

Survey in Government Lot 1, Government Lot 2, the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 of Section 19, Twp. 36N., Rng. 4 E., W.M.

Short Plat No. PL00-0346

Legal Description

THAT PORTION OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1 WHICH LIES S86°40'33"E, A DISTANCE OF 704.65 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE N15°30'27"E, A DISTANCE OF 211.18 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF S85°49'51"E AND A RADIUS OF 150.27 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'36" AND AN ARC LENGTH OF 59.47 FEET; THENCE S82°49'51"E, A DISTANCE OF 98.22 FEET; THENCE N07°10'09"W, A DISTANCE OF 30.00 FEET; THENCE N45°17'49"E, A DISTANCE OF 340.99 FEET; THENCE N04°46'41"E, A DISTANCE OF 165.84 FEET; THENCE S80°28'24"E, A DISTANCE OF 771.16 FEET TO THE WESTERLY LINE OF THE COLONY ROAD; THENCE S11°2'06"W ALONG SAID LINE OF COLONY ROAD, A DISTANCE OF 286.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,115.92 FEET; THENCE S00°06'W ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°38'00" AND AN ARC LENGTH OF 440.82 FEET; THENCE S33°50'06"W ALONG SAID LINE OF COLONY ROAD, A DISTANCE OF 469.10 FEET TO A POINT WHICH LIES N33°50'06"E, A DISTANCE OF 64.00 FEET FROM THE SOUTH LINE OF THE NORTH 20 ACRES OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND GOVERNMENT LOT 2 OF SAID SECTION 19 LYING WEST OF THE COUNTY ROAD AS LAID OUT AND ESTABLISHED ON NOVEMBER 1, 1929; THENCE N56°22'27"W, A DISTANCE OF 904.18 FEET; THENCE N15°30'27"E, A DISTANCE OF 37.65 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION,

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60 FEET WIDE AND A 45 FOOT RADIUS CUL-DE-SAC, ALL FOR EGRESS, EGRESS AND UTILITIES, OVER, UNDER AND THROUGH THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND GOVERNMENT LOT 4 OF SECTION 18, AND TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

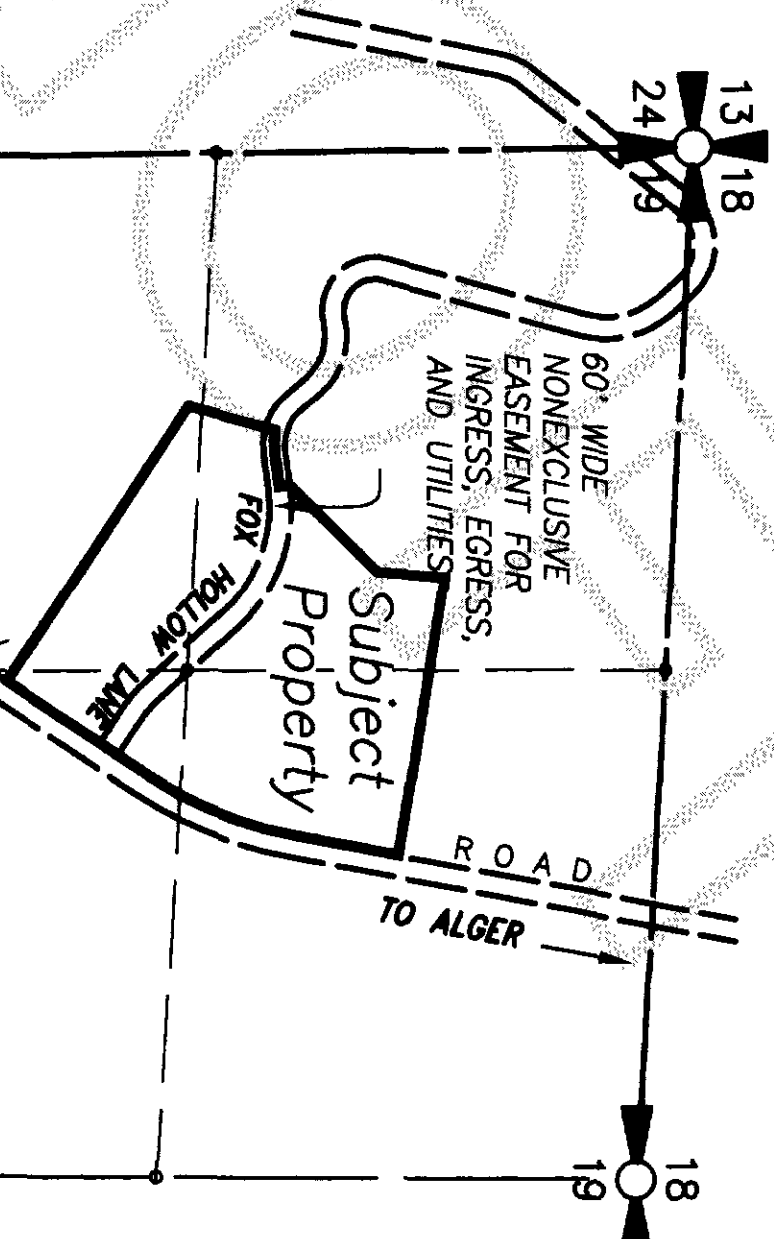
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S01°10'49"E ALONG THE WEST LINE THEREOF, A DISTANCE OF 213.52 FEET TO POINT A AND THE INITIAL POINT OF THIS CENTERLINE DESCRIPTION; THENCE N38°44'16"E, A DISTANCE OF 240.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°26'51" AND AN ARC LENGTH OF 282.97 FEET; THENCE S41°00'54"E, A DISTANCE OF 71.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.03 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'08" AND AN ARC LENGTH OF 256.17 FEET; THENCE S16°03'14"W, A DISTANCE OF 552.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'12"S AND AN ARC LENGTH OF 237.89 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 186.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°56'19" AND AN ARC LENGTH OF 201.99 FEET; THENCE S40°29'52"E, A DISTANCE OF 67.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.27 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'17" AND AN ARC LENGTH OF 148.63 FEET; THENCE N82°49'51"E, A DISTANCE OF 98.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 421.41 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12" AND AN ARC LENGTH OF 406.02 FEET; THENCE S41°57'57"E, A DISTANCE OF 308.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'58" AND AN ARC LENGTH OF 49.57 FEET; THENCE S56°09'54"E, A DISTANCE OF 159.02 FEET, MORE OR LESS, TO THE CENTERLINE OF COLONY ROAD AND TERMINUS OF THIS LINE DESCRIPTION, ALSO BEGINNING AT THE ABOVE DESCRIBED POINT A; THENCE S38°44'16"W, A DISTANCE OF 318.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'16" AND AN ARC LENGTH OF 69.39 FEET; THENCE S12°13'59"W, A DISTANCE OF 289.08 FEET TO THE CENTER OF THE ABOVE DESCRIBED 45 FOOT RADIUS CUL-DE-SAC AND TERMINUS OF THIS LINE DESCRIPTION.

