

# SURVEY DESCRIPTION

TRACT 4 OF SHORT PLAT NO. 130-78, RECORDED DECEMBER 28, 1978 IN BOOK 3 OF SHORT PLATS, PAGES 57 AND 58, UNDER AUDITOR'S FILE NO. 893793, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M., EXCEPT MINERAL RIGHTS AS RESERVED BY THE STATE OF WASHINGTON IN DEED RECORDED NOVEMBER 4, 1913, UNDER AUDITOR'S FILE NO. 99302.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 130-78.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

# LOT ADDRESS INFORMATION

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             | BEGINNING RANGE | ENDING RANGE |
|-----------------------|-----------------|--------------|
| HERMWAY HEIGHTS DRIVE | 20902           | 21103        |

# OWNER

WAYNE AND MARLA SANGER  
20958 HERMWAY HEIGHTS DRIVE  
MOUNT VERNON, WA 98274

# APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 14th DAY OF January 2009

SKAGIT COUNTY PLANNING DIRECTOR

SKAGIT 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 5th DAY OF January 2009

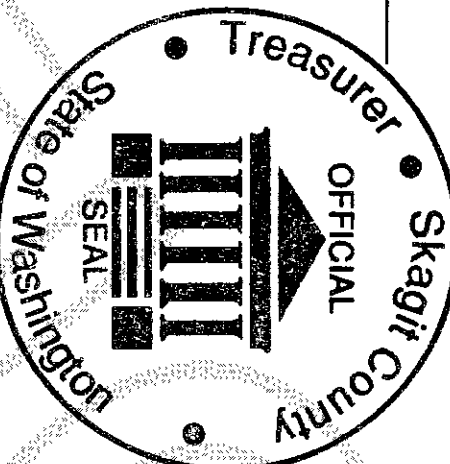
SKAGIT COUNTY HEALTH OFFICER

# TREASURER'S CERTIFICATE

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 2008. THIS 16th DAY OF December 2008

SKAGIT COUNTY TREASURER

SHORT PLAT NO. Pl08-0098 DATE 1/8/09

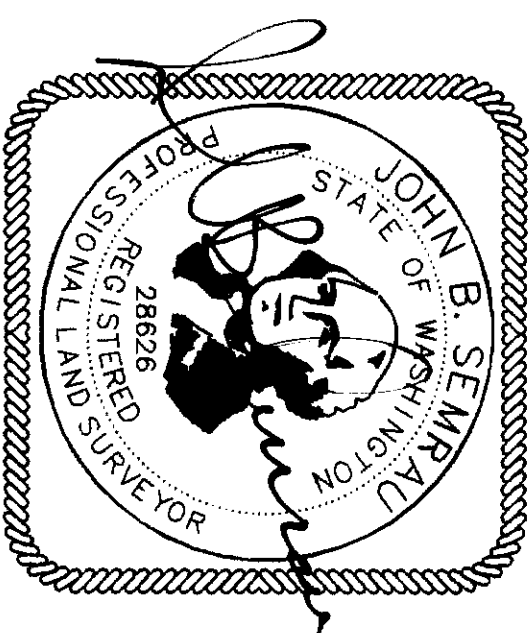


# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

DATE: 11.19.08

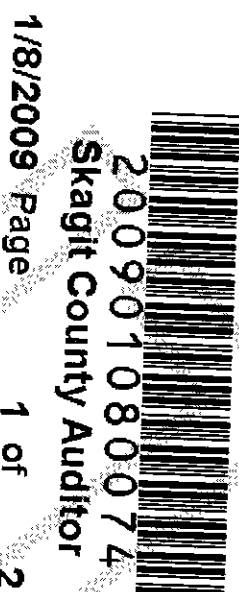
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, PLLC.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9566



# 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. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
4. WATER - PUD NO. 1 OF SKAGIT COUNTY.
5. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
6. MERIDIAN - PLAT
7. BASIS OF BEARING - THE SOUTH LINE OF SECTION 16, BEARING = EAST
8. SURVEY DESCRIPTION IS FROM STEWART TITLE GUARANTY CO. SUBDIVISION GUARANTEE, PREPARED BY LAND TITLE COMPANY, ORDER NO. 129091-S, DATED MARCH 3, 2008
9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200504110034, 200505180046, 200403090036, 200504110036, 200504110035, 200404110034, 99302, 141727, 893906, 7908140007 AND 893793 AND VOLUME 178 OF DEEDS, PAGE 355, SKAGIT COUNTY, WASHINGTON.
10. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
13. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. TOTAL ACREAGE OF SP NO. PL 06-1028 IS 5.00 ACRES INCLUDING ROADS.
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 AF NO. 200401080075
16. 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.
17. 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.
18. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF 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. SEE AUDITOR'S FILE NO. 200803190122.

