

SURVEY DESCRIPTION

THAT PORTION OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 45-76, APPROVED SEPTEMBER 13, 1976, RECORDED SEPTEMBER 14, 1976 IN BOOK 1 OF SHORT PLATS, PAGE 169, UNDER AUDITOR'S FILE NO. 842361, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3 WHICH IS NORTH 0°04'54" EAST 170.07 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, EAST 237.38 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 27°24'00" EAST 453.05 FEET TO THE NORTH LINE OF SECOND STREET AS SHOWN ON "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID SECOND STREET 266.77 FEET; THENCE NORTH 27°24'00" WEST A DISTANCE OF 454.75 FEET; THENCE SOUTHWESTERLY, PARALLEL TO THE NORTH LINE OF SAID SECOND STREET TO A POINT WHICH LIES NORTH 27°24'00" WEST FROM THE TRUE POINT OF BEGINNING, THENCE SOUTH 27°24'00" EAST TO THE TRUE POINT OF BEGINNING,

EXCEPT THAT PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF SECOND STREET AND THE CENTERLINE OF MAIN STREET AS SHOWN ON THE PLAT OF "PLAT OF RIVER VIEW ADDITION, TOWN OF AVON," THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF MAIN STREET AND CONTINUING IN A STRAIGHT LINE 416 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTH LINE OF SECOND STREET A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHWESTERLY PARALLEL TO THE NORTH LINE OF SECOND STREET A DISTANCE OF 3 FEET; THENCE SOUTH 27°24'00" EAST A DISTANCE OF 160 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTH LINE OF SECOND STREET A DISTANCE OF 3 FEET; THENCE NORTH 27°24'00" WEST TO THE POINT OF BEGINNING,

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, SHORT PLAT NO. 45-76, APPROVED SEPTEMBER 13, 1976, RECORDED SEPTEMBER 14, 1976 IN BOOK 1 OF SHORT PLATS, PAGE 169, UNDER AUDITOR'S FILE NO. 842361; THENCE NORTH 27°24'00" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 62°36'00" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 27°24'00" EAST A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 62°36'00" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 36A-01-010 WAC.

BRUCE G. LUISER, P.L.S., CERTIFICATE NO. 22960
LISUER & ASSOCIATES, PLLC
300 MILLWAUKEE STREET, PO BOX 109
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0591
EMAIL BRUCE@LISUER.COM

DATE June 29, 2006

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF June, 2006.

Glen K. Lot
GLEN K. LOT, HUSBAND

Betty R. Lot
BETTY R. LOT, WIFE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GLEN K. LOT AND BETTY R. LOT, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

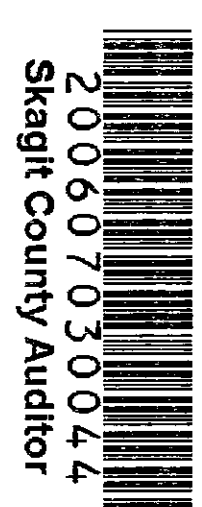
DATED June 21, 2006

SIGNATURE [Signature]
TITLE Notary Public
MY APPOINTMENT EXPIRES 2-14-2008
RESIDING AT: Mount Vernon

BRUCE G. LUISER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 2-14-2008

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISUER & ASSOCIATES, PLLC.



2006070300044
Skagit County Auditor

7/3/2006 Page 1 of 3 3:10:23AM

N. Brummett
SKAGIT COUNTY AUDITOR

Shelley M. Wooten
DEPUTY

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 22 DAY OF June, 2006.

