

CHARLES R. TITWALT  
13521 AUSTIN RD  
MT VERNON, WA 98273

ZONING - AGNRL

FENCE COR  
1.8 S, 18.8 W C3

AUDITOR'S CERTIFICATE

200701310110  
Skagit County Auditor

1/31/2007 Page 1 of 3 1:10PM

County Auditor or Deputy Auditor

*Handwritten signature*

KENNETH M. TAYLOR  
13539 AUSTIN RD  
MT VERNON, WA 98273

ZONING - AGNRL

DONALD E. AUSTIN  
13759 AUSTIN RD  
MT VERNON, WA 98273

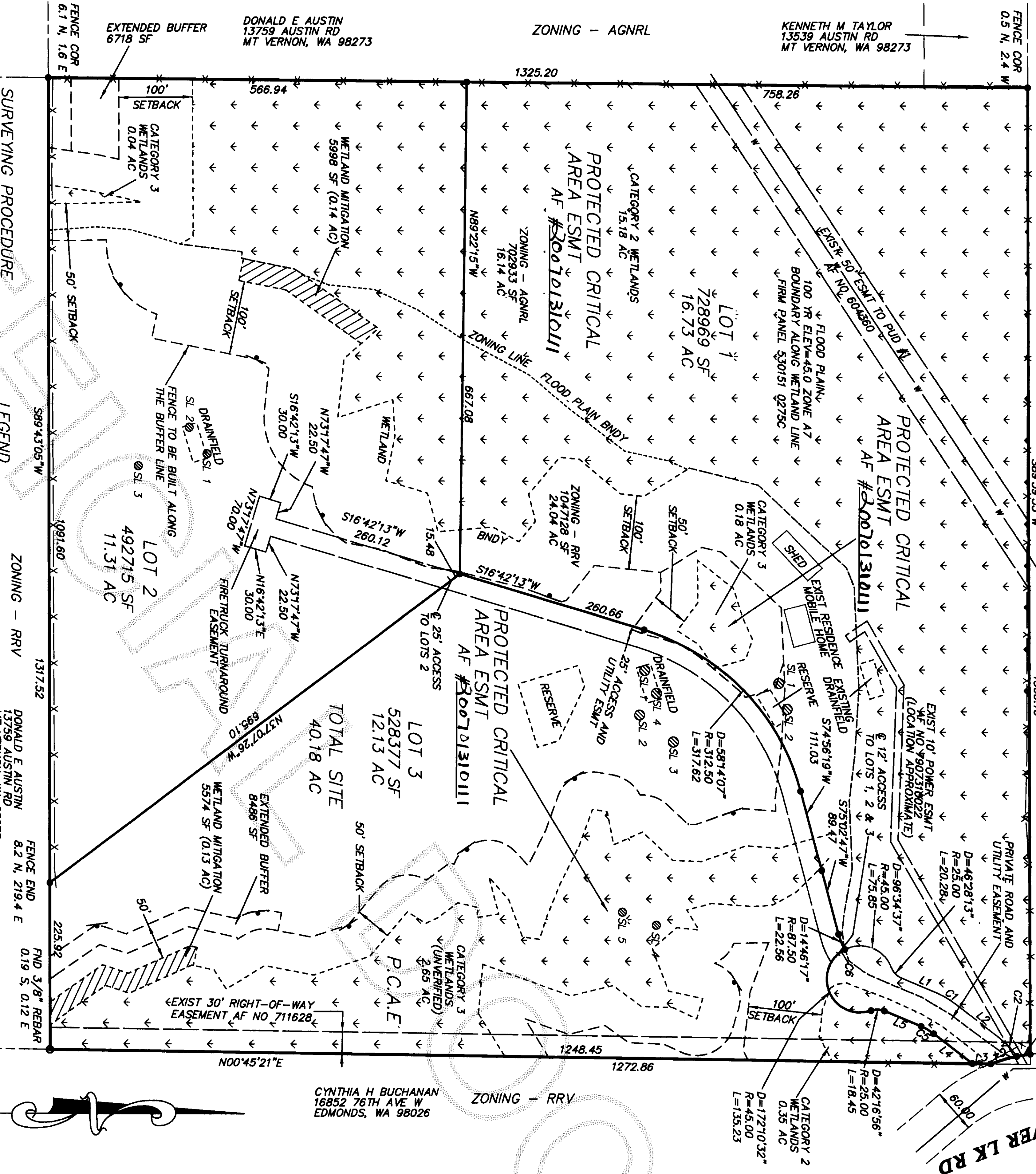
CYNTHIA H. BUCHANAN  
16852 76TH AVE W  
EDMONDS, WA 98026

