

SHORT PLAT NO. ~~PL05-0531~~<sup>0351</sup> DATE OF APPROVAL October 27, 2006  
SURVEY IN A PORTION OF GOV'T LOTS 2 AND 3,  
SECTION 8, T 34 N, R 2 E., W.M.

LEGAL DESCRIPTION

PARENT PROPERTY  
TRACT 4-BLA

THAT PORTION OF LOT 4, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM., AND TIDELANDS ADJOINING, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 88°36'03" EAST 592.17 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT NO. 99-0035 AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 16°47'30" EAST 15.75 FEET;

THENCE NORTH 11°56'40" WEST 43.64 FEET;

THENCE NORTH 15°32'03" EAST 91.03 FEET;

THENCE NORTH 11°32'58" EAST 106.62 FEET;

THENCE NORTH 09°29'18" EAST 89.34 FEET;

THENCE NORTH 09°50'02" EAST 69.64 FEET;

THENCE NORTH 20°58'02" EAST 66.34 FEET;

THENCE NORTH 16°22'31" EAST 97.98 FEET;

THENCE NORTH 10°57'08" EAST 87.74 FEET;

THENCE NORTH 07°51'01" EAST 77.69 FEET TO THE NORTH LINE OF SAID LOT 4 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF LOT 3, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM., AND TIDELANDS, ADJOINING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;

THENCE SOUTH 02°25'30" EAST 12.80 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE NORTH 88°36'03" EAST 588.17 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID LOT 3;

THENCE NORTH 15°00'36" EAST 13.34 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 3; WEST 592.17 FEET ALONG SAID NORTH LINE OF LOT 3 TO THE TRUE POINT OF BEGINNING;

SUBJECT TO A "PROTECTED CRITICAL AREA EASEMENT (PCA)" RECORDED AS AUDITOR'S FILE NO. 200101100018.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 1

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 89°27'00" EAST A DISTANCE OF 502.00 FEET ALONG NORTH LINE OF SAID LOT 4;

THENCE NORTH 14°30'00" EAST A DISTANCE OF 164.96 FEET;

THENCE SOUTH 78°29'00" EAST A DISTANCE OF 223.05 FEET;

THENCE SOUTH 07°51'01" WEST A DISTANCE OF 77.70 FEET;

THENCE SOUTH 10°57'08" WEST A DISTANCE OF 87.74 FEET;

THENCE SOUTH 16°22'31" WEST A DISTANCE OF 97.98 FEET;

THENCE SOUTH 20°58'02" WEST A DISTANCE OF 41.77 FEET;

THENCE SOUTH 88°36'03" WEST A DISTANCE OF 663.61 FEET TO THE WEST LINE OF SAID LOT 4;

THENCE NORTH 02°25'30" WEST A DISTANCE OF 202.65 FEET TO THE POINT OF BEGINNING.

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 02°25'30" EAST A DISTANCE OF 202.65 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°36'03" EAST A DISTANCE OF 663.61 FEET;

THENCE SOUTH 20°58'02" WEST A DISTANCE OF 26.57 FEET;

THENCE SOUTH 09°50'02" WEST A DISTANCE OF 91.03 FEET;

THENCE SOUTH 09°29'18" WEST A DISTANCE OF 69.34 FEET;

THENCE SOUTH 11°32'58" WEST A DISTANCE OF 42.74 FEET;

THENCE SOUTH 88°36'03" WEST A DISTANCE OF 633.64 FEET TO THE WEST LINE OF SAID LOT 4;

THENCE NORTH 02°25'30" WEST A DISTANCE OF 202.65 FEET TO THE TRUE POINT OF BEGINNING.

