

4 10:41AM

LENGTH

40.90 76.13 82.22 11.62 16.98 43.43 52.64 21.39 20.49 45.00 29.39 37.22

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2005

OF

04118a-

SP.dwg

04118a

0.57 AC 3.32 AC 1.61 AC 1.40 AC 12.44 AC 1.41 AC 0.22 AC 20.97 AC

PER AF /

SE TBACKS

FROM A PUBLIC Ag-NRL, IF-NRL HOUSES ARE NO OBSERVED ESIGNATED SO THAT PLIC ROADS N₽

A 200 FOOT SETBACK DESIGNATED PARCELS.

OTHER SE Y BE REQU PRIVATE C REQUIRED, INTERNAL SEPARATION ESTABLISHED

SETBACKS

8' ON INTERIOR . 25'

E E

2582.94 S00°00'18"E NO0'42'06"E 1291.47 2591.67 S01'00'38"W 2593.94 1296.97 28, 1302.87 34 2537.02 5142.76 K, ス 97 1"=1000" RD N01"38'21"E NO1"28'26"E 2636.86 2621.75 SE SEC COR CASED MON 1/2" IP JUNE, 1994 E 1/4 COR CASED MON 3" B/C JUNE, 1994

NOTES

OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS

S, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS THE PROPERTIES SERVED BY THE FACILITIES AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS PROPERTIES SERVED BY THE FACILITIES AND KEPT IN GOOD REPAIR AND DIVISIONS THAT WILL PROPERTIES SERVED IN THE COVENANTS REFERENCED IN ITEM D. PER SCC 14.18.200 (6)(A); SUCH PROVISIONS ARE MADE IN THE COVENANTS REFERENCED IN ITEM

2. ALL PRIVATE
ASSOCIATION AN
SHALL BE MADE
ALSO USE THE
#7 BELOW.

3. 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 AS OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT. I. CHANGE IN LOCATION OF ACCESS, SERVICES. Y NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT

5. IN NO CASE STHE SAME AND ABEEN BROUGHT THE COUNTY. LL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL ROADS, STREETS, AND/OR ALLEYS CONNECTING TO THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE TO FULL COUNTY ROAD STANDARDS AND A RIGHT—OF—WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY

6. ALL RUNOFF PROPERTIES FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT

COVENANTS, CONDITION & RESTRICTIONS CREATING THE HOMEOWNERS ASSOCIATION ARE RECORDED UNDER AF #200809190042

3. A SKAGIT COUNTY ADDRESS RANGE H. FOR BUILDING AND/OR ACCESS, SKAGIT (SKAGIT COUNTY CODE 15.24 AS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF

DRAINAGE MAINTENANCE REQUIREMENTS FOR THIS PLAT ARE OUTLINED IN THE APPROVED NORTHWEST DATUM & DESIGN DRAINAGE PORT APPENDIX. THIS DOCUMENT IS AVAILABLE IN SKAGIT COUNTY'S PROJECT FILE.

11. MAINTENANCE OF COVENANTS. MITIGATION FEE FOR PUBLIC PARK AND RECREATION SERVICES IMPACT WILL BE PAID UPON ISSUANCE OF BUILDING PERMIT; \$100.00 THE PARCEL A OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION DESCRIBED IN THE

12. A LOT OF F RECORD CERTIFICATION
AND ISSUANCE OF THE
AND DEVELOPMENT PUR N HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS HE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR IRPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO LOOK OF IT COLORS.

13. WATER SUPPLIED BY A GROUP B ONE (1) RESIDENTIAL DWELLING UNIT WATER SYSTEM, ROSARIO TERRACE W.S., STATE INVENTORY NO AB131M (AKG 145) IS LIMITED TO PER LOT (EXCLUDING ADUs).

WATER SYSTEM DESIGN FOR ONLY. THE DESIGN ASSUMES WILL KEEP CONSERVATION IN THIS PLAT ACCOUNTS FOR DOMESTIC USE AND LIMITED WATERING OF A SMALL LAWN AND GARDEN THAT ALL RESIDENCES WILL BE EQUIPPED WITH LOW FLOW PLUMBING FIXTURES AND THAT ALL MIND WHEREVER THE USE THIS SYSTEM.

