

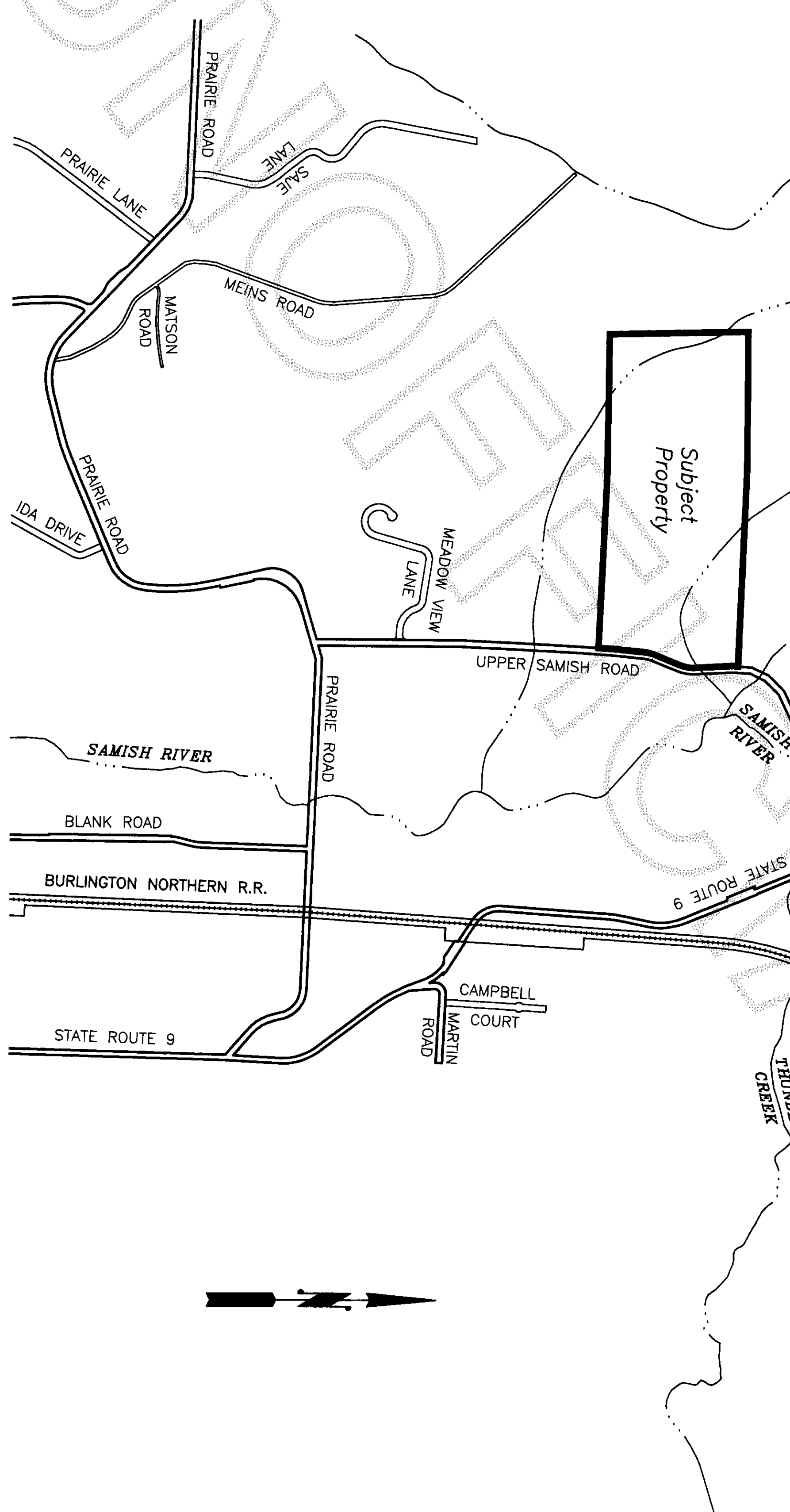
**Survey in the SE1/4 of the NE1/4 of Section 23, in the SE1/4 of the NW1/4, and in the SW1/4 of the NW1/4 of Section 24, all in Twp. 36 N., Rng. 4 E., W.M.**

