

**Short Plat No.** PL04-0355

## Utility Easement

BEGINNING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF MILL STREET AND JACKSON STREET AS SHOWN ON THE SURVEY RECORDED IN VOLUME 16 OF SURETY PAGE 33, UNDER AUDITOR'S FILE NO. 9408090020, RECORDS OF SAGOT COUNTY, WASHINGTON; THENCE NORTH 04°44'56" WEST ALONG THE CENTERLINE OF MILL STREET A DISTANCE OF 64.08 FEET; THENCE NORTH 85°17'54" EAST A DISTANCE OF 20.00 FEET TO THE EAST LINE OF MILL STREET; THENCE NORTH 85°17'54" EAST A DISTANCE OF 3.42 FEET TO THE CORNER OF THE CYCLOANE FENCE DESCRIBED IN EXCEPTION 9 TO PARCEL E-5 AS DESCRIBED IN SPECIAL WARRANTY DEED FILED IN A.F. #200122220093; THENCE NORTH 85°17'54" EAST ALONG SAID FENCE LINE, A DISTANCE OF 280.52 FEET; THENCE NORTH 04°42'06" WEST, A DISTANCE OF 57.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 85°13'04" EAST, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF CLARK LAKE; THENCE NORTHEASTLY ALONG SAID ORDINARY HIGH WATER LINE, A DISTANCE OF 379 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 88°23'15" EAST FROM THE NORTHEAST CORNER OF THE HEREINAFTER DESCRIBED EASEMENT B; THENCE SOUTH 88°23'15" WEST, A DISTANCE OF 407 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID EASEMENT B; THENCE SOUTH 63°18'49" WEST ALONG THE NORTH LINE OF SAID EASEMENT B AND THE SOUTH LINE OF THE HEREINAFTER DESCRIBED EASEMENT A, A DISTANCE OF 158.33 FEET TO A POINT THAT LIES NORTH 04°42'06" WEST FROM THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 04°42'06" EAST, A DISTANCE OF 306.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 04°42'06" WEST FROM THE POINT OF BEGINNING OF THIS DESCRIPTION, TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR WGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THE FOLLOWING DESCRIBED EASEMENT A, EASEMENT A:

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 DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.

Anne Fraser, Deputy  
County Auditor or Deputy Auditor

John L. Abenroth CERT#17651  
Date

## Consent

BEGINNING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF MILL STREET AND JACKSON STREET AS SHOWN ON THE SURVEY RECORDED IN VOLUME 16 OF SURVEYS, PAGE 35, UNDER AUDITOR'S FILE NO. 9408090200, RECORDS OF SNAKE COUNTY, WASHINGTON, THENCE NORTH 04°44'56" WEST ALONG THE CENTRELINE OF MILL STREET, A DISTANCE OF 283.30 FEET; THENCE NORTH 85°15'04" EAST, A DISTANCE OF 20 FEET TO THE EAST RIGHT OF WAY LINE OF MILL STREET; THENCE NORTH 85°15'04" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 85°15'04" EAST FROM SAID POINT OF CURVATURE; THENCE NORTHEASTRY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°01'45" AND AN ARC DISTANCE OF 35.62 FEET; THENCE NORTH 63°16'49" EAST, A DISTANCE OF 444.59 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE SOUTH 04°42'06" EAST A DISTANCE OF 286.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET; THENCE NORTH 85°17'54" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 04°42'06" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 85°17'54" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET; THENCE SOUTH 04°42'06" EAST, A DISTANCE OF 10.00 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 85°15'04" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 04°42'06" WEST, A DISTANCE OF 301.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 112°01'06" AND AN ARC DISTANCE OF 58.65 FEET TO THE SOUTH LINE OF THE ABOVE DESCRIBED EASEMENT A; THENCE NORTH 63°16'49" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 98.43 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION.

