

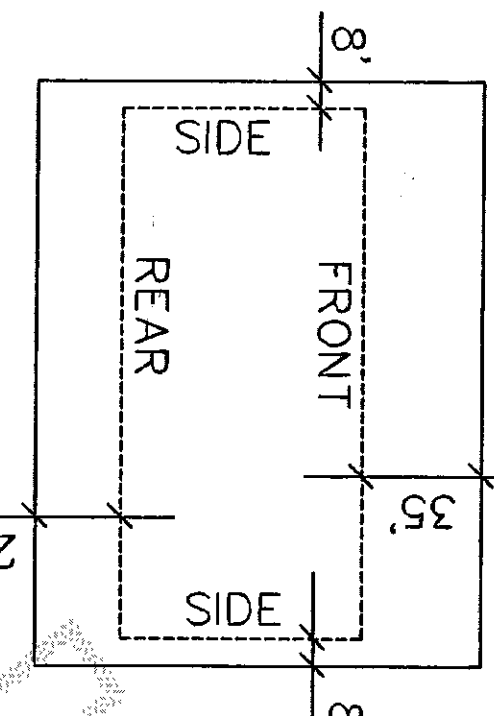
CALCULATED PER
SHORT PLAT 40-84 &
R.O.S. VOL. 1 PG. 195

1713.58'

N89°05'13"W 2681.61'

191.75'
S23°38'00"E
D=01'53.00'
R=5680.20'