[Signature]
SHORT PLAT ADMINISTRATOR

[Signature]
SKAGIT COUNTY ENGINEER

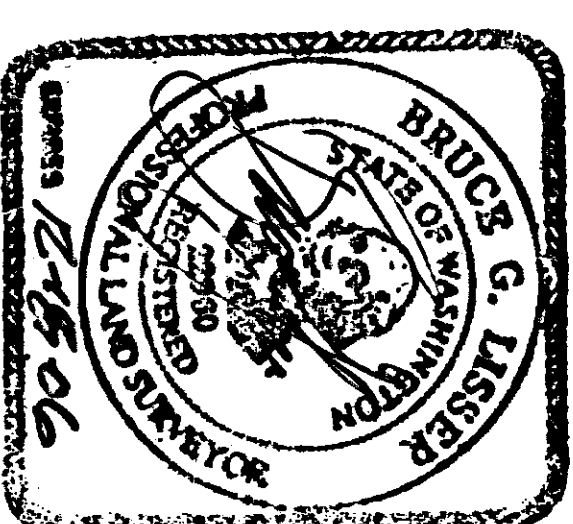
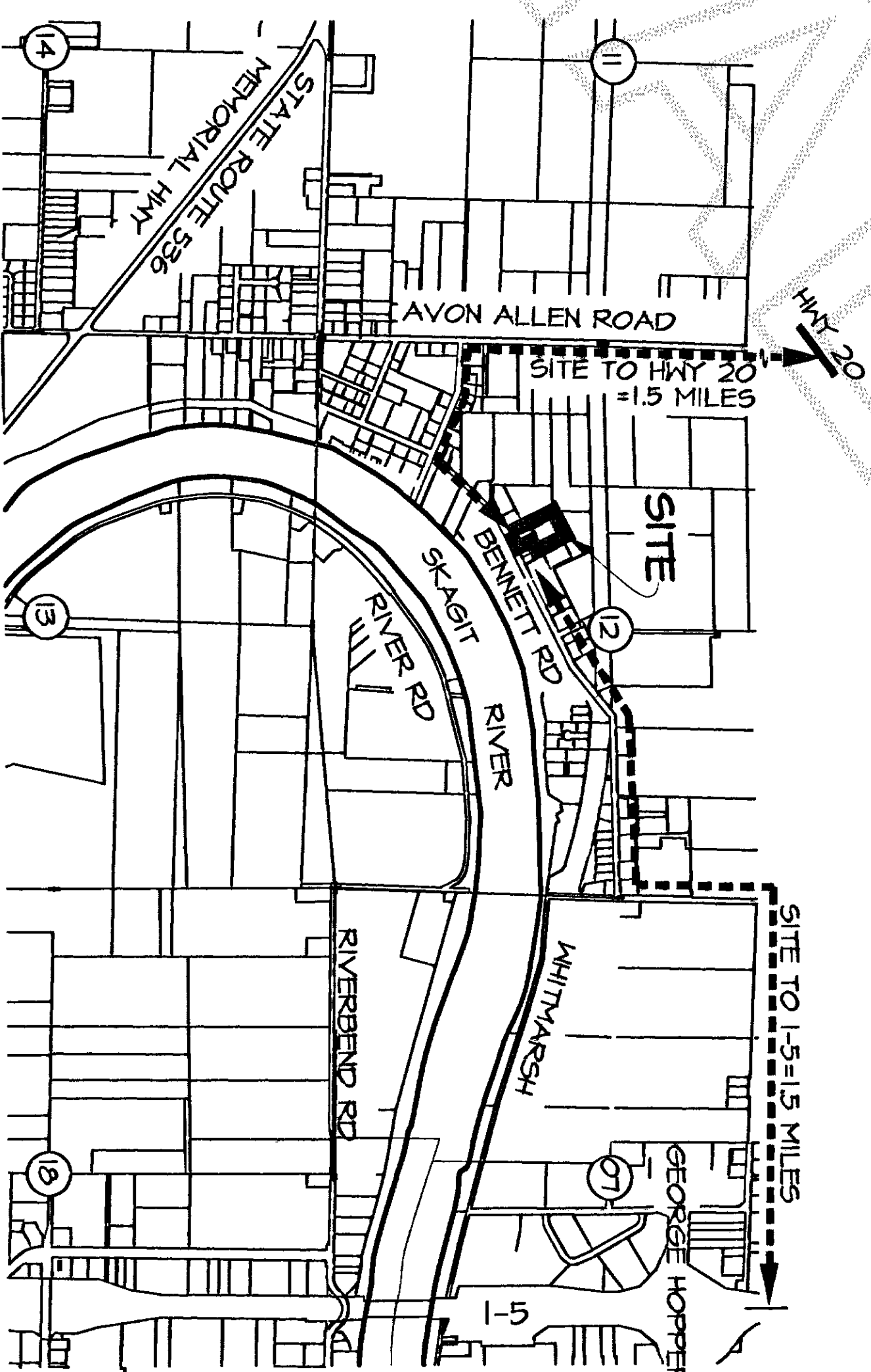
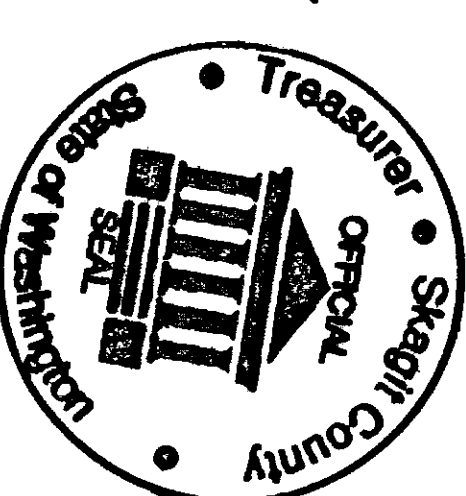
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.49 (WATER) THIS 22 DAY OF June, 2006.

