

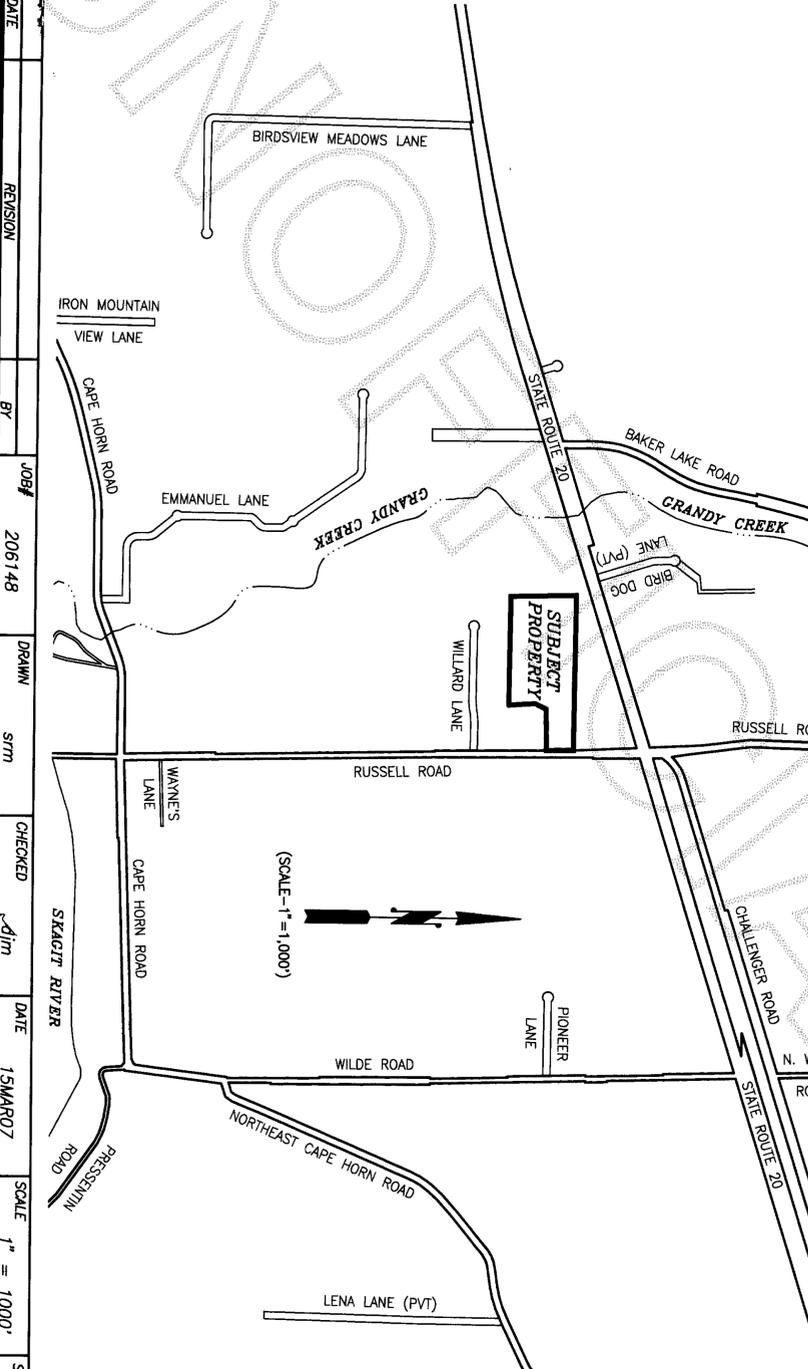
Russell Road Estates

Survey in the SE1/4 of the SE1/4 of Section 10, Twp. 35 N., Rng. 7 E., W.M.