**Short Plat No. PL05-0288**

**Notes**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED S172.2411E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - LOT 1 = RURAL RESERVE (RRV), LOT 2 = RURAL RESOURCE-NR. (RRG-NR).
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
5. 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.
6. 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.
7. 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 GAS 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.
8. WATER - INDIVIDUAL WELLS: ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; SEA-SALT INTRUSION AREAS; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARN; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
10. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#200511030050.
11. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 89.06 ACRES.
12. THIS PROPERTY IS LOCATED IN A LOW-FLOW STREAM WATERBED WITHIN 1/2 MILE OF THE DESIGNATED WATERWAY AS SUCH SKAGIT COUNTY CODE 14.24.350 (5) (A) REQUIRES THE FOLLOWING: THE PROPERTY WILL BE ALLOWED USE OF INTERIM WELLS SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPERTY OWNER AGREES NOT TO PROTECT THE FORMATION OF A LUD OR SPECIAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING PUBLIC WATER. THE PROPERTY OWNER AGREES TO CONNECT ALL WATER FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. EACH INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD).
13. 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.
14. 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 PREVIOUSLY THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.
15. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#793084; A.F.#806818; A.F.#199909290114.
16. A WAIVER OF DEVELOPMENT MORATORIUM, (PL04-0900) WAS GRANTED ON FEBRUARY 23, 2005.
17. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL RESOURCE-NR, AGRICULTURE-NR, INDUSTRIAL FOREST-NR, SECONDARY FOREST-NR, AND MINERAL RESOURCE OVERLAY ZONES) SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT FOR THE BUILDING PERMIT ON THE ADJACENT NON-RESOURCE LAND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF AGRICULTURAL, FORESTRY, OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITY WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. IN THE CASE OF INDUSTRIAL FOREST-NR LANDS, THIS WAIVER MUST ALSO BE APPROVED BY THE OWNER OF THE ADJACENT INDUSTRIAL FOREST-NR LANDS. THE ACKNOWLEDGMENT AND WAIVER DISCUSSED HEREIN SHALL BE RECORDED BY THE APPLICANT WITH THE COUNTY AUDITOR. IN ADDITION, THE PLANNING AND PERMIT CENTER MAY ADMINISTRATIVELY REDUCE SETBACKS FOR LOTS WHERE THE LOTS SIZE AND CONFIGURATION WOULD OTHERWISE PRECLUDE REASONABLE DEVELOPMENT OF THE PROPERTY.
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 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 INCONVENIENCES, 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, NECESSARY NATURAL RESOURCE LAND OPERATIONS SHOULD BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IF YOU ARE ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NR LANDS CONSISTING WITH 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES 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.#200511030079.

**Vicinity Sketch**



**Legal Description**

PARCEL "A":  
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.; AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE WEST LINE OF THE UPPER SAMISH ROAD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":  
ALL OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WEST OF THE WEST LINE OF THE UPPER SAMISH ROAD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Consent**

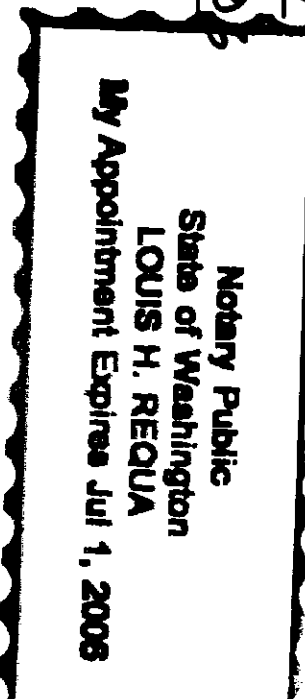
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT, AND DEED.

*George M. Candler*  
George M. Candler  
Virginia Candler

**Acknowledgments**

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GEORGE CANDLER AND VIRGINIA CANDLER, 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. Regula* TITLE: Notary  
DATE: 10/19/05 MY APPOINTMENT EXPIRES: July 1, 2008



**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.

*Tammy Candler* 10-24-05  
Tammy Candler  
DATE

**Approvals**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 27th DAY OF October 2005.

*Paula Stuebe* Paula Stuebe, PE, PLS  
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 1st DAY OF October 2005.

