

Legal Description

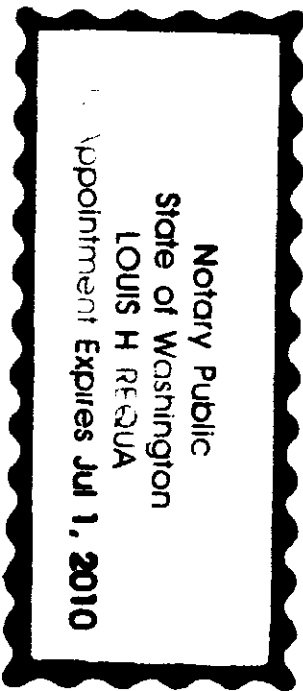
THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT JOSH WILSON ROAD, (ALSO KNOWN AS LOT "B" AS SHOWN ON A SURVEY RECORDED SEPTEMBER 23, 2003, UNDER AUDITOR'S FILE NO. 200309230140, RECORDS OF SKAGIT COUNTY, WASHINGTON), SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Consent

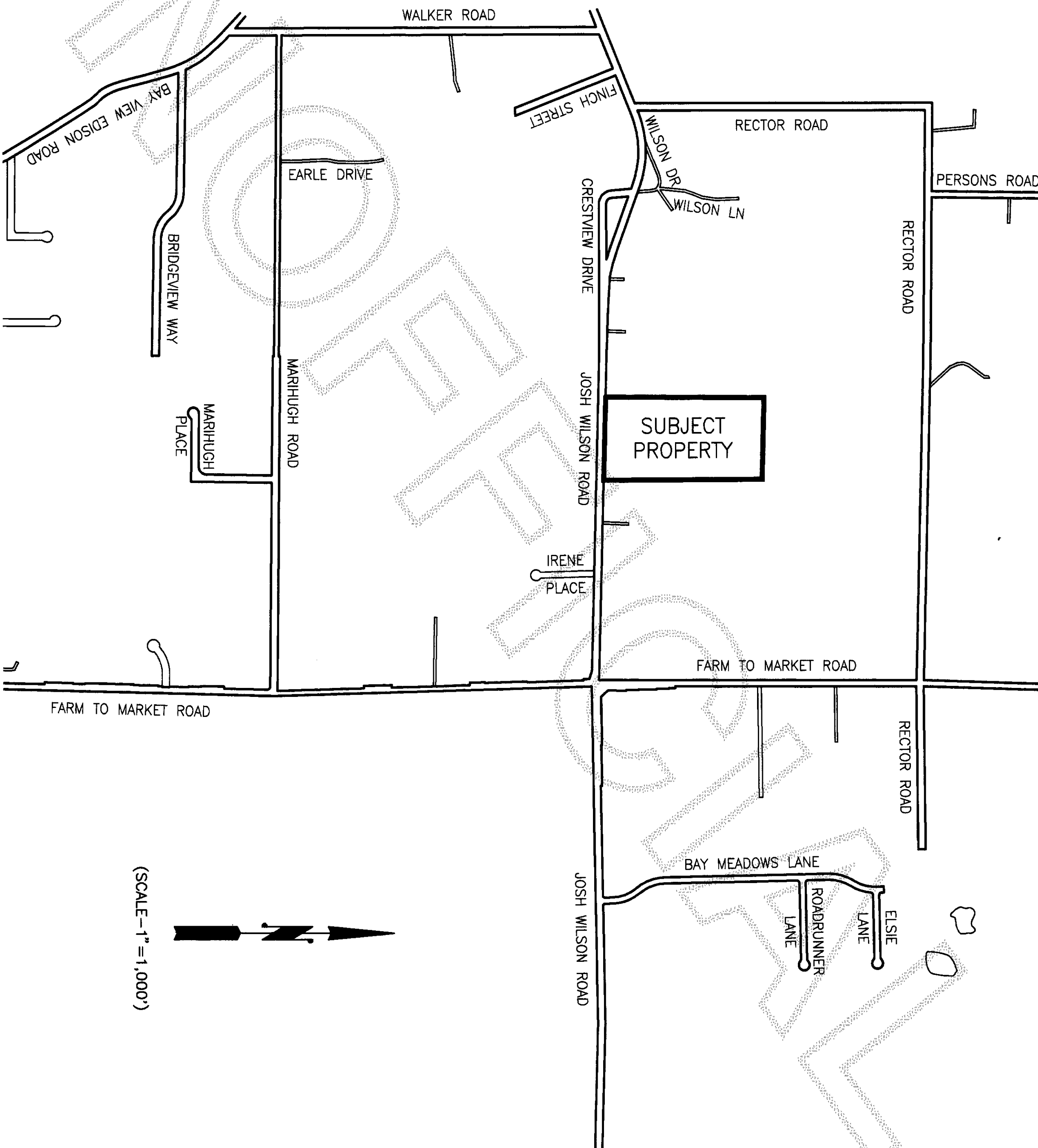
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.  
Jeff Rowland  
JEFF ROWLAND  
Sara Rowland  
SARA ROWLAND

