### LEGAL DESCRIPTION

LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 69-81, APPROVED MARCH 6, 1982, RECORDED MARCH 8, 1982, IN VOLUME 5, PAGE 174 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 8203080042, **EXCEPT** RIGHT-OF-WAY FOR DIKE DISTRICT NO. 3 AS CONDEMNED IN SKAGIT SUPERIOR COURT CAUSE NO. 2982, **AND EXCEPT** THAT PORTION CONVEYED TO DIKE DISTRICT NO. 3 BY DEED RECORDED APRIL 4, 1910, UNDER AUDITOR'S FILE NO. 78717, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

## **APPROVALS**

PROVISIONS OF THE SKAGIT COUNTY SHORT THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE 2919 DAY ¥∏H HE

SKAGIT COUNTY PLANNING DIREC PLAT ORDINANCE ON 20.08 SIFI

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 12.48 (WATER) DAY OF VED IN ACCORDANCE WITH .

.05 (ON-SITE SEWAGE)

200 8 2008

ENGINEER

whey

DIRECTOR

SKAGIT COUNTY MURANDUD WALTH OFFICER

# TREASURÉR'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 2008 THIS 24 DAY OF

Treasure 2008 Skagij

SKAGIT COUNTY TREAS SURERO

SHORT PLAT NO. 0 5950 DATE 80-7E

### OWNER

DAVID & YVONNE BOON 20616 BULSON ROAD MOUNT VERNON, WA 98274

LOI

**ADDRESS** 



ROAD NAME BULSON ROAD



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. THE RANGE OF ADDRESSES IS AS FOLLOWS:

BEGINNING 20482 RANGE

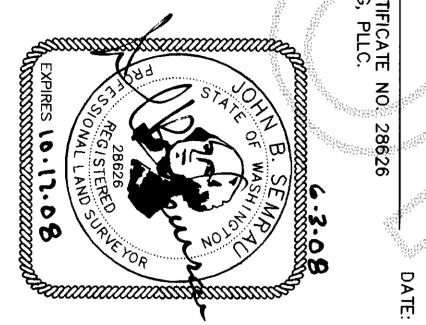
RANGE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC

DATE:

3. SEMRAU, P.E., P.L.S., CERTIFICATE N U ENGINEERING & SURVEYING, PLLC. IVERSIDE DRIVE SUITE 208 VERNON, WA 98273 (360) 424-9566



- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF THE LOT ROAD.
- CONTRACTS.
- SEWAGE DISPOSAL

5. FOR WATER - SKAGIT COUNTY PUD NO. 1. THE WELL ON LOT 3B AGRICULTURAL USE. THE 100 FOOT WELL PROTECTION ZONE WAS CREATED WITH -CONFORMING VI PLAT 69-81.

INDICATES IRON REBAR SET WITH YELLOW CAP
 INDICATES EXISTING REBAR OR IRON PIPE FOUND.

6

MERIDIAN - ASSUMED FROM SHORT PLAT NO. 69-81.

8. BASIS OF BEARING - MONUMENTS ON THE EAST LINE OF BEARING = NORTH 02'10'20" EAST. SE 1/4 OF SECTION 17-33-

9. SURVEY DESCRIPTION IS FROM UPDATED SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY, ORDER NO. 126147-S, DATED APRIL 25, 2008.

10. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 778019, 808047, 8203080042, 546581, 627778, 200412070103, 200412070104, 779893, 758224, 78717, 8508280041, 8606200012, 200505110007 AND 200707170087.

- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: FIELD TRAVERSE.

12.

13. 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.

14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF PLANNING AND DEVELOPMENT SERVICES. ADDRESS, CONTACT SKAGIT COUNTY

ANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG—TERM COMMERCIAL SIGNIFICANCE IN KAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN HE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR MAY OCCUR IN HE 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 RAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE RAFES TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM IORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST ANAGEMENT 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, PROMENT SERVICES FOR DETAILS. IN ADDITION, GREATER SETBACKS THAN YPICAL MAY BE REQUIRED FROM THE RESOURCE FOR DETAILS.

