

**VICINITY MAP**  
 Sec. 36, T. 36 N., R. 3 E.  
 Scale: 2" = 1 Mi.

**DRIVEWAY & LINE TABLE**

LINE	DISTANCE	BEARING
D1	49.26	N 80°43'11" E
D2	L = 74.50	R = 90.00
D3	L = 44.70	S 51°50'57" E
D4	L = 82.14	R = 100.00
D5	206.83	N 81°05'20" E
D6	91.02	S 85°59'12" E

RIGHT OF WAY STATIONING TAKEN FROM COUNTY ROAD MAP ON FILE AT SKAGIT COUNTY PUBLIC WORKS - ENTITLED "HOBSON ROAD NO. SEC. 25, 36-36-3 WPA PROJECT" DATED OCT. 1938 AND APPROVED JAN. 7, 1939.

HWY. STA. 36+50  
 35' TO 25' LT-AH  
 30' TO 25' RT-AH

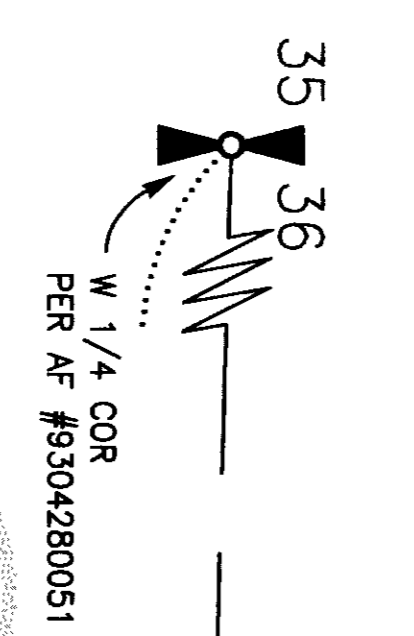
HWY. STA. 34+50  
 40' TO 35' LT-AH  
 40' TO 30' RT-AH

