

JANICKI SHORT CARD SUBDIVISION

WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY, WASHINGTON

AUDITORS CERTIFICATE

200808120115
Skagit County Auditor
8/12/2008 Page 1 of 2 1:43PM

SKAGIT COUNTY AUDITOR
JANICKI
DEPUTY
DATE

SHORT CARD SUBDIVISION PLO6-1052

LEGAL DESCRIPTION:

TRACTS "A" AND "B" OF SKAGIT COUNT SHORT PLAT NO. 41-77, APPROVED JULY 7, 1977 AND RECORDED JULY 28, 1977, IN VOLUME 2 OF SHORTS PLATS, PAGE 92, UNDER AUDITORS' FILE NO. 861565, BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.
EXCEPT THE SOUTH 164.38 FEET OF THE EAST 285.00 FEET OF SAID TRACT "A".
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OF THE LAND HEREIN PLATED, HEREBY DECLARE AND ACKNOWLEDGE THIS "MACKENZIE SHORT PLAT" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, AND PUBLIC EASEMENTS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

PETER JANICKI
SUSAN JANICKI

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 22 DAY OF July, 2008,
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER AND SUSAN JANICKI ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY WERE AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Sedro Woolley

KEVIN B. MCGOFFIN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-15-2009

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "MACKENZIE PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS AND THE LOT CORNERS HAVE BEEN SET ON THE GROUND.

RICK L. HOLT, PLS. CERTIFICATE NO. 37549
DATE

NOTES:

- THIS SURVEY WAS PERFORMED IN THE FIELD IN SEPTEMBER 2006, USING A LEICA TORA 1106 TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
- OWNERS: PETER AND SUSAN JANICKI
24917 BENHAM ROAD
MT. VERNON, WA 98273
SURVEYOR AND ENGINEER: RICK HOLT PLS.
LARRY EATON PE
BAYVIEW SURVEYING AND ENGINEERING
130 SHARON AVENUE
BURLINGTON WA 98233
- ZONING - COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVED (RR)
- TOTAL ACREAGE = 16.2 ACRES
- SEWAGE DISPOSAL: ON SITE, UNDERGROUND SEPTIC TANKS AND DRAINFIELDS. RECOMMENDED AREAS FOR DRAINFIELD AS SHOWN ON PLAT MAP.
- WATER WILL BE PROVIDED BY INDIVIDUAL WELL. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL AND CONFORMING TO SEC 12.46.240-38 AND SEC 12.46.240-5. WATER SERVICE FOR LOT 1 WILL BE PROVIDED BY THE EXISTING WELL, ALA 262.
- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION 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.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS AND THE 1,400 LOCATE SERVICE. PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555, 48 HOURS BEFORE CONSTRUCTION.
- REFER TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN IN THE DRAINAGE REPORT.
- A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION AT THE TIME APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
- REFER TO THE REQUIREMENTS OF THE CONSTRUCTION MAINTENANCE PLAN SHOWN IN THE DRAINAGE REPORT.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- 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 AFTER 200808120115
- DRIVEWAYS LONGER THAN 150 FEET MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS IN FIGURE C-18 OF THE SKAGIT COUNTY ROAD STANDARDS.
- THE OPEN SPACE SHALL BE PRESERVED AND MAINTAINED TO THE REQUIREMENTS OF SCC 14.18.310(G)(E), BY LOT 3 PROPERTY OWNER ALL OPEN SPACE DESIGNATED ON-RA MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED.
- 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 AND 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 MINERALS 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 OF DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE 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 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.
- SEE PROTECTED CRITICAL AREAS AGREEMENT FILE IN A F 200808120117
- BUILDING SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT:
(a) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET, FOR LOT'S DESIGNATED AG-NRL, IF-NRL, AND SF-NRL. LOTS THAT BE CONFIGURED SO THAT PORTIONS THEREOF ARE MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
(b) 200 FEET SETBACK SHALL BE ASSURED FROM ADJACENT NRI, DESIGNATED PARCELS.
(c) FIRE SEPARATION SHALL BE REQUIRED PURSUANT TO THE IRC.
(d) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
- ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPERATE 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. SEE COR'S RECORDED UNDER A F 200808120118

SKAGIT COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18 ON THIS 17 DAY OF August, 2008.

PLANNING DIRECTOR, SKAGIT COUNTY
J. J. J. J.

