



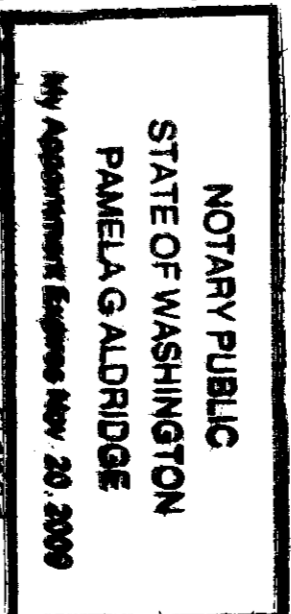
I, Yvon I. Bacus by: Mary Johnson  
Skagit County Auditor

CONSENT  
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Yvon I. Bacus SR. Yvon I. Bacus JR.  
By: Yvon I. Bacus JR. Yvon I. Bacus JR.  
Northwest Farm Credit Services  
ACKNOWLEDGEMENTS  
State of Washington County of Skagit  
I certify that I know or have satisfactory evidence that Yvon I. Bacus JR. signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

Notary Yvon I. Bacus JR. Date 3-21-08  
Appt expires 11-20-09

State of Washington County of Skagit  
I certify that I know or have satisfactory evidence that Yvon I. Bacus JR. signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in the instrument.



Notary Yvon I. Bacus JR. Date 3-21-08  
Appt expires 11-20-09

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

Patricia C. Johnson Date 4-2-08  
Skagit County Treasurer

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of Skagit County code title 14.08 [Land Divisions]. This 02nd day of April 2008

Yvon I. Bacus Yvon I. Bacus  
Short Plat Administrator County Engineer

The within and foregoing short plat is hereby approved in accordance with the provisions of Skagit County code title 12.05 [On-Site Sewage] and 12.48 [Water] this 9th day of April 2008.

Yvon I. Bacus  
Skagit County Health Officer

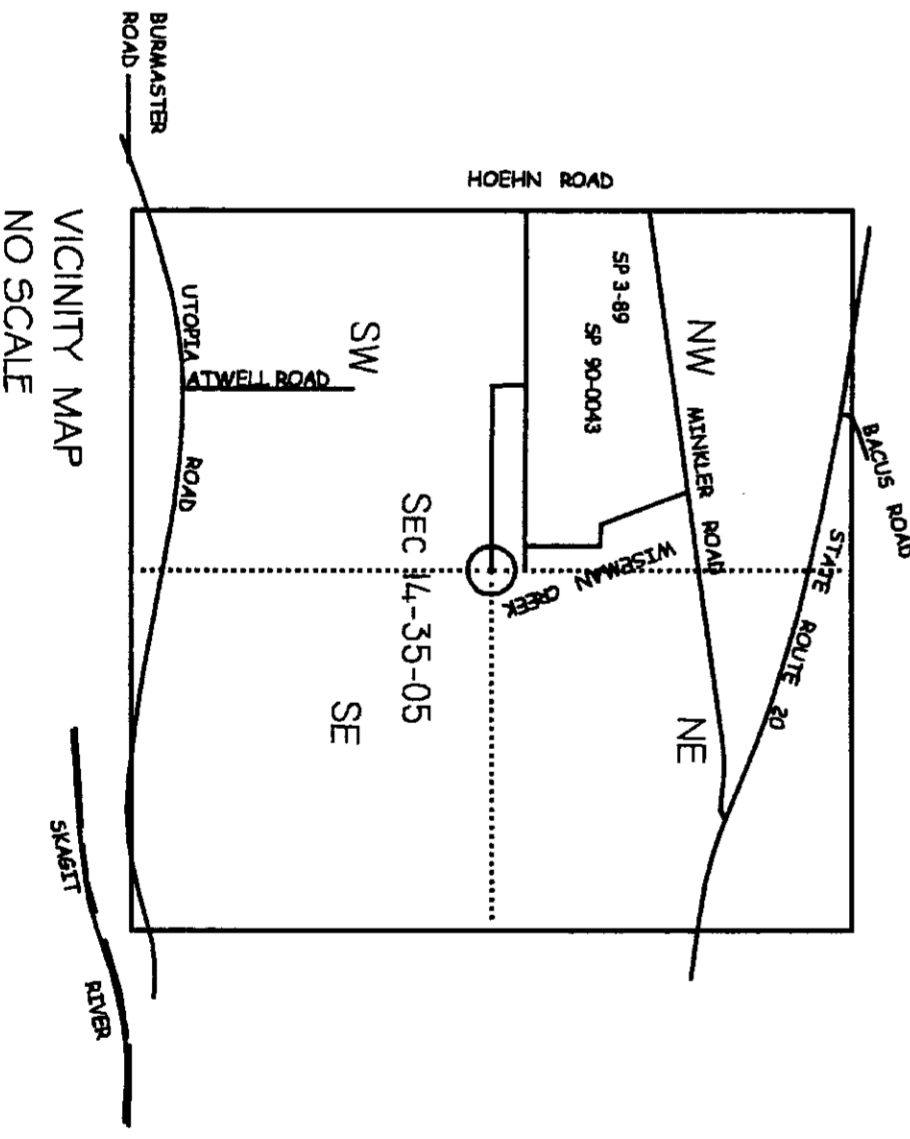
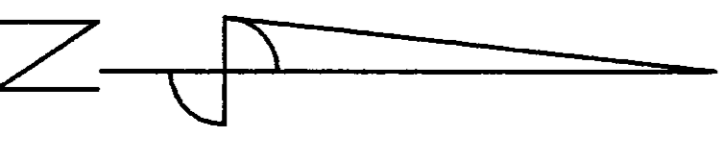
Address Range