[Signature]
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2006.

[Signature]
SKAGIT COUNTY TREASURER



SHEET 1 OF 3

DATE: 5/10/06

SHORT PLAT NO.: PL-06-0152

SURVEY IN A PORTION OF GOV'T LOT 3
SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

FOR: GLEN LOT

FB XX	PG XX	LISUER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DRAWING: 05-077
		MOUNT VERNON WA 98273 360-419-7442	

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL NRI AND RI ZONING, AGRICULTURAL-NRI AND RI (RURAL INTERMEDIATE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS (LOT 1 AND 2) CONVENTIONAL SYSTEM
5. WATER: P.U.D. NO. 1
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP
SURVEY NUMBER L1588 22460.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: NORTHWESTERLY LINE OF PARCEL SHOWN ON RECORD OF SURVEY, VOLUME 8 OF SURVEYS, PAGE 107, BEARING = NORTH 62°36'00" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 114351-5, DATED NOVEMBER 30, 2005.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 45-76 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 164 AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 8 OF SURVEYS, PAGE 107, VOLUME 9 OF SURVEYS, PAGE 23 AND VOLUME 14 OF SURVEYS, PAGES 84 AND 90, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE 842561 AND ALSO 803628 (NOT SHOWN ON SAID TITLE REPORT).
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
15. A SKAGIT COUNTY ADDRESS RANGE OF 16409, TO 18001 BENNETT ROAD 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 IN ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.
16. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
17. PROPERTY IS LOCATED IN FLOOD ZONE AO AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015-0250-C DATED JANUARY 3, 1985 SEE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
BENCH MARK NOT REQUIRED IN FLOOD ZONE AO

18. DIMENSIONAL STANDARDS, AG-NRI
RESIDENTIAL

- FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD.
MAXIMUM SETBACK MAY BE WAIVED BY THE PLANNING AND PERMIT CENTER WHERE CRITICAL AREAS ARE LOCATED WITHIN 200 FEET OF THE ROAD, PREVENTING THE PLACEMENT OF A HOUSE WITHIN THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE WAIVED BY THE PLANNING AND PERMIT CENTER IN CASES WHERE NON-FLOODPLAIN OR NON-PRIME AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA, WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF A HOUSE.
- SIDE: 8 FEET ADJACENT TO A PROPERTY LINE
REAR: 35 FEET
ACCESSORY: SAME AS PRINCIPAL STRUCTURES
- NON-RESIDENTIAL
FRONT: 35 FEET
SIDE: 15 FEET
REAR: 35 FEET
- MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE.
HEIGHT EXCEPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

