

Short Plat No. 96-097

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. BASIS-OF-BEARINGS - ASSUMED S87°50'22"E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1.
4. ZONING AT TIME OF VESTING - RURAL DISTRICT (RU) - CURRENT ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
5. SEWER - INDIVIDUAL, ON-SITE SEWAGE SYSTEMS, ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOT(S) 1 THROUGH 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-130-090.
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 SKAGIT COUNTY FIRE DISTRICT.
8. 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 PERMITS, 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 OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
9. 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 RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; SEWAGE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; SEA-SALT INTRUSION AREAS; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARNYARDS; AND LIVESTOCK FEED LOTS.
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.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#200703080154.
12. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#378658, A.F.#200108010152, A.F.#20020200028, A.F.#200202080122.
13. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 19.91 ACRES. (20.37 ACRES TO ROAD CENTERLINE).
14. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURE, 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 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.
15. 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 FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.#200108010153.

The map shows a street layout with the following features:

- BOW HILL ROAD**: A horizontal road at the top of the map.
- HOBSON ROAD**: A vertical road running north-south, labeled vertically.
- SAMISH HEIGHTS ROAD**: A horizontal road at the bottom of the map.
- PROPERTY SUBJECT**: A rectangular area outlined in a thick black border, located on the east side of Hobson Road, south of its intersection with Samish Heights Road.
- Waterway**: A creek or river flows from the top right towards the bottom right, crossing Hobson Road.
- North Arrow**: Located on the left side of the map, pointing upwards.
- Watermark**: A large, faint, diagonal 'COPY' watermark is overlaid across the entire map.

		JOE#	DRAWN	CHECKED	DATE	SCALE	SHEET
		96133A	stm	jlg	120CT06	1" = 100'	1 OF 2
DATE	REVISION	BY					

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT HOBSON ROAD.

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.

KEVIN R. GWIN	TY SHAWN PRICE
<i>William E. Keitzberg</i>	<i>Ty Shawn Price</i>
WILLIAM E. KEITZBERG	ERINNE ANN KEITZBERG

UNITED STATES DISTRICT COURT OF THE DISTRICT OF COLUMBIA
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KEVIN R. GWIN SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.


DATE FEB 27, 2007 MY APPOINTMENT EXPIRES 11/1/07

NOTARY SIGNATURE [Signature] TITLE Notary

Notary Public
State of Washington
JOHN L. ABERNETHY
My Appointment Expires Nov 1, 2007


STATE OF WASHINGTON, COUNTY OF **SKAGIT**
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TY SHAWN PRICE SIGNED THIS INSTRUMENT AND
ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.

DATE **FEB 23, 2007** MY APPOINTMENT EXPIRES **11/1/07**

NOTARY SIGNATURE  TITLE **Notary**

Notary Public
State of Washington
JOHN L. AIKENOTH
My Appointment Expires Nov 1, 2007

STATE OF WASHINGTON, COUNTY OF **SPRING**
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM E. KETZENBERG AND LYNNIE ANN KETZENBERG, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE 
 TITLE NOTARY
 DATE FEB 27, 2007 MY APPOINTMENT EXPIRES 11/6/07
 My Appointment Expires Nov 1, 2007

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 2002.

3-1-07
DATE



THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SAGAT COUNTY
 CODE TITLE 11-B (LAND DIVISIONS) THIS 6th DAY OF MARCH 2007
Don Rudman
 SHORT PLAT ADMINISTRATOR
Dee Mader, P.E.
 COUNTY ENGINEER

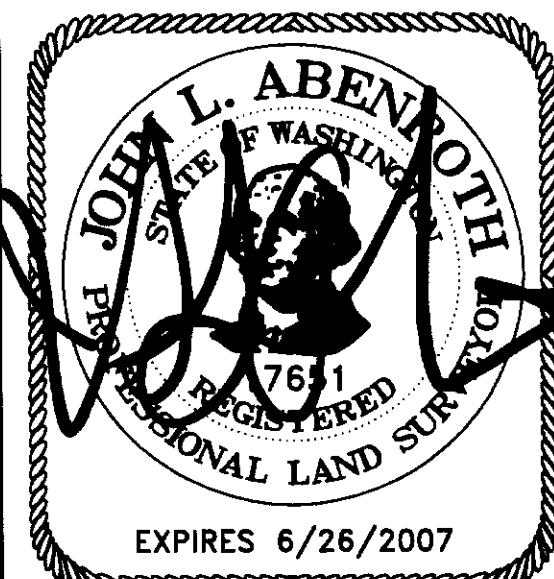
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY TITLE 12-05 (ON-SITE SEWAGE) AND 12-48 (WATER) THIS 5 DAY OF March 2007.

