

**Survey in Gov't Lot 3, (the NE1/4 of the NW1/4), and in Gov't Lot 4, (the NW1/4 of the NW1/4), of Section 4, Twp. 36 N., Rng. 4 E., W.M.**

**Short Plat No. PL08-0236**

**Legal Description**

THE SOUTH 1/2 OF GOVERNMENT LOT 4 AND THAT PORTION OF THE SOUTH 1/2 OF GOVERNMENT LOT 3, LYING WEST OF THE C.C.C. ROAD, ALL IN SECTION 4, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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.

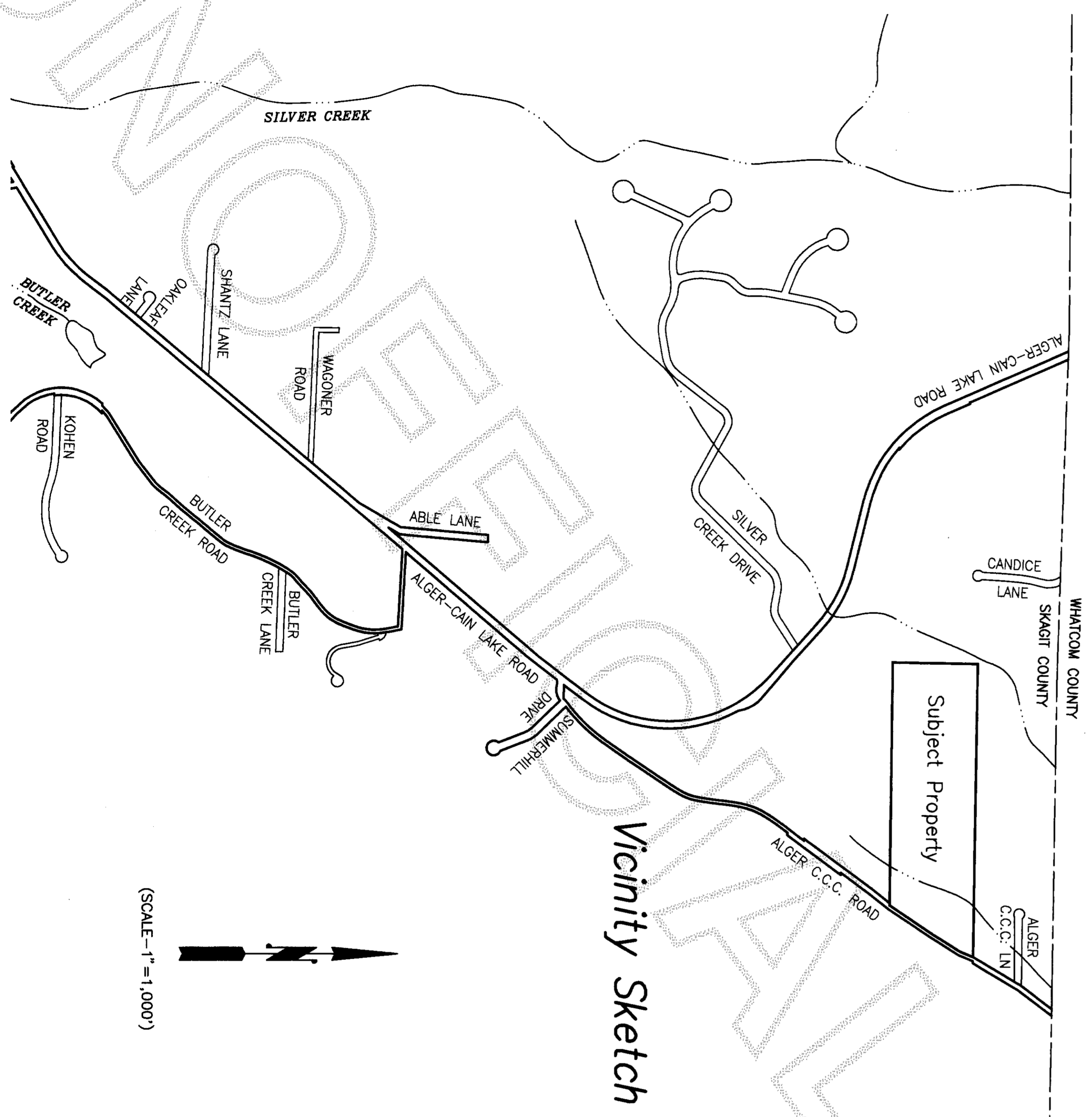
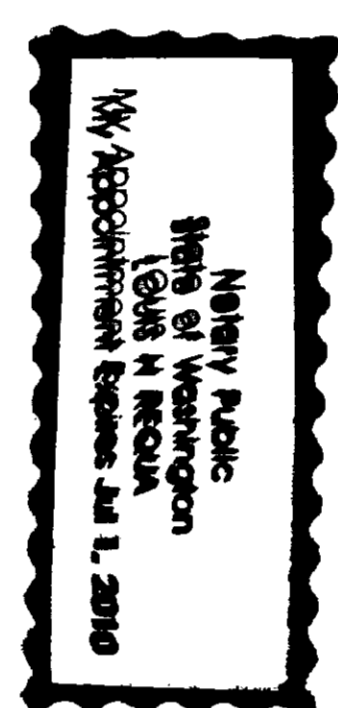
Raymond Koenig, Jr.  
RAYMOND KOENIG, JR.