DIMENSIONAL STANDARDS, RI

- (A) SETBACKS.
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD-END STREETS.
SIDE: 8 FEET ON INTERIOR LOT, 20 FEET ON STREET RIGHT-OF-WAY REAR: 25 FEET
ACCESSORY: FRONT: 35 FEET
SIDE: 8 FEET, HOWEVER A 3-FOOT SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, PROVIDING THAT THE STRUCTURE IS LESS THAN 1000 SQUARE FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.
SETBACKS FROM NRI LANDS SHALL BE PROVIDED PER SCC 14.16.810(1).
(B) MAXIMUM HEIGHT: 30 FEET OR IF ADJACENT TO A B-I-ZONE, THE MAXIMUM HEIGHT SHALL NOT EXCEED 40 FEET, UNLESS LIMITED BY SCC 14.16.210 (AIRPORT ENVIRONMENT).
HEIGHT EXCEPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

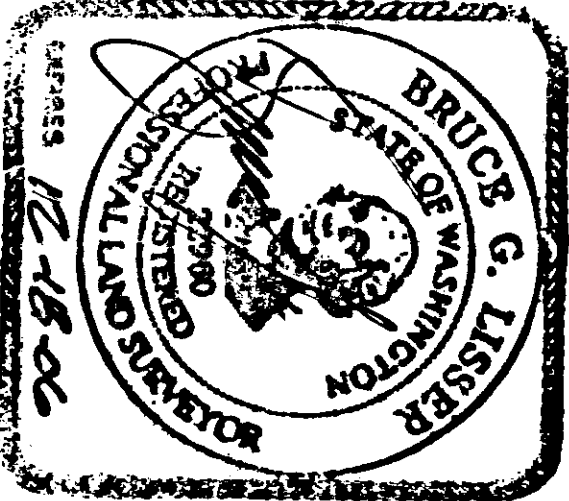
19. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY 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.

20. OWNER/DEVELOPER: GLEN AND BETTY LOY

17433 BENNETT RD
MOUNT VERNON WA 98273
PHONE (360) 424-6567

21. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK & ASSOCIATES, INC., DATED FEBRUARY 24, 2006, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM THE RESIDENCES, SEE REPORT FOR SPECIFICS.
ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

22. 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 THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AUDITOR FILE NO. 2006070300 43

