated April 16, 1996.
14. 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.#200507230110.

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.

David L. Hamilton  
Joyce Hamilton

Acknowledgments

State of Washington, County of SKAGIT  
I certify that I know or have satisfactory evidence that David L. Hamilton and Joyce Hamilton, 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 Louis H. Regua Title Notary  
Date 8/31/05 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 Skagit County to and including the year 2005.

Skagit County Treasurer  
Date 9/14/05

Approvals

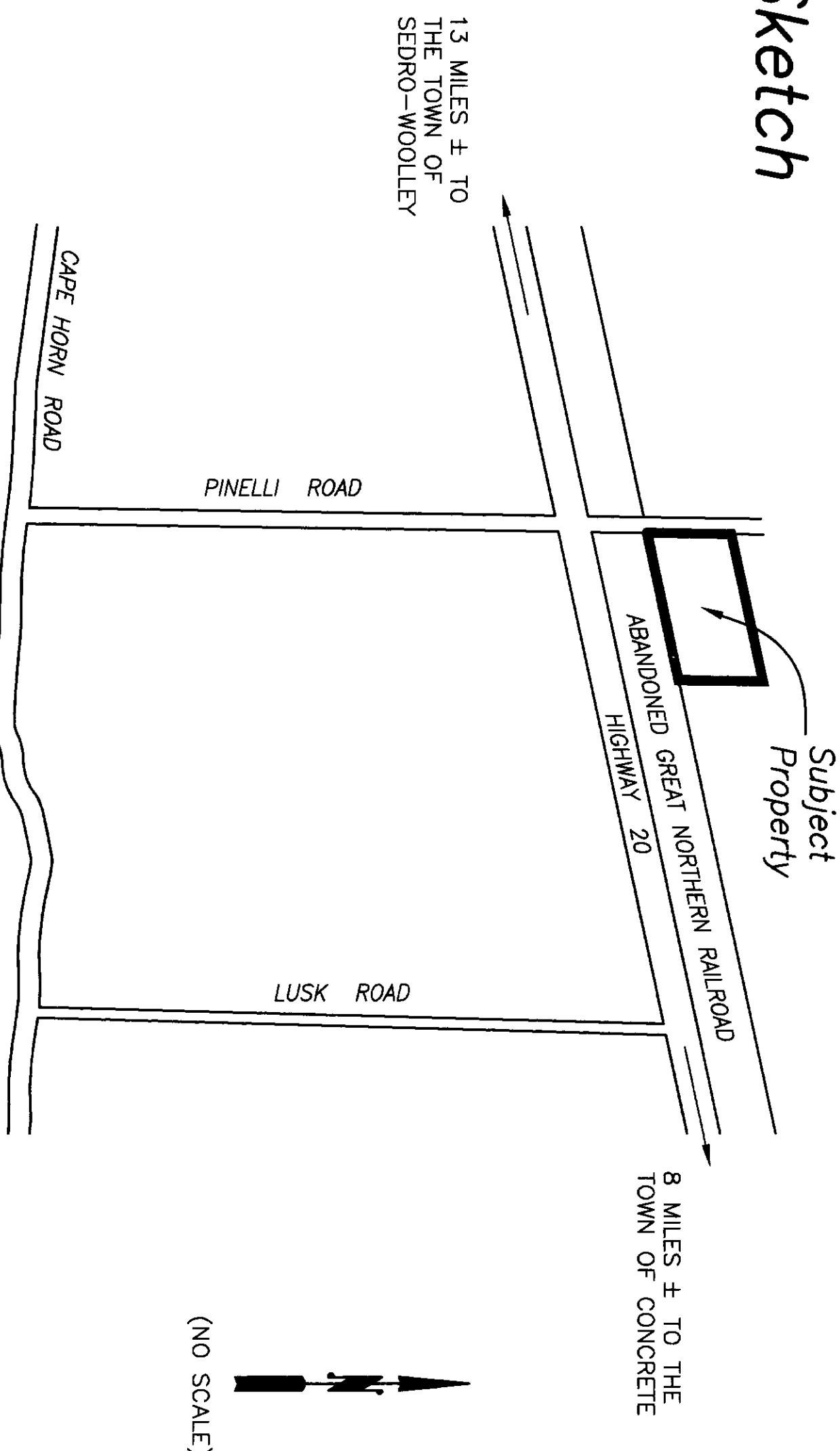
The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 15.24 (Land Use Provisions) this 12th day of September 2005.

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 8th day of Sept 2005.

