

SHORT PLAT IN A PORTION OF
SE 1/4 OF SECTION 23, T.36 N., R.3 E. WM
NE 1/4 OF SECTION 26, T.36 N., R.3 E. WM

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP,
LLC.

200710240038
Skagit County Auditor
1 of 2 10:39AM
SKAG 10/24/2007 Page
Jungquist & Jensen

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING, RURAL RESERVE (RRV), RURAL RESOURCE (RRG)
3. SEWER, INDIVIDUAL ON SITE SEPTIC TANK, DRAIN FIELD.
4. 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 OFFICAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
5. 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.
6. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
7. ADDRESS RANGE 15970 TO 16191, WOOD ROAD.
8. WATER, INDIVIDUAL WELLS. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 02007004 (PART); ORD. 14063 (PART), 1991). (SCC 12.48.240(3) & SCC 12.48.240(5))
9. 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 CONVEANCE AND DEVELOPMENT PURPOSES, UNLESS OTHERWISE RESTRICTED. SEE APPENDIX 1.
10. SETBACKS:
RURAL RESERVE (RRV) FRONT: 35 FEET, SIDE: 8 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOTS WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE, 20 FEET FROM THE STREET RIGHT OF WAY. REAR: 25 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR LOTS WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.
11. RURAL RESOURCE (RRG) PRIMARY AND ACCESSORY STRUCTURES, FRONT: 50 FEET, SIDE: 50 FEET, REAR: 50 FEET.
12. INSTRUMENTATION: TRIMBLE S6.
13. TOTAL ACREAGE OF 34.7 +/-
14. BASIS OF BEARING - ASSUMED N89°47'05"E BETWEEN FOUND SOUTH QUARTER AND SOUTHEAST CORNER AS SHOWN HERE ON.
15. 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.
16. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A 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 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 SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
17. GEOLOGICALLY HAZARDOUS AREA SITE ASSESSMENT MAY BE REQUIRED FOR RESIDENTIAL DEVELOPMENT WITHIN 200' OF SLOPES EXCEEDING 40%.
18. ARSENIC NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED RECOMMENDED EPA MAXIMUM CONTAMINATE LEVEL (MCL). CONTAMINATE LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.

LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND OF THE WEST 247.5 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, LYING NORTHERLY OF THE EXISTING ROAD OVER AND ACROSS SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;
ALL IN TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 26, LYING NORTH OF THE EXISTING NORTHERLY ROAD, WHICH RUNS EASTERLY AND WESTERLY OVER AND ACROSS SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

ALSO THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 26, LYING SOUTH OF THE EXISTING NORTHERLY ROAD, WHICH RUNS EASTERLY AND WESTERLY OVER AND ACROSS SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND WESTERLY OF THE EXISTING SOUTHERLY ROAD, WHICH RUNS NORTHEASTERLY AND SOUTHWESTERLY OVER AND ACROSS SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
ALL IN TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL BASED ON TITLE REPORT FROM LAND TITLE OF SKAGIT COUNTY, ORDER NO. 122485-P, DATED AUGUST 9, 2006.)

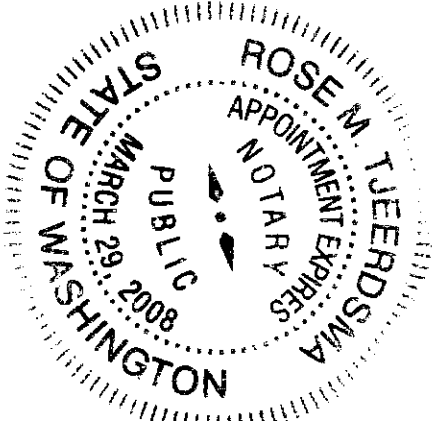
OWNER
PEARSON PROPERTIES II LLC
7148 AQUA COURT
ANACORTES, WA 98221
TAX PARCEL: P48302 & P48133

ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skagit) SS

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
Shirley Buckle, Pearson IS THE PERSON WHO APPEARED BEFORE ME, AND
HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE
Resident & Spouse OF PEARSON PROPERTIES, LLC, A WASHINGTON
LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED 10/3 2007.

NOTARY PUBLIC Rose M. Treder
(NOTARY NAME TO BE PRINTED) Rose M. Treder
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES 3-29-08



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PEARSON PROPERTIES, LLC, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC, HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 3 DAY OF Oct, 2007
Shirley Buckle PEARSON PROPERTIES, LLC
Shirley Buckle

SKAGIT COUNTY 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 2007.