LOT 3

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 02°25'30" EAST A DISTANCE OF 405.30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°36'03" EAST A DISTANCE OF 633.64 FEET;

THENCE SOUTH 11°32'58" WEST A DISTANCE OF 63.88 FEET;

THENCE SOUTH 15°32'03" WEST A DISTANCE OF 91.03 FEET;

THENCE SOUTH 11°56'40" EAST A DISTANCE OF 42.55 FEET;

THENCE SOUTH 15°00'36" WEST A DISTANCE OF 30.05 FEET TO THE SOUTH LINE OF SAID LOT 4;

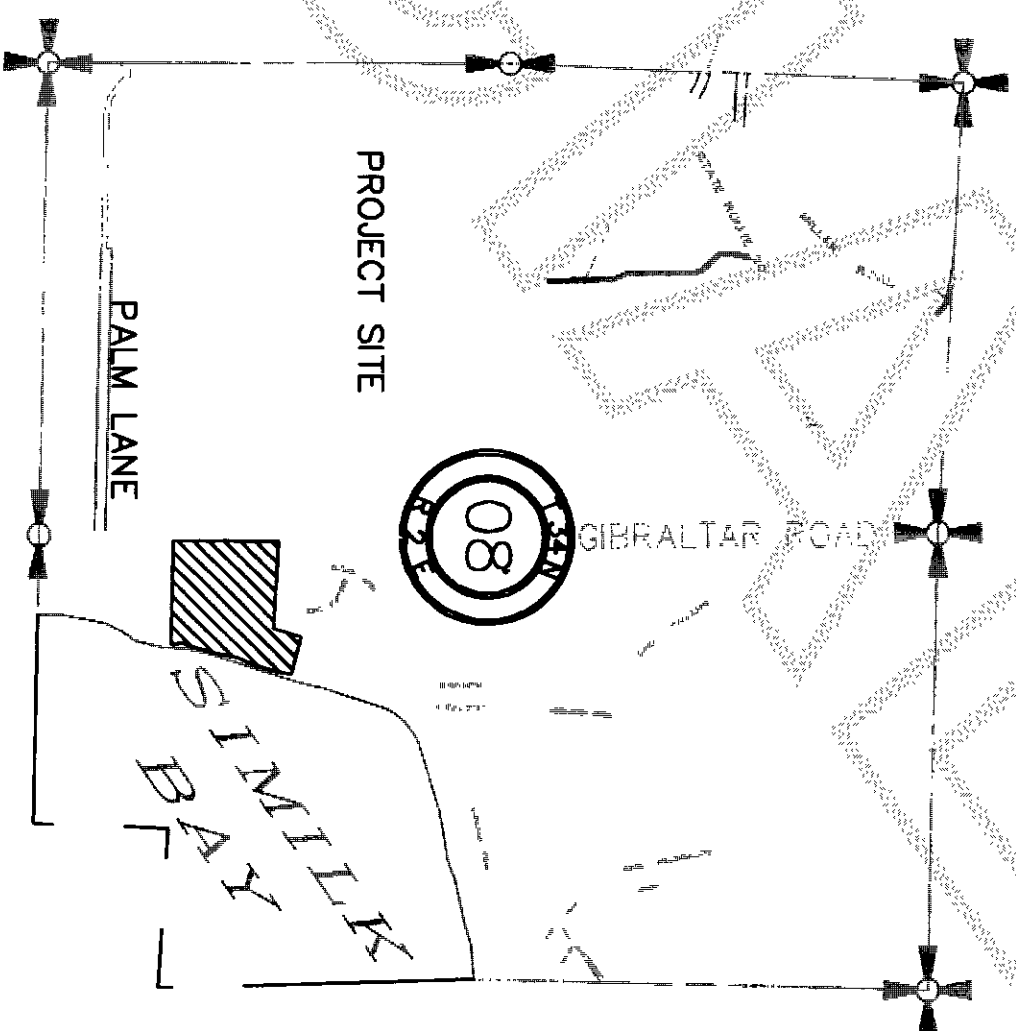
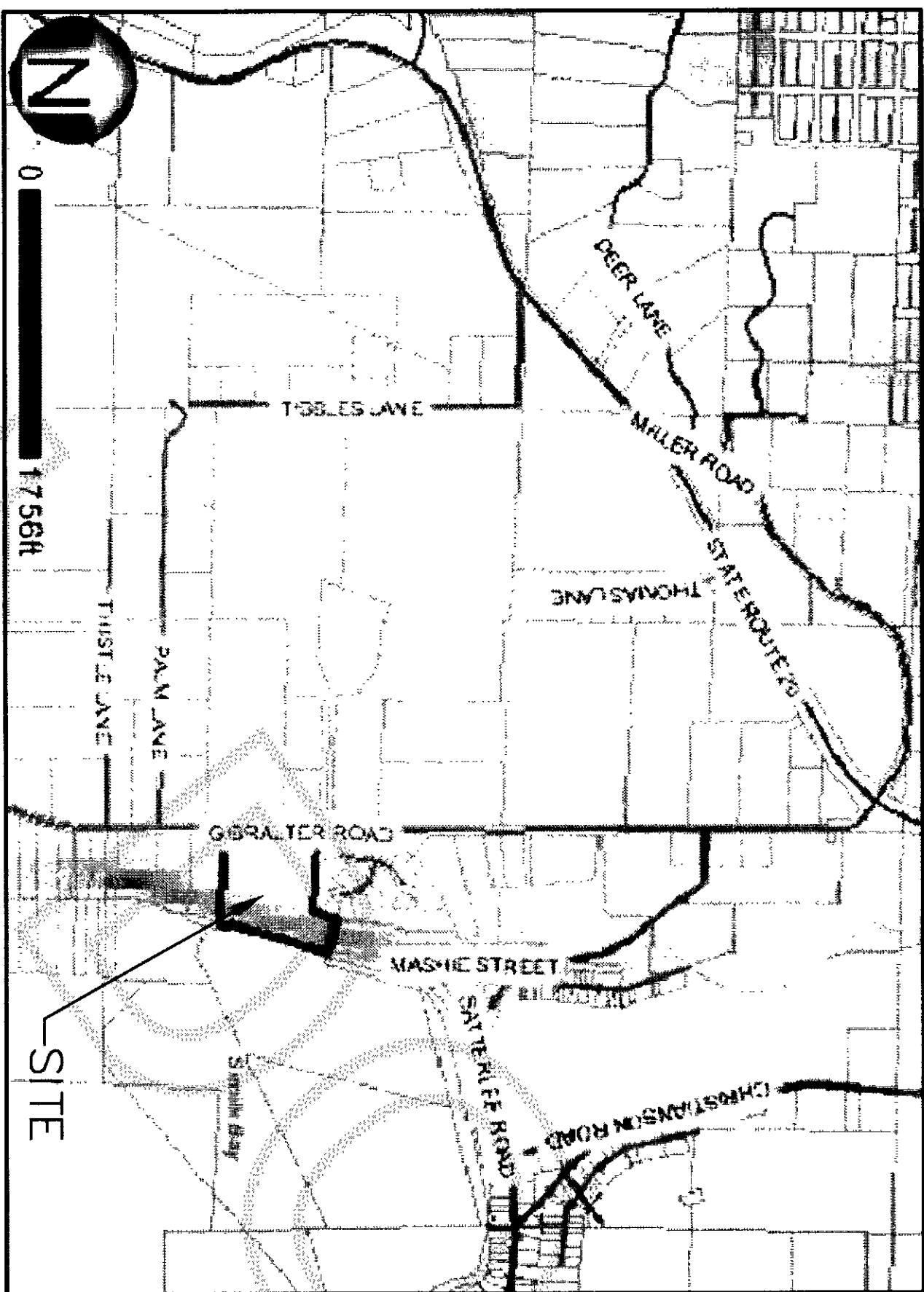
THENCE SOUTH 88°36'03" WEST A DISTANCE OF 368.17 FEET ALONG THE SOUTH LINE TO THE WEST LINE OF SAID LOT 4;