15. THE 2005 LIMIT ON ARSENIC FOR GROUP B WATER SYSTEMS IS 0.050 mg/l. IT IS UNDERSTOOD THAT IN THE FUTURE, THE LIMIT MAY DROP TO 0.010 mg/l. IF/WHEN THE LIMIT OF ARSENIC IS LOWERED, ADDITIONAL TREATMENT MAY BE REQUIRED.

16. OPEN SPACE USES SHALL BE AS DEFINED IN SCC SECTION 14.18.310 (5)(e). 17. MITIGATION OF SCHOOL IMPACTS SHALL BE MADE BY LOT OWNERS IN ACCORDANCE WITH THE CONWAY SCHOOL DISTRICT CAPITAL FACILITIES PLAN AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

WELL EASEMENT DECLARA TION OF COVENANT

THE PURPOSE OF THESE GRANTS A GRANTOR(S) WATER SUPPLY.

GRANTOR(S) IS (ARE) REQUIRED THE PUBLIC HEALTH. 70 THE WATER SUPPLIED FROM SAID WELL FREE FROM IMPURITIES WHICH MIGHT BE INJURIOUS TO

ND COVENANTS TO PREVENT CERTAIN PRACTICES HEREINAFTER ENUMERATED IN THE USE OF

NOW, THEREFORE, THE GRANTOR(S) A ASSIGNS WILL NOT CONSTRUCT, MAIN' ANY POTENTIAL SOURCE OF CONTAMIN' ROADS, RAILROAD TRACKS, VEHICLES, ANIMAL MANURE, LIQUID OR DRY CHE DESCRIPTION. WITHIN 100 (ONE HUNDI WATER FOR PUBLIC CONSUMPTION AGREE(S) AND COVENANT(S) THAT SAID GRANTOR(S), HIS (HER) (THEIR) HEIRS, SUCCESSORS AND ITAIN, OR ALLOW TO BE CONSTRUCTED OR MAINTAINED UPON THE SAID LAND OF THE GRANTOR(S), INATION, SUCH AS SEPTIC TANKS AND DRAINFIELDS, SEWERLINES, UNDERGROUND STORAGE TANKS, STRUCTURES, BARNS, FEED STATIONS, GRAZING ANIMALS, ENCLOSURES FOR MAINTAINING FOWL OR EMICAL STORAGE, HERBICIDES, INSECTICIDES, HAZARDOUS WASTE, OR GARBAGE OF ANY KIND OR OR THE WELL HEREIN DESCRIBED, SO LONG AS THE SAME IS OPERATED TO FURNISH

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING TO ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF, AND SHALL INURE TO THE BENEFIT OF EACH OWNER THEREOF.

ACCESS EASEMENT DEDICATION

AN ACCESS AND UTILITY EASEMENT IS GRANTED TO LOT 1 OF THE BULSON TRAILS SHORT CARD, AF NO. 20051206129 OVER AND ACCROSS THE NORTH 324 FT OF FIELDSTONE LANE.

ADDRESSES

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 A LIST OF ROAD NAMES AND ADDRESS MLL BE PROVIDED BY SKAGIT COUNTY BEGINNING RANGE RANGES MITHIN THE SUBDIVISION SHALL ALSO BE DISPLAYED. THIS INFORMATION GIS. PLEASE REFER TO EXAMPLE BELOW: ENDING RANGE

FIELDSTONE

LONG CARD NO PL 05-0247

ORTHWEST **ENGINEERING** DATUM AND SURVEYING Bo SOLUTIONS DESIGN

1128 E. FAIRHAVEN AVE BURLINGTON, WASHINGTON 98233 (360) 755-0434 FAX: (360) 755-

DOUGLAS

SCHWIND P.E.,

${f PL}$ AT OF ROSARIO TERRACE

in a portion of the NE 1/4 of the SW 1/4 Section 28, T. 33 N., R. 4 E. WM

lark Building and I Highway 99 South Road, Suite #102, Development, Inc Inc. DATE AUGUST,

DRAWING 04118a-PROJECT CHECKED BY DRAWN BY 04118a -SP.dwg

SHEET 3 0F 4





EGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 4 EAST, WM

EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED FILED FEBI 117421, AND RECORDED IN VOLUME 106 OF DEEDS, PAGE 16, DESCRIBED A RUARY 7, 1917, UNDER AUDITOR'S AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4
THENCE SOUTH 20 FEET; THENCE EAST 20 FEET; THENCE NORTH 20 PF THE SOUTHWEST 1/4; FEET TO THE POINT OF TOWNSHIP