*[Signature]*  
HORIZON BANK

NOTARY SIGNATURE Maria Lopez TITLE Admin. Asst  
DATE 8-17-05 MY APPOINTMENT EXPIRES 5-01-08

**MARIA R. KARPER**  
STATE OF WASHINGTON  
NOTARY - - - - PUBLIC  
My Commission Expires 5-1-2008

I CERTIFY THAT I KNOW HAVE SATISFACTORY EVIDENCE THAT John C. Carlsberg SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE John C. Carlsberg OF Horizon Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Vice President

APR 29 2004  
Skagit Co

SKAGIT COUNTY TREASURER Patricia August 9-23-05  
DATE

State of Maryland  
JAN 11 1961

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 (WATERS) THIS 15<sup>th</sup> DAY OF Sept 2005.

*[Signature]*  
SKAGIT COUNTY HEALTH OFFICER

7/21/05	REVISIONS PER AMENDED SUBDIVISION GUARANTEE	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
DATE	REVISION	BY	203089A	STW	JLQ	29.JUN.04	1" = 1000'	1 OF 2

# Short Plat for Cultus View L.L.C.





Survey in Gov't Lot 11, (the N1/2 of the SE1/4), of Section 1,  
Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL04-0355

## Septic System Note

PER SITE ASSESSMENT REPORT PREPARED BY SKAGIT WETLANDS & CRITICAL AREAS, INC. DATED 4/4/05 AND REVISED 8/22/05  
SEPTIC TANK DESIGN FOR THE SUBJECT PROPERTY SHOULD USE ONE OF THREE PROCESSES TO ENHANCE DENITRIFICATION:  
A. RECIRCULATING SAND FILTERS WORK VERY HARD AT THE NITRIFICATION-DENITRIFICATION PROCESS, RECYCLING BETWEEN THE  
AEROBIC ENVIRONMENT OF THE SAND FILTER AND THE ANAEROBIC ONE OF THE RECIRCULATION TANK AS MANY AS FOUR OR  
FIVE TIMES.  
B. IT IS ALSO POSSIBLE TO ACCOMPLISH THIS WITH AN AEROBIC TREATMENT SYSTEM WHERE THE EFFLUENT IS RECYCLED BACK  
TO THE CHAMBER CONTAINING TANK EFFLUENT AHEAD OF AERATION UNIT.  
C. ANOTHER METHOD IS TO OPERATE THE AERATOR ON A TIMER SO THAT IT CONTINUOUSLY SWITCHES BETWEEN  
AEROBIC-ANAEROBIC ENVIRONMENTS.

## Minimum Setback Requirements

25 FOOT REAR SETBACK  
8 FOOT SIDE SETBACK ON  
INTERIOR LOT (3 FEET FOR  
ACCESSORY BUILDING THAT IS  
OVER 75 FEET FROM FRONT  
PROPERTY LINE)  
35 FOOT SETBACK ON  
STREET RIGHT-OF-WAY  
(25 FOOT ON MINOR  
ACCESS AND DEAD-END  
STREETS)

CURVE TABLE				
#	RADIUS	DELTA	LENGTH	
C1	30.00'	111°58'15"	58.63'	
C2	30.00'	64°22'04"	33.70'	
C3	20.00'	90°00'00"	31.42'	
C4	20.00'	90°00'00"	31.42'	
C5	30.00'	80°24'21"	42.10'	
C6	30.00'	68°01'45"	35.62'	
C7	30.00'	31°36'45"	16.55'	

## PCA Tracts

**TRACT A**  
PROTECTED CRITICAL AREA - (FISH AND WILDLIFE  
HABITAT AREA FOR CLEAR LAKE, 50' BUFFER &  
CATEGORY III WETLAND, 50' BUFFER)  
0.24 ACRES