THENCE NORTH 02°25'30" WEST A DISTANCE OF 220.04 FEET TO THE TRUE POINT OF BEGINNING.

CONSENT AND DEDICATION  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED. THEY FURTHER DECLARE THE LAND DESCRIBED BY THIS SHORT PLAT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT WITHOUT THE FILING OF A STANDARD PLAT. ALSO THE UNDERSIGNED SUBDIVIDERS HEREBY DEDICATE TO THE PUBLIC FOREVER FOR STREET PURPOSES THEIR INTEREST, IF ANY, IN THE PROPERTY SHOWN AS RIGHT-OF-WAY ADJOINING TO THE SHORT PLAT.

*James Dunlap*  
JAMES DUNLAP  
Paul Dunlap  
BANK

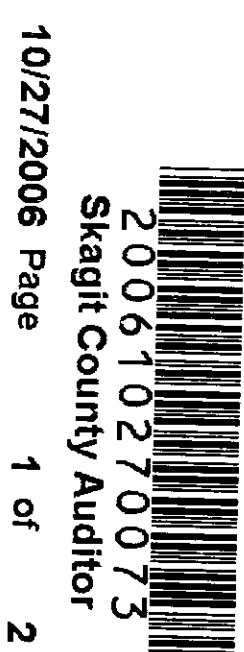
*Wendelin Dunlap*  
WENDELIN DUNLAP  
Wendelin Dunlap



ADDRESS NOTES  
THE ADDRESS RANGE HAS BEEN ASSIGNED ALONG GIBRALTAR ROAD WITH THE BEGINNING RANGE OF 13715 AND THE ENDING RANGE OF 13929.

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24."

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
OF SCHEMMER ENGINEERING INC.



10/27/2006

Page

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2 10:58AM

*Yvonne Brunnett*  
YVONNE BRUNETT  
SKAGIT COUNTY AUDITOR

*James Dunlap*  
JAMES DUNLAP  
DEPUTY

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \*  
AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED  
TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH  
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED October 27, 2006

SIGNATURE *James Dunlap*

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 10-1-09

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED  
TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH  
PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY WERE AUTHORIZED  
TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY  
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES \_\_\_\_\_

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF  
THE SKAGIT COUNTY CODE 14.18 AND TITLE 12.05 (ON-SITE SEWAGE) AND 12.49 (WATER).  
THIS 27th DAY OF October, 2006.

*Paul Dunlap*  
PAUL DUNLAP  
SHORT PLAT ADMINISTRATOR

*Wendelin Dunlap*  
WENDELIN DUNLAP  
HEALTH OFFICER

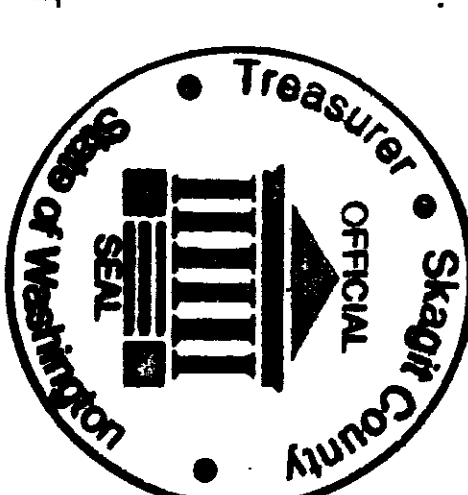
*Paul E. Monohon*  
PAUL E. MONOHON, P.E.  
COUNTY ENGINEER

TREASURER'S CERTIFICATE  
I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON  
THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO  
THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2008.

CERTIFIED THIS 17th DAY OF October, 2006.

*Paul E. Monohon*  
PAUL E. MONOHON  
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND  
THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT  
ALL DISTANCES AND BEARINGS ARE ACCURATE.



DATE: \_\_\_\_\_

JOB#

05-060

SHEET

1 OF 2

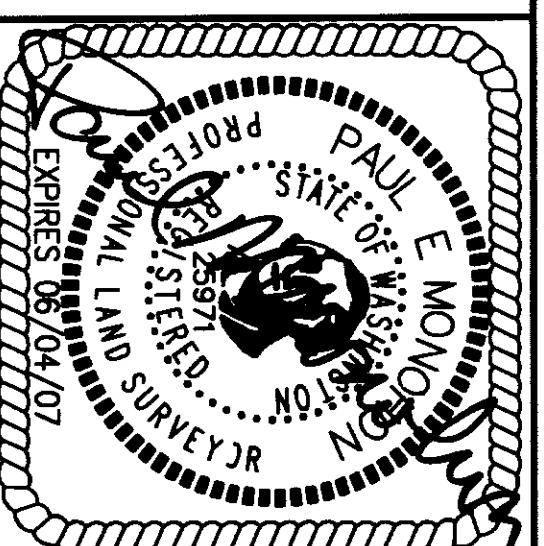
SHORT PLAT FOR

JAMES AND WENDELIN DUNLAP  
13841 GIBRALTER ROAD  
ANACORTES, WA



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A  
SURVEY MADE BY ME OR UNDER MY  
DIRECTION IN CONFORMANCE WITH THE  
SURVEY RECORDING ACT.

