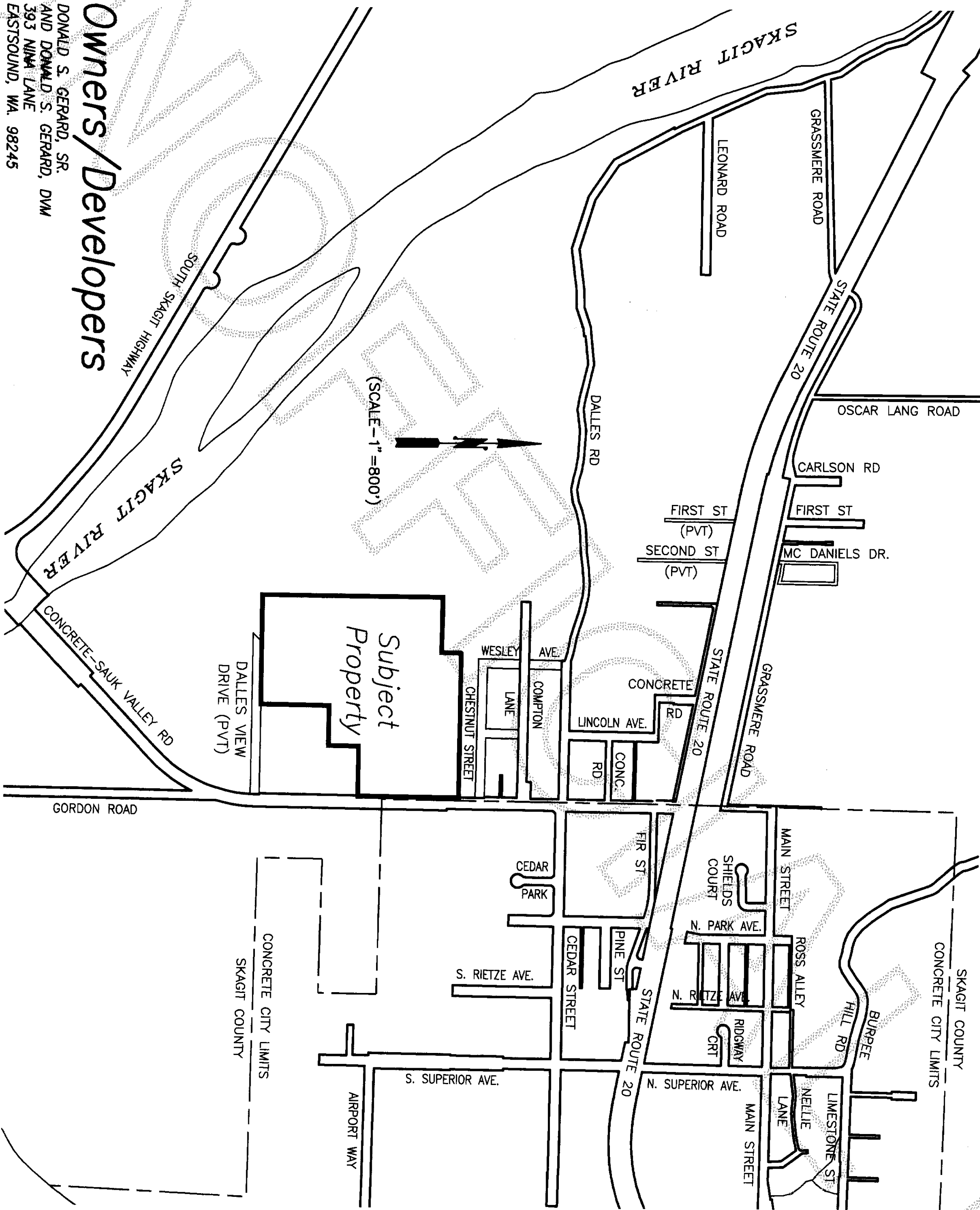


Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. THE TOTAL ACRES OF THIS SHORT SUBDIVISION IS 30.98 ACRES.
3. BASIS-OF-BEARINGS - ASSUMED S00704.32°E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR).
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPISHED 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 GAS 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.
10. 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, SPILLAGE 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 BARRIS, AND LIVESTOCK FEED LOTS.
11. FOR WELLS DRILLED AFTER 1992 ON LOTS PLAYED 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.
12. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#148571, A.F.#761649, A.F.#8207060021; A.F.#200006140185, A.F.#200506280136.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND OTHERWISE RESTRICTED. SEE A.F.#820701135007.
15. FOR ADDITIONAL SECTION SUBDIVISION INFORMATION, SEE SURVEY RECORDED IN VOLUME 11 OF SURVEYS AT PAGE 52 AND FILED IN A.F.#9105140054.
16. 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 EXTRACTOR OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS 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, 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 EXTRACTATION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IF YOU ARE ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NRI LANDS CONSISTENT WITH 14.16810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
17. THE STORM WATER RETENTION EASEMENT SHOWN HEREON CONTAINS A STORM WATER RETENTION AND INFILTRATION FACILITY AND WAS CONSTRUCTED BY THE DEVELOPER OF THIS SHORT PLAT FOR THE BENEFIT OF THE LOTS IN THIS SHORT PLAT. THE OWNERS OF THE LOTS IN THIS SHORT PLAT ARE JOINTLY AND EQUALLY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THIS FACILITY. AN ACCESS EASEMENT TO ALLOW PASSAGE OF MAINTENANCE EQUIPMENT IS HEREBY RESERVED OVER LOT 1 FOR THE PURPOSE OF PERFORMING MAINTENANCE OF THE STORM WATER RETENTION AND INFILTRATION FACILITY. THE WIDTH AND LOCATION OF SAID EASEMENT IS TO BE IDENTIFIED AT THE TIME OF PERFORMING SAID MAINTENANCE AND IS INTENDED TO BE LOCATED IN A MANNER THAT WILL MINIMIZE DAMAGE TO IMPROVEMENTS AND VEGETATION THEN EXISTING ON LOT 1.

