

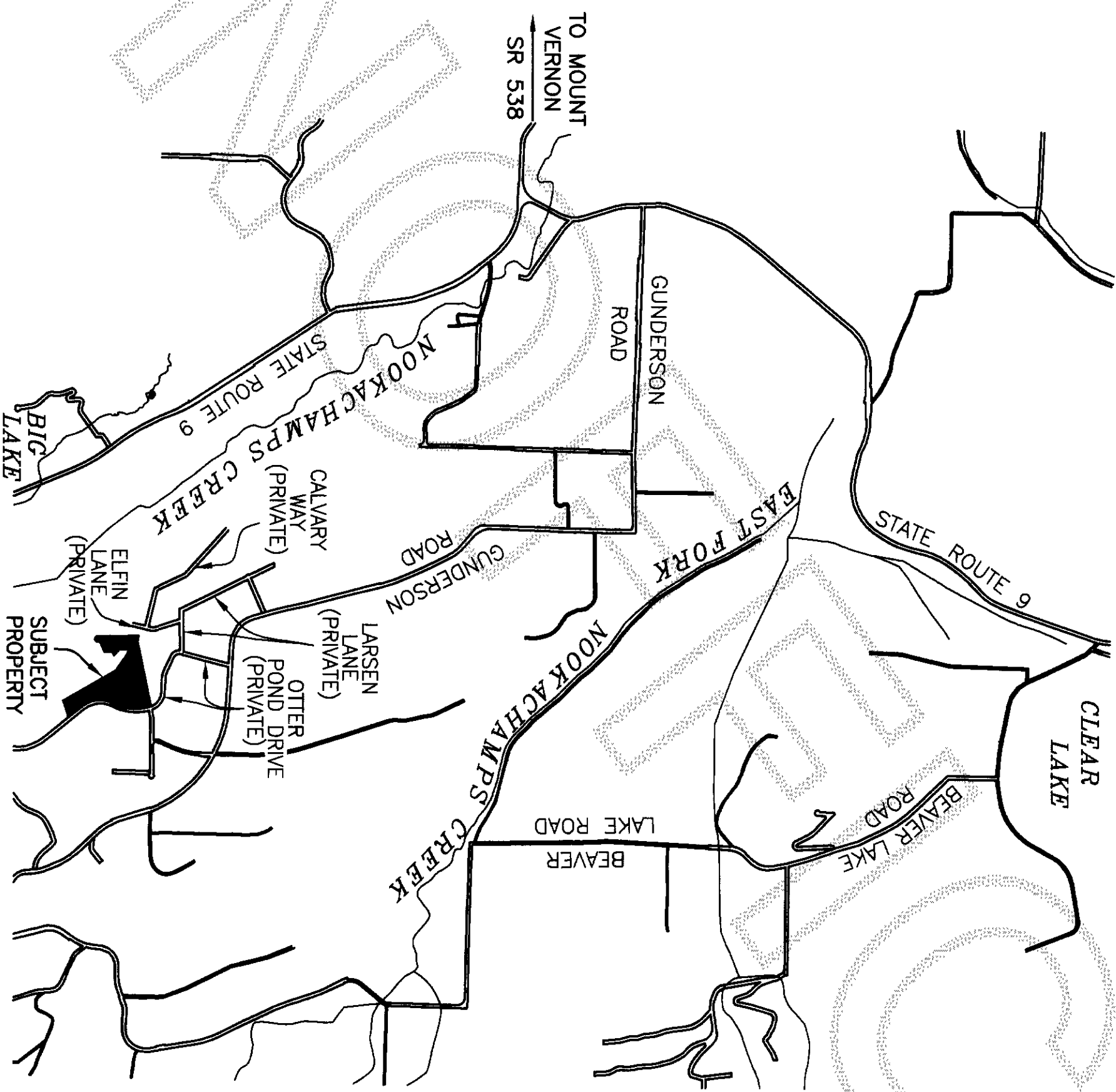
Survey in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NW1/4 of the NE1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL06-0430