Marilyn L Koenig  
MARILYN L KOENIG

**Acknowledgments**

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAYMOND KOENIG, JR. AND MARILYN L KOENIG, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *W. K. Koenig*  
DATE 10/13/08 BY APPOINTMENT EXPIRES 10/13/2010



**Vicinity Sketch**

(SCALE - 1" = 1,000')

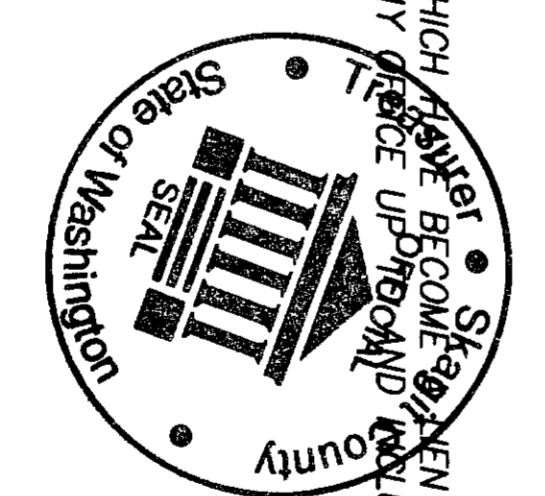
**Notes**

1. SHORT PLAT NUMBER 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-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. 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.
4. SEE MAINTENANCE DECLARATION FILED IN A.F. #2008110014.
5. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 33.19 ACRES.
6. BASIS--BEARINGS - ASSUMED S01°53'21"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4.
7. ZONING/COMPREHENSIVE PLAN DESIGNATIONS - RURAL RESERVE (RRV).
8. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
9. 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.
10. 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.
11. 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.
12. WATER - WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADII WELLS 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; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARNS; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS.
13. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F. #8704090010, A.F. #8805160037, A.F. #9804010038, A.F. #199912200026, A.F. #200201070031, A.F. #200401020063, A.F. #200408190076, A.F. #200701050121, A.F. #200711050149.
14. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
15. 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F. #2008110014.
16. SEE PROTECTED CRITICAL AREA AND OPEN SPACE PROTECTED AREA EASEMENT AGREEMENT FILED IN A.F. #2008110014.
17. THE PREVIOUS SURVEY OF THE SUBJECT PROPERTY FILED IN A.F. #8805160037 WAS PERFORMED USING AN ERRONEOUS SECTION SUBDIVISION. THE REINFORCING RODS MARKING THE PROPERTY CORNERS AND PROPERTY LINES SHOWN ON SAID SURVEY HAVE BEEN REMOVED AND REPLACED WITH REINFORCING RODS SET DURING THIS SURVEY AS SHOWN HEREIN.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE 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.

