

GARDEN OF EDEN SHORT PLAT

BEING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13 & PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14
TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE W.M., SKAGIT COUNTY, WASHINGTON

PL04-0761



200802040080
Skagit County Auditor
2/24/2008 Page 1 of 2 2:10:34AM

DECLARATION

WE, THE UNDERSIGNED OWNERS ERROL & LAURA HANSEN, HUSBAND & WIFE, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

ERROL HANSON
LAURA HANSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS DAY PERSONALLY APPEARED BEFORE ME ERROL HANSEN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February 2008.

THE STATE OF WA, RESIDING AT Sedro Woolley
EXPIRATION DATE: 08/20/2010

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS DAY PERSONALLY APPEARED BEFORE ME LAURA HANSEN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February 2008.

THE STATE OF WA, RESIDING AT Sedro Woolley
EXPIRATION DATE: 08/20/2010

TREASURER'S CERTIFICATE

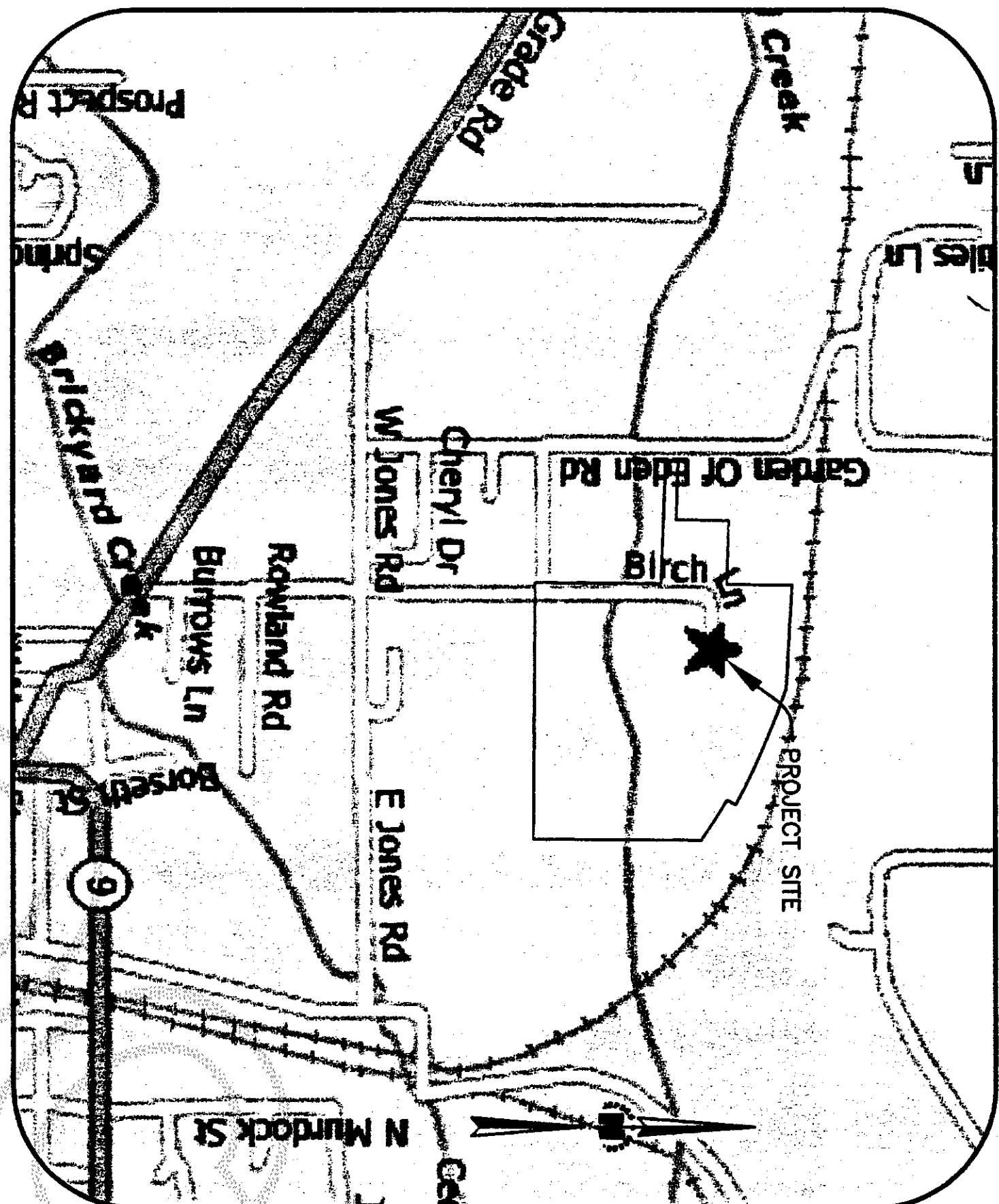
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN PAID TO THE KING AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

1-30-08
TREASURER, SKAGIT COUNTY, WASHINGTON

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.

SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER
HEALTH OFFICER



VICINITY MAP

DEVELOPERS/OWNERS

ERROL & LAURA HANSON
P.O. BOX 508
SEDRO WOOLLEY, WA 98284

ADDRESS NOTE

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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
GARDEN OF EDEN RD	8569	8757

LOT CERTIFICATION

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 THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.

SEE AF # 200702040081

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE "GARDEN OF EDEN SHORT PLAT" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF ERROL HANSEN IN THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.

RONALD T. JEPSON L.S. NO. 9361

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF Feb. 2008 AT 34 MINUTES PAST 10 O'CLOCK; A.M., AS A.F. # 2008020410080

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

NOTES:

- CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS; CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
- 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.
- MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE AF # 200802040082.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 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.
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
- ZONING/COMPREHENSIVE PLAN DESIGNATION= URBAN RESERVE RESIDENTIAL (URR)
- WATER IS TO BE SUPPLIED BY PUD #1 FOR ALL LOTS, PER SCC 12.48.240-5, 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)
- LOT 4 HAS EXISTING SERVICE TO THE PUD #1

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST OF W.M., LYING NORTH OF A LINE 1336.90 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

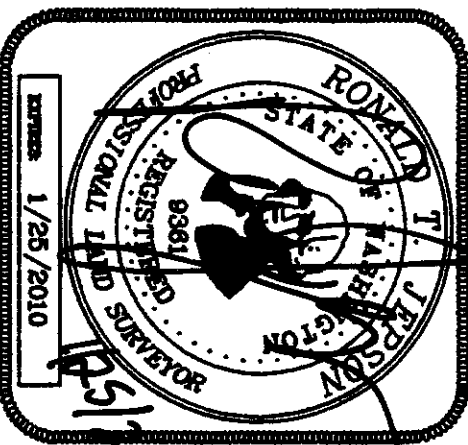
AND ALSO THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 N RANGE 4 EAST OF W.M. EXCEPT THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THAT CERTAIN TRACT CONVEYED TO SKAGIT COUNTY BY INSTRUMENT DATED MAY 27, 1922, RECORDED JULY 6, 1922 IN VOLUME 127 OF DEEDS, PAGE 179 AS AUDITOR'S FILE NO. 157498, RECORDS OF SKAGIT COUNTY, WASHINGTON AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88°53'12" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 330.01 FEET; THENCE SOUTH 0°26'05" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 265.00 FEET; THENCE NORTH 88°53'12" WEST PARALLEL WITH SAID NORTH LINE OF SAID SUBDIVISION 330.01 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 0°26'05" WEST ALONG SAID WEST LINE, 265.00 FEET TO THE POINT OF BEGINNING

ALL SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. SITUATED IN SKAGIT COUNTY, WASHINGTON.

RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939

DRAWN BY: B.J.H.
CHECKED BY: B.J.W.
DATE: 200802007



GARDEN OF EDEN SHORT PLAT

BEING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13 & PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14
TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE W.M., SKAGIT COUNTY, WASHINGTON

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DECLARATION

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ERROL HANSON
Laura Hanson
LAURA HANSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS DAY PERSONALLY APPEARED BEFORE ME ERROL HANSEN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE~~^{SHE} SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4 DAY OF February, 2008.

THE STATE OF WA RESIDING AT Sedro Woolley
EXPIRATION DATE: 08/04/2010 NOTARY PUBLIC IN AND FOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS DAY PERSONALLY APPEARED BEFORE ME LAURA HANSEN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~SHE~~^{HE} SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

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Julie O. Jungquist 1-30-08
TREASURER, SKAGIT COUNTY, WASHINGTON