THIS 19th DAY OF October 2007
Shirley Buckle
SKAGIT COUNTY TREASURER



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS).

REVIEWED AND APPROVED THIS 23rd DAY OF October, 2007
Bill White COUNTY ENGINEER
SHORT PLAT ADMINISTRATOR

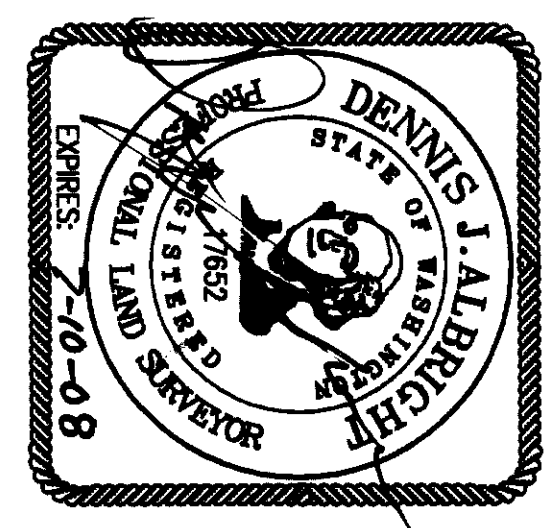
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON SITE SEWAGE) AND 12.48 (WATER) THIS 7 DAY OF Oct, 2007.

Handwriting
SKAGIT COUNTY HEALTH OFFICER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF THE SECTION, THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF ANACORTES.

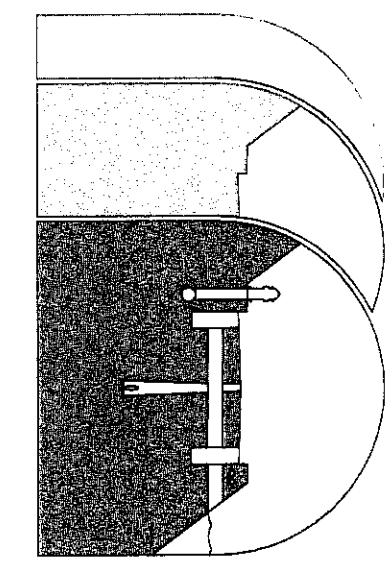
Dennis J. Albright 9-26-07
DENNIS J. ALBRIGHT PLS DATE
LS NO. 17652



SKAGIT COUNTY SHORT PLAT PL 06-0909

SHEET 1 OF 2

IN A PORTION OF
IN A PORTION OF THE SE 1/4 OF SECTION 23
IN A PORTION OF THE NE 1/4 OF SECTION 26
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON
FOR
ASSOCIATES NORTHWEST



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO BOX 1705
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

BOW
VICINITY MAP
TWP.36 N., RGE 3 E., W.M.

DEVELOPER
ASSOCIATES NORTHWEST
1100-A EAST COLLEGE WAY
MOUNT VERNON WA. 98273

DATE:	8-28-07	BY: DIA	SCALE:
PROJECT NO.	099-06		F.B. 47 PAGE 28

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NE 1/4 OF SECTION 26, T.36 N., R.3 E. WM