*John L. Abenroth*  
SKAGIT COUNTY TREASURER  
DATE 11-3-08



**Approvals**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 30th DAY OF October 2008.

*Raymond Koenig, Jr.*  
SHORT PLAT ADMINISTRATOR

*W. K. Koenig*  
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 6th DAY OF July 2008.

*Heather M. Koenig*  
SKAGIT COUNTY HEALTH OFFICER

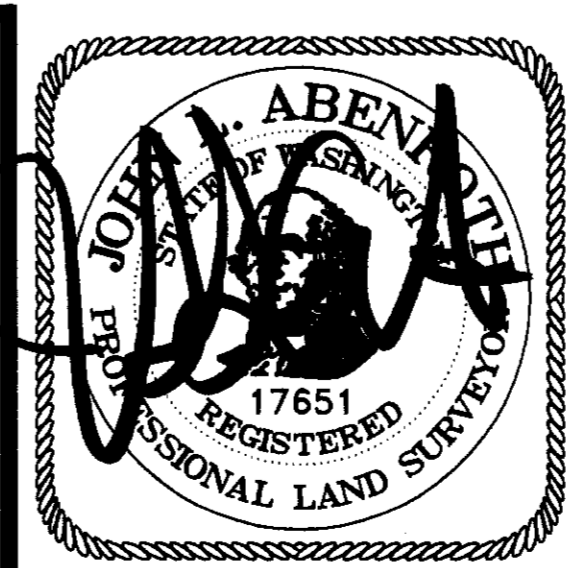
**Owner/Developer**

RAY AND MARILYN KOENIG  
844 PETERSON ROAD  
BURLINGTON, WA. 98233

DATE	6/28/08	REVISION	REVISED PER 6/19/08 CO. REVIEW LETTER	BY	S.R.M.	JOB#	648-87A	DRAWN	STW	CHECKED	djm	DATE	01/APR/08	SCALE	1" = 1000'	SHEET	1 OF 3
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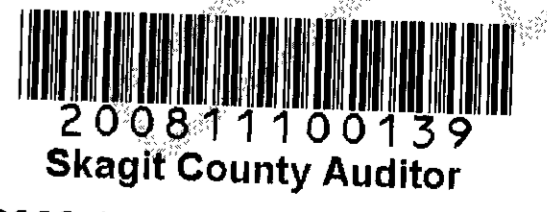
**Short Plat for Ray and Marilyn Koenig**

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in June 2008 at the request of Ray Koenig.



John L. Abenroth CERT#17651  
Date 10/14/08

**AUDITOR'S CERTIFICATE**



200811100139  
Skagit County Auditor  
11/10/2008 Page 1 of 3 1:54PM  
*J. Youngquist*  
County Auditor or Deputy Auditor

**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658  
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Short Plat No. PL08-0236

FOUND 2" IRON PIPE  
IN ROCK PILE ON  
1/4/88  
S89°42'54"E  
68.53'

FOUND 2" ALUMINUM  
PIPE MONUMENT IN ROCK  
PILE ON 12/22/93.  
N89°31'15"W 2632.03'

FOUND CONCRETE  
MONUMENT WITH BRASS  
CAP ON 1/4/88

COMPUTED  
POSITION  
4 76.99'

**Legend**

- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND 3/8" X 48" WHITE FIBERGLASS POST WITH LABEL MARKED "PCA".
- SOIL LOG HOLE
- PROTECTED CRITICAL AREA BOUNDARY.
- LIMITS OF WETLANDS
- PROPOSED ACCESS LOCATIONS.
- LIMITS OF EXISTING ROADWAY