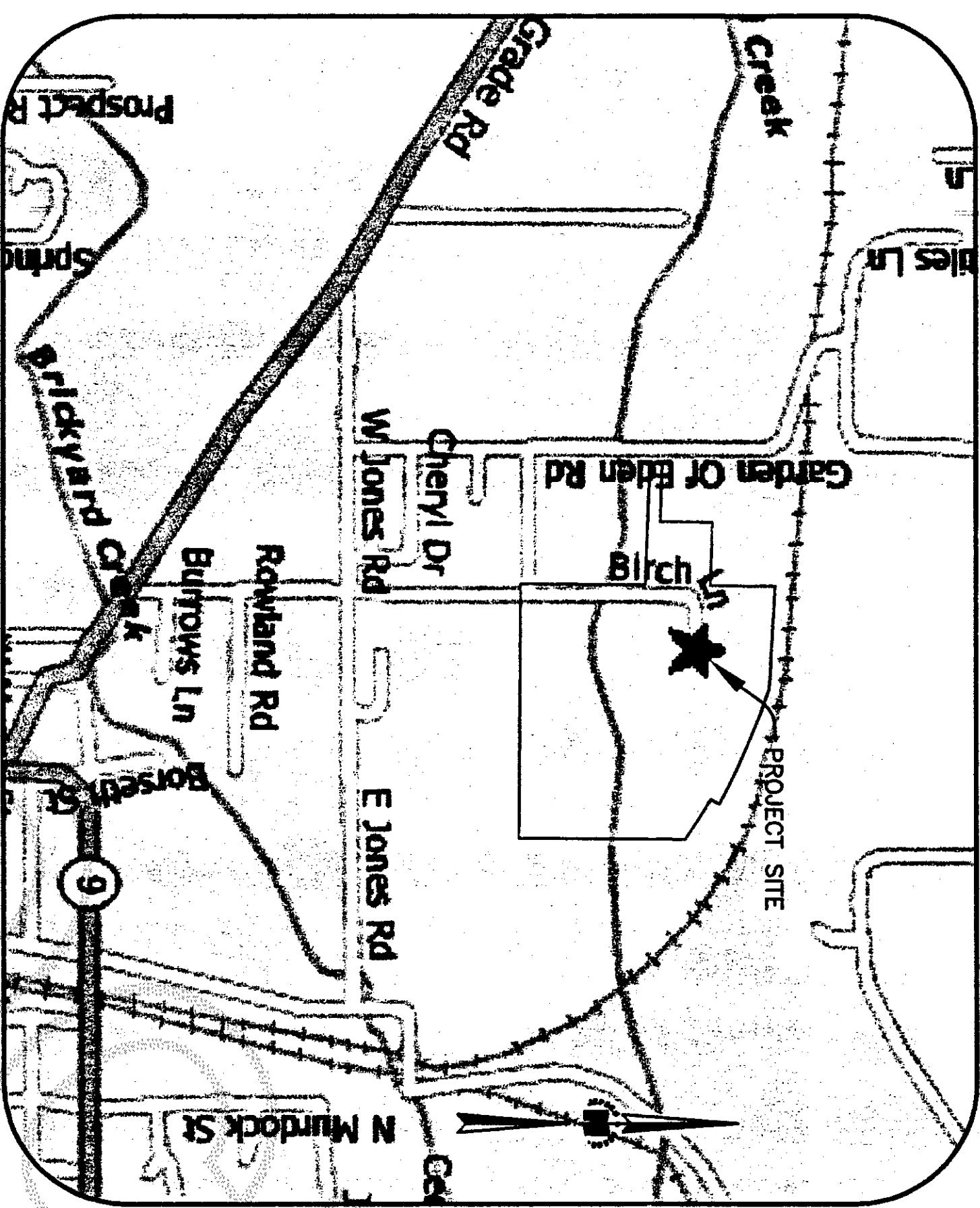
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE.
THIS 31st DAY OF January, 2008.

Paul Mue
SHORT PLAT ADMINISTRATOR

Shirley
COUNTY ENGINEER

Harold
HEALTH OFFICER



VICINITY MAP

DEVELOPERS/OWNERS

ERROL & LAURA HANSON
P.O. BOX 508
SEDRO WOOLLEY, WA 98284

ADDRESS NOTE

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AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF Feb. 2008 AT 34 MINUTES PAST 10 O'CLOCK; am, AS A.F. # 200802040080
J. Youngquist
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Harold
BY DEPUTY

NOTES:

- 1) CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS; CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
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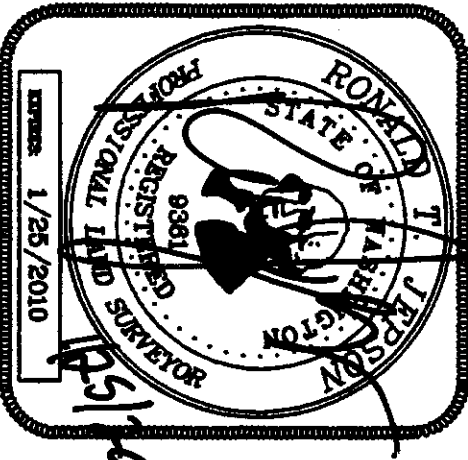
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RONALD T. JEPSON & ASSOCIATES
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DRAWN BY: B.J.H.
CHECKED BY: B.J.W.
DATE: 20DEC2007