**TRACT B**  
PROTECTED CRITICAL AREA - (FISH AND WILDLIFE  
HABITAT AREA FOR CLEAR LAKE, 50' BUFFER)  
0.10 ACRES

**TRACT C**  
PROTECTED CRITICAL AREA - (FISH AND WILDLIFE  
HABITAT AREA FOR CLEAR LAKE, 50' BUFFER)  
0.10 ACRES

**TRACT D**  
PROTECTED CRITICAL AREA - (FISH AND WILDLIFE  
HABITAT AREA FOR CLEAR LAKE, 50' BUFFER)  
0.10 ACRES

## Address Ranges

SAWYER LAKE - 23668 TO 23747  
SAWYER COURT - 12642 TO 12717

## Legend

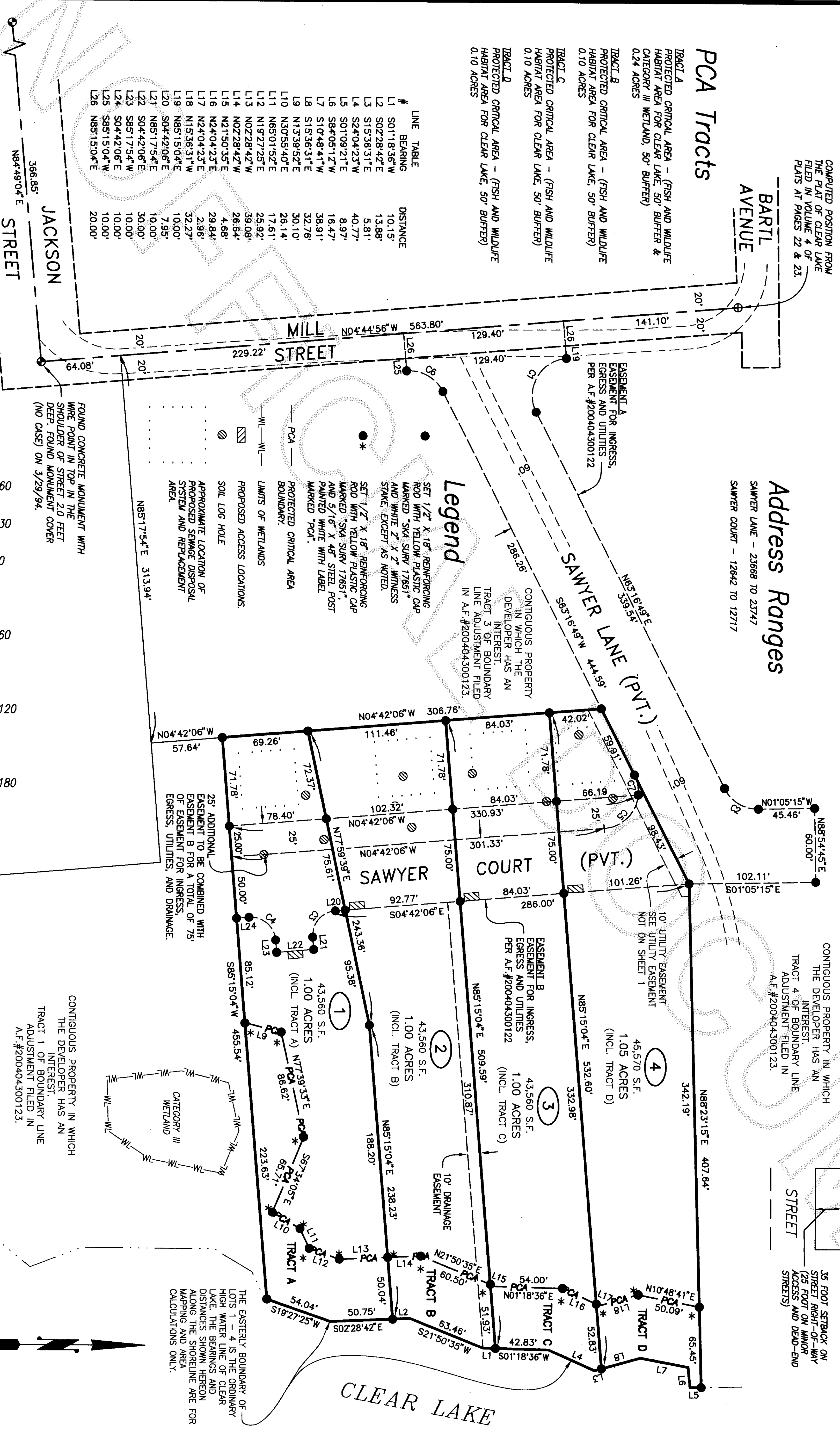
SET 1/2" X 18" REINFORCING  
ROD WITH YELLOW PLASTIC CAP  
MARKED "SKA SURV 17651"  
AND WHITE 2" X 2" WITNESS  
STAKE, EXCEPT AS NOTED.