**LINE TABLE**

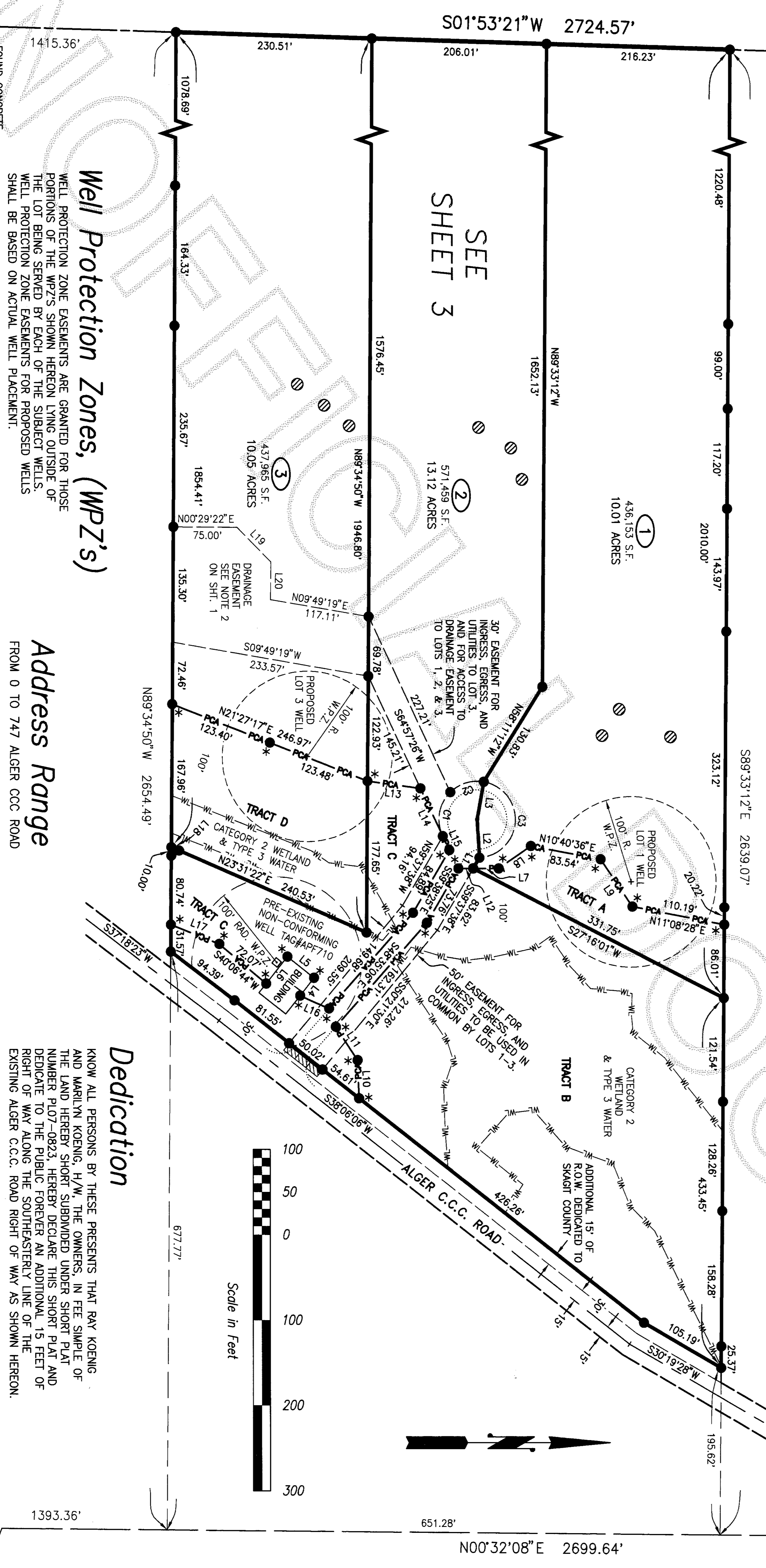
#	BEARING	DISTANCE
L1	N59°37'38"W	14.60'
L2	S86°37'26"W	45.00'
L3	N79°55'50"W	45.00'
L4	N52°14'00"W	26.58'
L5	S38°21'22"W	39.96'
L6	S51°41'41"E	40.26'
L7	N00°00'00"E	30.02'
L8	N34°39'44"W	46.14'
L9	N56°00'56"E	66.87'
L10	S87°53'58"W	44.89'
L11	S56°48'04"W	46.93'
L12	N00°00'00"E	17.41'
L13	N07°53'03"E	62.96'
L14	N64°57'26"E	62.09'
L15	N64°57'26"E	18.20'
L16	S24°12'53"W	37.21'
L17	S21°35'52"W	61.34'
L18	N23°31'22"E	10.00'
L19	N45°29'22"E	56.57'
L20	S89°30'39"E	44.40'