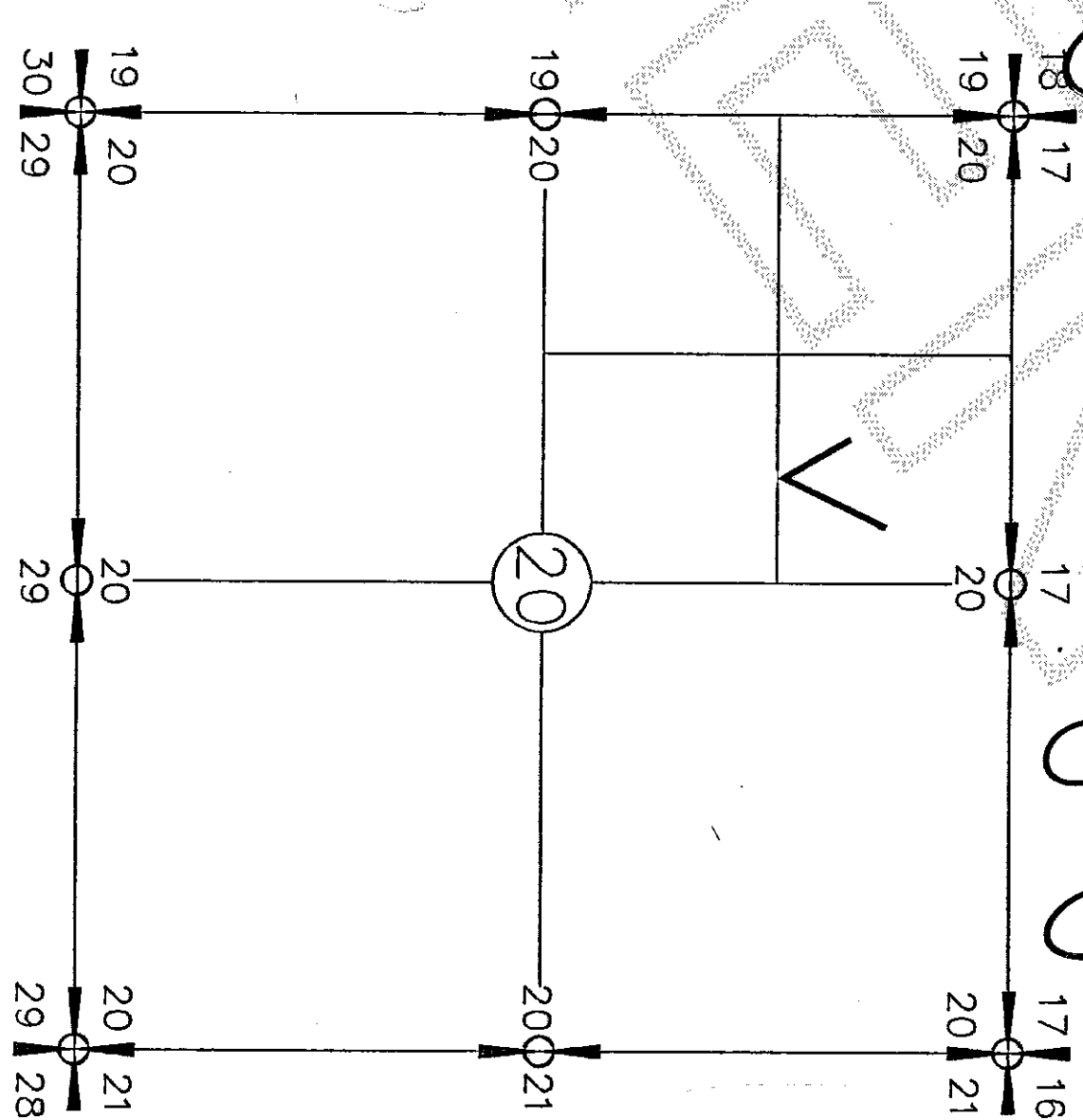
CALCULATED FROM
SURVEY FIELD IN
VOL. 3 OF SHORT
PLAT AT PAGE 200



I. Youngquist
COUNTY AUDITOR

Mary Jones
BY DEPUTY

12/3/2008 Page 1 of 2 9:08AM
200812030002
Skagit County Auditor



SEC. 20, TWP. 36N, RNG. 4E W.M.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20, THENCE SOUTH 89°05'13" EAST ALONG THE NORTH LINE OF SAID SECTION 20 1,713.58 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE STATE HIGHWAY (SAMISH ROAD), THENCE SOUTH 23°38' EAST, ALONG SAID WESTERLY MARGIN 72.73 FEET TO A POINT OF CURVATURE IN SAID WESTERLY MARGIN, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5,680.00 FEET, THROUGH A CENTRAL ANGLE OF 01°31'00", AN ARC DISTANCE OF 186.70 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°10'0", AN ARC DISTANCE OF 330.37 FEET, THENCE SOUTH 70°40' WEST 362.30 FEET, THENCE NORTH 29°03'02" WEST 537.89 FEET TO A POINT THAT IS SOUTH 70°40'00" WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 70°40'00" EAST 455.49 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS TRACT "J" OF THAT CERTAIN SURVEY RECORDED JULY 28, 1976, UNDER AUDITOR'S FILE NO. 839983, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTE:

1. LEGAL DESCRIPTION IS PER AFN. 20050523016A.
2. TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY POLICY NO. IC43561 IS USED FOR THIS SHORT PLAT.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION SEPTEMBER, 2007.

BASES OF BEARING

BEARING SHOWN IS BASED ON THE ASSUMPTION THAT THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 20 TOWNSHIP 36N, RANGE 4E BEING S89°05'13"E.

LEGEND

- SET REBAR & CAP #32169
- FOUND CONC. MON.
- FOUND 1" I.P.
- CALCULATED POINT
- PERMANENT BUFFER EDGE MARKER

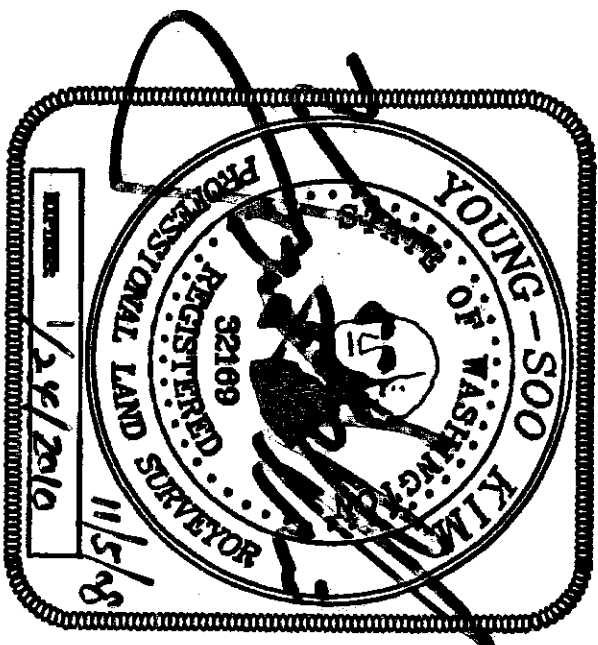
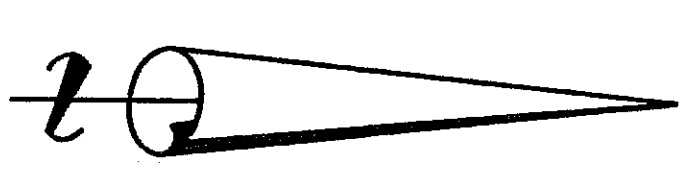
DEVELOPERS/OWNERS