ALSO EXCEPT THAT PORTION OF RANGE 4 EAST, WM DESCRIBED . THE NORTHEAST 1/4 OF THE SOUTHWEST AS FOLLOWS: 1/4 OF SECTION 28,

33 NORTH

SKACIII COL

COUNTY

TREASURER'S

CERTIFICATE

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE NO2°01°03°E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 911.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE N50°32'39°W A DISTANCE OF 107.96 FEET; THENCE, ALONG A NON—TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET WHICH BEARS N35°30'10°W, THROUGH A CENTRAL ANGLE OF 45°12'22° AN ARC DISTANCE OF 138.07 FEET; THENCE N09°17'28°E A DISTANCE OF 11.26 FEET; THENCE S89°46'31°E A DISTANCE OF 17.30 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S02°01'03°W, ALONG SAID LINE A DISTANCE OF 193.98 FEET THE TRUE POINT OF BEGINNING. 70

TOGETHER WITH THE NORTH 197.61 FEET

THE NORTH 1/2 OF THE WEST 1/2 OF THE TOWNSHIP 33 NORTH, RANGE 4 EAST, WM, I CONVEYED TO SKAGIT COUNTY FOR ROAD P E WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, EXCEPT THE EAST 15 FEET THEREOF; ALSO EXCEPT THAT PORTION THEREOF PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO 184653.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

OWNER'S CERTIFICATION

THIS LONG CARD AS THEIR FREE AND THE UNDERSIGNED VOLUNTARY ACT F FOR THE U OF THE LAND HEREBY USES SHOWN HEREIN. PLATTED,

BUILDING AND DE DEVELOPMENT,

NC.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THA
PERSONALLY APPEARED_ W. EU.

THIS IS TO CERTIFY THAT ON THIS 23"DAY OF 541 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED 50HM W. ELL.'S TO ME KNOWN TO BE THE OFFICENCY OF LANDMARK BUILDING AND DEVELOPMENT, INC. A WASHINGTON LIM CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICENCY ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT I SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. NC. A WASHINGTON LIMITED LETTHE SAID NAMED OFFICERS
THE CORPORATION OF WHICH
NSTRUMENT AND THAT THE

MY HAND AND OFFICIAL SEAL THE DAY A O YEAR FIRST ABOVE WRITTEN.

BC 11:ngham

PUBLIC IN AND FOR

THE

STATE

8

WASHINGTON,

RESIDING

AT

4

MY COMMISSION EXPIRES 06/23

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON TO
PERSONALLY APPEARED JO John John VOTh 9

10 BE THAT HE WAS AUTH SAID CORPORATION. RONK OFFICE OF HORIZON BANK, SECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND 2008 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,
TO ME KNOWN TO BE THE VICE PRESIDED.

ON BANK, A WASHINGTON CORPORATION, WHICH CORPORATION
THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT
CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED
SENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL

MITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE WASHINGTON,

MY COMMISSION EXPIRES Be llingha,

Constitution

DOUGLAS

NORTHWEST CIVIL ENGINEERING DATUM AND SURVEYING 80 DESIGN SOLUTIONS

1128 E. FAIRHAVEN AVE BURLINGTON, WASHINGTON 98233 (360) 755-0434 FAX: (360) 755-0464

LONG CARD NO

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 20**.09.** UNTY TREASURER OF DEPARTMENT APPROVAL

ama Mill AND APPROVED THIS 18 DAY OF DEPUTY august

EXAMINED

PLANNING

PLANNING DIRECTOR

EXAMINED AND APPROVED SIHI

COUNTY

ENGINEER'S

APPROVAL

31 DAY OF

20 02

COUNTY ENGINEER

COUNTY

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OFFICE

AND

APPROVED

THIS

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July

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nandmo

COUNTY HEALTH OFFICER

COUNTY COMMISSIONER'S APPROVED APPROVAL of Que

LUMBA

Winus (South

PL 05-0247

PL AT OF ROSARIO TERRACE

SURVEY in a portion of the NE 1/4 of the SW 1/4
Section 28, T. 33 N., R. 4 E. WM

Landmark Building and I 3001 Old Highway 99 South Road, Suite #102, Development, Inc. 12, Mount Vernon, WA 98273

PROJECT DRAWN BY pm DRAWING 04118a-SP.dwg 04118a

CHECKED BY

DATE SHEET 4 AUGUST, 2005