COUNTY ENGINEER, SKAGIT COUNTY
J. J. J. J.

HEALTH DEPARTMENT CERTIFICATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.05 (ON SITE SEWAGE) AND 12.46 (WATER).

HEALTH OFFICER
J. J. J. J.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEIN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 200 8. THIS DAY OF August, 2008.

COUNTY TREASURER, SKAGIT COUNTY WASHINGTON
J. J. J. J.

ROAD NAME BEGINNING RANGE ENDING RANGE
ERSHIG ROAD 5002 8919



SHORT CARD SUBDIVISION FOR	
PETER AND SUSAN JANICKI	
A PORTION OF THE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.	
DRAWN BY: I. KASKO	SHEET NO. 1 OF 2
DATE: 07/10/08	SCALE: 1" = 100'
FIELD BOOK: 77 PAGE: 4.3	JOB NO: 2006-92
BAYVIEW SURVEYING & ENGINEERING INC. 130 Sharon Avenue Burlington WA 98233 Tel: 360-707-2590 Fax: 360-757-3976 rick@bayviewwa.com	

AUDITORS CERTIFICATE



200808120115
Skagit County Auditor

8/12/2008 Page 2 of 2 1:43PM

SKAGIT COUNTY AUDITOR

BY DEPUTY

JANICKI SHORT CARD SUBDIVISION

WITHIN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SKAGIT COUNTY, WASHINGTON

SHORT CARD SUBDIVISION PL06-1052

NOTE:

PIPE LINE LOCATION IS APPROXIMATE
IT WAS NOT LOCATED IN FIELD
LOCATION WAS DERIVED BY THE
COUNTY ASSESSOR'S MAP
SECTION 2, TOWNSHIP 35 N. RANGE 3
EAST, W.M.
A.F. # 645265 AND A.F. # 686277

NOTE: WELL PROTECTION ZONE

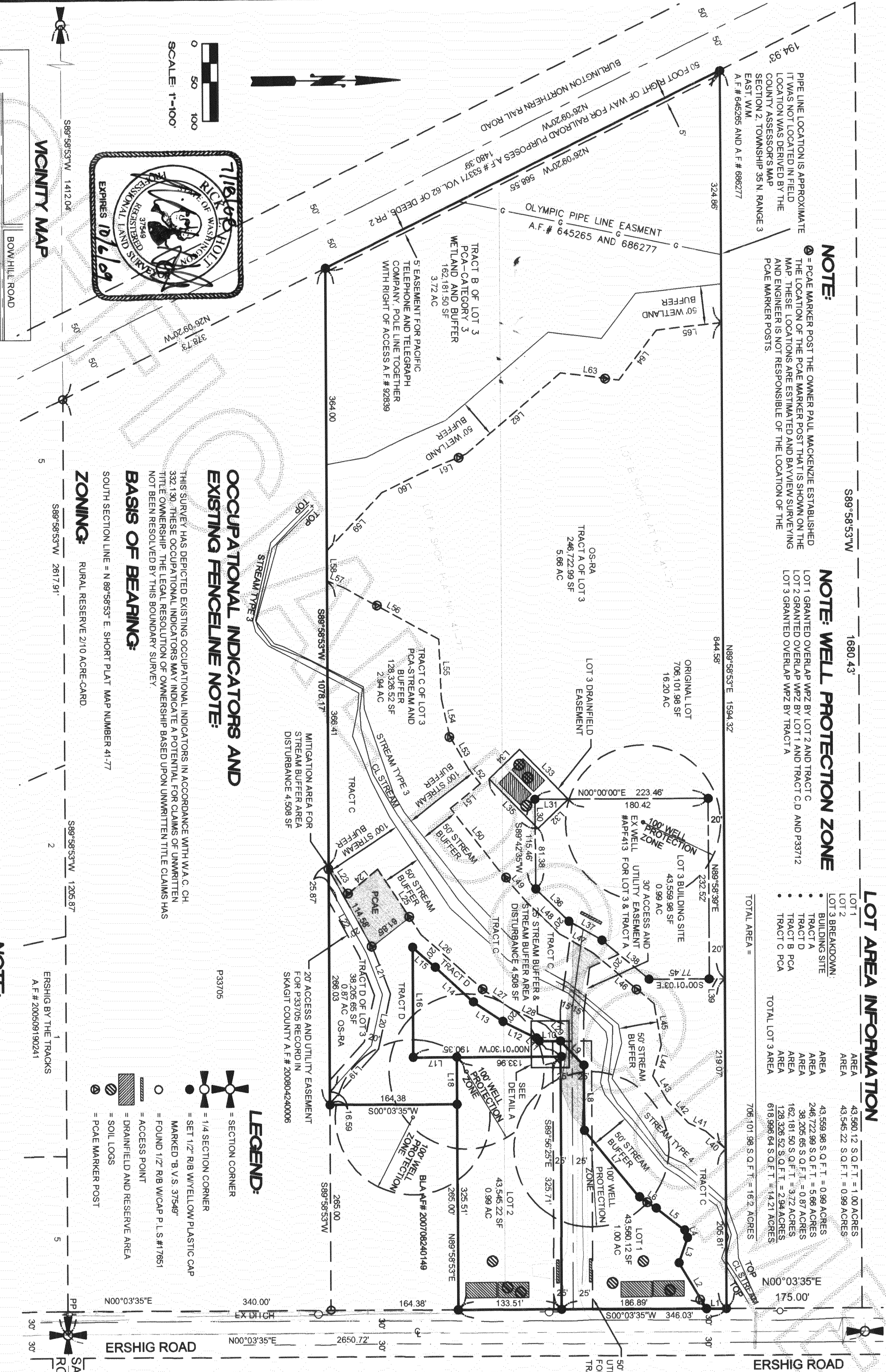
LOT 1 GRANTED OVERLAP W/2 BY LOT 2 AND TRACT C
LOT 2 GRANTED OVERLAP W/2 BY LOT 1 AND TRACT C,D AND P33712
LOT 3 GRANTED OVERLAP W/2 BY TRACT A

