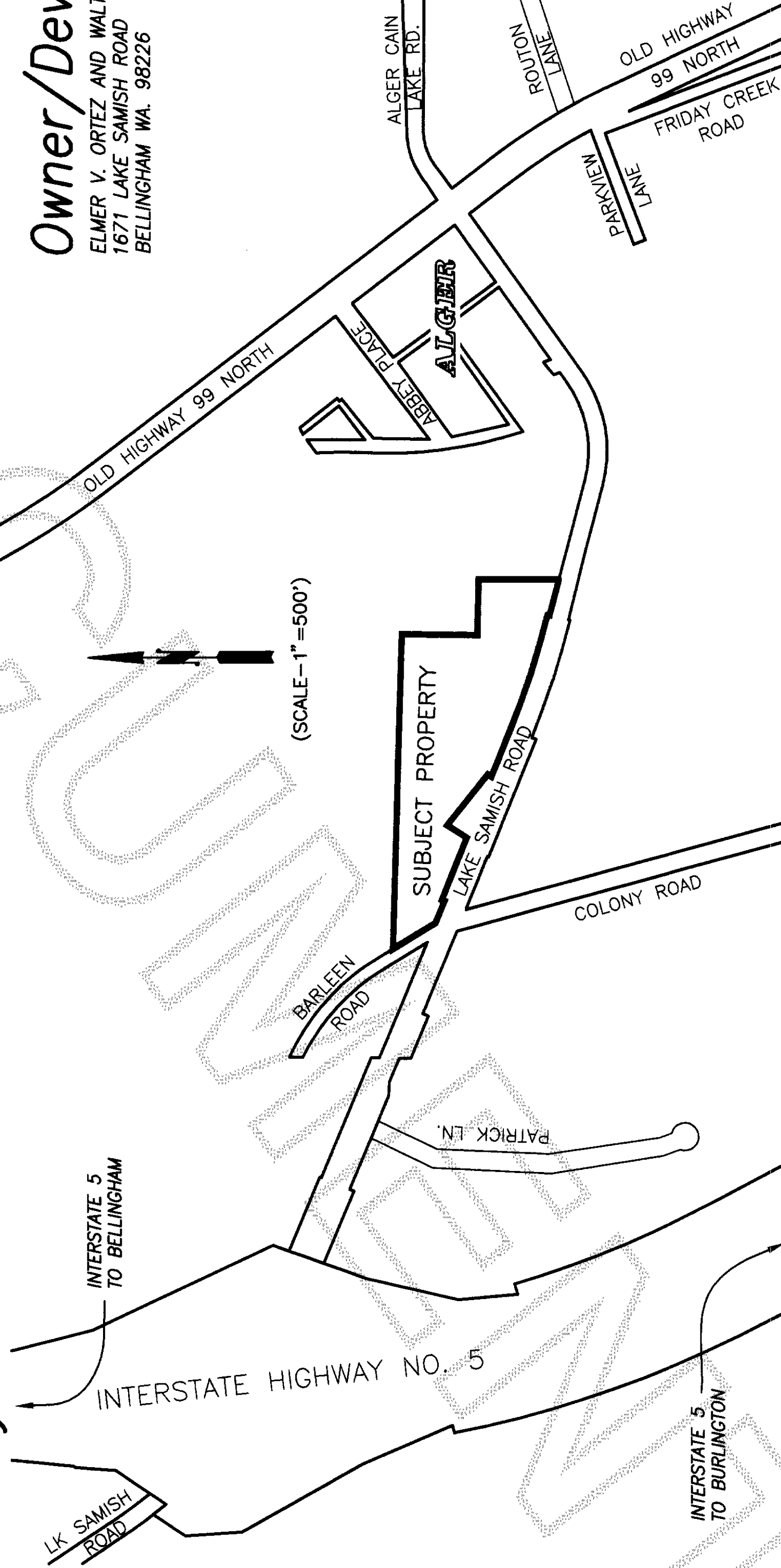


Survey in the SE1/4 of the SW1/4 and in the SW1/4 of the SE1/4 of Section 7, Short Plat No. PL04-0594
Twp. 36 N., Rng. 4 E., W.M.
Legal Description

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 7.1 ACRES
3. BASIS-OF-BEARINGS - ASSUMED S89°02'18"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7.
4. ZONING/COMPREHENSIVE PLAN DESIGNATIONS - RURAL VILLAGE RESIDENTIAL (RVR), AGRICULTURE - NRL (AG-NRL).
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. 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 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 - P.U.D. NO. 1 OF SKAGIT COUNTY.
10. 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 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.
11. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#74846; A.F.#74851; A.F.#383400; A.F.#504340; A.F.#603126; A.F.#9003260089; A.F.#200201100113.
12. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
13. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F. # 200708030090
14. FLOODPLAIN - BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
15. FLOOD ZONE LINES SHOWN HEREIN ARE PER F.I.R.M. PANEL 530151 0050 C.
16. 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 MAINTENANCE. CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
17. 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.
18. 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 TOTAL IMPERVIOUS SURFACE OF LOT 1 SHALL BE LIMITED TO 7,695 S.F., THE TOTAL IMPERVIOUS SURFACE OF LOT 2 SHALL BE LIMITED TO 7,695 S.F. THE TOTAL IMPERVIOUS SURFACE ALLOWED FOR BOTH 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.
19. NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH.
20. 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.# 200708030089.
21. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF FRIDAY CREEK SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.