ZONING - RRV

BEAVER LK RD

SCALE 1"=1000'

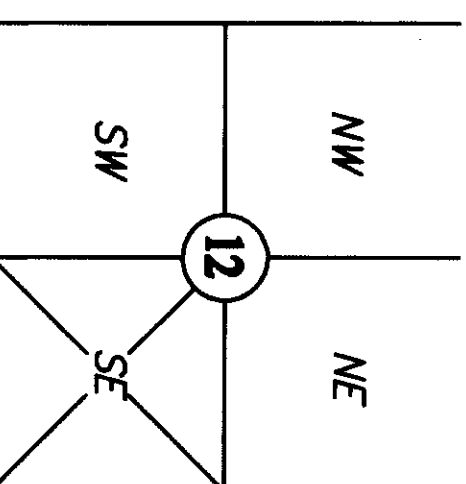
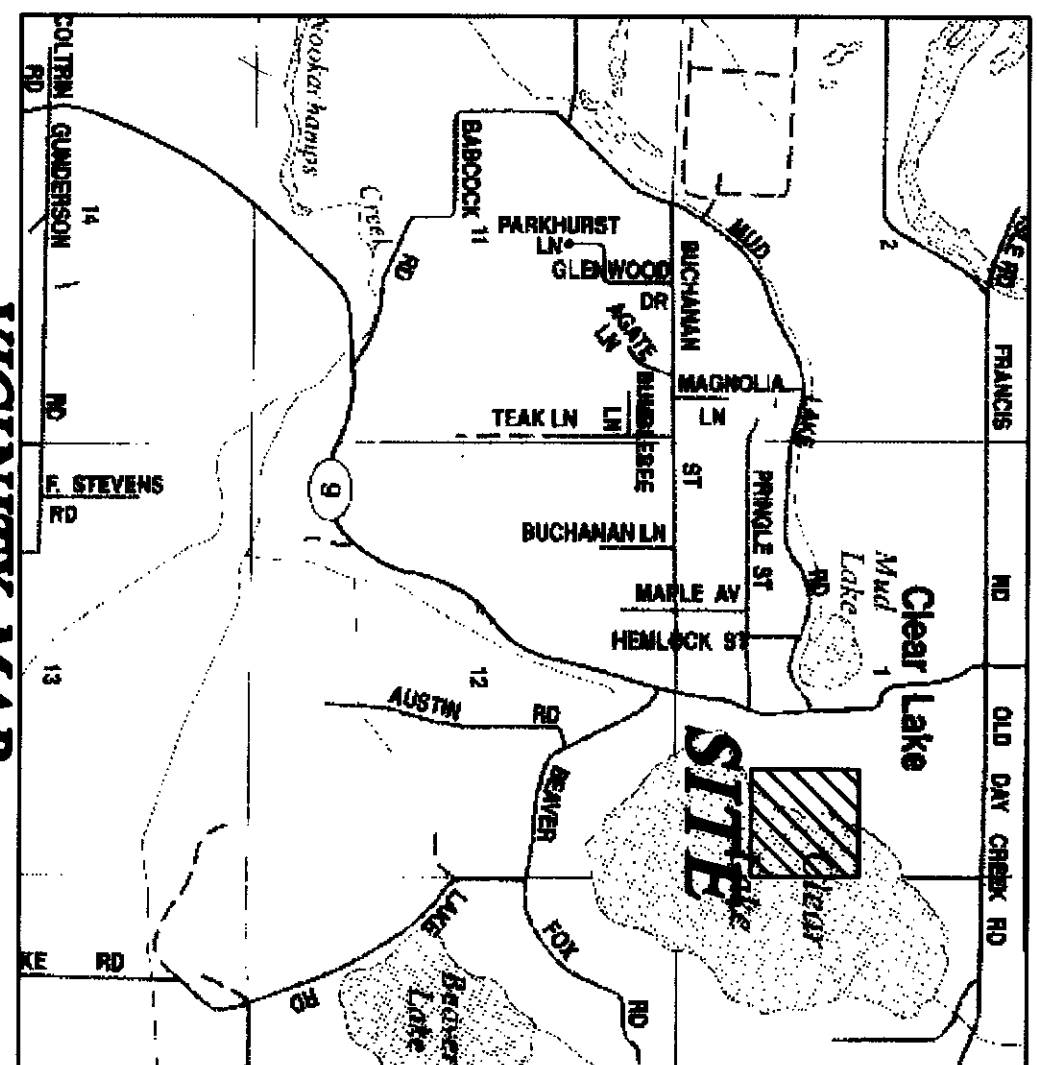
BEAVER LK RD