SKAGIT COUNTY HEALTH OFFICER

*Short Plat for
Kevin Gwin, Ty Price,
and William & Lynne Ketzenberg*



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



This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2007 at the request of Kevin Gwin, Ty Price, and William & Lynne Ketzenberg.

John L. Abenroth CERT#17651
Date **2/22/07**

200703080151
Skagit County Auditor

3/8/2007 Page 1 of 2 3:44PM

J Varnagquist by
County Auditor or Deputy Auditor
Judy Jurala

Survey in the SE1/4 of the SE1/4 of Section 1,
Twp. 35 N., Rng. 3 E., W.M.

Short Plat No. 96-097

FOUND CONCRETE MONUMENT
WITH BRASS CAP IN CASE &
COVER ON 4/3/89.

FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN A NORTH/SOUTH
FENCE LINE ON 8/29/96.

2692.48'
S88°55'46"E
2593.52'
S00°55'54"W

PCA Information

Legend

Minimum Setback
Requirements

Dedication

Address Range

#	LINE	TABLE	DISTANCE
L1	S02°00'42"W	20.00'	
L2	N02°00'42"E	20.00'	
L3	N43°21'15"E	16.33'	
L4	N43°21'15"E	18.77'	
L5	N89°05'33"E	42.18'	
L6	S42°14'12"E	38.38'	
L7	S21°55'07"W	32.28'	
L8	S57°41'48"W	58.61'	
L9	N87°49'31"W	69.42'	
L10	N23°02'59"W	42.82'	
L11	N23°18'37"E	33.01'	
L12	N49°25'54"E	40.26'	
L13	N68°40'21"E	46.84'	
L14	N81°53'21"E	14.11'	
L15	N32°14'14"E	25.27'	
L16	N63°55'06"E	63.51'	
L17	S89°37'49"E	41.72'	
L18	S81°40'53"W	19.27'	
L19	S49°43'07"W	54.37'	
L20	N89°01'05"W	41.71'	
L21	S77°17'48"W	29.59'	
L22	S84°28'09"W	32.14'	
L23	N69°24'35"W	33.01'	
L24	S89°37'49"E	19.66'	
L25	S40°22'12"E	45.85'	
L26	S08°53'25"W	68.73'	
L27	S45°17'09"W	32.87'	
L28	S81°40'53"W	18.28'	
L29	N38°10'46"W	46.25'	
L30	N05°02'34"W	33.19'	
L31	N12°02'40"E	43.65'	

#	RADIUS	DELTA	LENGTH
C1	50.00'	105°44'46"	92.28'
C2	50.00'	105°52'17"	92.39'
C3	50.00'	74°07'43"	64.69'

FOUND CONCRETE
MONUMENT WITH BRASS
CAP IN CASE & COVER
ON 4/3/89.

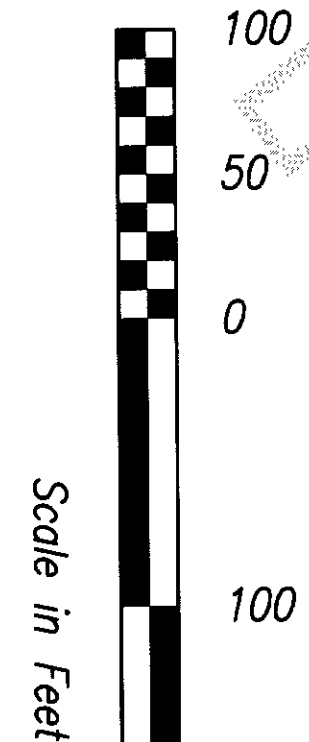
HEIGHTS ROAD

HOBSON ROAD

S87°50'22"E 2646.48'

S87°58'36"E 648.03'

N01°18'00"E 2693.08'



Plot Date/Time: 02/22/07 01:49pm DWG FullPath: P:\SSI\Dplis\Data\013503E2\DRAW\96133A-SHT-PLT.dwg

DATE	REVISION	BY	JO#	DRAWN	STN	CHECKED	DATE	SCALE	SHEET
			96133A				12/02/06	1" = 100'	2 OF 2

Short Plat for
Kevin Gwin, Ty Price,
and William & Lynne Ketzenberg

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

John L. Abenroth
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 6/26/2007

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2007 at the request of Kevin Gwin, Ty Price, and William & Lynne Ketzenberg.
John L. Abenroth CERT#17651
Date 2/22/07

AUDITOR'S CERTIFICATE
200703080151
Skagit County Auditor
3/8/2007 Page 2 of 2 3:44PM
County Auditor or Deputy Auditor