DRIVEWAY C/L STA. 33+03.83  
 40' RT-AH  
 HWY. STA. 32+50  
 25' TO 40' LT/RT-AH

HWY. STA. 29+50  
 35' TO 25' LT-AH

HWY. STA. 26+59.76  
 25' TO 35' LT-AH

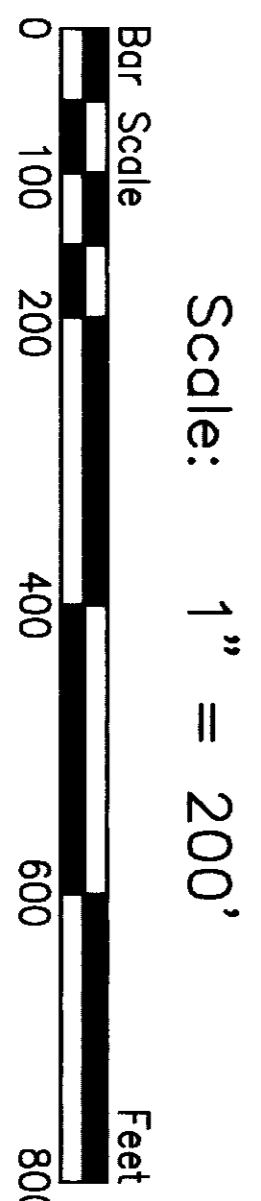
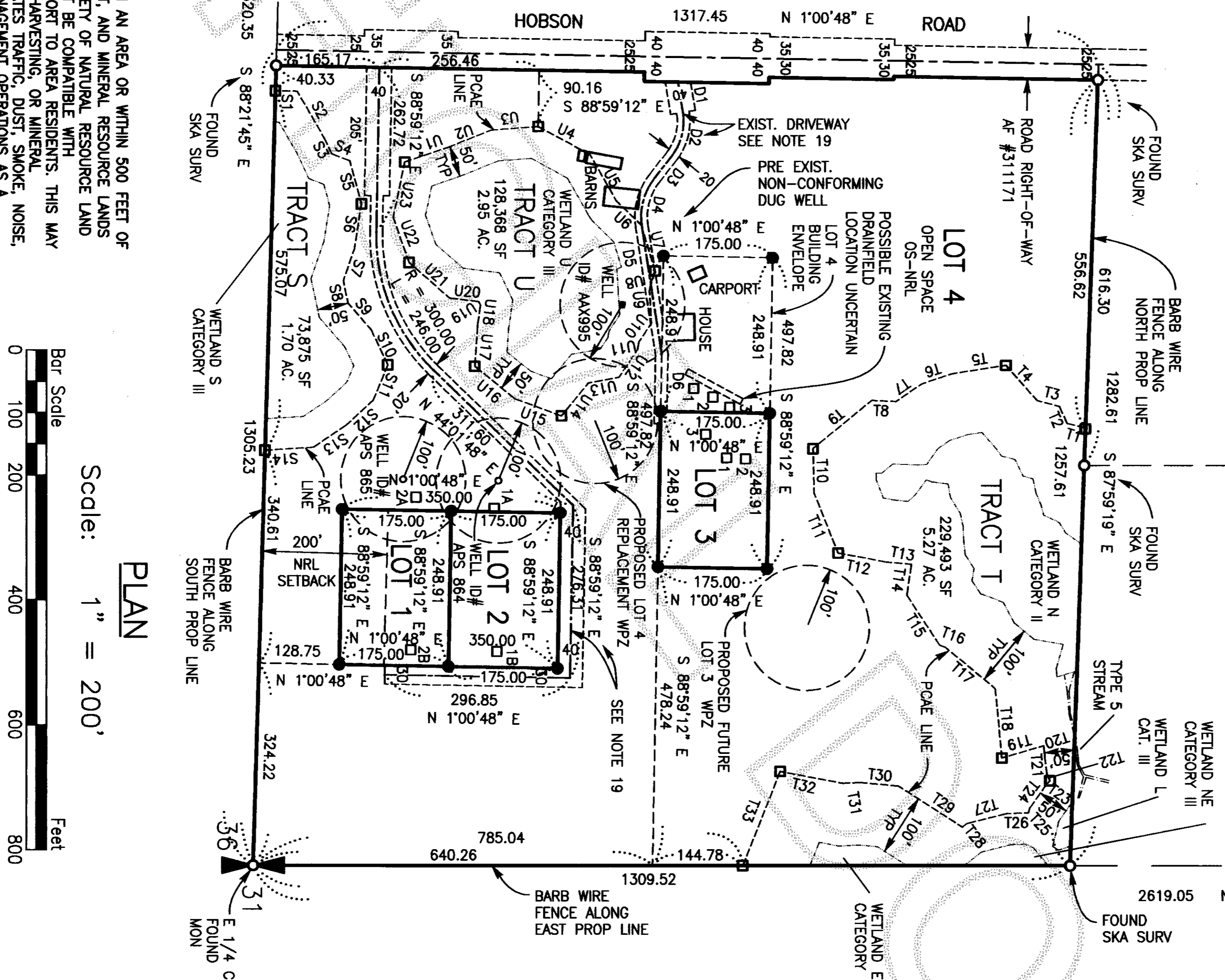
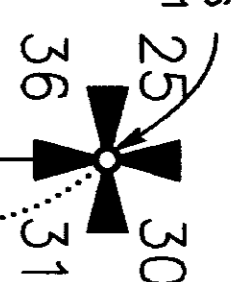
W 1/4 COR  
 PER AF #9304280051



**AREAS**

Total Area	= 1,699,035 Sq. Ft. = 39.00 Ac.
(Gross - Includes Co. Rd. R/W)	
Total Area	= 1,662,084 Sq. Ft. = 38.16 Ac.
(Net - less Co. Rd. R/W)	
Lot 1	= 43,559 Sq. Ft. = 1.00 Ac.
Lot 2	= 43,559 Sq. Ft. = 1.00 Ac.
Lot 3	= 43,559 Sq. Ft. = 1.00 Ac.
Lot 4	= 43,559 Sq. Ft. = 1.00 Ac.
(Building Envelope)	
Lot 4	= 1,531,407 Sq. Ft. = 35.16 Ac.
(Includes Building Envelope, Less Co. Road R/W.)	