Detention Flow Spreader Maintenance Requirements

KEEP BOTTOM OF FLOW SPREADER CLEAR FROM SILT AND DEBRIS. CLEAN EVERY THREE (3) YEARS AT A MINIMUM. SILT ACCUMULATED AT MORE THAN 4-INCH OF DEPTH SHALL BE REMOVED AND FLOW SPREADER BOTTOM RE-SEEDED. MAINTAIN ALL PIPES FREE OF DEBRIS, SILT, ETC. CLEAR AREA AROUND OPENINGS AS NECESSARY TO MAINTAIN FREE FLOW OF WATER. REMOVE ALL TREES AND SAPLINGS FROM AREA WITHIN 3 FEET OF ANY PIPES THAT DRAIN TO THE FLOW SPREADER. KEEP ALL WEEDS, TREES AND BUSHES AROUND AN IN THE DETENTION FLOW SPREADER TO A MAXIMUM HEIGHT OF 12 INCHES AT ALL TIMES. KEEP COARSE SAND FREE OF ANY VEGETATION.

REPAIR ALL ERODING POND BANKS WITH RIP RAP OR VEGETATIVE STABILIZED EARTH. INSPECT AFTER EACH MAJOR STORM EVENT. INSPECT AND REPAIR ALL BANKS FOR RODENT AND/OR OTHER DAMAGE OR LEAKAGE AS NECESSARY.

INSPECT FLOW SPREADING BOARD EVERY YEAR BEFORE WET WEATHER (OCTOBER) AND REPAIR MISALIGNMENT, REPLACE BROKEN OR DAMAGED BOARDS. CHECK IF BOARDS ARE IN LEVEL AFTER FIRST WET SEASON AND AFTER EVERY THREE YEARS USING A SURVEYOR'S LEVEL AND ADJUST BOARDS AS NECESSARY TO MAINTAIN ALLOWABLE LEVEL TOLERANCE AS SHOWN ON DETAIL 'A' IN THE WEST COAST ENGINEERS, INC. DECEMBER 17, 2004 STORM DRAINAGE PLAN.



DATE	REVISION	BY	S.R.M.	DATE	REV. NOTE
8/16/05	REV. NOTE 15, ADDED DETENTION, MAINT. NOTE		S.R.M.		
7/20/04	UPDATES & REVISIONS (NEMNICH INC04016)		S.R.M.		