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFF ROWLAND AND SARA ROWLAND, 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 Sara Rowland TITLE Notary  
DATE 11/20/08 MY APPOINTMENT EXPIRES July 4, 2010



Vicinity Sketch



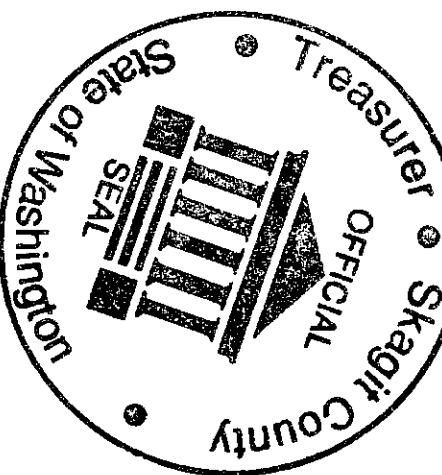
Notes

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. 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.
3. THE TOTAL ACREAGE OF THIS SHORT SUBDIVISION IS 19.84 ACRES. (20.29 ACRES TO ROAD CENTERLINE).
4. BASIS-OF-BEARINGS - ASSUMED S89°29'56"E, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29.
5. ZONING/COMPREHENSIVE PLAN DESIGNATIONS - RURAL RESERVE (RR).
6. SEWER - INDIVIDUAL, ON-SITE SEWAGE DISPOSAL SYSTEMS.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND METES OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
8. 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.
9. 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 TO WATER - WATER WILL BE SUPPLIED BY PUBLIC UTILITY DISTRICT #1 OF SKAGIT COUNTY. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADII WELL 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 BARN; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED 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.
11. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#751302, A.F.#200408300001; A.F.#20060307003.
12. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
13. 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.# 1200813380012.
14. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.# 1200813380013.
15. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN AIRPORT SAFETY ZONE 4L (OUTER SAFETY ZONE), AND A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AIRPORT SAFETY ZONE 6 (TRAFFIC PATTERN ZONE). SEE AVIGATION EASEMENT, (PERMITTING THE RIGHT OF FLIGHT IN THE AIR SPACE ABOVE THE SUBJECT PROPERTY), FILED IN A.F.# 1200813380014.
16. ALSO SEE NOTICE AND ACKNOWLEDGEMENT TO PURCHASERS FILED IN A.F.# 1200813380015.
16. THIS SUBDIVISION IS LOCATED WITHIN AIRPORT ENVIRONS OVERLAY SAFETY ZONE 4L AS DESIGNATED BY THE AIRPORT ENVIRONS OVERLAY MAP. TO PROTECT THE SAFETY OF PILOTS AND PEOPLE ON THE GROUND IN THE EVENT OF AN AIRPLANE CRASH, THE FOLLOWING REQUIREMENTS ARE IMPOSED. NEW RESIDENTIAL LAND DIVISIONS SHALL NOT EXCEED 1 DWELLING UNIT/5 ACRES. 10% OF THE AREA LOCATED WITHIN THE AIRPORT ENVIRONS OVERLAY SAFETY ZONE SHALL OPEN SPACE. OPEN SPACE LOCATED IN AN AIRPORT ENVIRONS OVERLAY SAFETY ZONE SHALL BE MAINTAINED AS PAVED/ MOWED LAWN OR VEGETATION NOT MORE THAN FOUR FEET IN HEIGHT, EXCEPT THAT TREES MAY BE USED AS LANDSCAPING ADJUNCT TO BUILDINGS OR OTHER AREAS NOT SPECIFICALLY INCLUDED AS REQUIRED OPEN SPACE. THE OWNER OF ANY EXISTING NONCONFORMING STRUCTURE OR TREE SHALL PERMIT THE REMOVAL, OR INSTALLATION, OPERATION AND MAINTENANCE HEREON OF SUCH MARKERS AND LIGHTS AS SHALL BE DETERMINED NECESSARY BY THE PORT OF SKAGIT COUNTY TO INDICATE TO THE OPERATORS OF AIRCRAFT IN THE VICINITY OF THE AIRPORT THE PRESENCE OF SUCH AIRPORT OBSTRUCTION. SUCH MARKERS AND LIGHTS SHALL BE INSTALLED, OPERATED AND MAINTAINED AT THE EXPENSE OF THE LANDOWNER.

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.