NE COR SEC 36  
 PER AF # 9304280051



Scale: 1" = 200'

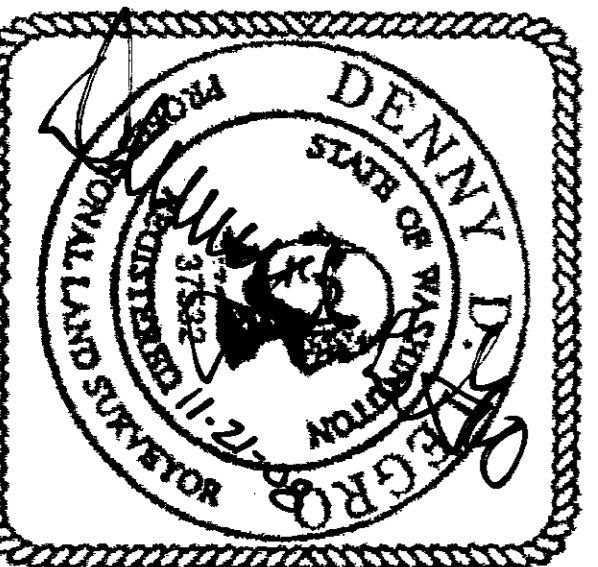
**PLAN**

**WARNING**

THIS PARCEL (LOTS 1, 2, 3 AND 4 OF THIS SHORT PLAT) LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURE, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LANDS 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 TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH 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 SEC 14.18.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

THE PURPOSE OF OPEN SPACE NATURAL RESOURCE LANDS (OS-NRL) IS TO PRESERVE THE NATURAL RESOURCE LANDS WITHIN THE COUNTY BY CLUSTERING DEVELOPMENT AND LEAVING THE REMAINDER OPEN FOR RESOURCE PRODUCTION. ALL OPEN SPACE DESIGNATED OS-NRL SHALL BE PLACED IN THE NATURAL RESOURCE LANDS EASEMENT (NRL), REFER TO AUDITOR'S FILE NO. **20081204280051**

DRAWN BY: TH



**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in November 2007 at the request of Sandra Adams.

LEGRO & ASSOCIATES  
 Engineer & Land Surveyors  
 1321 South 2nd Street  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3220

Denny D. Legro  
 Registered Professional Engineer & Land Surveyor  
 Lic. # 37532 Date: 11-21-08

**OWNER-DEVELOPER**  
 MATERI SISTERS, LLC  
 c/o Tim & Sandy Adams  
 5381 Hobson Road  
 Bow, WA. 98232

**ZONING/COMPREHENSIVE PLAN DESIGNATION**  
 RR-NRL - RURAL RESOURCE

**PCA LINE TABLE**

LINE	DISTANCE	BEARING
S1	34.88	N 01°38'15" E
S2	86.40	N 59°52'40" E
S3	27.75	N 64°42'02" E
S4	31.12	N 21°04'45" E
S5	71.19	N 74°45'51" E
S6	73.71	S 80°57'22" E
S7	52.86	S 70°43'56" E
S8	36.95	N 77°43'07" E
S9	56.43	N 49°06'42" E
S10	62.13	N 64°34'41" E
S11	61.54	S 67°28'07" E
S12	58.97	S 42°40'34" E
S13	62.38	S 33°54'17" E
S14	78.15	S 03°38'44" E
T1	30.83	S 17°02'04" W
T2	29.56	S 64°59'12" W
T3	36.70	S 14°43'00" W
T4	75.48	S 48°18'59" W
T5	86.54	S 08°57'17" E
T6	51.29	S 18°12'17" E
T7	50.45	S 34°12'17" E
T8	38.97	S 02°17'43" W
T9	121.37	S 39°12'17" E
T10	70.51	N 88°47'15" E
T11	104.33	N 68°17'42" E
T12	76.91	N 10°32'42" E
T13	42.08	N 05°32'42" E
T14	49.91	S 81°27'18" E
T15	95.59	N 56°32'42" E
T16	10.62	N 20°47'17" E
T17	102.74	N 39°32'42" E
T18	111.71	N 84°32'42" E
T19	68.72	N 16°15'49" W
T20	15.37	N 84°55'45" E
T21	31.94	N 82°22'56" E
T22	9.98	N 61°29'42" E
T23	7.80	S 45°25'37" E
T24	47.38	S 76°23'45" E
T25	7.46	S 02°04'29" E
T26	34.67	S 13°54'28" E
T27	65.54	S 36°11'26" E
T28	122.09	S 32°40'14" W
T29	62.46	S 05°11'25" W
T30	26.10	S 03°14'48" E
T31	102.99	S 10°40'53" W
T32	102.44	S 68°22'50" E
T33		
U1	76.69	N 19°13'53" W
U2	71.21	N 21°34'00" W
U3	75.41	N 04°16'52" W
U4	94.72	N 28°25'04" E
U5	84.05	N 60°17'11" E
U6	56.36	N 44°19'20" E
U7	76.22	N 73°12'18" E
U8	32.38	S 74°05'32" E
U9	53.02	N 86°37'15" E
U10	36.99	S 56°45'00" E
U11	11.16	S 80°41'37" E
U12	53.61	S 56°25'04" E
U13	50.01	S 10°13'55" E
U14	67.97	S 50°42'55" E
U15	79.07	S 20°15'06" W
U16	83.25	S 36°46'07" W
U17	65.89	N 86°05'53" W
U18	32.64	N 81°48'01" W
U19	6.11	S 64°10'59" W
U20	47.01	S 06°55'54" W
U21	86.75	S 41°13'00" W
U22	76.21	S 70°21'19" W
U23	90.22	N 75°04'18" W