# AUDITOR'S CERTIFICATE



200901080074  
Skagit County Auditor

1/8/2009 Page 1 of 2 2:01PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

SKAGIT COUNTY AUDITOR

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED.

WAYNE SANGER

MARLA SANGER

BY: Wayne Sanger

U.S. BANK N.A.

BY: Rebecca Mueller, 1st Vice President Amber Montgomery  
Asst. Vice President

# ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WAYNE SANGER AND MARLA SANGER, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 4, 2008

SIGNATURE Wayne Sanger

TITLE Wayne Sanger

MY APPOINTMENT EXPIRES 10-31-2010

# ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Daviess

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Renee J. Mueller and Amber Montgomery

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) (WAS/ARE) AUTHORIZED

TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

First Vice President and Assistant Vice President

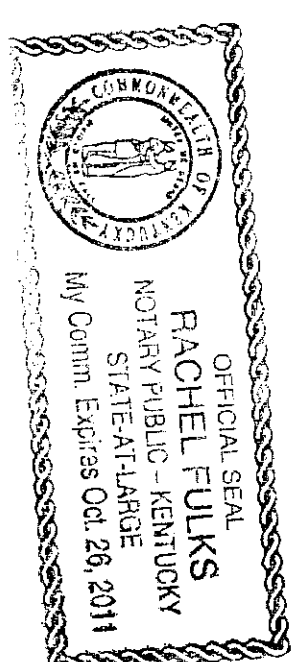
OF U.S. BANK N.A. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED December 1, 2008

SIGNATURE Rebecca Mueller

TITLE Notary Public

MY APPOINTMENT EXPIRES 10-26-11



SHORT PLAT NO. PL08-0098

SHEET 1 OF 2

SURVEY IN TRACT 4, SHORT PLAT 130-78

PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T. 33 N., R. 4 E., W.M.