THOMAS K. STUDEBAKER
DANA J. STUDEBAKER
3221 UPPER SAMISH ROAD
SEDR0-WOOLLEY, WA 98284

07276

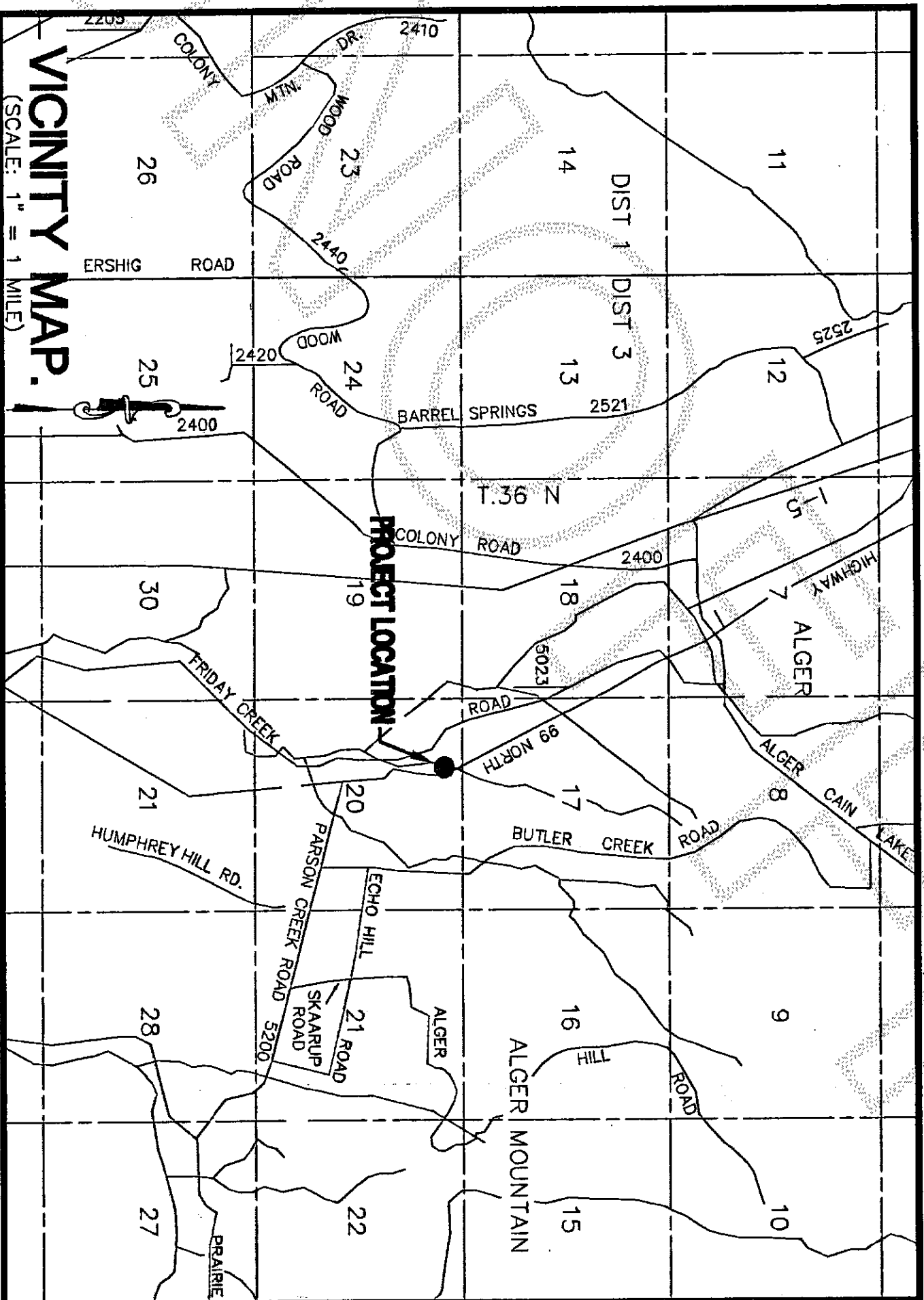
SUMMIT ENGINEERS & SURVEYORS, INC.