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-BATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. SEE EXISTING EASEMENT AND MAINTENANCE AGREEMENTS FILED UNDER AFR802040045, AFR8212100052, AFR8412060043, 200308070123, AND AFR8006280053. SEE ALSO MAINTENANCE AGREEMENT FOR NEW ROAD FILED UNDER AFR802040045, AFR8212100052, AFR8412060043, 200308070123, AND AFR8006280053. 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.
3. BASIS-OF-BEARINGS - ASSUMED N89°12'47"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 PER SURVEY OF UPLAND TRACTS FILED IN VOLUME 4 OF SURVEYS AT PAGES 56-61 AS AFR8212140010.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
5. SEWER - AN ALTERNATIVE SYSTEM IS PROPOSED FOR ALL 4 LOTS 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 332-130-090.
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, 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 P.U.D. NO. 1 OF SKAGIT COUNTY. 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 BARN, AND LIVESTOCK FEED LOTS.
- FOR WELLS DRILLED AFTER 1992 ON LOTS PLATED 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.# 200304430131
12. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS:
A.F.#7908310024; A.F.#8002040045; A.F.#8212100052; A.F.#8412060043; A.F.#9006280053; A.F.#200605190041; A.F.#200605190042.
13. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 20.00 ACRES.
14. THE TOTAL IMPERVIOUS SURFACE OF LOT 1 SHALL BE LIMITED TO 10,890 S.F. THE TOTAL IMPERVIOUS SURFACE OF LOT 4 SHALL BE LIMITED TO 10,890 S.F. THE TOTAL IMPERVIOUS SURFACE ALLOWED FOR ALL 4 BUILDABLE AREAS COMBINED IS LIMITED TO 5 PERCENT OF THE TOTAL AREA OF THE PARENT PARCEL. IF THE PROPOSED DEVELOPMENT EXCEEDS THE ALLOWABLE IMPERVIOUS SURFACE STATED ABOVE, MITIGATION WILL BE REQUIRED 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.
15. PER SCC 14.18.310 (5) (D) OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CARDS WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDALGO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT. IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.
- THE REQUIREMENTS FOR OS-RO ARE:
ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OS-RA.
16. 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.# 200304430131

Vicinity Sketch



Legal Description

TRACT 10 AS DELINEATED ON THE FACE OF THAT CERTAIN SURVEY ENTITLED "THE UPLANDS", FILED DECEMBER 14, 1982, UNDER AUDITOR'S FILE NO. 8212140010 IN VOLUME 4 OF SURVEYS, PAGES 56 THROUGH 61, INCLUSIVE, CORRECTED BY AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 8212290015, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 10; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT 10, A DISTANCE OF 1047.42 FEET; THENCE S 28°59'53" E, A DISTANCE OF 1,017.50 FEET TO THE SOUTH LINE OF SAID TRACT 10; THENCE S 72°18'04" W ALONG THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 517.50 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF TRACT 9 OF THAT CERTAIN SURVEY ENTITLED "THE UPLANDS", FILED DECEMBER 14, 1982, UNDER AUDITOR'S FILE NO. 8212140010 IN VOLUME 4 OF SURVEYS, AT PAGES 56 THROUGH 61, INCLUSIVE, CORRECTED BY AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 8212290015, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 1,047.42 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 54°19'41" W, A DISTANCE OF 352.20 FEET; THENCE N 69°06'43" W, A DISTANCE OF 57.21 FEET; THENCE N 78°16'08" W, A DISTANCE OF 35.10 FEET; THENCE S 00°00'00" W, A DISTANCE OF 150.70 FEET; THENCE S 46°54'09" E, A DISTANCE OF 141.94 FEET; THENCE S 68°02'06" W, A DISTANCE OF 69.20 FEET; THENCE S 00°00'00" W, A DISTANCE OF 139.85 FEET; THENCE S 68°02'06" W, A DISTANCE OF 192.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL BEARING OF S 44°47'47" W AND A RADIUS OF 45.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 225°12'13" AND AN ARC DISTANCE OF 176.87 FEET TO THE WEST LINE OF SAID TRACT 9; THENCE N 00°00'00" E, ALONG SAID WEST LINE, A DISTANCE OF 685.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT 9; THENCE S 77°06'17" E, ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 94.82 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE N 79°03'41" E, ALONG SAID NORTH LINE, A DISTANCE OF 482.11 FEET TO THE NORTHEAST CORNER OF SAID TRACT 9; THENCE S 00°00'00" E, ALONG THE EAST LINE OF SAID TRACT 9, A DISTANCE OF 453.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Consent