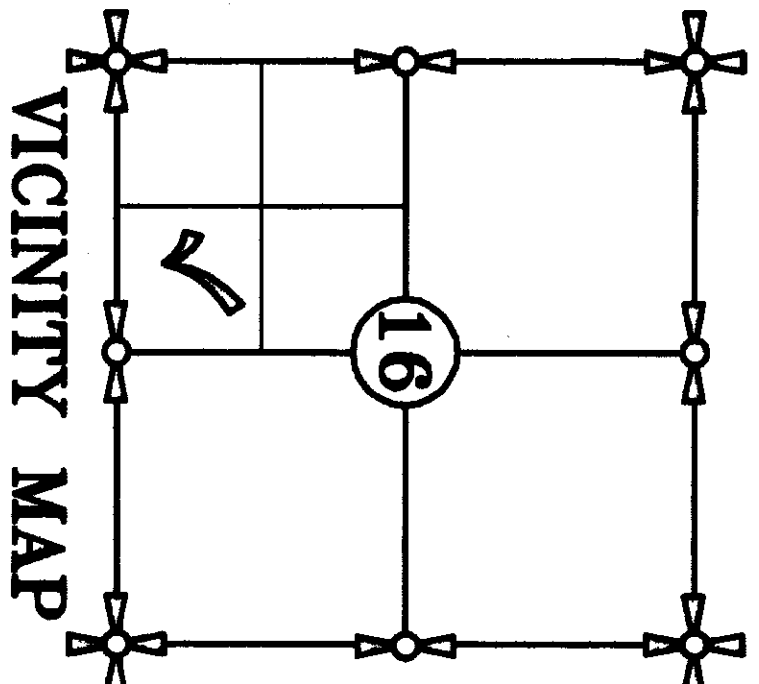
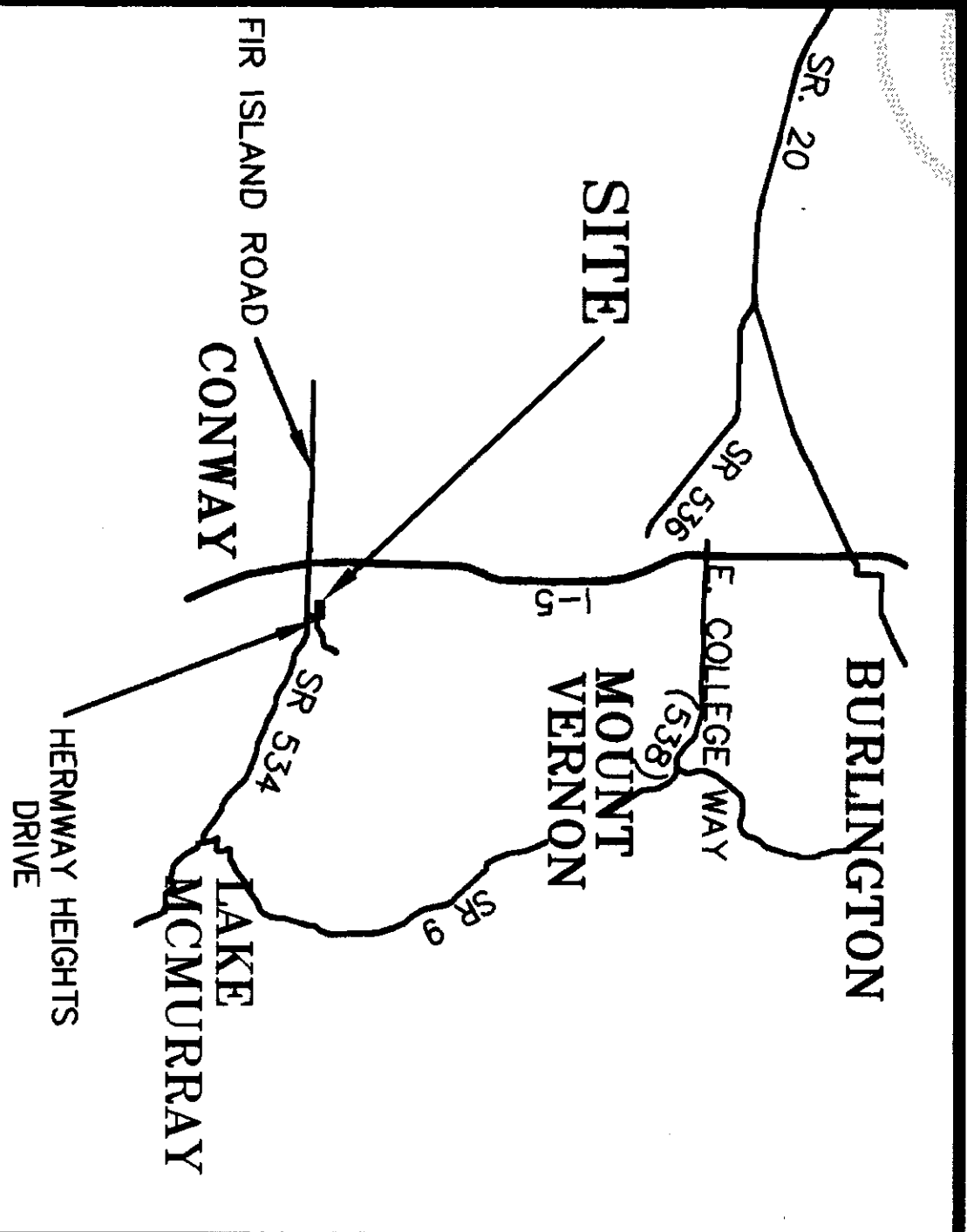
SKAGIT COUNTY, WASHINGTON