*Halstead MD*  
Halstead MD  
SKAGIT COUNTY HEALTH OFFICER

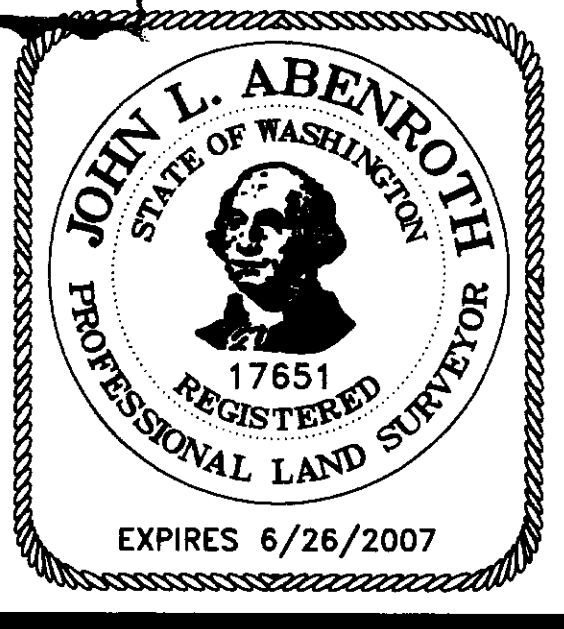
**Owner/Developer**

GEORGE AND VIRGINIA CANDLER  
3550 UPPER SAMISH ROAD  
SEDR0-WOOLLEY, WA, 98284  
(360) 856-6578

**Short Plat for Tammy Candler**

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			204119	STTN	jia	08MAY05	1" = 1200'	1 OF 3

**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 March 2005 at the request of Tammy Candler.

John L. Abenroth CERT#17651  
Date

**AUDITOR'S CERTIFICATE**  
200511030081  
Skagit County Auditor  
11/3/2005 Page 1 of 3 1:07PM

*N. Brummett by Alan Sager*  
County Auditor or Deputy Auditor

Survey in the SE1/4 of the NE1/4 of Section 23, in the SE1/4 of the NW1/4, and in the SW1/4 of the NW1/4 of Section 24, all in Twp. 36 N., Rng. 4 E., W.M.