PAUL E. MONOHON CERT #25971  
DATE 10-9-06

DRAWN	PM
CHECKED	JB
DATE	
05-060 DUNLAP.dwg	10/5/06 PLOT DATE



SHORT PLAT NO. ~~PL05-0001~~ <sup>0351</sup> DATE OF APPROVAL \_\_\_\_\_  
SURVEY IN A PORTION OF GOVT LOTS 2 AND 3,  
SECTION 8, T 34 N, R 2 E., W.M.

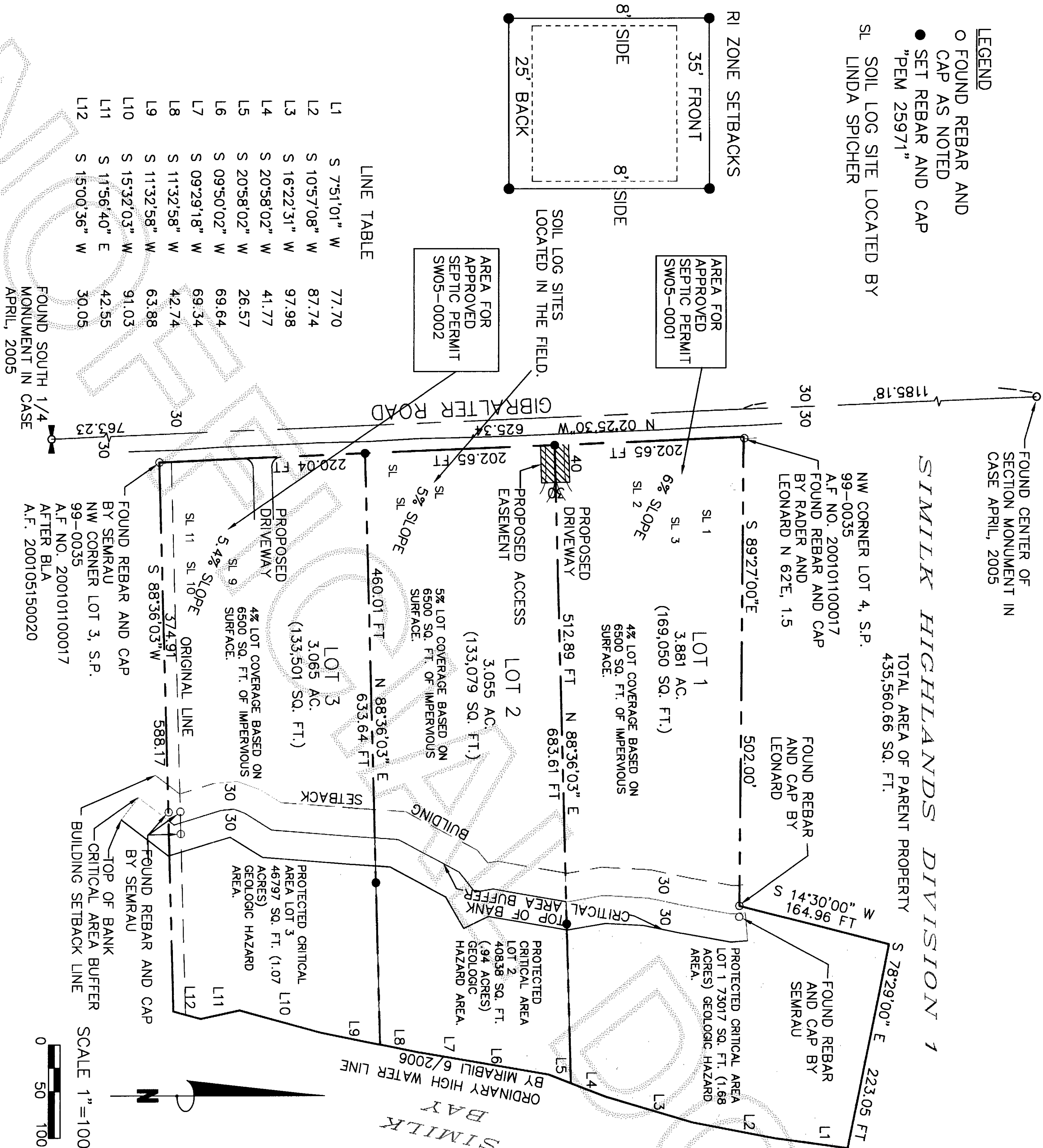
**SURVEY NOTES**  
BASIS OF BEARINGS: MONUMENTED WEST LINE OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AS SHOWN ON THE PLAT OF SIMILK HIGHLANDS DIV. NO. 1. BEARING - NORTH 2'25"30" WEST.  
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORA1103 ELECTRONIC TOTAL STATION.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
OF SCHEMMER ENGINEERING INC.