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	150°7'22"	125.00	32.99
C2	185°5'22"	100.00	33.03
C3	04°33'40"	233.08	18.55
C4	08°04'29"	233.08	36.92
C5	150°7'22"	75.00	19.80
C6	135°7'02"	45.00	10.96

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°42'04"E	50.20
L2	N37°49'26"E	75.22
L3	N00°45'21"E	24.41
L4	S37°49'26"W	66.57
L5	S22°42'04"W	53.85

VICINITY MAP



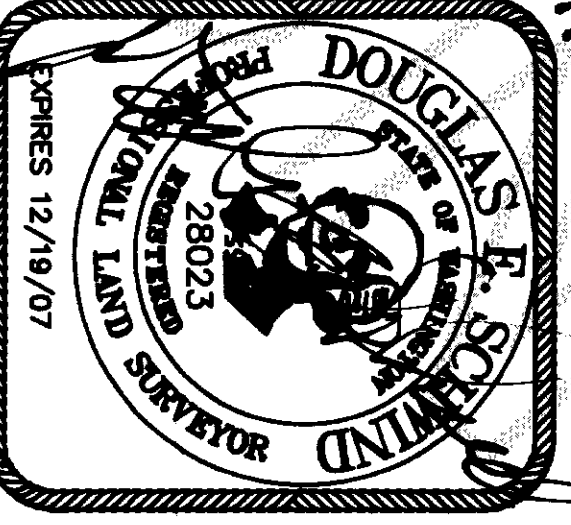
SHORT PLAT NO. PL02-0604

BEAVER LAKE SHORT PLAT

SURVEY in a portion of the SE 1/4 of  
Section 12, T. 34 N., R. 4 E. WM

DONNIE AND SALLY TURNER  
PO Box 292, Clear Lake, Washington 98235, (360) 884-7641

PROJECT: 01095  
DRAWING: 01095.dwg  
DRAWN BY: pm  
CHECKED BY: des  
DATE: October, 2006  
SHEET 1 OF 3



SURVEYOR'S CERTIFICATE  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS  
OF THE SURVEY RECORDING ACT AT THE REQUEST OF:  
*Sally Turner* IN 20  
*Donnie Turner*  
CERTIFICATE NO. 28023

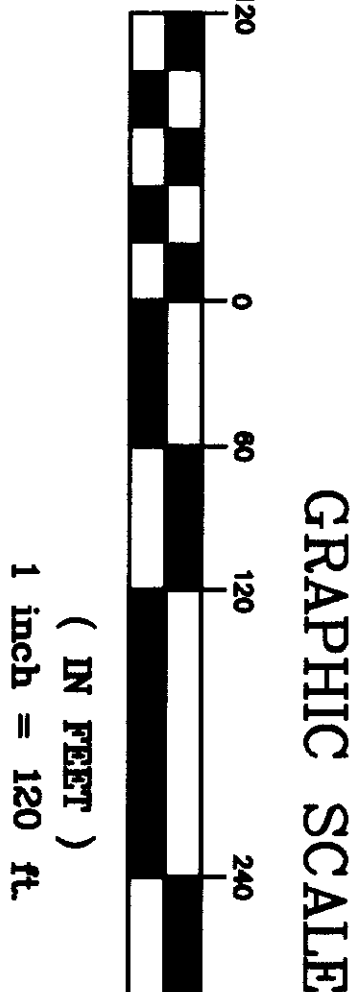


NORTHWEST DATUM & DESIGN  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE  
BURLINGTON, WASHINGTON 98233  
PH: (360) 755-0434 FAX: (360) 755-0464