**CURVE TABLE**

#	RADIUS	DELTA	LENGTH
C1	45.00'	71°22'15"	56.05'
C2	45.00'	54°34'37"	42.86'
C3	45.00'	166°33'16"	130.81'

**PCA Information**

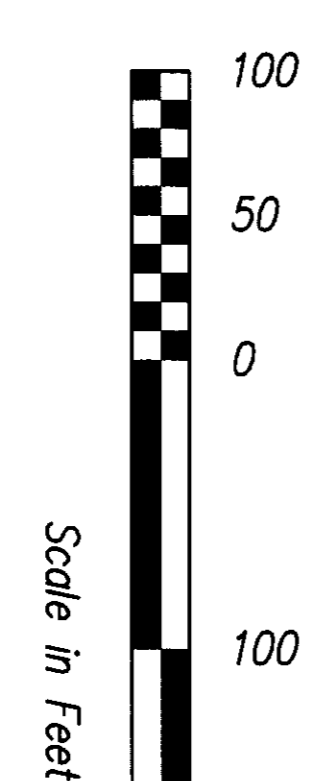
- TRACT A  
PROTECTED CRITICAL AREA  
CATEGORY 2 WETLAND & TYPE 3 WATER AND ASSOCIATED BUFFER  
0.41 ACRES (PART LOT 1)
- TRACT B  
PROTECTED CRITICAL AREA  
CATEGORY 2 WETLAND & TYPE 3 WATER AND ASSOCIATED BUFFER  
3.56 ACRES (PART LOT 2)
- TRACT C  
PROTECTED CRITICAL AREA  
CATEGORY 2 WETLAND & TYPE 3 WATER AND ASSOCIATED BUFFER  
0.78 ACRES (PART LOT 2)
- TRACT D  
PROTECTED CRITICAL AREA  
CATEGORY 2 WETLAND & TYPE 3 WATER AND ASSOCIATED BUFFER  
0.91 ACRES (PART LOT 3)



**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. WELL PROTECTION ZONE EASEMENTS FOR PROPOSED WELLS SHALL BE BASED ON ACTUAL WELL PLACEMENT.

**Address Range**  
FROM 0 TO 747 ALGER C.C.C. ROAD

**Dedication**  
KNOW ALL PERSONS BY THESE PRESENTS THAT RAY KOENIG AND MARILYN KOENIG, H/W, THE OWNERS, IN FEE SIMPLE OF THE LAND HEREBY SHORT SUBDIVIDED UNDER SHORT PLAT NUMBER PLOT 0823, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER AN ADDITIONAL 15 FEET OF RIGHT OF WAY ALONG THE SOUTHEASTERLY LINE OF THE EXISTING ALGER C.C.C. ROAD RIGHT OF WAY AS SHOWN HEREON.



DATE	6/26/08	REVISION	REVISED PER 6/19/08 CO. REVIEW LETTER	S.R.M.	BY	JOB#	648-87A	DRAWN	STW	CHECKED	djm	DATE	01APR08	SCALE	1" = 100'	SHEET	2 OF 3
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John L. Abenroth CERT#17651  
Date 10/14/08