LOT AREA INFORMATION

LOT	AREA	AREA
LOT 1	43,560.12 S.O.F.T. = 1.00 ACRES	
LOT 2	43,545.22 S.O.F.T. = 0.99 ACRES	
LOT 3 BREAKDOWN:		
• BUILDING SITE	43,559.98 S.O.F.T. = 0.99 ACRES	
• TRACT A	246,722.99 S.O.F.T. = 5.66 ACRES	
• TRACT B	38,205.65 S.O.F.T. = 0.87 ACRES	
• TRACT C	162,181.50 S.O.F.T. = 3.72 ACRES	
• TRACT D	128,326.52 S.O.F.T. = 2.94 ACRES	
• TRACT C PCA	618,996.64 S.O.F.T. = 14.21 ACRES	
TOTAL LOT 3 AREA	706,101.98 S.O.F.T. = 16.2 ACRES	

TOTAL AREA =

706,101.98 S.O.F.T. = 16.2 ACRES



OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

BASIS OF BEARING:

SOUTH SECTION LINE = N 89°58'53" E. SHORT PLAT MAP NUMBER 41-77

ZONING:

RURAL RESERVE 2/10 ACRE-CARD

LEGEND:

- = SECTION CORNER
- = 1/4 SECTION CORNER
- = SET 1/2" RB W/YELLOW PLASTIC CAP
- MARKED "B" V.S. 37548"
- = FOUND 1/2" RB W/AC P.L.S.#17651
- = ACCESS POINT
- = DRAINFIELD AND RESERVE AREA
- = SOIL LOGS
- = PCAE MARKER POST

NOTE:

THE OLYMPIC PIPE LINE COMPANY EASEMENT SHOWN ON THIS MAP IS AN APPROXIMATE LOCATION. REFER TO THESE RECORDED EASEMENTS DATED NOVEMBER 4, 1963 AND JULY 14, 1964, RECORDED JANUARY 10, 1964 AND AUGUST 3, 1968 UNDER AUDITOR'S FILE NUMBER 645265 AND 686277.

SHORT CARD SUBDIVISION FOR PETER AND SUSAN JANICKI

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

DRAWN BY: R. HOLT

DATE: 07/10/08

FIELD BOOK: 73 PAGE: 48-55

BAYVIEW SURVEYING & ENGINEERING INC.

130 Sharon Avenue, Burlington WA 98233
Tel: 360-707-2380 Fax: 360-757-5976
rlc@bayviews.com

SHEET NO. 2 OF 2

SCALE: 1" = 100'

JOB NO: 2006-92