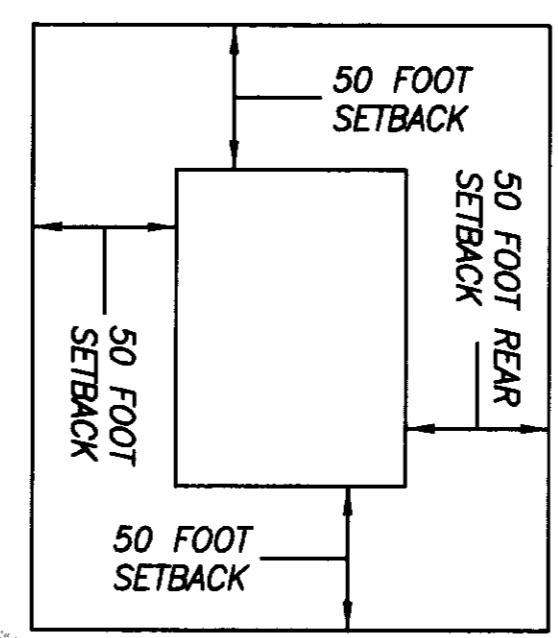
Short Plat No. PL05-0288

**Legend**

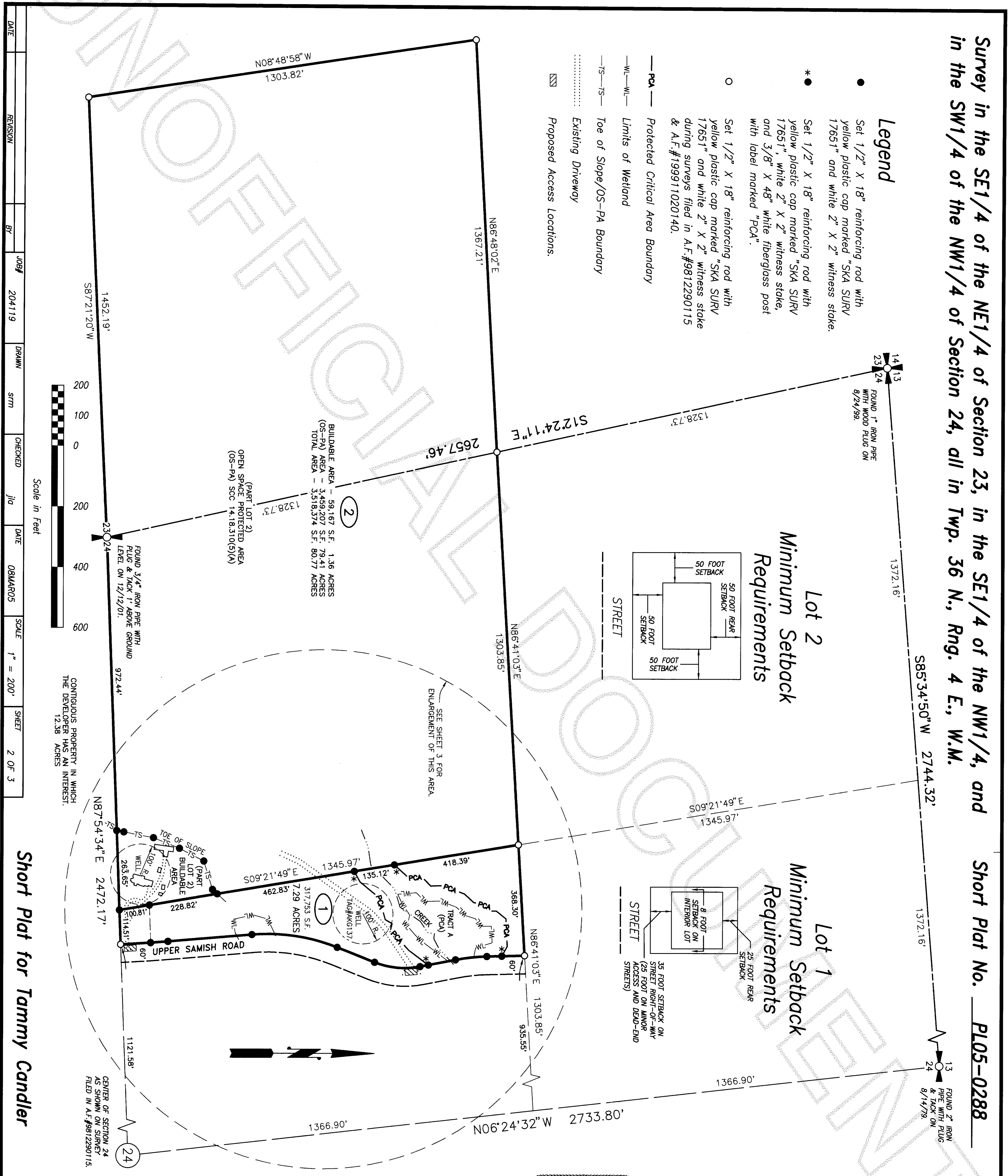
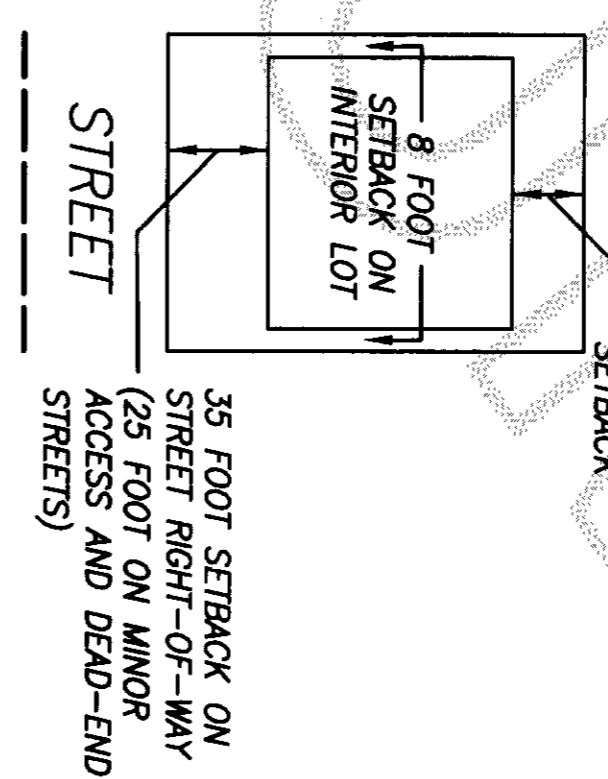
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake.
- \* Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" white 2" X 2" witness stake, and 3/8" X 48" white fiberglass post with label marked "PCA".
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake during surveys filed in A.F.#9812290115 & A.F.#199911020140.