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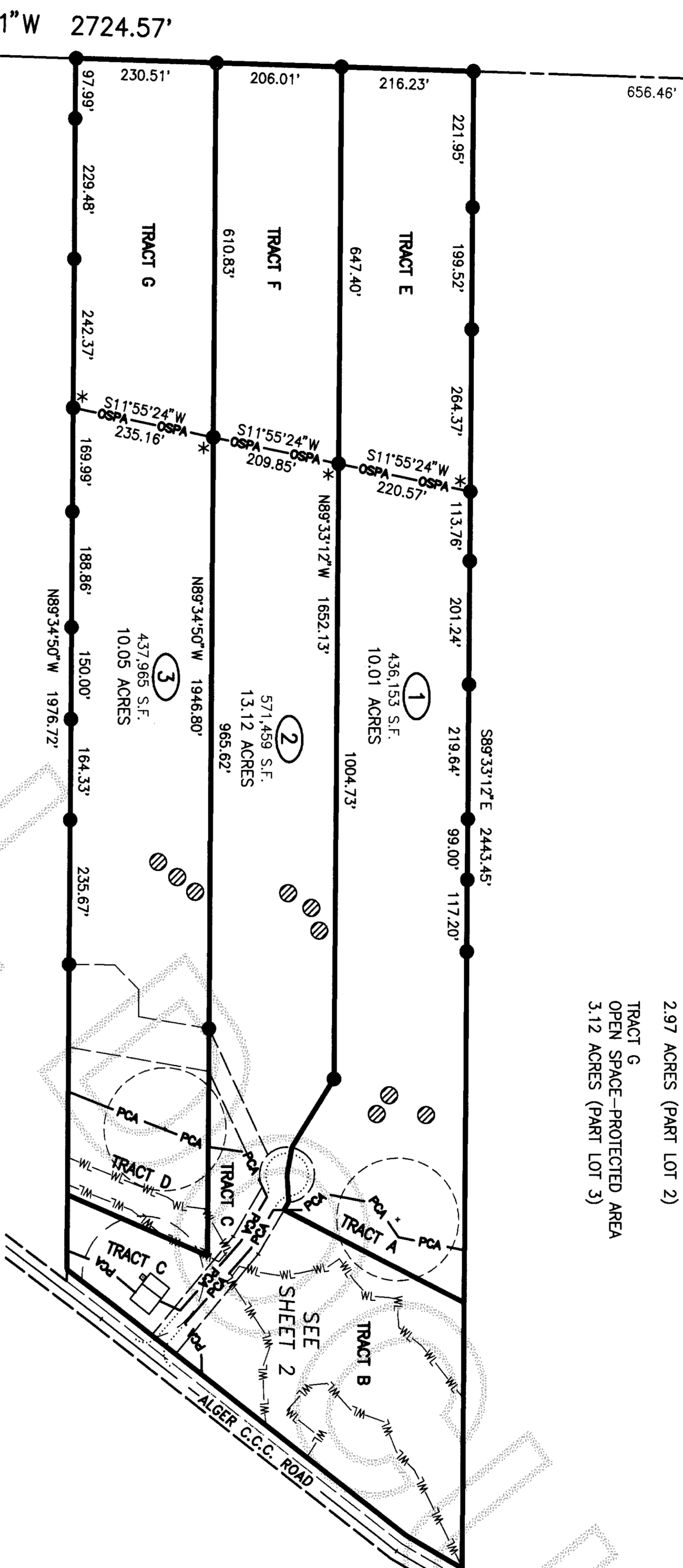
Short Plat No. PL08-0236