Notes

1. PLAT NAME AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. 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-PAID CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD. SEE MAINTENANCE AGREEMENTS FILED IN A.F.# 200108070143, A.F.#200206070156, AND A.F.#2002080190156 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.
3. BASIS-OF-BEARINGS - ASSUMED S89°23'28"E ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL INTERMEDIATE (RI).
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. 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.
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 - INDIVIDUAL WELLS, 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, SEWAGE LAGOONS, INDUSTRIAL LAGOONS, LANDFILLS, HAZARDOUS WASTE SITES, SEA-SALT INTRUSION AREAS, LIMEWALL OR PETROLEUM STORAGE AREAS, PILES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL, LIVESTOCK BARRIS, AND LIVESTOCK FEED LOTS. FOR WELLS PLATED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE EASEMENTS OR EASEMENTS. THE WELL PROTECTION ZONE MUST BE CONTAINED ON LOT 5) THAT EXTENDS ONTO ADJACENT LOT WAS ESTABLISHED DURING REVISED SHORT PLAT #98-0025 RECORDED IN A.F.#2001080200089.
10. ALL RINOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#2001080200089.
12. SUBJECT PROPERTY SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
13. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY WRITING 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.
14. 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 PROPERTY WILL BE SUBJECT TO THE FOLLOWING CONDITIONS: THE PROPERTY OWNER AGREES NOT TO PROTECT THE FORMATION OF A LID OR SPECIAL IMPROVEMENT DISTRICT FOR PURPOSES OF PROVIDING PUBLIC WATER. THE PROPERTY OWNER AGREES TO CONNECT ALL WATER FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT IS AVAILABLE AND TO DECOMMISSION THE WELLS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS IMMEDIATELY UPON CONNECTION TO THE PUBLIC SYSTEM. EACH WATER WELL SHALL BE LIMITED TO 400 GALLONS PER DAY (GPD). THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES WITHIN THAT WILL COLLECT RINOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RINOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RINOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH. PROVIDED IF THE PROPOSED DEVELOPMENT CONNECTS TO AN EXISTING PUBLIC WATER SUPPLY AS DESCRIBED PREVIOUSLY THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY.
15. SCHOOL IMPACT FEES WILL NEED TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
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 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 INCOMPATIBILITIES. INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL REGULATIONS OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.6.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
17. MAINTENANCE OF PRIVATE NON-COUNTY MAINTAINED ROAD. IF THE ROAD HAS MORE THAN THE CURRENT 5 USERS OR BECOMES A PUBLIC ROAD, THEN WELLS CLOSER THAN 100 FEET SHALL BE DECOMMISSIONED PER WAC 173-160 AND NEW WELLS DRILLED FOR THESE PROPERTIES.
18. WELLS ON LOTS # 3 (APS 899) AND # 4 (APS 900) AND WELL APH 658 FOR LOT # 5 SHALL HAVE FOUR HOUR INTERFERENCE PUMP TESTS ON ONE WELL FROM LOT # 3 OR # 4, WHILE MONITORING THE OTHER WELL, AND THE LOT # 5 WELL (APH 658) MONITORING THE WELL ON LOT # 3 OF SP98-0025. RECOVERY SHALL BE MONITORED UNTIL 95% OF THE STATIC IS ACHIEVED.
19. SEE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED IN A.F.# 2002080190156.

Vicinity Sketch



Utility Easement Note

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE FOLLOWING: PUGET SOUND ENERGY, VERIZON, APPLICABLE COMMUNICATION SERVICE PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING RUSSELL ROAD AND UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE SUBDIVISION LYING PARALLEL WITH AND ADJOINING MAPLE TREE LANE (PVT), AS SHOWN HEREIN, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES AND ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THEREFOR FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRICITY, GAS, TELEPHONE SERVICE, TELEVISION CABLE SERVICE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

Legal Description

LOT 4 OF REVISED SHORT PLAT 98-0025, APPROVED JUNE 5, 2001, RECORDED JUNE 20, 2001, UNDER AUDITOR'S FILE NO. 2001080200089, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.
 BIRNSHAW DEVELOPMENT, INC. *Eric Dykstra, VP*
 SKAGIT STATE BANK

Acknowledgments

STATE OF WA COUNTY OF Skagit
 I, Eric Dykstra, signed this INSTRUMENT, ON DATE STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF BIRNSHAW DEVELOPMENT, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE Lisa Casady TITLE Vice President
 DATE 1-14-08 MY APPOINTMENT EXPIRES 2-15-04

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 MY OFFICE UP TO AND INCLUDING THE YEAR 2008 AND THAT A DEPOSIT HAS BEEN PAID TO COVER ONE HALF OF THE APPROPRIATED TAXES FOR THE YEAR 2008.
 SKAGIT COUNTY TREASURER Lisa Casady DATE 1-30-08

Approvals

EXAMINED AND APPROVED FOR THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 COUNTY HEALTH OFFICER H. H. H. H. DATE 1-28-08
 COUNTY PLANNING DIRECTOR Bill Blue DATE 2/4/08
 COUNTY ENGINEER Steve Lathrop DATE 1-28-08
 CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS Don Mumbach DATE 2-19-08

Owner/Developer

BIRDSVIEW DEVELOPMENT, INC.
 12099 CLASSIC PLACE
 BURLINGTON, WA 98233

DATE	REVISION	BY	JOB#	DRAWN	STM	CHECKED	DATE	SCALE	SHEET
			206148			djm	15MAR07	1" = 1000'	1 OF 2

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2008 SKAGIT SURVEYORS, INC.

