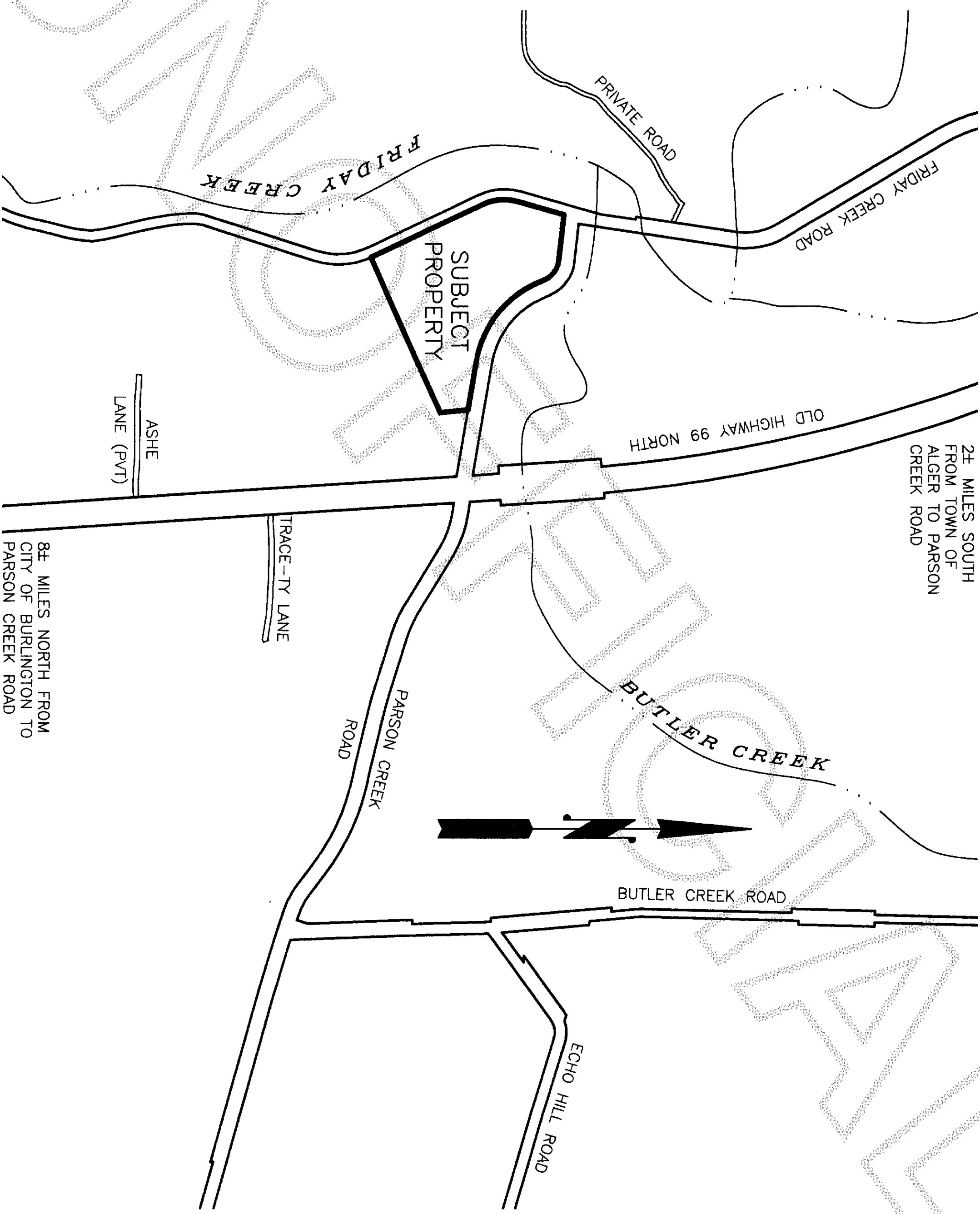


Survey in the NE1/4 of the SW1/4 and in the SE1/4 of the NW1/4 of Section 20, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. PL06-0360

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 DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. 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.
4. BASIS-OF-BEARINGS - ASSUMED ACCORDING TO THE SURVEY FILED IN VOLUME 2 OF SHORT PLATS AT PAGE 77 AND 78.
5. FOR ADDITIONAL INFORMATION SEE SHORT PLAT NO. 96-019, RECORDED AUGUST 13, 1996, UNDER AUDITOR'S FILE NO. 9608130050
6. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL INTERMEDIATE (R)
7. SEWER - SANITARY WATER DISTRICT
8. 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 352-150-090.
9. 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.
10. 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.
11. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
12. WATER - WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS, MANURE LAGOONS, SEWAGE 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.
13. 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.
14. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
15. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS:
A.F.#182760, A.F.#575160, A.F.#9608130050, A.F.#200510120084, A.F.#200510170209.
16. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 8.73 ACRES, (10.00 ACRES TO ROAD CENTERLINES).
17. THIS PROPERTY IS LOCATED IN A LOW-FLOW STREAM WATERSHED, 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). 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. 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.
18. 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.#200611230115.
19. ANY PORTION OF THE PLAT LOCATED WITHIN SHORELINE JURISDICTION OF FRIDAY CREEK MUST COMPLY WITH SCC 14.26.
20. SEE PROTECTED AREAS EASEMENT AGREEMENT FILED IN A.F.#200611230115.

Vicinity Sketch



Legal Description

PARCEL "1":
LOT 3, SHORT PLAT NO. 96-019, RECORDED AUGUST 13, 1996, UNDER AUDITOR'S FILE NO. 9608130050, APPROVED AUGUST 2, 1996, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

PARCEL "2":
LOT 2, SHORT PLAT NO. 96-019, RECORDED AUGUST 13, 1996, UNDER AUDITOR'S FILE NO. 9608130050, APPROVED AUGUST 2, 1996, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

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.