- PCA — Protected Critical Area Boundary
- WL—WL— Limits of Wetland
- TS—TS— Toe of Slope/OS-PA Boundary
- ⋯ Existing Driveway
- ▨ Proposed Access Locations.

**Lot 2  
Minimum Setback Requirements**



**Lot 1  
Minimum Setback Requirements**



DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	OBMAROS	SCALE	SHEET
			204119	SITM	jld			1" = 200'	2 OF 3

Short Plat for Tammy Candler

**Skagit Surveyors & Engineers**  
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**JOHN L. ABENROTH**  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 17651  
 EXPIRES 6/26/2007

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 Date

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 11/3/2005 Page 2 of 3 1:07PM  
 N. Baunmett, County Auditor or Deputy Auditor

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**Legend**

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- PCA — Protected Critical Area Boundary
- WL — Limits of Wetland
- TS — Toe of Slope/OS-PA Boundary
- ⋯ Existing Driveway
- Existing Fence
- ⊗ Proposed Access Locations
- ⊙ Soil Log Hole

(PART LOT 2)  
OPEN SPACE PROTECTED AREA  
(OS-PA) SCC 14.18.310(S)(A)

BUILDABLE AREA - 59,167 S.F. 1.36 ACRES  
(OS-PA) AREA - 3,499,207 S.F. 79.41 ACRES  
TOTAL AREA - 3,558,374 S.F. 80.77 ACRES

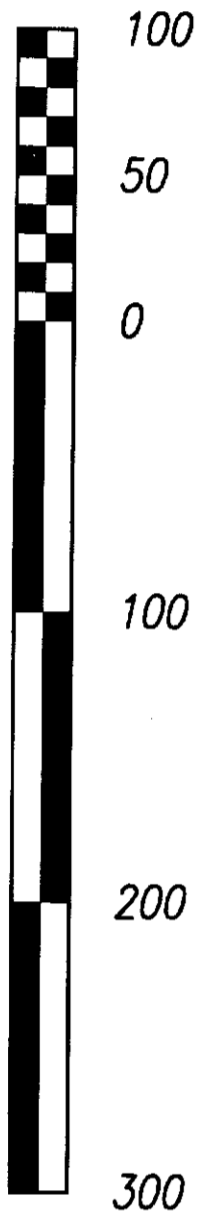
**Address Range**

From 2912 to 4011 Upper Samish Road

#	BEARING	DISTANCE
L1	S01°24'19"E	49.78'
L2	S10°59'34"E	28.45'
L3	N42°16'27"E	65.36'
L4	N04°51'49"W	43.91'
L5	N45°18'59"E	41.35'
L6	N01°31'18"W	40.48'
L7	N41°19'52"E	41.14'
L8	N16°34'35"E	38.54'
L9	N53°46'20"E	22.86'
L10	N00°35'39"W	26.83'
L11	N38°41'29"E	40.47'
L12	S61°25'31"E	37.49'
L13	N76°21'18"W	22.04'
L14	S30°26'43"W	26.52'
L15	S61°38'18"W	38.72'
L16	N11°18'00"E	23.88'
L17	N41°49'20"E	21.31'

#	RADIUS	DELTA	LENGTH
C1	630.00'	09°35'15"	105.42'
C2	3970.00'	00°50'05"	57.84'
C3	3970.00'	01°26'37"	100.02'

FOUND 3/4" IRON PIPE WITH  
PLUG & TACK 1' ABOVE GROUND  
LEVEL ON 12/12/01.



Scale in Feet

CONTIGUOUS PROPERTY IN WHICH  
THE DEVELOPER HAS AN INTEREST:  
12.38 ACRES

Short Plat for Tammy Candler

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			204119	SM	JJA	08/14/05	1" = 100'	3 OF 3

**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658  
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**JOHN L. ABENROTH**  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
17651  
EXPIRES 6/26/2007

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