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 will assign individual addresses.

MINKLER ROAD 24599 to 24689  
HOEHN ROAD 24588 to 24601

The existing addresses of 28014, 28134, and 28452 Minkler Road will remain the same unless the accesses change.

Developer Yvon I. Bacus SR.  
Zoning Note: At the time of original submittal [1989] the zoning was Agricultural Reserve, the current zoning is Agriculture-NL  
Lot 1 52.09 acres Lot 3 3.03 acres Lot 4 1.73 acres



NO SCALE

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the survey recording act of the request of Yvon I. Bacus In Skagit of 2008

Yvon I. Bacus  
Fred B. Bacus  
19670 Sniley Drive  
Mount Vernon, WA 98274



- NOTES
1. Short Plat number and date of approval shall be included in all deeds and contracts
  2. Basis of bearing assumed. Directional Reference NAZ 01-07-42 between find mons on the west line of the NW 1/4 of 14-35-05
  3. Sewer: Lot 1 has an existing approved on site sewage disposal system, Lots 3 and 4 have proposed individual on site sewage disposal systems.
  4. Water: Individual private on site wells
  5. No building permit shall be issued for any structure that is not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
  6. This survey was performed using standard field traverse and meets or exceeds standards as set forth in WAC 332-130-090.
  7. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties
  8. The total acreage contained within this short plat is 56.85 excluding right of ways, 58.21 including 1/2 adjacent Right of way
  9. Refer to AF No. 200603020065: This parcel lies within an area or within 500 feet of land designated as a natural resource area (agriculture, forest, and mineral reserve lands of long term commercial significance) by 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 generate 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 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. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810
  10. Refer to easement recorded July 24, 1953 to Skagit County AF No. 480921 and 640981
  11. Refer to easement June 15, 1925 to Puget Sound Tower & Light Company, AF No. 184886, Vol 137 deeds, Pg 107
  12. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
  13. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.
  14. A Lot Certification has been issued for all the lots included within 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# 280804450101
  15. A 60 foot easement is hereby created in favor of Lot 4 and Lot 1 for ingress and egress.
  16. All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members. Future construction of a driveway adjacent to or crossing Wiseman Creek or other critical areas may be subject to Critical Areas Review, please check with Skagit County prior to road construction.
  17. Reference Skagit County Variance 148-008 date of approval April 7, 1988 ; January 4, 1989
  18. Reference Easement for septic system on lot 2 of SP 03-089, AF 200704120114.
  19. Reference Skagit County Parks and Recreation SPECIAL USE PERMIT Permit Number SCPR2007-05, allowing residential and agricultural crossing of the Cascade Trail. Dated April 15, 2007.
  20. Extension to the ingress/egress easement to lot 1 and 4 to allow avoidance of the existing guardrail on the south side of Minkler Road
  21. FUTURE BUYERS NEED TO BE AWARE THAT LOT 3 IS LOCATED WITHIN A GEOMORPHICALLY HAZARDOUS AREA AND FUTURE DEVELOPMENT MAY BE LIMITED