16. 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 NO DO NOT BE CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE

- TOTAL AREA OF THIS SHORT PLAT IS 33.47 ACRES.
- <del>1</del>8. BUILDING SETBACKS, RURAL RESERVE RRV FRONT 35 FEET, 25 FEET ON MINOR ACCESS SIDE: 8 FEET ON AN INTERIOR LOT. REAR: 25 FEET AND DEAD-END
- NO FURTHER LAND DIVISION BASED ON THE ZONING LINE WILL BE ALLOWED

20. BUYER SHOULD BE AWARE THAT A PORTION OF THIS SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0425C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985. SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST ELEVATION OF CONSTRUCTION,

21. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT FOR THE BUILDING PERMIT ON THE ADJACENT NON-RESOURCE LAND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF AGRICULTURAL, FORESTRY, OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS.

22. THIS SHORT PLAT IS LOCATED WITHIN A LOW-FLOW STREAM WATERSHED. PURSUANT TO SCC 14.24.350(5), THE FOLLOWING LOWFLOW CONDITIONS APPLY: THE TOTAL IMPERVIOUS SURFACE OF THE SHORT PLAT PROPERTY IS LESS THAN AND SHALL REMAIN LESS THAN 5% OF THE TOTAL AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUND WATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.

ANY FUTURE DEVELOPMENTS ON THE SITE MUST COMPLY WITH SCC 14.24

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND
- ZONING RRV, Ag-NRL COMPREHENSIVE PLAN RRV, Ag-NRL
- INDIVIDUAL SEPTIC SYSTEM.
- SURVEY NUMBER SEMRAU 28626.

DAMO

ACKNOWLEDGMENT

See See

FRONTIER BANK

**B** ∴

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BOON

KNOW ALL MEN BY THESE PRESENTS CERTIFY THAT THIS SHORT PLAT IS NOT DEED.

MADE

THE UNDERSIGNED SUBDIVIDERS HEREBY AS HIS/HER FREE AND VOLUNTARY ACT

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WNER'S

CONSENT

SINDAMONIST

THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC

UDITOR'S

CERTIFICATE

200807290012

7/29/2008 Page

of

9:40AM

STATE OF WASHINGTON COUNTY OF SKAGIT

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE DAVID L. BOON AND YVONNE G. BOON, HUSBAND AND WIFE, AS THEIR SEPERATE ESTATE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. 6-10-08 AND PURPOSES MENTIONED IN THE INSTRUMENT. OTHN B. SEMP

TITLE MY APPOINTMENT EXPIRES

SIGNATURE

DATED

ACKNOWLEDGMENT 10.31.2010

STATE OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT COUNTY OF Shin adht me

Staff C 5 3. AN Consugar

10-31-2010 S 7/K OF WASHING

NOTARY

**PUBLIC** 

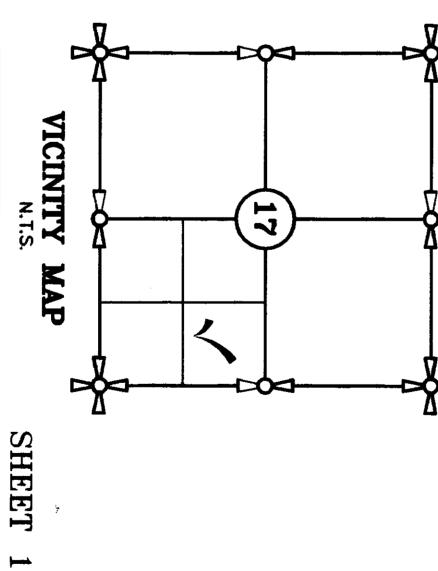
TO SIGNED THIS EXECUTE INSTRUMENT, ON OATH STATED THAT (HE/SHE/THE INSTRUMENT AND ACKNOWLEDGED IT AS (WASYARE) AUTHORIZED

OF, FRONTIER BANK, TO PURPOSES MENTIONED Union 1

DATED TO BE THE FREE AND IN THE INSTRUMENT. VOLUNTARY ACT OF SUCH PARTY FOR THE USES

SIGNATURE

TITLE APPOINTMENT EXPIRE Star



DRAWING FILE: 4736SP.DWG 5/2/08

SHORT PLAT NO. PL 07--0565

0F

SECTION SURVEY OF LOT 3
SHORT PLAT NO. 69CTION 17, T. 33 N., R. 4
SKAGIT COUNTY, WASHIN
FOR: DAVID & YVONNE J SKAGIT T. 33 N., R. 4 L.,
WASHINGTON ယ ₩.

B 264 23, 36 SEMRAU PLLC.

ENGINEERING & SURVEYING, SURVEYING • ENGINEERING • PLANNING OUNT VERNON, WA 98273 360-424-9566 SCALE:
JOB NO.