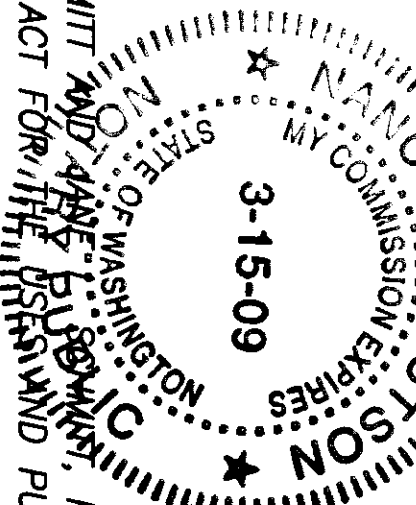
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE PURSUANT TO THE PROVISIONS OF THE SHORT PLAT ACT AND DEED.

Robert J. Schmitt
Cheryl L. Schmitt
Robert C. Schmitt
Cheryl L. Schmitt
Dane L. Schmitt

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT J. SCHMITT AND CHERYL L. SCHMITT, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE REASONS AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Danilo Schmitt TITLE Notary
DATE 5/4/07 MY APPOINTMENT EXPIRES 3/15/09

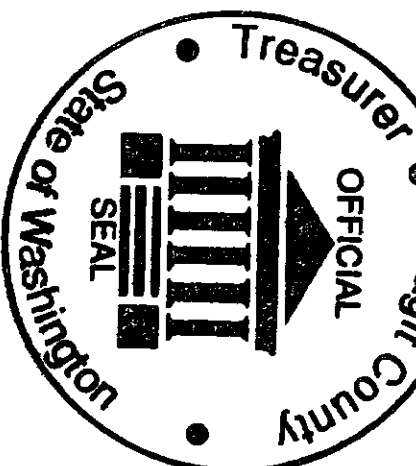


NOTARY SIGNATURE Danilo Schmitt TITLE Notary
DATE 5/4/07 MY APPOINTMENT EXPIRES 3/15/09

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE ON THE LANDS AND INTERESTS DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE PROVISIONS OF SKAGIT COUNTY CODE AND INCLUDING THE YEAR 2006.

Cheryl L. Schmitt DATE 6-21-07
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) THIS 23rd DAY OF June 2007.
Cheryl L. Schmitt COUNTY ENGINEER
SHORT PLAT ADMINISTRATOR

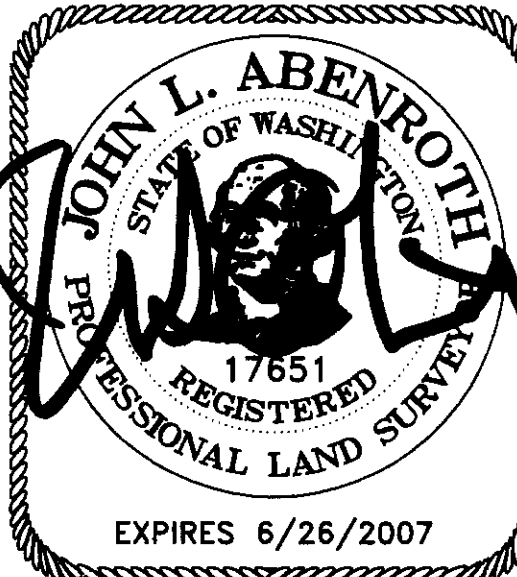
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 14th DAY OF June 2007.
H. Schmitt
SKAGIT COUNTY HEALTH OFFICER

Short Plat (CARD) for Curtis Dougherty



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

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SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2005 at the request of Curtis Dougherty.

John L. Abenroth CERT#17651
Date 5/4/07

AUDITOR'S CERTIFICATE



6/27/2007 Page 1 of 2 2:55PM

County Auditor or Deputy Auditor

Survey in the NE1/4 of the NE1/4, the SE1/4 of the NE1/4, the SW1/4 of the NE1/4, and the NW1/4 of the NE1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL06-0430