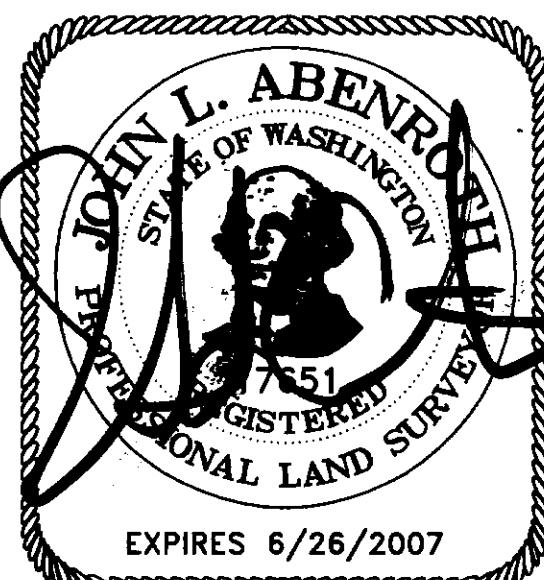
Skagit County Health Officer

Vicinity Sketch



DATE	ADDED NOTES	REVISED WC, SKETCH, ETC.	S.R.M.	JOE#	96045	DRAWN	fm/srm	CHECKED	jia	DATE	29MAR96	SCALE	N/A	SHEET	1 OF 2
1/14/05			BY												

Short Plat for  
David and Joyce Hamilton



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 2005 at the request of David Hamilton.  
John L. Abenroth CERT#17651  
Date 8/31/05

AUDITOR'S CERTIFICATE  
200509230112  
Skagit County Auditor  
9/23/2005 Page 1 of 2 2:14PM  
Norma Brummett  
County Auditor or Deputy Auditor

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### Legend

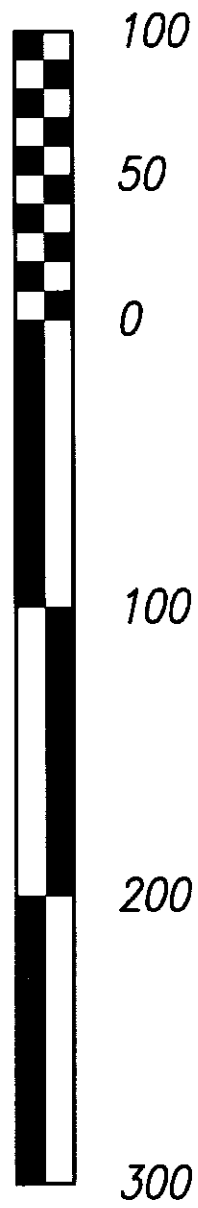
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found reinforcing rod with yellow plastic cap marked "L.S.8992".
- ▢ Access locations.
- ▢ Proposed location for sewage disposal system and replacement area.

Proposed location for sewage disposal system and replacement area.

CONTIGUOUS PROPERTY IN WHICH DEVELOPER HAS AN INTEREST (LOT 2 OF SHORT PLAT # 51-79, FILED IN VOLUME 3 OF SHORT PLATS AT PAGE 161.)

LINE #	BEARING	DISTANCE
L1	N00°13'05"W	20.33'
L2	N79°24'20"E	10.17'
L3	N79°24'20"E	26.40'
L4	N79°24'20"E	30.00'
L5	S31°59'02"W	31.41'

Address Ranges  
From 8221 to 8005 Pinelli Road



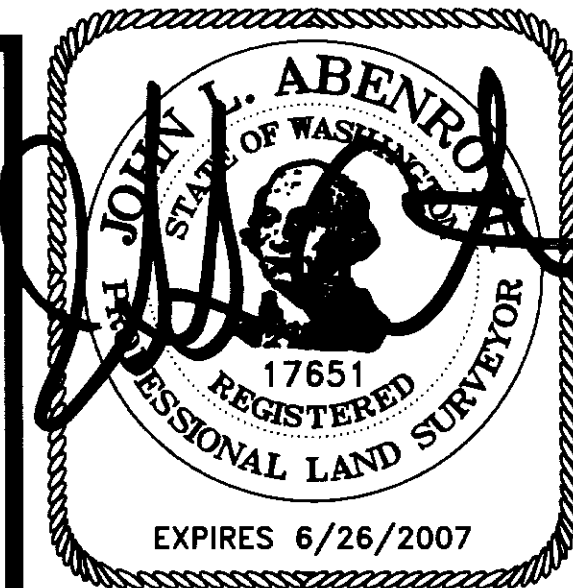
Scale in Feet

FOUND BOAT SPIKE HELD BY COUNTY AND PREVIOUS SURVEYS AS THE CENTER OF SECTION ON 6/26/78

FOUND 1 1/2" IRON PIPE ON 12/12/80

FOUND 2" IRON PIPE WITH TRACK IN CASE ON 12/11/90

Short Plat for  
David and Joyce Hamilton



**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 2005 at the request of David Hamilton.

John L. Abenroth CERT#17651  
Date 8/24/05

**AUDITOR'S CERTIFICATE**  
200509230112  
Skagit County Auditor  
9/23/2005 Page 2 of 2 2:14PM  
County Auditor or Deputy Auditor