2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4989 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM



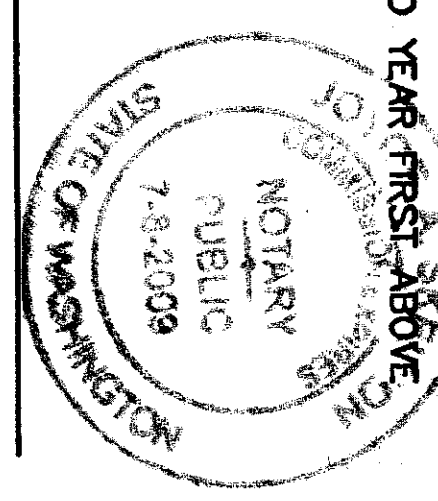
NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL INTERMEDIATE (RI).
3. SEPTIC: SAMISH WATER DISTRICT PER AF#9003180022 EXHIBIT "C"
4. WATER: BOTH LOTS IN THIS PLAT ARE SERVED BY THE STUDEBAKER WATER SYSTEM. THIS PUBLIC WATER SYSTEM (ID#AC168H) IS REQUIRED TO BE MAINTAINED IN COMPLIANCE WITH CHAPTER 246-291 WASHINGTON ADMINISTRATIVE CODE AND CHAPTER 12.48 SKAGIT COUNTY CODE. THE DOCUMENT RECORDED WITH THE SKAGIT COUNTY AUDITOR'S TITLED "NOTICE TO FUTURE PROPERTY OWNERS" CONTAINS IMPORTANT INFORMATION ABOUT THE OPERATING PLAN AND REQUIREMENTS FOR THIS SYSTEM. THIS WATER SYSTEM HAS BEEN APPROVED FOR A SINGLE RESIDENCE ON EACH OF THE TWO LOTS. ANY FURTHER CONNECTIONS TO THIS WATER SYSTEM, INCLUDING ACCESSORY DWELLING UNITS, MUST BE APPROVED IN WRITING BY THE SKAGIT COUNTY PUBLIC HEALTH DEPARTMENT.
5. 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.
6. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTRACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
7. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: AF# 315023, AF# 182760, AF# 289348, AF# 301917, AF# 873193, AF# 8908170051 AND AF# 9006060004.
8. SEE PROTECTED CRITICAL AREA AGREEMENT RECORDED UNDER AF# 200812030001
9. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
10. THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRE ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.
11. 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 COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
12. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24.100, ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF OR DAMAGE TO EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. 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 PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF# 200812030003



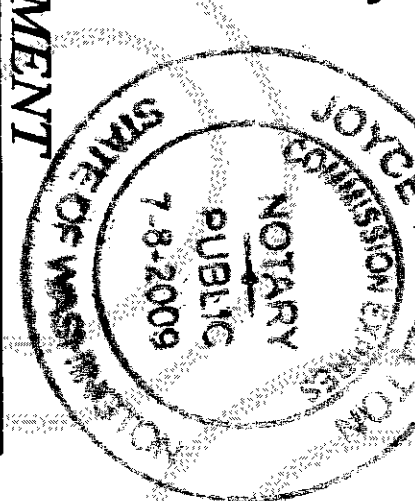
ACKNOWLEDGEMENT

STATE OF WA
COUNTY OF SKAGIT
ON THIS 6 DAY OF Nov 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Thomas K. Studenaker
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
Joey A. Skelton
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Malvern



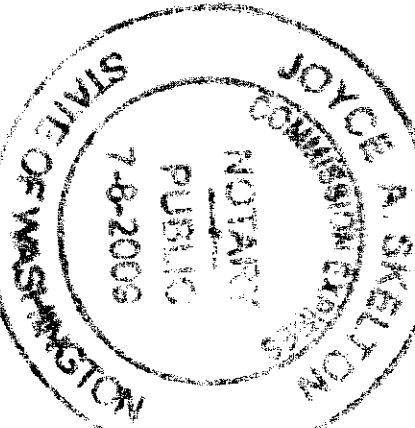
ACKNOWLEDGEMENT

STATE OF WA
COUNTY OF SKAGIT
ON THIS 6 DAY OF Nov 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Dana J. Studenaker
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE.
Joey A. Skelton
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Malvern



REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alice Skelton IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/IT) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/IT) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE owner TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: 11/06/08
SIGNATURE: Joey A. Skelton
(PRINT NAME) Joey A. Skelton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Malvern
MY APPOINTMENT EXPIRES 7/8/09



LOW FLOW MITIGATION NOTES

1. THE WATER WELL(S) FOR THE SAID PROPERTY WILL ONLY BE ALLOWED FOR INTERIM DOMESTIC USE WITH THE CONDITION THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATER SERVICE TO THE SAID PROPERTY AND HEREBY AGREE NOT TO PROTEST THE LUD OR SPECIAL IMPROVEMENT DISTRICT.
2. TO DECOMMISSION THE SAID WELL(S) IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS AND TO CONNECT ALL FIXTURES TO THE PUBLIC WATER SYSTEM AS SOON AS IT BECOMES AVAILABLE. THE INTERIM WELL SHALL BE LIMITED TO 400 GALLONS PER DAY PER DOMESTIC CONNECTION UNLESS THE OWNER DEMONSTRATE COMPLIANCE WITH SCC 14.24.350(G)(C).
3. THE TOTAL IMPERVIOUS SURFACE OF THE PROPERTY IS LESS THAN AND SHALL REMAIN LESS THAN 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT PROVIDES MITIGATION THAT WILL COLLECT FROM THE PROPOSED DEVELOPMENT/PROJECT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.
4. NO LAWN WATERING WILL BE PERFORMED FROM JUNE 1 TO SEPTEMBER 30. THIS CONDITION SHALL REMAIN IN EFFECT UNTIL THE WELL IS ABANDONED IN ACCORDANCE WITH CHAPTER 173-160 WAC AND THE PROPERTY IS CONNECTED TO AN APPROVED PUBLIC WATER SUPPLY OR A HYDROLOGIST CONFIRMS THAT THE WATER SOURCE IS FROM A CONTAINED ACQUIFER AND THERE IS NO CONTINUITY WITH A "LOW-FLOW" STREAM. (SKAGIT COUNTY RECOMMENDS LANDSCAPING WITH NATIVE VEGETATION AS MUCH AS POSSIBLE)

SURVEYOR'S CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "STUDEBAKER SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 36N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.232.

Young-Soo Kim
YOUNG-SOO KIM, P.L.S. #32169



ADDRESS NOTE:

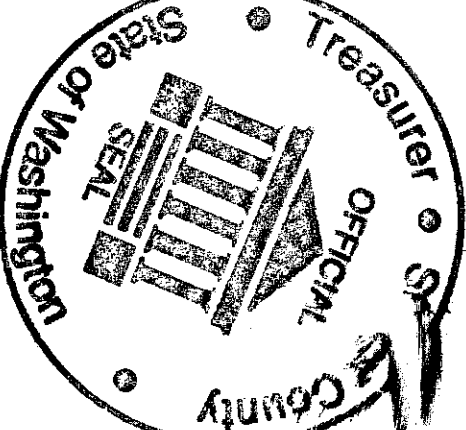
A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

ROAD NAME: OLD HIGHWAY 99 NORTH BEGINNING RANGE: 0 ENDING RANGE: 10501

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.

Joey A. Skelton
SKAGIT COUNTY TREASURER
DATE: 11-14-08



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18.
THIS 24 DAY OF November 2008.

Bill Blue
SHORT PLAT ADMINISTRATOR

Steve V. Voth
COUNTY ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 AND 12.48 WATER
THIS 10 DAY OF November 2008.

Howard
SKAGIT COUNTY HEALTH OFFICER

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Thomas K. Studenaker
THOMAS K. STUDEBAKER

Dana J. Studenaker
DANA J. STUDEBAKER

Alice Skelton
SUMMIT BANK

DEVELOPERS/OWNERS

THOMAS K. STUDEBAKER
DANA J. STUDEBAKER
3221 UPPER SAMISH ROAD
SEDERO-WOOLLEY, WA 98284

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
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