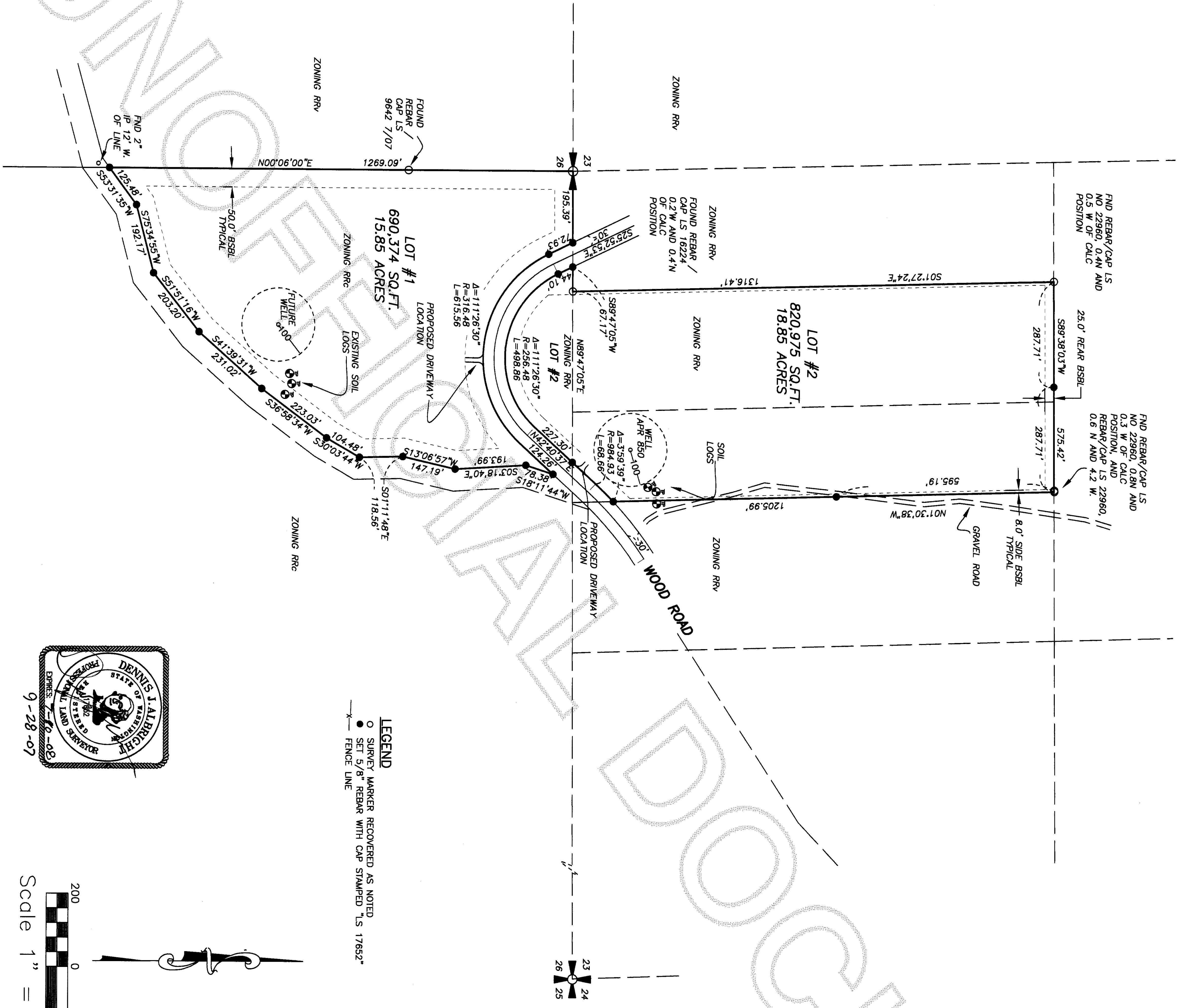
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Skagit County Auditor
10/24/2007 Page 2 of 2 2:10:39AM