**SHORT PLAT No.: PLO6-1033**

**MATERI SISTERS, LLC. PROPERTY SURVEY**

SE 1/4 NE 1/4  
 SEC. 36, T. 36 N., R. 3 E.W.M.  
 SKAGIT COUNTY, WASHINGTON

**AUDITOR'S CERTIFICATE**

Filed for the record at the request of Legro & Associates.

12/04/2008 Page 1 of 2 1:58PM  
 Skagit County Auditor

**J. Youngquist**  
 Deputy Auditor

**LEGAL DESCRIPTION**

The Southeast 1/4 of the Northeast 1/4 of Section 36, Township 36 North, Range 3 East, W.M.

EXCEPT County road right of way.

Situate in the County of Skagit, State of Washington.

**NOTES**

1. Certificate for Short Plat furnished by Land Title Company Subdivision Guarantee Order No. 123507-P, Policy No. G-1103-6021, dated October 24, 2006 at 8:00 A.M.
2. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse  
 Instrumentation: TOPCON GTS-2B(20)  
 Theodolite: Min Horiz. Circle reading of 20"  
 E.D.M.: Accuracy ± (5mm + 5ppm)
4. For additional subdivision information refer to volume 14 of surveys, pages 63 through 67, recorded under A.F. No. 9304280051, records of Skagit County, Washington.
5. Basis of Bearing - the East line of the NE 1/4 of Section 36, T. 36 N., R. 3 E.W.M. based upon existing monumentation as being N 0°01'06" E.
6. Meridian - Assumed.
7. 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.
8. All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.

**LEGEND**

- Set 5/8" Diam. X 18" Length Steel Rebar w/ Plastic Cap Imprinted: "LEGRO 37532"
  - FOUND  
 Found Rebar w/ Aluminum Disk Imprinted "SKA SURV 17651"
  - FOUND MON  
 Found DNR Aluminum Pipe Monument
  - 1/4  
 Soil Log 1/4
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

9. In accordance with SCC 14.32, an Engineered Drainage Plan for residential construction upon Lots 1, 2, 3 and 4 of this short subdivision has been prepared by Legro & Associates and is currently on file with the Skagit County Planning and Development Services Department. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
10. Lots are served by overhead power and telephone via utility poles along the East side of Hobson Road.
11. The method of sewage disposal shall be by individual on-site conventional pressure septic drainfield systems based upon the required soil logs for this short plat which are on file with the Skagit County Planning and Development Services Department. See Skagit County Health Officer for details.
12. Water: Individual wells. Water will be supplied from individual water systems. Contact the Skagit County Planning and Development Services to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100' radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvements or replacement.
13. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties
14. 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 up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
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 therein shall be considered Lot of Record for conveyance and development purposes unless otherwise restricted. See A/F # 200812040016.
16. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
17. Wetland delineation for this division of property has been performed by Robert P. Bailey, M.S.C.E., P.E. Wetland Scientist/Biologist of Edison Engineering by that report dated December 1, 2006, a copy of which is on file with the Skagit County Planning and Development Services. The Category II and III Wetlands hereon have been mapped by Edison Engineering and verified in the field by survey of the actual flagged wetland boundaries.
18. All private roads (driveways), easements, community utilities and properties shall be owned and maintained by the 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.
19. Ingress, egress (driveway) and utility easement for the benefit of and serving Lots 1, 2, 3 and 4 has been delineated upon the face of the plat. Easement centerline data has been provided. Easement width divided equally by said centerline: 10 feet on each side where total width is given as 20 feet wide; 20 feet on each side where total width is given as 40 feet wide, etc.