SET 1/2" X 18" REINFORCING  
ROD WITH YELLOW PLASTIC CAP  
MARKED "SKA SURV 17651"  
AND 5/16" X 48" STEEL POST  
PAINTED WHITE WITH LABEL  
MARKED "PCA".

CONTIGUOUS PROPERTY  
IN WHICH THE  
DEVELOPER HAS AN  
INTEREST.  
TRACT 3 OF BOUNDARY  
LINE ADJUSTMENT FILED IN  
A.F.#200404300123.

W-L- W-L-  
LIMITS OF WETLANDS  
PROPOSED ACCESS LOCATIONS.  
SOIL LOG HOLE  
APPROXIMATE LOCATION OF  
PROPOSED SEWAGE DISPOSAL  
SYSTEM AND REPLACEMENT  
AREA.

FOUND CONCRETE MONUMENT WITH  
WIRE POINT IN TOP IN THE  
SHOULDER OF STREET 2.0 FEET  
DEEP. FOUND MONUMENT COVER  
(NO CASE) ON 3/29/94.



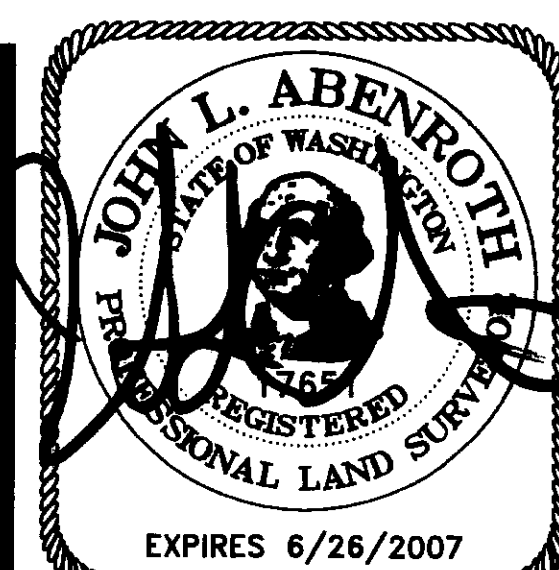
FOUND MONUMENT WITH  
CAP IN CASE AND COVER  
0.5' DEEP AT THE  
CENTERLINE OF JACKSON  
STREET ON 3/29/94.

Scale in Feet  
60 30 0 60 120 180

CONTIGUOUS PROPERTY IN WHICH  
THE DEVELOPER HAS AN  
INTEREST.  
TRACT 1 OF BOUNDARY LINE  
ADJUSTMENT FILED IN  
A.F.#200404300123.

THE EASTERY BOUNDARY OF  
LOTS 1 - 4 IS THE ORDINARY  
HIGH WATER LINE OF CLEAR  
LAKE. THE BEARINGS AND  
DISTANCES SHOWN HEREON  
ALONG THE SHORELINE ARE FOR  
MAPPING AND AREA  
CALCULATIONS ONLY.

**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 July 2004  
at the request of Cultus View L.L.C.

John L. Abenroth CERT#17651  
Date 9/1/05

**AUDITOR'S CERTIFICATE**  
200509260208  
Skagit County Auditor  
9/26/2005 Page 2 of 2 3:00PM

Anne Fraser, Deputy  
County Auditor or Deputy Auditor