**SURVEYING PROCEDURE**  
FIELD TRAVERSE:  
LINEAR AND ANGULAR MEASUREMENTS MEET OR  
EXCEED STANDARDS SET IN WAC 332-130-090  
**SURVEY INSTRUMENTATION**  
THEODOLITE: GEOMETER 610  
SERIAL: 61010236, STD DEV 3",  
EDM ± (SMM + SPPM)  
**BASIS OF BEARING**  
ASSUMED S89°39'35"W ON THE NORTH LINE  
OF THE NE 1/4 OF THE SE 1/4

**LEGEND**  
● EXISTING REBAR  
○ EXISTING IRON PIPE  
● SET REBAR AND CAP  
— PROPOSED PROPERTY LINE  
— EXISTING PROPERTY LINE  
— RIGHT-OF-WAY LINE  
— PROPOSED EASEMENT  
— WETLANDS  
— POLE SIGN LOCATION



( IN FEET )  
1 inch = 120 ft.



LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.  
EXCEPT COUNTY ROAD AND DRAINAGE DITCH RIGHTS-OF-WAY  
SITUATE IN SKAGIT COUNTY, WASHINGTON

PRIVATE ROAD MAINTENANCE AGREEMENT

MAINTENANCE OF THE PRIVATE ROAD THAT GIVES ACCESS FROM BEAVER LAKE ROAD TO LOTS 1, 2 AND 3 OF THIS SHORT PLAT SHALL BE SHARED EQUALLY BY ALL PROPERTY OWNERS. ANY FUTURE LOTS CREATED BY SUBDIVISION OF ANY LOT IN THIS SHORT PLAT SHALL BE SUBJECT TO EQUAL MAINTENANCE SHARE. MAINTENANCE CAN BE DISCUSSED BY THE PROPERTY OWNERS ON A ONCE A YEAR BASIS AND ANY MAINTENANCE NEEDED WILL BE PASSED BY A MAJORITY VOTE. ONE VOTE PER LOT.

PRIVATE ROAD EASEMENT

CONSTRUCTION AND MAINTENANCE OF THE PRIVATE DRIVEWAY TO LOT 2 IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOT 2.

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATED, DECLARE THIS SHORT PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREIN.

DONNIE M. TURNER

*Donnie M. Turner*  
SALLY TURNER

ROBERT D. TURNER

*Robert D. Turner*  
BECKY D. TURNER

WHOLEY ISLAND BANK

*Wholey Island Bank*

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Wholey Island Bank TO ME KNOWN TO BE THE Commercial Loan Officer OF WHOLEY ISLAND BANK, A WASHINGTON CORPORATION,

WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

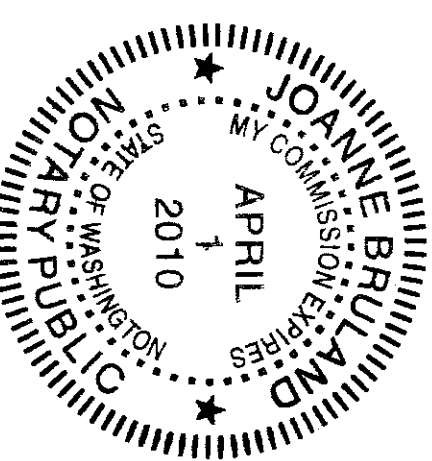
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Donnie M. Turner*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Burlington

MY COMMISSION EXPIRES 4/1/10



ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Donnie M. Turner TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Donnie M. Turner*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Not. Turner

MY COMMISSION EXPIRES May 13, 2009

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Sally Turner TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Donnie M. Turner*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Not. Turner

MY COMMISSION EXPIRES May 13, 2009

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Robert D. Turner TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Donnie M. Turner*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Not. Turner

MY COMMISSION EXPIRES May 13, 2009

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Becky D. Turner TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