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 HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT FILED UNDER A.F.#200011210071, A.F.#200112210075, AND A.F.#200207260058.
3. BASIS-OF-BEARINGS - ASSUMED S86°50'58"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19.
4. ZONING - RURAL (RU); COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE.
5. SEWER - ALTERNATE SYSTEMS ARE PROPOSED FOR LOTS 1 THROUGH 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. CONTACT HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND 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 SAGIT COUNTY FIRE DISTRICT.
8. A SAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SAGIT COUNTY CODE 15.24.
9. CHANCE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - WATER WILL BE SUPPLIED BY HERROD WATER SYSTEM, A GROUP B WATER SYSTEM, WELL TAG # M41012. ALSO SEE PUBLIC WATER SYSTEM WELTHEAD PROTECTION AREA MITIGATION PLAN FILED IN A.F.#2005210130102.
10. ADDITIONAL CARD NOTES REQUIRED BY SCC 14.08.118.(9)(C)(II):

- (A) OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NRE USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT:
- (I) RECREATIONAL BUILDINGS IN OS-RA AND OS-NRL (EXCEPT AG-NRL) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 14.04; AND
- (II) IN NATURAL RESOURCE ZONING DISTRICTS, NON-RESIDENTIAL BUILDINGS ACCESSORY TO NATURAL RESOURCE PRODUCTION ARE PERMITTED ACCORDING TO THE TERMS OF THE PLAT NOTE, AND FURTHER PROVIDED THAT WITHIN AG-NRL NO MORE THEN FIVE PERCENT (5%), OR AS INDICATED IN THE NRE, OF THE LAND DESCRIBED IN THE NRE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILLABLE STRUCTURES.
- (B) ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF ROW 58.17.060 AND FURTHERMORE, ONLY AFTER RETAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION):
- (I) FIFTY PERCENT (50%) IN RURAL AREA NOT SERVED BY PUBLIC WATER AND/OR SEWER; AND
- (II) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-ED WITHIN ONE (1) MILE OF A UGA; AND
- (III) SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER; AND
- (IV) NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRL AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
- (C) NO FURTHER SUBDIVISIONS CAN ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.
11. SEE OPEN SPACE EASEMENT / AGREEMENT RECORDED UNDER A.F.#200512010083.
12. SEE PROTECTED CRYICAL AREAS AGREEMENT RECORDED UNDER A.F.#200512010082.
13. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS OR ENCUMBRANCES CONTAINED IN DOCUMENTS FILED IN A.F.#505361; A.F.#506573; A.F.#510690; A.F.#781712; A.F.#807790; A.F.#200006110094; A.F.#200009150022; A.F.#200009150023; A.F.#200009150024; A.F.#20001210071; A.F.#20001210075; A.F.#20001210076; A.F.#20001210077; A.F.#200107020130; A.F.#200112210075; A.F.#200207260058 A.F.#200212020308; A.F.#200212020309.
14. THE COUNTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISION RURAL PRIVATE ROAD UNTIL SAID ROADWAY AND RIGHT OF WAY HAS BEEN BROUGHT UP TO FULL, CURRENT COUNTY ROAD STANDARDS AS PER SECTION 3.03.
15. ALL RUNOFF FROM INFERNOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED TO THE DETENTION FLOW SPREADERS LOCATED ON LOTS 1 AND 4.
16. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION, BY VIRTUE OF RECORDED 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.#200512010084.

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.

Mike Nemnich
MIKE NEMNICH

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKEGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MIKE NEMNICH SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Denise Hogue* TITLE *Notary*
DATE *11/16/05* MY APPOINTMENT EXPIRES *July 1, 2006*
SKAGIT SURVEYORS & ENGINEERS
806 Metcalf St.
Sedro-Woolley, WA 98284
(360) 855-2121