FOUND CONCRETE MONUMENT WITH BRASS CAP ON 1/4/88

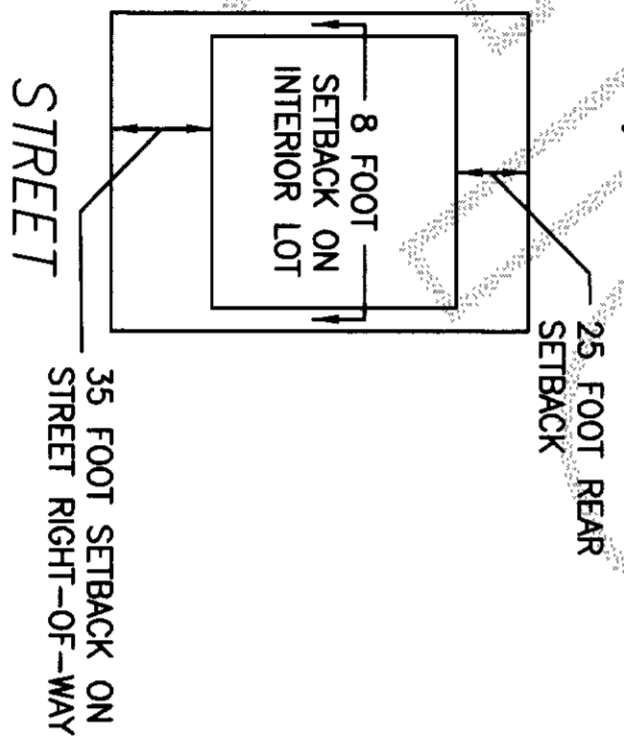


**OS-PA Information**

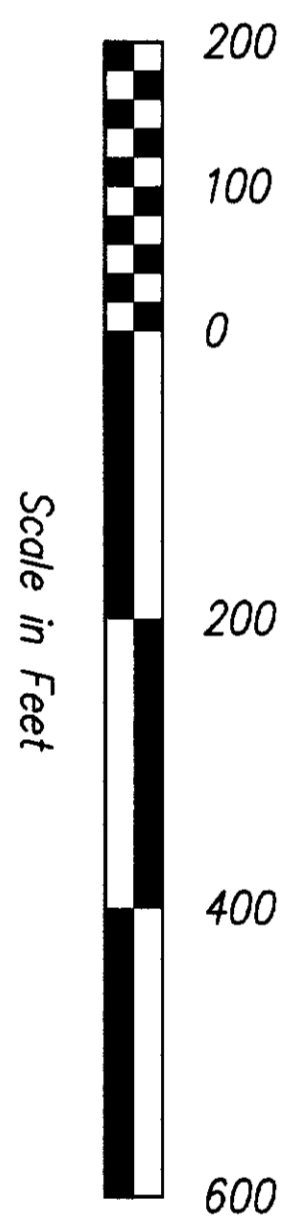
- TRACT E  
OPEN SPACE-PROTECTED AREA  
3.31 ACRES (PART LOT 1)
- TRACT F  
OPEN SPACE-PROTECTED AREA  
2.97 ACRES (PART LOT 2)
- TRACT G  
OPEN SPACE-PROTECTED AREA  
3.12 ACRES (PART LOT 3)



**(Rural Reserve)  
Minimum Setback  
Requirements**



FOUND CONCRETE MONUMENT WITH BRASS CAP ON 5/2/95

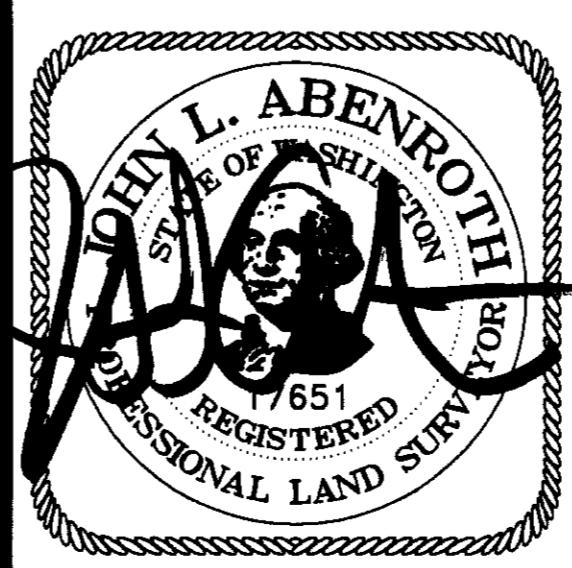


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  - SOIL LOG HOLE
  - PCA — PROTECTED CRITICAL AREA BOUNDARY.
  - OS-PA — OPEN SPACE-PROTECTED AREA BOUNDARY.
  - WL — LIMITS OF WETLANDS
  - — — LIMITS OF EXISTING ROADWAY

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