John L. Abenroth
 SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2007 at the request of Eric Dykstra and Roger Parkinson.
 John L. Abenroth CERT#17651
 Date 1/15/2008
 EXPIRES 6/26/2009

AUDITOR'S CERTIFICATE
 200802190194
 Skagit County Auditor
 2/19/2008 Page 1 of 2 1:57PM
Janquist by
 County Auditor or Deputy Auditor

Russell Road Estates

Survey in the SE1/4 of the SE1/4 of Section 10, Twp. 35 N., Rng. 7 E., W.M.

10
CENTER OF SECTION 10 AS SHOWN ON AMENDED SHORT PLAT # 96-0025, FILED IN A.F.#200106200099.

S89°15'36"E 2519.66'

1259.83'

FOUND 2" IRON PIPE ON 6/21/96

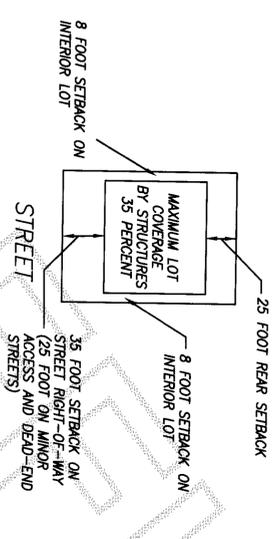
Well Protection Zones, (WPZ's)
WELL PROTECTION ZONE EASEMENTS ARE GRANTED FOR THOSE PORTIONS OF THE WPZ'S SHOWN HEREON LYING OUTSIDE OF THE LOT BEING SERVED BY EACH OF THE SUBJECT WELLS.

Address Range
FROM 39844 TO 39995 MAPLE TREE LANE (PVT)

Legend

- 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, SET DURING AMENDED SHORT PLAT # 96-0025, FILED IN A.F.#200106200099.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE.
- SET CONCRETE MONUMENT WITH 2" BRASS CAP MARKED "SKA SURV 17651" IN CASE AND COVER.
- SET CONCRETE MONUMENT WITH 2" BRASS CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE.
- SOIL LOG HOLE
- UTILITY POLE
- ▭ PROPOSED ACCESS LOCATION

Minimum Setback Requirements



ACCESSORY BUILDING SETBACK REQUIREMENTS PER SCC 14.16.300(5)(A)(V): FRONT: 25 FEET; SIDE: 8 FEET; REAR: 25 FEET; HOWEVER, A 3-FOOT SIDE SETBACK AND A 3-FOOT REAR SETBACK ARE PERMITTED 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 PROVIDING THAT THE STRUCTURE IS LESS THAN 1,000 SQUARE FEET IN SIZE AND 18 FEET OR LESS IN HEIGHT.

FOUND CONCRETE MONUMENT WITH RAIL BRASS CAP L.S.#6702 ON 5/31/91

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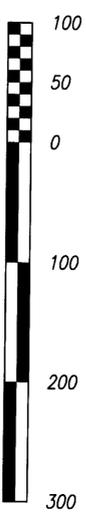
1322.12'

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1322.12'



#	RADIUS	DELTA	LENGTH
C1	380.00'	2°47'51"	164.46'
C2	440.00'	2°32'34"	180.03'
C3	45.00'	81°28'46"	63.97'
C4	45.00'	60°18'45"	47.37'
C5	45.00'	26°23'16"	20.72'
C6	45.00'	124°21'20"	97.67'
C7	390.00'	1°40'25"	96.14'
C8	390.00'	0°9'19.09"	63.43'
C9	430.00'	2°47'51"	186.10'
C10	405.00'	2°47'51"	175.28'
C11	415.00'	2°32'34"	169.80'

#	BEARING	DISTANCE
L1	S89°02'23"W	9.60'
L2	S89°02'23"W	37.42'
L3	S87°41'08"W	9.78'
L4	S00°57'37"E	25.00'
L5	S00°57'37"E	25.00'
L6	S39°33'49"W	45.03'
L7	S18°48'40"E	43.97'
L8	N18°48'40"W	36.76'
L9	N39°33'49"E	40.15'
L10	N29°49'02"W	43.99'
L11	S06°48'26"E	20.00'

FOUND CONCRETE MONUMENT ON 2/19/96

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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2007 at the request of Eric Dykstra and Roger Parkinson.
John L. Aberneth CERT#17651
Date 1/15/2008

AUDITOR'S CERTIFICATE
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Skagit County Auditor
2/19/2008 Page 2 of 2 1:57PM
County Auditor or Deputy Auditor