

SHORT PLAT NUMBER AND INCLUDED IN ALL DEEDS A D DATE OF APPROVAL AND CONTRACTS. SHALL 쁌

COMPREHENSIVE PLANTIAL PLAN/ZONING DESIGNATION

SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

H AND IS REC

7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE L SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE ⊳ Z 읶 PLAT **BEARING:** 유 CAVANAWOOD N89°41°38"E PER ALONG R.O.S. FILED IN , USING A.F.#20020322017 LINE ⊳

8. LEGAL DESCRIPTION TAKEN FROM INSURANCE COMPANY SUBDIVISION FIRST AMERICAN GUARANTEE NO. N TITLE H-932722.

. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHAIADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. A SKAGIT COUNTY ADDRESS RANGE BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. INTIME 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. A CHANGE AT THE 9

SKAGIT COUNTY TAX PARCEL NOS: P#64020.

2. SEE DRAINAGE REPORT PREPARED BY HERRIGSTAD ENGINEERING ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

OWNERS OF RECORD: CA 6625 MOUNTAIN VIEW RD., CAVANAUGH VISTAS D., MT. VERNON, W × 98274

AN AREA DESIGNATED AS 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 LAND, 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 SERVICES FOR DETAILS.

SEE A.F. # 200608100073 , F 200608100073 DESIGNATED SHOULD BE

16. LOT SETBACKS:
FRONT: 35 FEET, 25 FEET O STREETS.
SIDE: 8 FEET ON INTERIOR L REAR: 25 FEET
ACCESSORY: SEE SKAGIT CO COUNTY ON MINOR L0T, 20 CODE FEET **ACCESS** 14.16.310, ON STREET AND DEAD 5(iv). RIGHT-OF END WAY.

C:\AZIJOB\$\0828-JeffMilter\0828\$P2-rev2.dwg, 8/3/2007 8:04:56 AM, DesignJet 450C C4716A.pc3, 1:100

TOTAL ACREAGE PLATTED 10.1 **ACRES** $\overline{}$ 439848 SQ.

17.

A SCHOOL IMPACT RMIT IS ISSUED. SHALL 踞 PAID AT H TIME \triangleright BUILDING

9. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALI INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THAND 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. # 200705/5/50160

20. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL, SECONDARY FOREST-NRL, AND MINERAL RESOURCE OVERLAY ZONES) SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT FOR THE BUILDING PERMIT ON THE ADJACENT NON-RESOURCE LAND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF AGRICULTURAL, FORESTRY OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. IN THE CASE OF INDUSTRIAL FOREST-NRL LANDS. THE ACKNOWLEDGEMENT AND WAIVER MUST ALSO BE APPROVED BY THE ACKNOWLEDGEMENT AND WAIVER DISCUSSED HEREIN SHALL BE RECORDED BY THE APPLICANT WITH THE COUNTY AUDITOR.

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PROPERTIES.

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LEGAL **DESCRIPTION**

THE LAND REFERRED WASHINGTON, COUNTY TO HEREIN I IS SITUATED IN THE AND IS DESCRIBED STATE OF AS FOLLOWS:

LOT "A", "PLAT OF CAVANAWOOD SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO TOGETHER WITH BOTH THAT PORTION OF LOT "B" OF SAID AND OF THE SOUTHERLY AND SOUTHWESTERLY PORTION OF SAID VACATED ROAD LYING BOTH WITHIN AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID PLAT OF CAVANAWOOD SUBDIVISION #1 WITH THE CENTERLINE OF NORTH SHORE DRIVE; THENCE SOUTH 39 DEGREES 47'20" EAST (PLAT BEARING = SOUTH 39 DEGREES 46'30" EAST) A DISTANCE OF 132.70 FEET TO THE CENTERLINE INTERSECTION OF SAID VACATED ROAD AND NORTH SHORE DRIVE; THENCE SOUTH 47 DEGREES 19'50" EAST (PLAT BEARING = SOUTH 47 DEGREES 19' EAST) ALONG THE CENTERLINE OF SAID VACATED ROAD A DISTANCE OF 187.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS POINT BEARING NORTH 42 DEGREES 40'10" EAST AT A DISTANCE OF 420.69 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 148.44 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 13'00" TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 22 DEGREES 27'10" WEST A DISTANCE OF 30.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT B; THENCE CONTINUING SOUTH 22 DEGREES 27'10" WEST ALONG THE NORTH-WESTERLY LINE OF SAID LOT B AND NORTH RIGHT OF WAY MARGIN OF NORTH SHORE DRIVE; THENCE SOUTH 46 DEGREES 19'21" EAST A DISTANCE OF 62.71 FEET; THENCE NORTH SHORE DRIVE A DISTANCE OF 62.71 FEET; THENCE NORTH SHORE DRIVE A DISTANCE OF 18.88 FEET TO THE CENTERLINE OF SAID CENTERLINE Ŧ