FOR: WAYNE AND MARLA SANGER

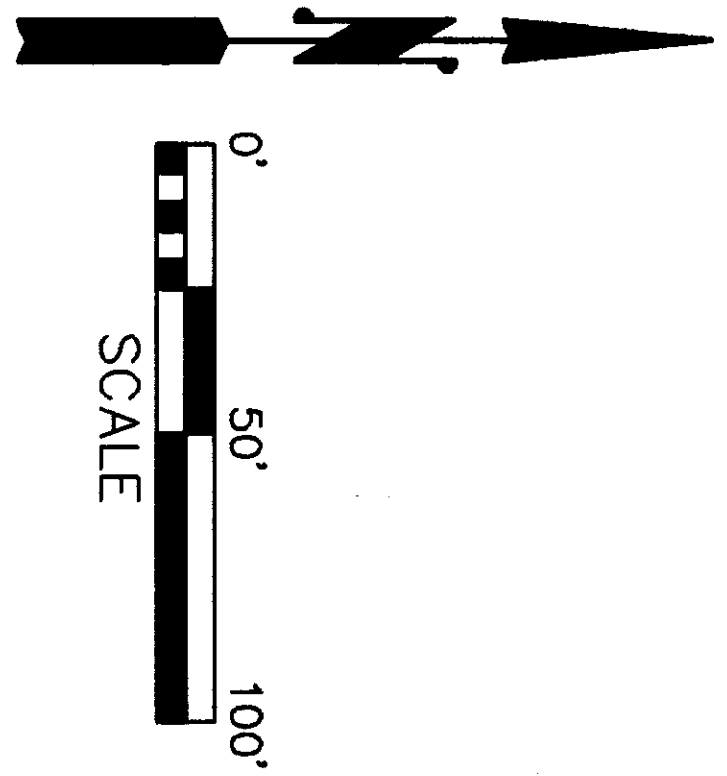
|                   |       |                                                                         |              |
|-------------------|-------|-------------------------------------------------------------------------|--------------|
| FB. 273           | Pg. 1 | SEMRAU ENGINEERING & SURVEYING, PLLC.                                   | SCALE: N/A   |
| MERIDIAN: ASSUMED |       | SURVEYING ENGINEERING & PLANNING<br>MOUNT VERNON, WA 98273 360-424-9566 | JOB NO. 4798 |