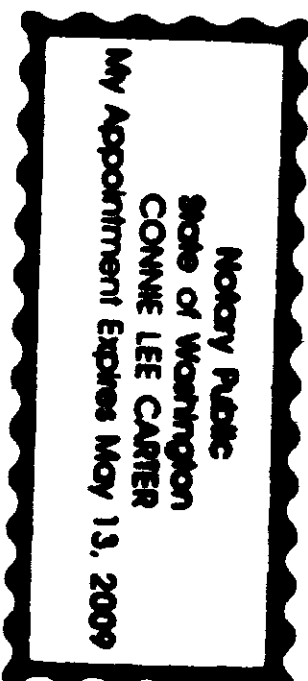
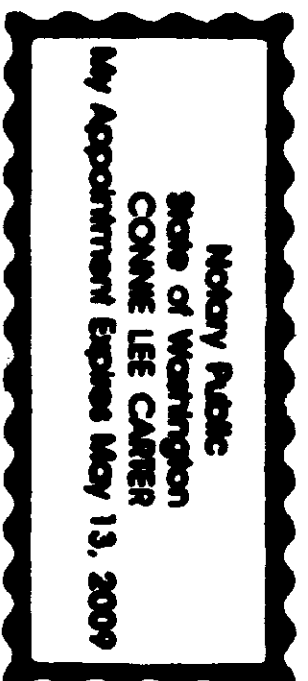
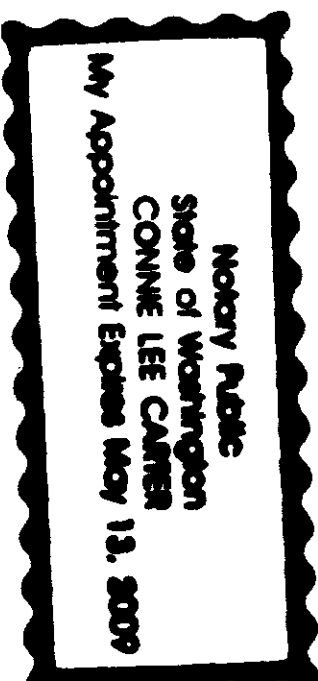
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Donnie M. Turner*

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Not. Turner

MY COMMISSION EXPIRES May 13, 2009



NORTHWEST DATUM & DESIGN  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

1128 E. FAIRHAVEN AVE  
BURLINGTON, WASHINGTON 98233  
PH: (360) 755-0434 FAX: (360) 755-0464

BEAVER LAKE SHORT PLAT

SURVEY in a portion of the SE 1/4 of  
Section 12, T. 34 N., R. 4 E. WM  
for:

DONNIE AND SALLY TURNER  
PO Box 292, Clear Lake, Washington 98235, (360) 884-7641

SHORT PLAT NO. PL02-0604



NOTES

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. 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 AS OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
3. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
4. 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 TO THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT UP TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
5. IF ANIMALS ARE TO BE GRAZED ON LOT 3, THE POAE MUST BE FENCED ALONG THE STANDARD OR EXTENDED BUFFER BOUNDARY.
6. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES
7. 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
8. LOTS 1 AND 2 CONTAIN TWO DIFFERENT ZONING DESIGNATIONS. NO FURTHER LAND DIVISION BASED ON ZONING SHALL OCCUR ON THESE LOTS
9. ALL AGRICULTURAL ACTIVITY MUST COMPLY WITH SCC 14.24
10. PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. ~~200701310110~~ USES OF THE POAE SHALL BE IN ACCORDANCE TO SCC 14.24, CONDITIONS SPECIFIED IN THE ABOVE MENTIONED AUDITOR'S FILE AND ANY COVENANTS, CONDITIONS AND RESTRICTIONS FILED WITH THIS SHORT PLAT.
11. LAND OWNERS OF THIS PLAT SHALL BEAR THE RESPONSIBILITY TO MAINTAIN THE DRAINAGE FACILITIES OF ROADSWAYS, CULVERTS, DITCHES, EROSION CONTROL APRONS, LININGS AND CHECKDAMS. MAINTENANCE COST SHALL BE BORNE EQUALLY BY ALL LAND OWNERS ON A PROPRATA BASIS.
12. 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 THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO ~~200701310110~~.

