

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. 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 - SHORT PLAT NO. SW 04-83 RECORDED IN VOLUME 6 OF SHORT PLATS AT PAGE 79 AND FILED IN A.F.#8308190031.
4. ZONING - SF2 / COMPREHENSIVE PLAN DESIGNATION - SEDRO-WOLLEY URBAN GROWTH AREA
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 PERMIT CENTER.
9. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
10. SUBJECT PROPERTY MAY ALSO BE AFFECTED BY DOCUMENTS FILED IN A.F.#825779; A.F.#9002060010; A.F.#9202250109; A.F.#9205290053; A.F.#9408110069; A.F.#200310080038; A.F.#200409090081; A.F.#200409090082.
11. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 4.89 ACRES.
12. A VARIANCE, (P.L.03-0168) TO BE EXCLUDED FROM THE CITY OF SEDRO-WOLLEY REQUIREMENTS FOR PUBLIC SEWER AND HALF STREET IMPROVEMENTS WAS APPROVED ON SEPTEMBER 30, 2003.
13. A WAIVER OF PROTEST FOR FUTURE L.I.D. OR U.L.I.D. FORMATION AND ANNEXTION IS FILED UNDER A.F.#200510250050.
14. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION SEE SHORT PLAT #59-89 RECORDED IN VOLUME 9 OF SHORT PLATS AT PAGE 199 AND FILED IN A.F.#9002060010.
15. THE NEAREST FIRE HYDRANT IS LOCATED ON THE WEST SIDE OF FRUITDALE ROAD 585± SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
16. LOT D SHALL NOT BE FURTHER SUBDIVIDED UNTIL SERVED BY SANITARY SEWER SO LONG AS IT REMAINS WITHIN THE URBAN GROWTH AREA.
17. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
18. 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 AND 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 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 INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS, AND 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, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.18.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
19. 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.#200510250050.

Vicinity Sketch



Owners/Developers
 FOSTER FAIR AND MARLENE FAIR, H/W
 19776 PARK RIDGE LN.
 SEDRO-WOLLEY, WA 98284
 (360) 856-7289

7/20/05	ADDED LOT CERTIFICATION NOTE	S.R.M.			
3/22/05	ADDED P.U.D. UTILITY ESMT. NOTE	S.R.M.			
9/24/04	LEGAL DESIG. ETC. PER B.L.A.	S.R.M.			
	REVISION	BY	JOB#	203023	
			DRAWN	sjm	
			CHECKED	jio	
			DATE	27FEB03	
			SCALE	1" = 50'	
			SHEET	1 OF 2	

Utility Easement to P.U.D. Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REPAIR, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHTS OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTEE; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTEE WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE.

GRANTEE, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTEE SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTEE'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Legal Description

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING, SKAGIT COUNTY, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEBT SOUND ENERGY, CASCADE NATURAL GAS, VERIZON, AIRTEL BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON FARMLAND LANE (PRIVATE ROAD TRACT A) AND THE FIFTEEN (15) FOOT UTILITY EASEMENT SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SEWER, WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON FAIR WAY AND ALL LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

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.

Foster E. Fair
 Foster E. Fair
 Marlene Fair

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FOSTER E. FAIR AND MARLENE FAIR 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 *Quinn H. Bayne* TITLE Notary
 DATE 9/13/05 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 MY OFFICE UP TO AND INCLUDING THE YEAR 2005.

Patricia Cummings DATE 10-26-05
 SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SEDRO-WOLLEY SUBDIVISION ORDINANCE THIS 27th DAY OF October 2005 AS ADOPTED BY SKAGIT COUNTY.

Patricia Cummings COUNTY SHORT PLAT ADMINISTRATOR
Quinn H. Bayne COUNTY ENGINEER

Short Plat for Foster Fair

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 September 2004 at the request of Foster Fair.

John L. Abenroth CERT#17651
 Date 9/13/05

AUDITOR'S CERTIFICATE
 200510280082
 Skagit County Auditor
 10/28/2005 Page 1 of 2 210:28AM

Norma Brummett
 County Auditor or Deputy Auditor
Quincy Zarnke

18
541.11'
FOUND CONCRETE MONUMENT WITH BRASS CAP ON 3/28/92.

Address Range
From 24624 to 24701 Foster Lane

N88°10'41"E 1352.78'
811.67'

CURVE TABLE
RADIUS 100.00'
DELTA 21°01'53"
LENGTH 36.71'

RODEO GROUNDS FENCE, (PER 1989 SURVEY FOR SHORT PLAT 59-89).