Debra Fager 11-21-08  
SKAGIT COUNTY TREASURER DATE



Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 3rd DAY OF December 2008

Don Duce Sara Rowland  
SHORT PLAT ADMINISTRATOR 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 4th DAY OF December 2008

Heather Ludwig  
SKAGIT COUNTY HEALTH OFFICER

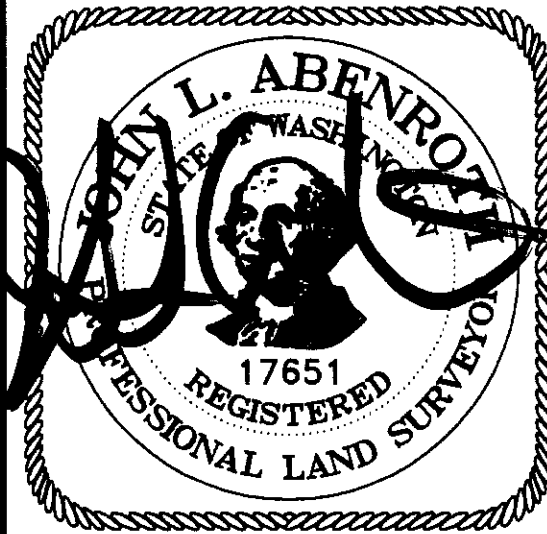
Owner/Developer

JEFF AND SARA ROWLAND  
9390 COLLINS ROAD  
SEDO-WOOLLEY, WA. 98284



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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

John L. Abenroth CERT#17651  
Date Nov. 7, 2008

AUDITOR'S CERTIFICATE



200812230011  
Skagit County Auditor

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J. Youngquist by Heather Ludwig  
County Auditor of Deputy Auditor



CENTER OF SECTION 29 AS  
SHOWN ON SURVEY FILED  
IN A.F.#200309230140.

1337.34'

N89°32'56"W      2674.68

FOULING 3/4" IRON PIPE

WITH R.&L. CAP ON  
SEPTEMBER 24, 1984.

## AUDITOR'S CERTIFICATE

20081223001  
Skagit County Auditor

12/23/2008 Page 2 of 2 9:49AM

County Auditor or Deputy Auditor

# PCA Information

(Rural Reserve)  
Minimum Setback  
Requirements

## SURVEYOR'S CERTIFICATE

*This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2008 at the request of Jeff Rowland.*

John L. Abenroth CERT#17651  
Date NOV. 7, 2008

N00°16'18"E 2656.27'

1328.13'

## Address Range

FROM 12434 TO 18867 JOSH WILSON ROAD

EGRESS, AND UTILITIES TO  
BE USED IN COMMON BY  
LOTS 1 AND 2.

9" W

00°27'19"

## Legend

○ SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2 WITNESS STAKE DURING SURVEY FILED IN A.F.#200309230140.

IN A.F.#200309230140

SET 1/2" X 18" REINFORCING ROD  
WITH YELLOW PLASTIC CAP MARKED  
"SKA SURV 17651" AND WHITE 2" X 2"  
WITNESS STAKE.

WITNESS STAKE.

SET 1/2" X 18" REINFORCING ROD  
WITH YELLOW PLASTIC CAP MARKED  
"SKA SURV 1765T", AND 3/8" X 48"  
WHITE FIBERGLASS POST WITH LABEL  
MARKED "PCA".

MARKED "PCA".

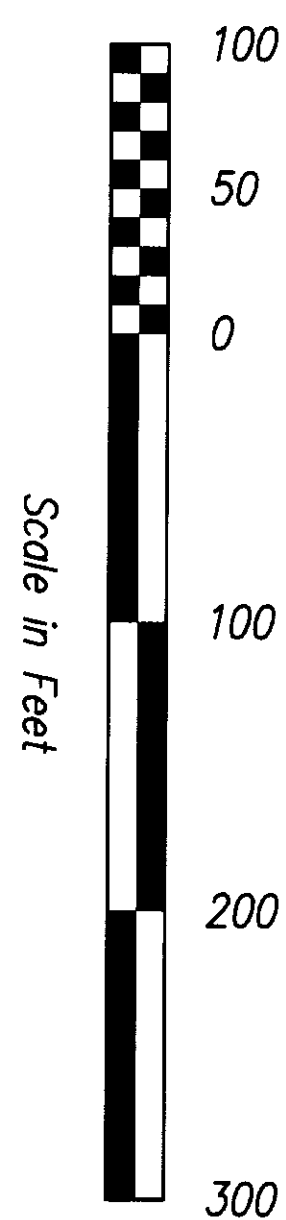
 PROPOSED ACCESS LOCATIONS

LIMITS OF WETLANDS

— PROTECTED CRITICAL AREA BOUNDARY

PROTECTED CRIMINAL RECORD

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	75.00"	16.06.00"	21.07'
C2	223.00"	17.23.00"	67.66'
C3	75.00"	55.49.18"	73.07'
C4	125.00"	12.20.14"	26.92'
C5	125.00"	05.04.51"	11.08'
C6	125.00"	15.19.47"	33.44'
C7	273.00"	17.23.00"	82.83'
C8	277.00"	33.33.00"	162.20'
C9	227.00"	50.46.52"	201.19'



Scale in feet

06/19/08	REVISED WETLAND, PCA, & SHIT. 1 NOTES	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
DATE	REVISION	BY	207099	SRM	djm	28NOV07	1" = 100'	2 OF 2

## Short Plat for Jeff and Sara Rowland

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