SETBACKS - SHALL BE PER SCC 14.16.320 (5) (c) & (b) AND  
SCC 14.16.400 (f)

ZONING RRV

FRONT: 35 FEET  
SIDE: 8 FEET IN AN INTERIOR LOT  
REAR: 25 FEET

ZONING AGNLR

RESIDENTIAL  
FRONT: 35' MINIMUM, 200' MAXIMUM  
FROM PUBLIC ROAD

SIDE: 8' ADJACENT TO A PROPERTY LINE

REAR: 35'

NON-RESIDENTIAL

FRONT: 35'

SIDE: 15'

REAR: 35'

ZONING: AGNRL, RRV

WATER: SKAGIT COUNTY PUD #1

SEWER: PRIVATE DRAINFIELDS

POWER: PUGET SOUND & ENERGY COMPANY

GAS: CASCADE NATURAL GAS CORPORATION

CABLE TV: AT&T BROADBAND

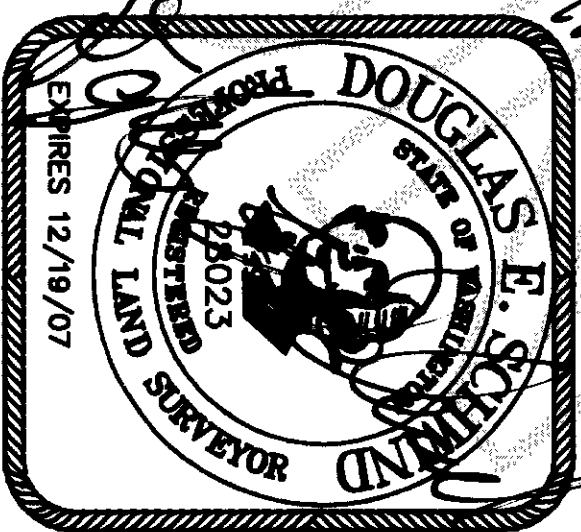
TELEPHONE: VERIZON NORTHWEST

ADDRESSES

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 13.24

A LIST OF ROAD NAMES AND ADDRESS RANGES WITHIN THE SUBDIVISION SHALL ALSO BE DISPLAYED. THIS INFORMATION WILL BE PROVIDED BY SKAGIT COUNTY GIS. PLEASE REFER TO EXAMPLE BELOW:

ROAD NAME BEGINNING RANGE ENDING RANGE  
BEAVER LAKE ROAD 13026 16077



NORTHWEST DATUM & DESIGN  
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

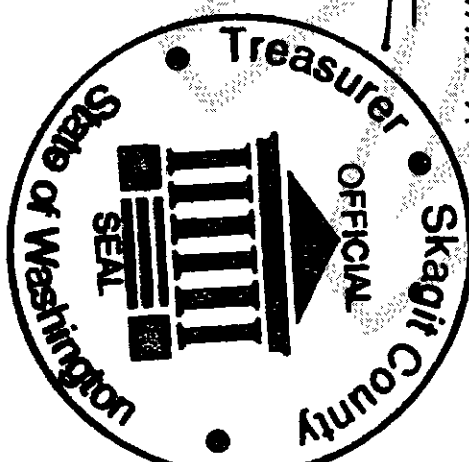
1128 E. FAIRHAVEN AVE  
BURLINGTON, WASHINGTON 98233  
PH: (360) 755-0434 FAX: (360) 755-0464

COUNTY 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 2007.

1. TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 20  
THIS    DAY OF    20  .

*Maria Jungwirth* by *Andre Peterson*  
SKAGIT COUNTY TREASURER DEPUTY



PLANNING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 24th DAY OF January, 2007

*Donnie Turner*  
PLANNING DIRECTOR

COUNTY ENGINEERS APPROVAL

EXAMINED AND APPROVED THIS 19th DAY OF January, 2007

*Dee McGee*, P.E.  
COUNTY ENGINEER

COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 16 DAY OF January, 2007

*David*  
COUNTY HEALTH OFFICER

SHORT PLAT NO. PL02-0604

BEAVER LAKE SHORT PLAT

SURVEY in a portion of the SE 1/4 of  
Section 12, T. 34 N., R. 4 E. WM  
for

DONNIE AND SALLY TURNER  
PO Box 292, Clear Lake, Washington 98235, (360) 884-7641

PROJECT: 01095

DRAWING: 01095.dwg

DRAWN BY: pm

CHECKED BY: des

DATE: October, 2006

SHEET 3 OF 3