# APPROVALS

Examined and approved this 31<sup>st</sup> day of November, 2008 by the Planning Department of Skagit County, Washington.

Examined and approved this 31 day of Nov, 2008 by the County Engineer of Skagit County, Washington.

## HEALTH OFFICER APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 31<sup>st</sup> day of August, 2008.

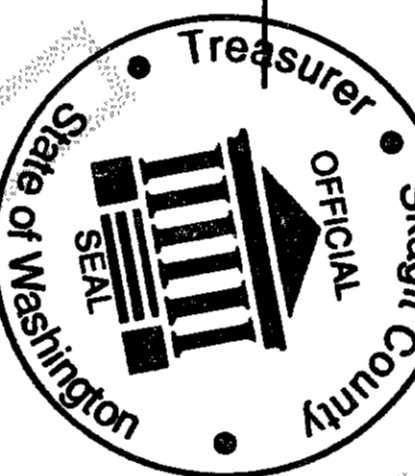
Skagit County Health Officer

## TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-for levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2008.

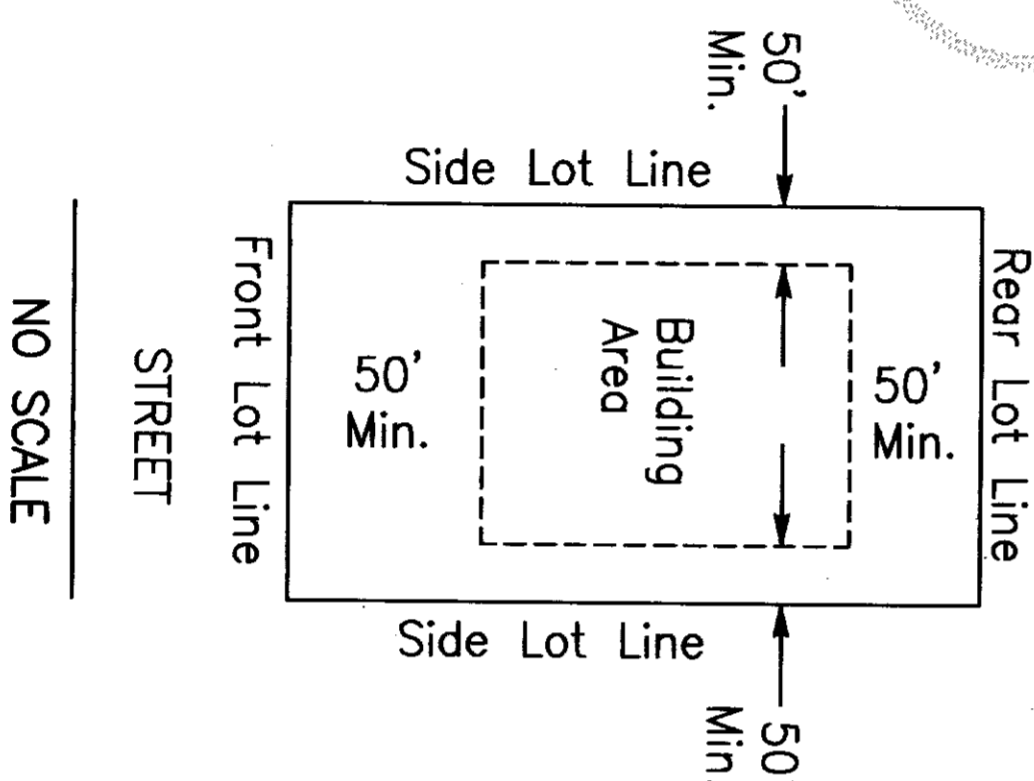
This 15<sup>th</sup> day of September, 2008.

Skagit County Treasurer



## PCA EASEMENT

For responsibilities, rights and/or restrictions of the Protected Critical Area Easement (PCAE) for those Category II and III Wetlands delineated hereinabove as Tracts S, T and U upon this Short Plat, refer to instrument recorded under A.F. No. 200812040016.



## TYPICAL BUILDING SETBACK DIAGRAM

The 50 foot setbacks shown above are the typical setbacks for the RRC-NRL zoning designation. According to SCC 14.18.310(8) a minimum 20 foot setback and a maximum 200 foot setback from a public road, and a 200 foot setback from adjacent NRL designated parcels apply to CnRD developments. SCC 14.18.310(8)(c) states that no other setbacks shall be required, except that fire separation may be required based upon the UBC.