# VICINITY MAP

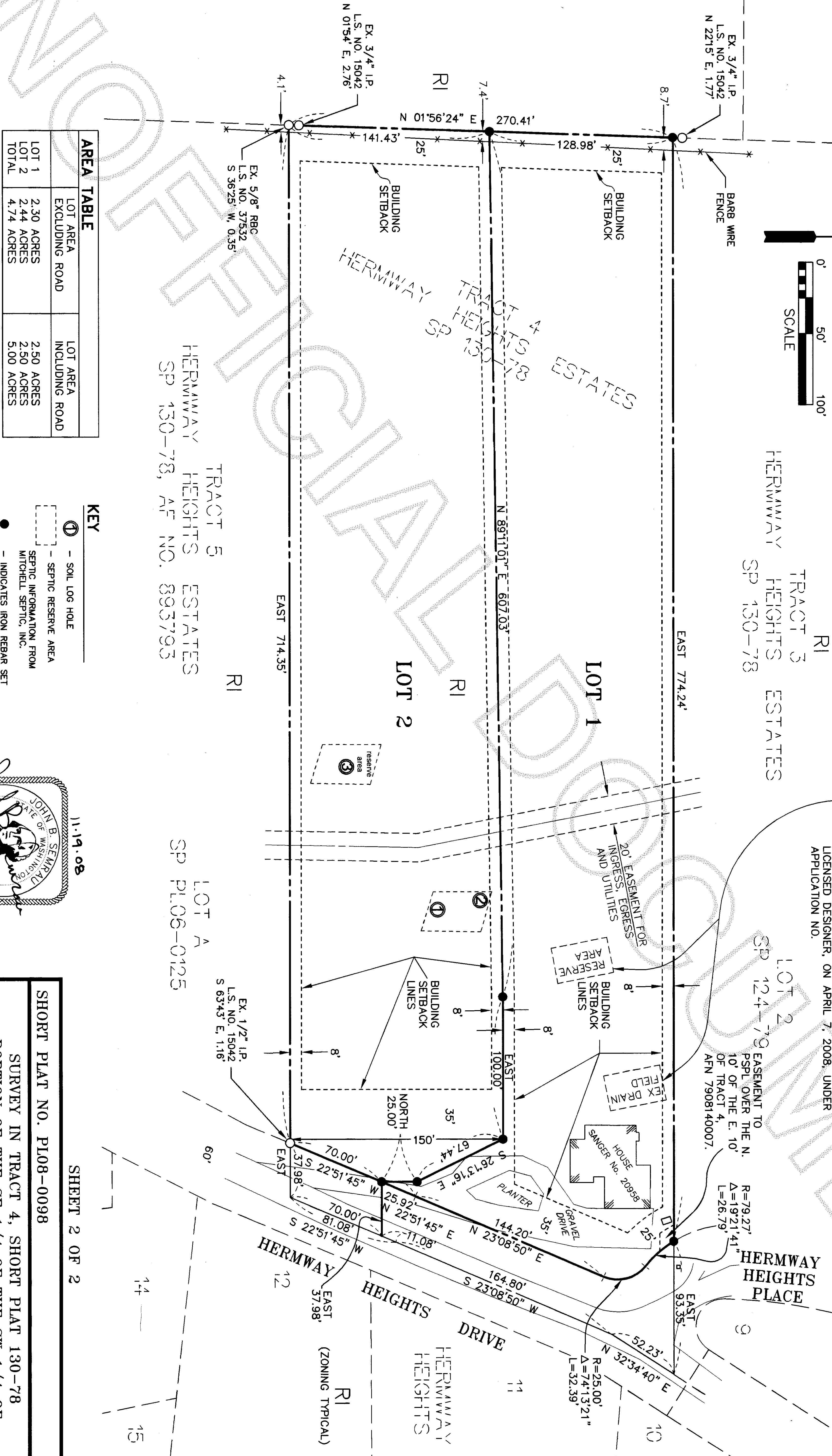
NOT TO SCALE



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Skagit County Auditor  
1/8/2009 Page 2 of 2 2:01 PM

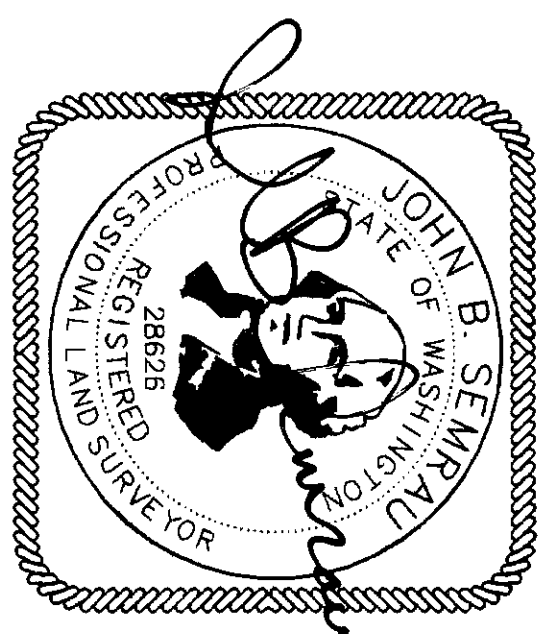


DRAINFIELD AND RESERVE AREA FROM AS-BUILT SKETCH  
PREPARED BY W.D. BANNISTER, SEWAGE DESIGNER, FOR  
WAYNE SANGER SHOWING AN APPROVAL DATE OF 2-7-90,  
FOR P16692 S90-044, AND RE-PRODUCED ON SHEET 4  
OF 4, "AS-BUILT WITH RESERVE FOR PROPOSED LOT 1 BY  
OTHERS" IN A REPORT PREPARED BY DAVE MITCHELL,  
LICENSED DESIGNER, ON APRIL 7, 2008, UNDER  
APPLICATION NO.



| AREA TABLE              |                         |
|-------------------------|-------------------------|
| LOT AREA EXCLUDING ROAD | LOT AREA INCLUDING ROAD |
| LOT 1 2.30 ACRES        | 2.50 ACRES              |
| LOT 2 2.44 ACRES        | 2.50 ACRES              |
| TOTAL 4.74 ACRES        | 5.00 ACRES              |

- KEY
- ① - SOIL LOG HOLE
  - SEPTIC RESERVE AREA
  - SEPTIC INFORMATION FROM MITCHELL SEPTIC, INC.
  - - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
  - - INDICATES EXISTING REBAR OR IRON PIPE FOUND.



SHORT PLAT NO. PL08-0098

SURVEY IN TRACT 4, SHORT PLAT 130-78  
PORTION OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 16, T. 33 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: WAYNE AND MARLA SANGER

FB 273 Pg 12-13 SEMRAU ENGINEERING & SURVEYING, PLLC SCALE: 1" = 50'  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566  
MERIDIAN: ASSUMED JOB NO. 4798