FOUND CONCRETE MONUMENT IN CASE AND COVER AT THE CENTER LINE OF FRUITDALE ROAD ON 1/28/90 (1/16 CORNER)

LINE #	BEARINGS	DISTANCE
L1	N01°49'15"W	10.00'
L2	S70°23'41"E	21.44'
L3	N88°34'27"E	3.12'
L4	N88°34'27"E	30.00'
L5	N88°34'27"E	32.41'
L6	N01°29'35"W	25.00'
L7	N88°34'27"E	30.00'
L8	S01°29'35"E	25.00'
L9	S01°49'15"E	10.00'
L10	S88°10'45"W	20.00'

S02°44'35"E 2606.49'

S02°22'14"E 330.04'

151,047 S.F.
3.47 ACRES

55.00' DRAINFIELD SITE FOR LOT D 55.00'

EASEMENT FOR INSTALLATION, OPERATION, AND MAINTENANCE OF SEPTIC LINES TO LOT A AND LOT B.

RESERVE DRAINFIELD EASEMENT TO LOT B

RESERVE DRAINFIELD EASEMENT TO LOT A

MOBILE HOME

MOBILE HOME

MOBILE HOME

MOBILE HOME

FRUITDALE ROAD

N01°49'15"W (1/16 LINE)

Minimum Setback Requirements

One story dwellings shall have a minimum of five feet; a two story dwelling and accessory structures shall have a minimum of eight feet; and each additional story over two shall have an additional 4 feet; except zero for accessory structures where abutting an alley.

Ten feet for residences, five for accessory structures, except zero for accessory structures where abutting an alley.

One story dwellings shall have a minimum of five feet; a two story dwelling and accessory structures shall have a minimum of eight feet; and each additional story over two shall have an additional 4 feet; except zero for accessory structures where abutting an alley.

STREET

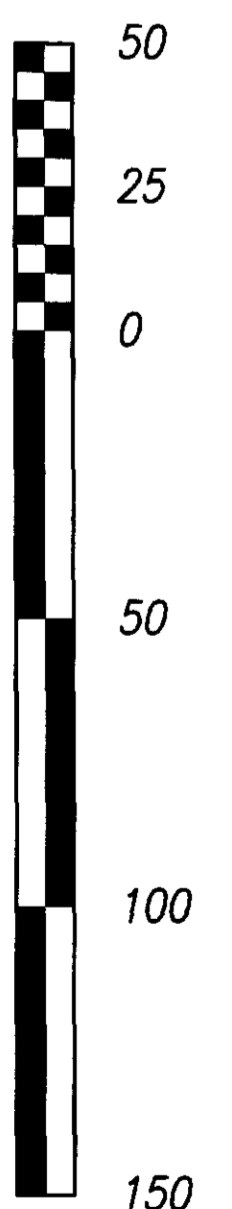
Twenty foot front setback

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.
- Reinforcing rod with yellow plastic cap marked "SKA SURV 17651" as shown on Short plat #59-89 recorded in Volume 9 of Short plats at page 199 and filed in A.F.#9002060010.

Legend (Cont.)

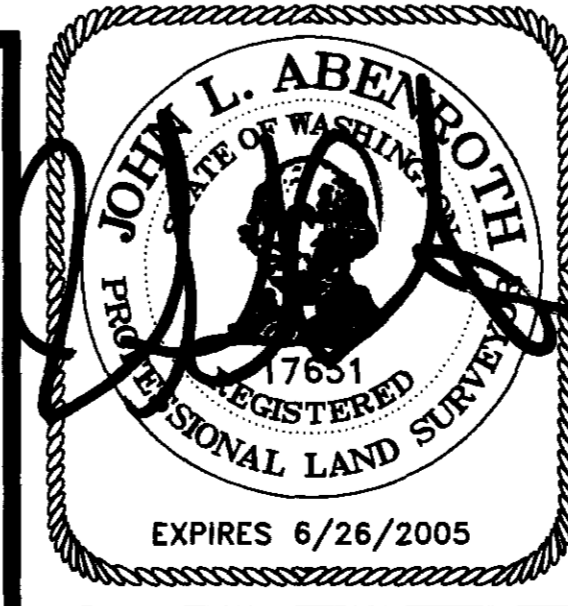
- P — Existing power line
- Existing power transformer
- Existing catch basin
- D — Existing storm drain line
- Utility pole
- P — Existing power line
- Existing power transformer
- Existing catch basin
- D — Existing storm drain line



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
7/27/04	LOTS, RD, BNDRY, ETC. PER B/LA	D.J.M.	203023	stm	jia	27/FEB/03	1/4" = 50'	2 OF 2

Short Plat for Foster Fair
9/13/05

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