# OWNERSHIP CERTIFICATE

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 17<sup>th</sup> day of July, 2008.

MATERI SISTERS, LLC:

WILLIE MATER, MEMBER

SANDRA ADAMS, MEMBER

## ACKNOWLEDGEMENT

State of WASHINGTON } S.S.  
County of SKAGIT

I certify that I know or have satisfactory evidence that WILLIE MATER is the person who appeared before me, he is the MEMBER of MATER SISTERS, LLC a Washington limited liability company and he freely signed in his authorized capacity for the uses and purposes stated in this instrument.

Dated: 7-7-08

Denny D. Legro

Notary Public in and for the State of WASHINGTON, residing at Mount Vernon  
My appointment expires: 3-10-09

## ACKNOWLEDGEMENT

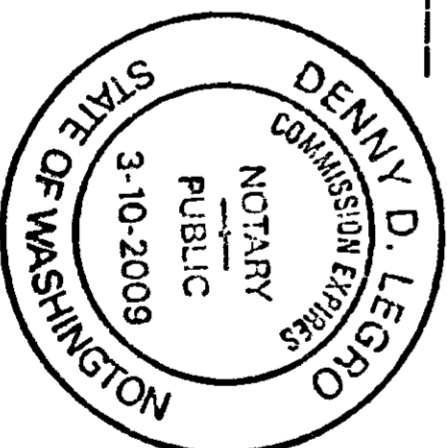
State of Washington } S.S.  
County of Skagit

I certify that I know or have satisfactory evidence that SANDRA ADAMS is the person who appeared before me, she is the MEMBER of MATER SISTERS, LLC a Washington limited liability company and she freely signed in her authorized capacity for the uses and purposes stated in this instrument.

Dated: 7-7-08

Denny D. Legro

Notary Public in and for the State of Washington, residing at Mount Vernon  
My appointment expires: 3-10-09



## ADDRESS RANGES

Road Name	Beginning Range	Ending Range
Hobson Road	4592	7373

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

Lot 3 has an existing address of 5381 Hobson Road. This address will not change upon the recording of this subdivision.

## NOTES (Continued)

20. Lot 4 hereby grants unto Lots 1 & 2 an easement for well protection zone (WPZ) lying within a 100 foot radius of the existing drilled wells and a perpetual easement for power and water pipeline and reasonable access to and from said wells upon Lot 4 as depicted upon the face of this plat, until such wells are permanently abandoned. Lot 4 also hereby grants unto Lot 3 an easement for a future well site as depicted upon the face of the plat, a 100' radius well protection zone (WPZ) around said future well and a perpetual easement for power and water pipeline, until such well is permanently abandoned. Lot 4 shall further grant unto Lot 3 reasonable access to construct and maintain the well and well appurtenances. The WPZ's depicted as proposed well locations have been placed upon the face of the plat as a condition of plat approval by Skagit County. Legro & Associates accepts no responsibility or liability that subject location is the most economical or productive future well site. Actual final well positioning may be subject to expert opinion at the time of installation. Lot 4 shall be prevented from certain practices within said 100 foot well radius easement areas, with the exception of, and any routine maintenance to, the existing driveway access encroaching therein. Such practices at a minimum shall include the following: cesspools, sewers, privies, septic tanks, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens or other enclosures or structures for the keeping or maintenance of fowls or animals or the storage of liquid or dry chemicals, herbicides or insecticides. In the event that wells serving lots within this subdivision fail, Lot 4 shall allow an alternate well site and WPZ at the sole expense of the user. Reasonable precaution shall be taken to situate said well or wells to insure the unobstructed uses and privileges allowed to the owner of Lot 4.
21. The WPZ depicted as proposed replacement well location serving Lot 4 has been placed upon the face of this plat as a condition of plat approval by Skagit County. Legro & Associates accepts no responsibility or liability that the subject location is the most economical or productive future well site.
22. Arsenic levels for Well ID #APS 865 were noted as below current MCL, but above recognized EPA recommended Maximum Contaminant Level. Levels may change in the future and wells may require treatment.

SHORT PLAT No.: PLO6-1033

MATERI SISTERS, LLC. PROPERTY SURVEY

PTN. SE 1/4 NE 1/4

SEC. 36, T. 36 N., R. 3 E.W.M.

SKAGIT COUNTY, WASHINGTON