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT P
SUBDIVISION ARE BASED ON AN ACTUAL SURVEY, WHICH IS
AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THE
DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON COI
THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS S
SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISI
CONTAINED IN CHAPTER 332—120—WAC. RETRACEABLE

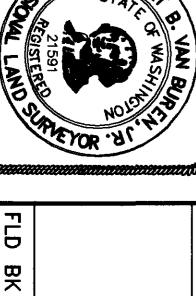
STUART B. VANBUREN, J CERTIFICATE NO. 21591 AZIMUTH NORTHWEST, IN 17963 WOOD ROAD BOW, WA 98232 PHONE: 360-724-7326 Z JR., P.L.S. DATE:

SECONDARY FOREST-NRL,

ALL RUNOFF FROM DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT

2. A PCAE IS ON FILE WITH THE SKAGIT COUNTY PLANNING DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2010 10815

TOGETHER WITH THAT NORTHERLY AND NORTHEASTERLY PORTION COUNTY ROAD VACATED BY COMMISSIONER'S RESOLUTION NO. R 20020256, RECORDED JULY 24, 2002 UNDER AUDITOR'S FILE N 200207240027, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHI ATTACHED BY OPERATION OF LAW. PORTION OF WHICH PLAT





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2:29PM

UDITOR'S CERTIFICATE

UNDER DAY OF AUDITOR'S 0 H

REQUEST

SOUNTY AUDITOR

CONSENT

KNOW ALL PERSONS BY THESE SUBDIVIDERS HEREBY CERTIFY ... PRESENTS
THAT THIS S S SHORT PLAT SUBDIVISION ACT AND DEED.

CAVANAUGH VISTAS LLC

manage

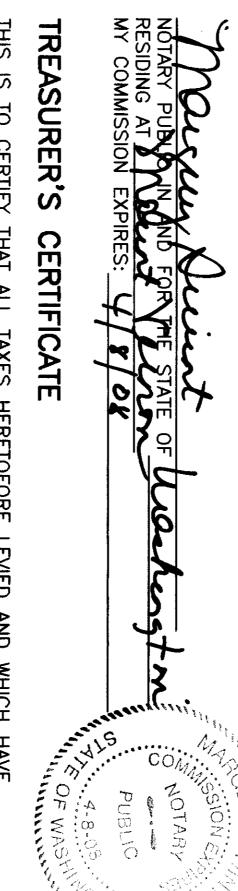
ACKNOWLEDGMENT

STATE OF

PUBLIC, PERSONALLY APPEA OF CAVANAUGH ARED

THIS IS TO CERTIFY THAT ON THIS BEFORE ME, THE JUNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARS OF SAID CAVANAUGH VISTAS LLC, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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



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 AOO? Treasure • Skagii

SKAGIT COUNTY TREASURER

THE WITHIN AND FOREGOING WITH THE PROVISIONS OF S APPROVALS NG SHORT PLAT IS APPROVED IN ACCORDANCE
SKAGIT COUNTY CODE 14.16 AND 14.18 TH
DAY OF 20

SEAL - SEAL -

OFFICIAL

SIHT

COUNTY ENGINEER

THE WITHIN WITH THE PI IN AND FOREGOING : PROVISIONS OF THE & 12.48 (WATER) TO NG SHORT PL THE SKAGIT R) THIS ______ PLAT IS APPROVED IN ACCORDANCE
IT COUNTY CODE TITLE 12.05 (ON-

SKAGIT	
_	Manage
TH OFFICER	
	SKAGIT COUNTY HEALTH OFFICER

CAVANAUGH VISIAS LLC
-
SECTION 25, TWN 33N., RNG 6E.,W.M.
SURVEY IN GOV. LOT 2
SHORT PLAT NO. PL-06-0514

AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232 AOB SHEET 2 <u>×</u>0 06.0828 유 1

CHKD CHKD

SVB

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