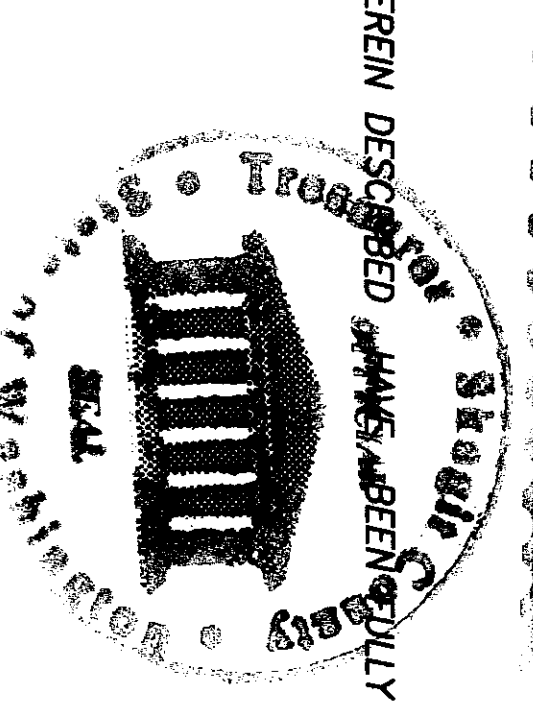
Treasurer's Certificate

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

Steve Pelton for Mike 11-29-05
SKAGIT COUNTY TREASURER *Yung Gustaf* DATE

Approvals

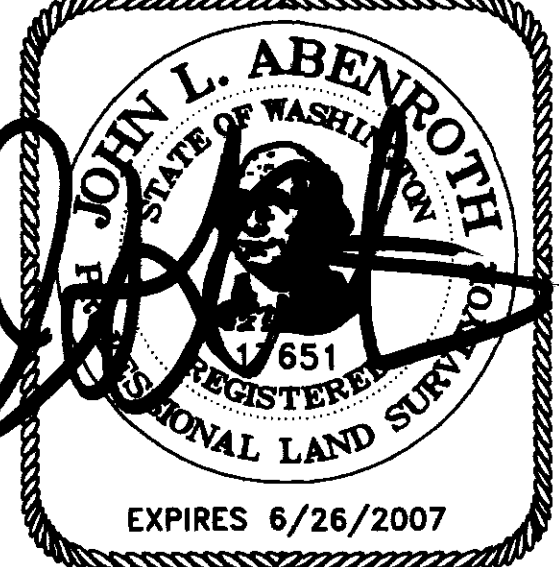
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SAGIT COUNTY SHORT PLAT ORDINANCE THIS DAY OF *November* 2005
Steve Pelton COUNTY ENGINEER
SHORT PLAT ADMINISTRATOR



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 2004 at the request of Mike Nemnich.

John L. Abenroth CERT#17651
Date *11/17/05*



AUDITOR'S CERTIFICATE



12/7/2005 Page 1 of 2 1:21PM

N. Brummett County Auditor or Deputy Auditor

Survey in Government Lot 1, Government Lot 2, the NE1/4 of the NW1/4 and the
SE1/4 of the NW1/4 of Section 19, Twp. 36N., Rng. 4 E., W.M.

Short Plat No. PL00-0346

FOUND 2" IRON PIPE WITH PLUG
AND TACK AT FENCE CORNER ON
10/31/79

FOUND 2" IRON PIPE
WITH PLUG AND TACK
ON 11/1/79



CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	230.00'	141°15'58"	57.00'
C2	391.41'	03°05'04"	21.07'
C3	180.27'	22°40'36"	71.35'
C4	451.41'	11°17'27"	88.96'
C5	50.00'	125°29'52"	107.77'
C6	1115.92'	05°10'01"	100.63'
C7	170.00'	14°11'58"	42.13'
C8	451.41'	10°03'54"	79.30'
C9	451.41'	12°19'36"	97.12'
C10	391.41'	17°26'58"	119.21'
C11	150.27'	22°40'36"	59.47'
C12	1095.92'	14°22'27"	274.94'
C13	1095.92'	04°40'15"	89.34'
C14	1115.92'	03°53'52"	70.07'
C15	1115.92'	13°52'07"	270.11'
C16	451.41'	05°41'46"	44.88'
C17	391.41'	04°29'05"	30.64'

- 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.
 - Access Locations
 - Protected Critical Area
 - PCA Boundary
 - Buildable Area Boundary
 - Wetland Boundary
 - Trans Mountain Oil Pipe Line, as marked on the ground by pipeline company employee.
 - Proposed drainfield and replacement area location

LINE TABLE

#	BEARING	DISTANCE
L1	S65°54'41"E	20.00'
L2	S24°05'19"W	45.00'
L3	S80°28'24"E	45.17'
L4	N24°05'19"E	45.00'
L5	S65°54'41"E	28.84'
L6	S41°57'57"E	20.00'
L7	N74°41'14"W	20.00'
L8	S67°09'54"E	30.00'
L9	S07°10'09"E	30.00'
L10	S15°30'27"W	30.00'
L11	S80°28'24"E	5.27'
L12	S88°14'07"W	19.32'
L13	N31°45'53"W	30.00'
L14	S35°39'23"E	20.00'
L15	N54°20'37"E	23.70'

Address Range
FROM 18000 TO 18299 FOX HOLLOW LANE

DATE	REVISION	BY	S.R.M.
8/16/05	ADDED DRAINAGE EASEMENTS LOTS 1 & 4		
7/20/04	UPDATES & REVISIONS (NEMNICH J204016)		

JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
204016	SRM	jia	22OCT99	1" = 100'	2 OF 2

Short Plat (CARD) for
Mike Nemnich

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

John L. Abenroth
Surveyor
EXPIRES 6/26/2007

SURVEYOR'S CERTIFICATE
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John L. Abenroth CERT#17651
Date 11/17/05

AUDITOR'S CERTIFICATE
200512070085
Skagit County Auditor
12/7/2005 Page 2 of 2 1:21PM
N. Brummett
County Auditor or Deputy Auditor