SITE INFORMATION

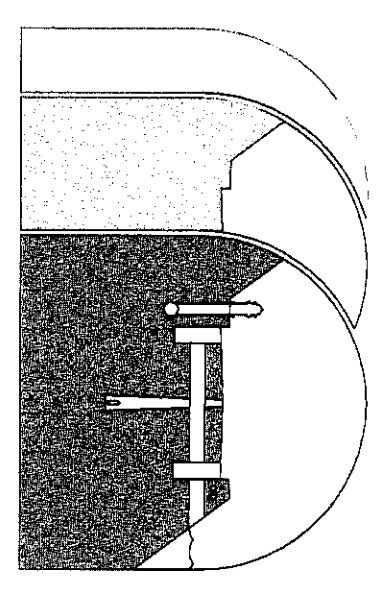
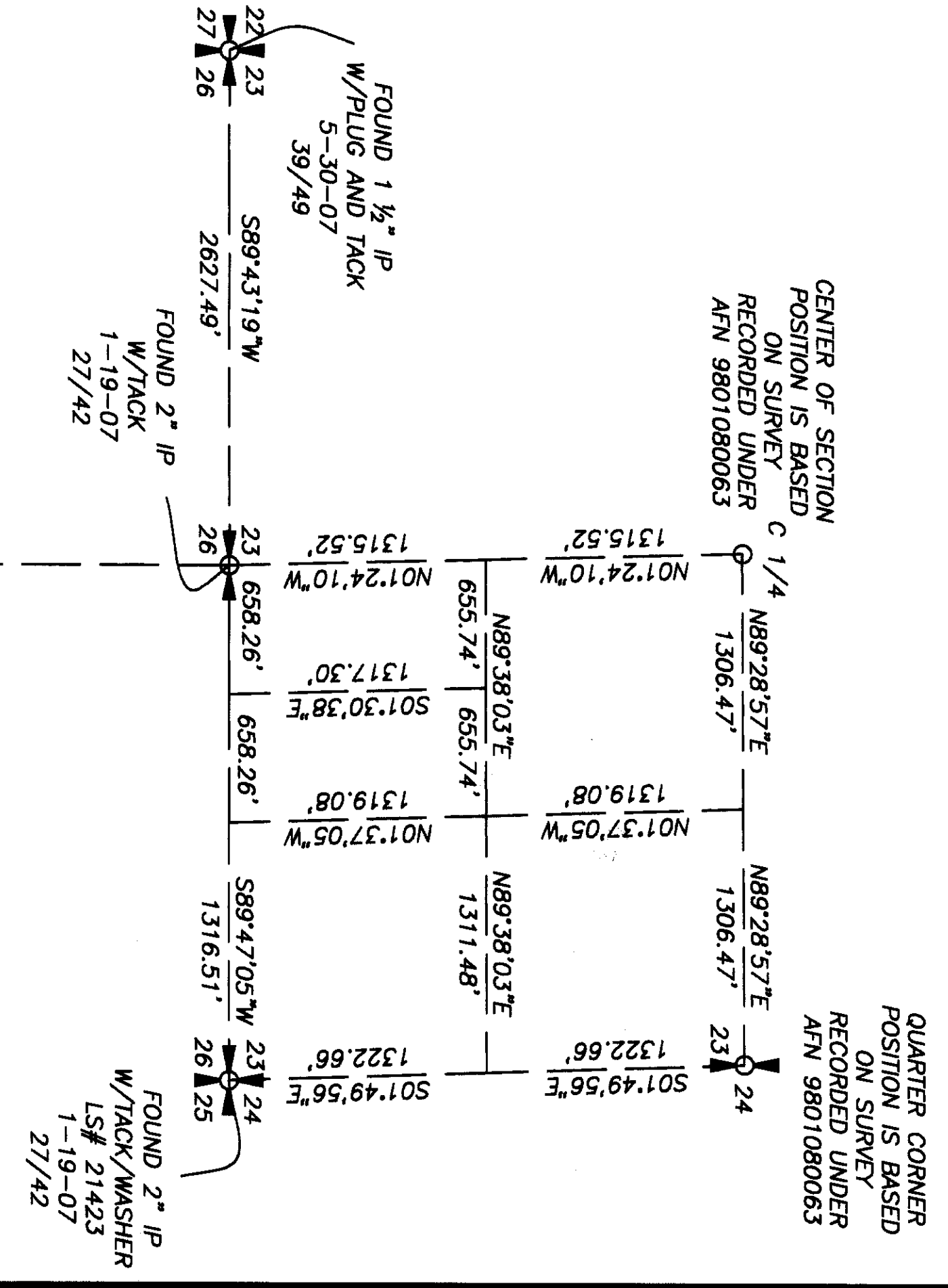
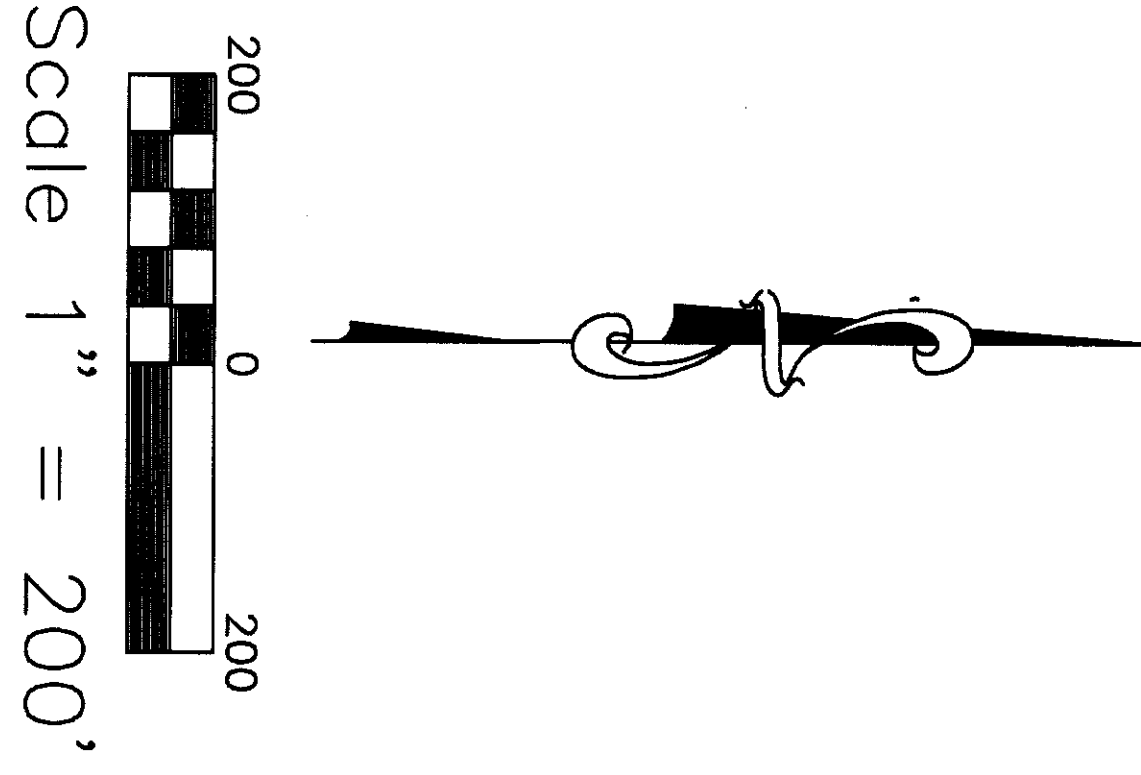
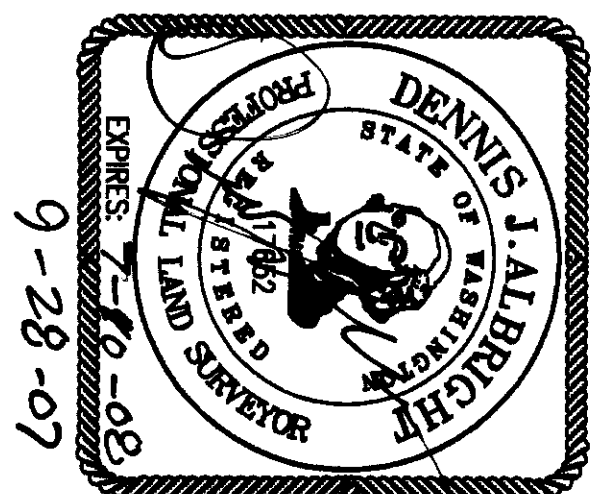
1. TAX PARCEL NO'S P48133 AND P48302
2. TOTAL AREA = 34.7 ACRES +/-
3. ZONING RRV AND RRC (SPLIT ZONED). ZONING BOUNDARY IS WOOD ROAD
4. DIKE OR DRAINAGE DISTRICT, NONE (SUB-FLOOD CONTROL ZONE ON SOUTH PORTION)
5. FIRE DISTRICT 14
6. FLOOD ZONE, FEMA MAP 530151-0045-C DATED 1-3-85 THAT THE SITE IS NOT IN A FLOOD ZONE
7. THERE ARE NO DWELLINGS ON THE SITE
8. BOTH LOTS WILL ACCESS OFF OF WOOD ROAD
9. PROPOSED WATER IS DRILLED WELL
10. PROPOSED SEPTIC SYSTEM IS ON SITE DRAINFIELD
11. CONTOURS ARE BASED ON THE COUNTY BASE MAP.
12. APPROXIMATE IMPERVIOUS SURFACE CREATED EACH LOT: 6,000 SF.

BASIS OF BEARING

ASSUMED N89°47'05"E BETWEEN FOUND SOUTH QUARTER AND SOUTHEAST CORNER AS SHOWN HERE ON.



LEGEND
○ SURVEY MARKER RECOVERED AS NOTED
● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
-x- FENCE LINE



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PO BOX 1705
Mount Vernon, WA 98273
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SKAGIT COUNTY SHORT PLAT PL06-0909

IN A PORTION OF THE SE 1/4 OF SECTION 23
IN A PORTION OF THE NE 1/4 OF SECTION 26
TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY, STATE OF WASHINGTON
FOR
ASSOCIATES NORTHWEST

DATE: 8-28-07 PROJECT NO. 099-06 BY: DUA SCALE: 1"=200' F.B.