200610270073  
Skagit County Auditor  
10/27/2006 Page 2 of 2 2:10:58AM  
DEPUTY

SKAGIT COUNTY AUDITOR

- LEGEND**
- o FOUND REBAR AND CAP AS NOTED
  - SET REBAR AND CAP "PEM 25971"
- SL SOIL LOG SITE LOCATED BY LINDA SPICHER



**PLAT NOTES**

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. PARENT PROPERTY 10.0 ACRES TOTAL AREA (435,560.66 SQ. FT.)
3. ZONING/COMPREHENSIVE PLAN DESIGNATION- RURAL INTERMEDIATE (RI).
4. ZONING ADJACENT PROPERTY-NORTH AND SOUTH-RURAL INTERMEDIATE.
5. WEST-RURAL RESERVE: EAST-PRIMARY WATER BODY; NORTHWEST-RURAL RESOURCE (NRL).
6. SEWAGE DISPOSAL-SEPTIC.
7. WATER-PUBLIC UTILITY DISTRICT No. 1 SKAGIT COUNTY.
8. FIRE DISTRICT #13
9. SKAGIT COUNTY ASSESSORS PARCEL NUMBER: P117737
10. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SIMILK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT. FUTURE DEVELOPMENT MUST MEET ALL TABULAR REQUIREMENTS OF SCC 14.26.7.13 TABLE RD.
11. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
12. 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.
13. CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES.
14. 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 AF# 200601030152, ~~AF# 200610270073~~ <sup>AF# 200610270073</sup>
15. 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.
16. 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 COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
17. 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 PERMIT CENTER FOR DETAILS.
18. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES. PLEASE SEE DRAINAGE REPORT AND CONSTRUCTION PLANS CONTAINED THEREIN.
19. THE PLAT IS AFFECTED BY A PROTECTED CRITICAL AREA EASEMENT PCA REFERENCED IN AF200101100018 AND AF200101100017.
20. THE LAND DIVISION SHALL COMPLY WITH SCC 14.18 PRIOR TO FINAL APPROVAL.
21. PAYMENT OF ANY OUTSTANDING PLANNING REVIEW FEES ARE DUE PRIOR TO FINAL APPROVAL.
22. PCAE SIGNAGE SHOULD BE LOCATED EVERY 200 FEET OR LINE OF SITE, WHICHEVER IS LESS.

JOB#

05-060

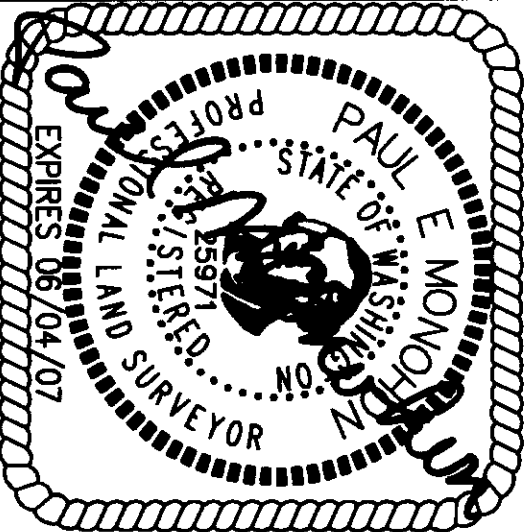
SHEET  
2 OF 2

SHORT PLAT FOR  
JAMES AND WENDELIN DUNLAP  
13841 GIBRALTER ROAD  
ANACORTES, WA



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE , SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971  
DATE 10-9-06

DRAWN	PM
CHECKED	JB
DATE	
05-060 DUNLAP.dwg	10/5/06 PLOT DATE