Vicinity Sketch



Owners/Developers

DONALD S. GERARD, SR.  
AND DONALD S. GERARD, D/M  
393 NIM LANE  
EASTSOUND, WA. 98245

Legal Description

PARCEL "A":  
LOT 4, SHORT PLAT NO. 15-82, AS APPROVED JUNE 10, 1982, AND RECORDED JUNE 21, 1982, IN VOLUME 5 OF SHORT PLATS, PAGE 197, UNDER AUDITOR'S FILE NO. 8206210007, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., EXCEPT THAT PORTION OF LOT 4 THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 16 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., WITH THE EAST LINE OF SAID SUBDIVISION; THENCE N89°59'59"W ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE N89°59'59"W ALONG THE NORTH LINE OF SAID SOUTH 16 FEET, A DISTANCE OF 292 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'32"E PARALLEL WITH THE NORTH LINE OF SAID FOOT STRIP; THENCE S89°59'59"E ALONG THE NORTH LINE OF SAID 16 FOOT STRIP, 312.63 FEET TO THE POINT OF BEGINNING.  
ALSO EXCEPT THAT PORTION OF LOT 4, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING NORTHERLY OF THE SOUTHERLY LINE OF THE EXISTING FOREST PARK CEMETERY AND SAID SOUTHERLY LINE PRODUCED AND LYING WEST OF THE WESTERLY LINE OF SAID CEMETERY, BEING A TRACT OF LAND THAT IS APPROXIMATELY 128 FEET IN A NORTH/SOUTH DIRECTION AND 75 FEET WIDE IN AN EAST/WEST DIRECTION, AND ALSO EXCEPT THAT PORTION OF SAID LOT 4, SHORT PLAT NO. 15-82, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING SOUTH OF "C.W. GREST'S PLAT OF GRASSMERE AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND EAST OF THE EAST LINE OF THOSE CERTAIN TRACTS KNOWN AS THE CEMETERY TRACTS, WHICH TRACTS ARE DESCRIBED IN THOSE CERTAIN DEEDS TO FOREST PARK CEMETERY ASSOCIATION, DATED FEBRUARY 24, 1914, UNDER AUDITOR'S FILE NO. 101083, IN VOLUME 53 OF DEEDS, PAGE 634, AND DATED OCTOBER 19, 1909 AND RECORDED JANUARY 10, 1910 UNDER AUDITOR'S FILE NO. 83042, IN VOLUME 82 OF DEEDS, PAGE 142, RECORDS OF SKAGIT COUNTY, WASHINGTON (WHICH LIES SOUTH OF BLOCK 12 IN SAID PLAT) AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 13 IN SAID PLAT. (THE ABOVE PROPERTY HAVING BEEN CONVEYED TO JOHN L. SHEPHERD AND SHELLY G. SHEPHERD, HUSBAND AND WIFE, BY THAT BOUNDARY LINE ADJUSTMENT DEED RECORDED NOVEMBER 1, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200611010097).

PARCEL "B":  
ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 16 FEET OF SAID SUBDIVISION WITH THE EAST LINE OF SAID SUBDIVISION; THENCE N89°59'59"W ALONG THE NORTH LINE OF SAID SOUTH 16 FEET, A DISTANCE OF 604.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°59'59"W ALONG THE NORTH LINE OF SAID 16 FOOT STRIP 713.63 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE S00°20'12"E ALONG SAID WEST LINE, 16.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S89°59'59"E ALONG THE SOUTH LINE OF SAID SUBDIVISION, 713.56 FEET; THENCE N00°04'32"W, 16.00 FEET, TO THE POINT OF BEGINNING.

Consent

I, Donald S. Gerard, Sr., KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.  
Donald S. Gerard, Sr.  
DONALD S. GERARD, SR.  
Donald S. Gerard, D/M  
DONALD S. GERARD, D/M

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SAN JUAN  
I, Donald S. Gerard, Sr., CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD S. GERARD, SR. SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
NOTARY SIGNATURE David S. Suber TITLE Notary Public  
DATE July 27 2007 MY APPOINTMENT EXPIRES May 1 2010

STATE OF WA, COUNTY OF King  
I, Donald S. Gerard, Sr., CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DONALD S. GERARD, D/M SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
NOTARY SIGNATURE David S. Suber TITLE Notary Public  
DATE 8/16/07 MY APPOINTMENT EXPIRES 12/5/09

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND PAID HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISBURGED ACCORDING TO THE RECORDS OF THE OFFICE OF THE COUNTY CLERK AND INCLUDING THE YEAR 2007.  
David S. Suber  
SKAGIT COUNTY TREASURER  
DATE 9-4-07

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 9-12-07 DAY OF Sept, 2007.  
Donald S. Gerard, Sr.  
DONALD S. GERARD, SR.  
COUNTY ENGINEER  
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 30th DAY OF August 2007.  
David S. Suber  
SKAGIT COUNTY HEALTH OFFICER

Short Plat for Donald Gerard

DATE	REVISION	BY	JOB#	205122	DRAWN	STW	CHECKED	jia	DATE	14APR06	SCALE	1" = 800'	SHEET	1 OF 2
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