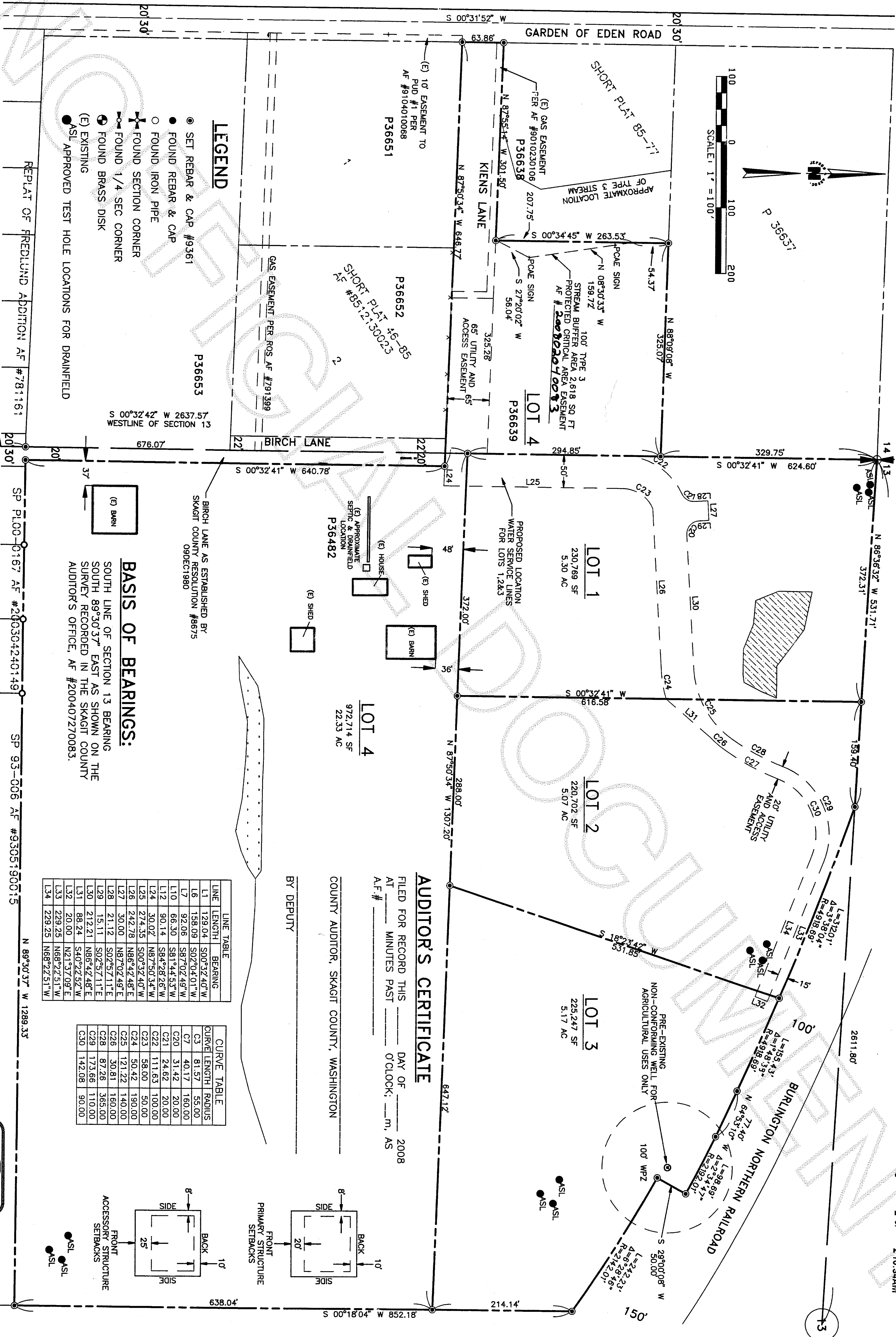


GARDEN OF EDEN SHORT PLAT

PL04-0761

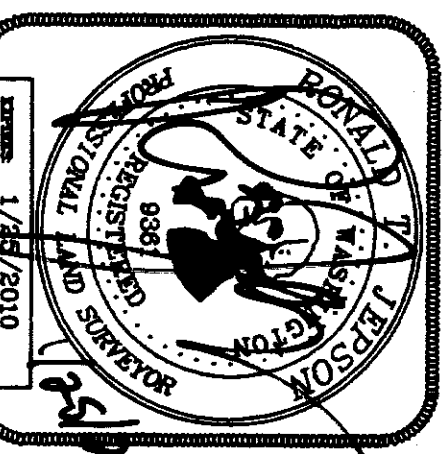
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2/4/2008 Page 2 of 2 2:10:34AM



RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939

DRAWN BY: B.J.H.
CHECKED BY: B.J.W.
DATE: 20080207



2 OF 2

JOB #04093