Jack A. Burns Charles Wren Sheena K. Burns Linda Wren
JACK A. BURNS CHARLES WREN SHEENA K. BURNS LINDA WREN

Julie Mulhern Barbara Vanoveren
JULIE MULHERN, ASST. VICE PRES. BARBARA VANOVEREN

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JACK A. BURNS, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Barbara Vanoveren TITLE Notary Public
DATE 9-15-06 MY APPOINTMENT EXPIRES 5-13-08

STATE OF WASHINGTON, COUNTY OF King
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARBARA VANOVEREN, THE UNDERSIGNED, HAS SIGNED AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Barbara Vanoveren TITLE Notary Public
DATE 9-15-06 MY APPOINTMENT EXPIRES 5-13-08

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES WREN AND LINDA WREN, THE UNDERSIGNED, HAVE 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 Barbara Vanoveren TITLE Notary Public
DATE 9-15-06 MY APPOINTMENT EXPIRES 5-13-08

STATE OF Wisconsin, COUNTY OF Milwaukee
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Julie Mulhern, ASST. VICE PRESIDENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ASST. VICE PRESIDENT OF WASHINGTON MUTUAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Julie Mulhern TITLE Notary
DATE 11/1/06 MY APPOINTMENT EXPIRES 11/1/2007

Treasurer's Certificate

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

LeeAnn M. Bittner DATE 11-20-06
SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) 11/22/2006 DAY OF November 2006

John L. Abenroth John L. Abenroth P.E.
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 16 DAY OF Nov 2006.

Barbara Vanoveren
SKAGIT COUNTY HEALTH OFFICER

Owners/Developers

JACK AND SHEENA BURNS, H/W CHARLES AND LINDA WREN, H/W
18219 MARIOTT LANE 2529 SQUARES ROAD
BELLINGHAM, WA. 98229 BELLINGHAM, WA. 98229

Short Plat for
Jack and Sheena Burns
& Charles and Linda Wren

DATE	REVISION	BY	JOB#	DRAWN	SRM	CHECKED	JLG	DATE	09MAR06	SCALE	1" = 500'	SHEET	1 OF 2
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Skagit Surveyors & Engineers

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

COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2006 at the request of Jack and Sheena Burns & Charles and Linda Wren.

John L. Abenroth CERT#17651
Date 11/08/06

AUDITOR'S CERTIFICATE

200611220113
Skagit County Auditor

11/22/2006 Page 1 of 2 1:02PM

Norma Brummett by
County Auditor or Deputy Auditor

PL06-0360

County Auditor or Deputy Auditor

John L. Abenroth CERT#17651
Date 11/08/06



Well Protection Zones, (WPZ's)

Minimum Setback Requirements

PCA Tracts

LOT 1
SHORT PLAT NO. 86-018

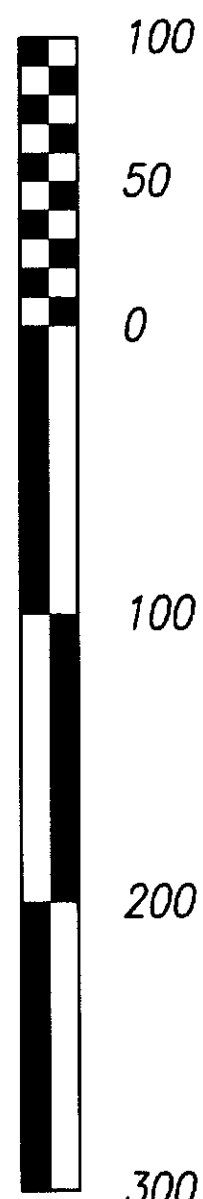
(PART OF LOT 3)
FISH AND WILDLIFE HABITAT AREA
(TYPE 5 WATER AND ASSOCIATED 50' BUFFER)
0.83 ACRES

FISH AND WILDLIFE HABITAT AREA
(TYPE 5 WATER AND ASSOCIATED 50' BUFFER)
0.30 ACRES

Diagram illustrating lot setbacks and coverage requirements:

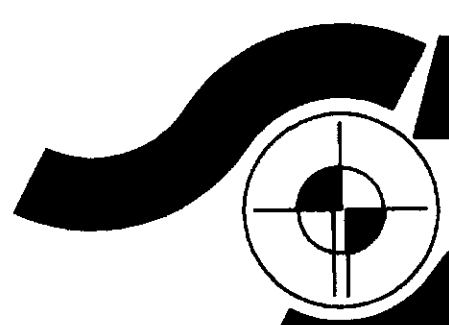
- 8 FOOT SETBACK ON INTERIOR LOT** (Left side)
- 8 FOOT SETBACK ON INTERIOR LOT** (Right side)
- 35 FOOT SETBACK ON STREET RIGHT-OF-WAY** (Bottom side)
- 35 FOOT ON MINOR ACCESS AND DEAD-END STREETS** (Bottom side)
- MAXIMUM LOT COVERAGE BY STRUCTURES 35 PERCENT** (Center area)
- STREET** (Bottom boundary)

ACCESSORY BUILDING SETBACK REQUIREMENTS PER SOC 14.16.300(5)(A)(IV).
FRONT: .35 FEET. SIDE: 8 FEET. REAR: .25 FEET.
HOWEVER, A 3-FOOT SIDE SETBACK AND A 3-FOOT REAR SETBACK ARE
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 1,000 SQUARE
FEET IN SIZE AND 16 FEET OR LESS IN HEIGHT.



Scale in Feet

**Short Play for
Jack and Sheena Burns
& Charles and Linda Wren**



Surveyors & Engineers

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