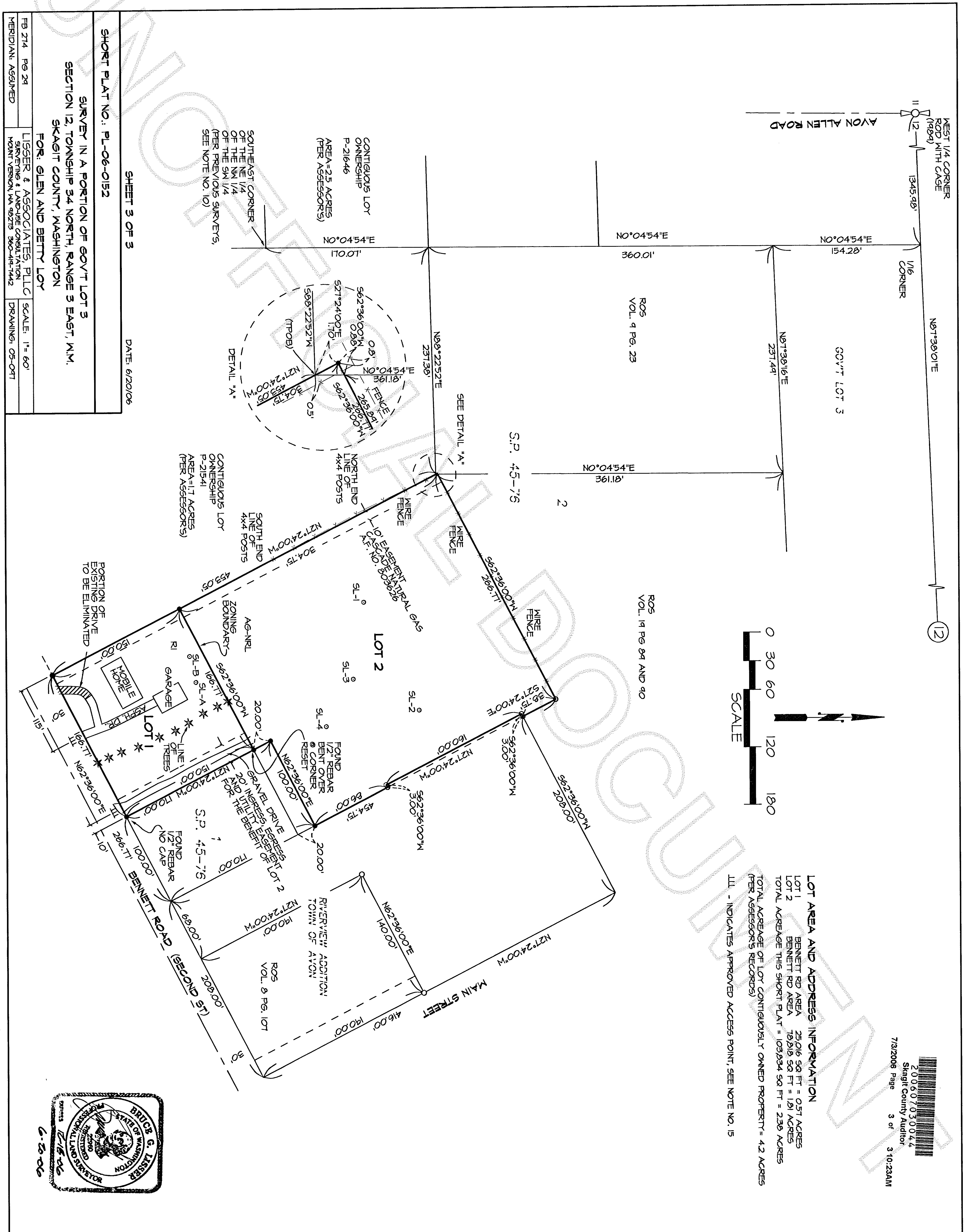


SHORT PLAT NO.: PL-06-0152

SURVEY IN A PORTION OF GOV'T LOT 3
SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

FOR: GLEN LOY

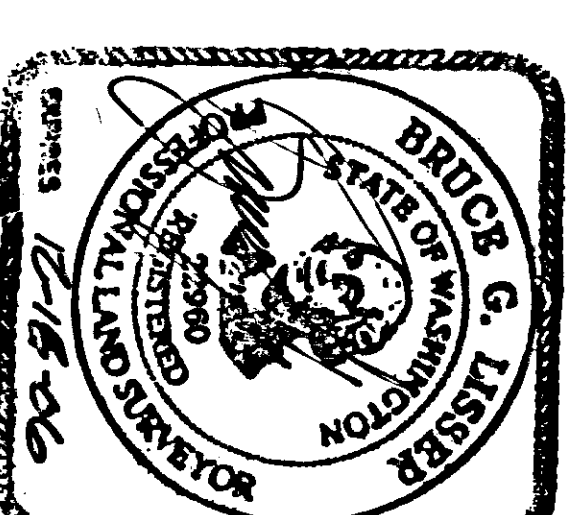
FB XX	PG XX	LISSEY & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273 360-414-7442	DRAWING: 05-097

20060703004
Skagit County Auditor

7/3/2006 Page 3 of 3 10:23AM

ω

3:10:23AM



6-20-9
12-15-92