Vicinity Sketch



Owner/Developer
ELMER V. ORTEZ AND WALTER ORTEZ
1671 LAKE SAMISH ROAD
BELLINGHAM WA 98226

DATE	REVISION	REV. LOTS, PCA, ETC. MADE INTO (COORD)	S.R.M.	BY
3/23/05	REVISED/ADDED NOTES AS NEEDED, ETC.		S.R.M.	
11/22/04			S.R.M.	

JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
203104	srn	jla	02MAR04	1" = 500'	1 OF 2

PARCEL "A":
THAT PORTION OF THE NORTH 333.6 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF THE LOGGING ROAD SPUR AND NORTHERLY OF THE ALGER-LAKE SAMISH COUNTY ROAD RIGHT OF WAY WITHIN SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 656213 AND 669766, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":
THE SOUTH 210 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF THE WEST 180 FEET (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF) OF THE FOLLOWING TRACT:
THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE COUNTY ROAD AND WEST OF THE RAILWAY RIGHT OF WAY, EXCEPT THAT PORTION, IF ANY, DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES UNDER AUDITOR'S FILE NOS. 656213 AND 669766, AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN A TRACT CONVEYED TO JAMES C. TATANO AND ROBIN P. TATANO, BY INSTRUMENT DATED APRIL 3, 1989 AND RECORDED APRIL 19, 1989 UNDER AUDITOR'S FILE NO. 8904190010, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE LOGGING ROAD SPUR AND NORTHERLY OF THE ALGER-LAKE SAMISH COUNTY ROAD RIGHT OF WAY, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DOCUMENTS RECORDED AS 45468213 AND 45468766 RECORDS OF SKAGIT COUNTY, WASHINGTON; ALSO EXCEPT THE NORTH 333.6 FEET THEREOF.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBORDINERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Elmer V. Ortiz
Walter Ortiz
Keybank National Association

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ELMER V. ORTEZ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public
State of Washington
LOUIS H. REGA
My Appointment Expires Jul 1, 2010

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

Notary Public
State of Washington
LOUIS H. REGA
My Appointment Expires Jul 1, 2010

STATE OF Skagit
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WALTER ORTEZ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Catherine Smith
NOTARY PUBLIC
State of South Carolina

STATE OF Ohio, COUNTY OF Stark
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kim L. Junod SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public
State of Ohio
PAMELA S. CONRAD
My Appointment Expires April 18, 2010

Treasurer's Certificate

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 Skagit County AND INCLUDING THE YEAR 2004.

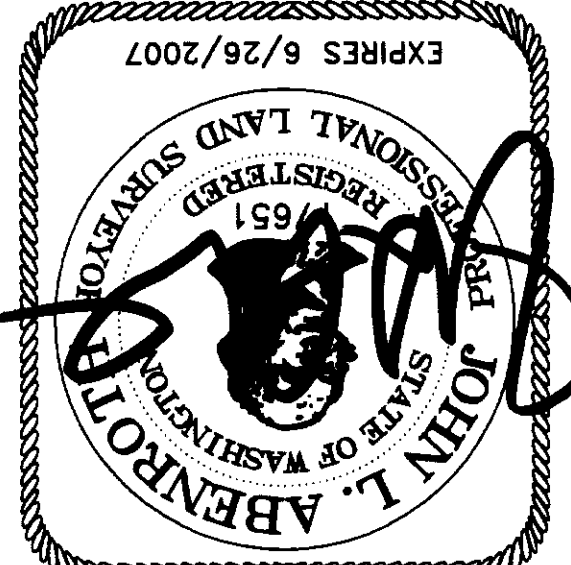
Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 13th DAY OF August 2007.

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 16th DAY OF July 2007.

Short Plat (CaRD) for Elmer Ortiz

Skagit Surveyors & Engineers
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 November 2004 at the request of Elmer Ortiz.
John L. Abernethy CERT#17651
Date 7/11/07

AUDITOR'S CERTIFICATE
200708030089
8/3/2007 Page 1 of 2
County Auditor or Deputy Auditor
I, Youngquist, by M. W.

