

**SURVEY DESCRIPTION**

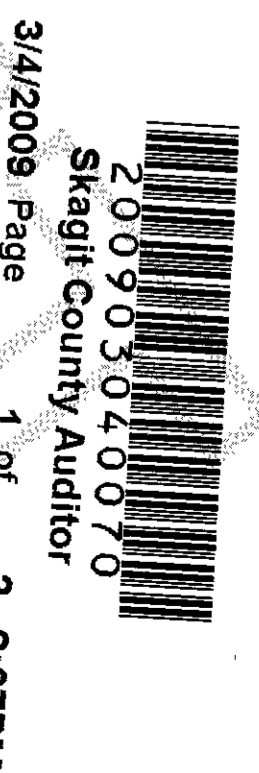
LOT 7, PLAT OF ESTATES AT SUMMIT PARK DIVISION III, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGES 22 THROUGH 25, INCLUSIVE, RECORDS OF SKAGIT COUNTY, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**AUDITOR'S CERTIFICATE**

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

*I. Youngquist*  
SKAGIT COUNTY AUDITOR

*Megan Johnson*  
DEPUTY



**APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 2nd DAY OF March 2009

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

SKAGIT COUNTY ENGINEER

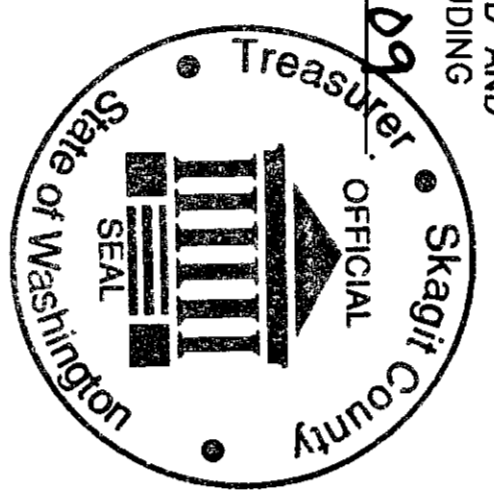
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 26th DAY OF February 2009

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 HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2009 THIS 13th DAY OF February 2009

SKAGIT COUNTY TREASURER



**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	BEGUNNING RANGE	ENDING RANGE
TURNERS BAY PLACE	8500	8659
CURRENT ADDRESS TRACT A:	8657 TURNERS BAY PLACE	

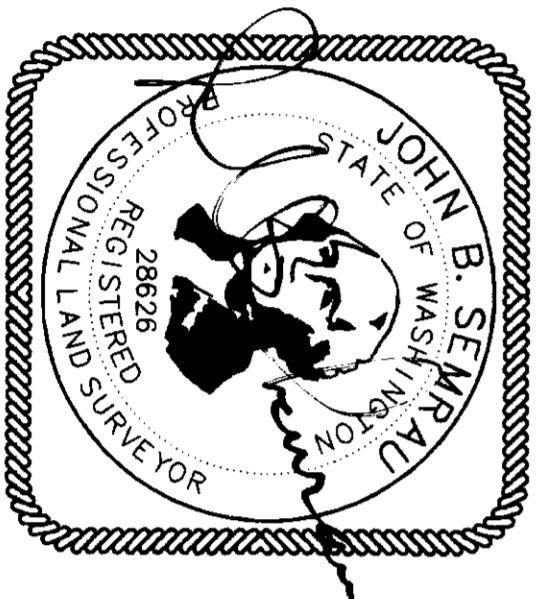
**OWNER**

JEANINE B. BRONCO  
8657 TURNERS BAY PLACE  
ANACORTES, WA 98221

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS REVERSEABLE 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.

JOHN B. SEMRAU P.E., P.L.S., CERTIFICATE NO. 28826  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
218 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE (360) 424-9566



**NOTES**

- SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRV)
- SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
- WATER - PUD NO. 1 OF SKAGIT COUNTY.
- MERIDIAN - PLAT OF ESTATES AT SUMMIT PARK DIV. III.
- THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE FROM PACIFIC NORTHWEST TITLE INSURANCE CO., INC. BY LAND TITLE COMPANY ORDER NO. 124042-PA, DATED DECEMBER, 6, 2006, AND DATE DOWN ENDORSEMENT, NOVEMBER 26, 2008.
- BASES OF BEARING: PLAT MONUMENTS FOUND IN THE CENTERLINE OF TURNERS BAY PLACE BEARING = N 55°51'00" E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY JEANINE B. BRONCO.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- 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 REPORT NUMBER 6 ABOVE, AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 9810070047, 9806060012, 9811050066, 9703190069, 9801090065, 19910280052, 200009120163, 200105060041, 200104160137, 200106150035, AND 200210210108.
- 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTRACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
- 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.
- ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SMLK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
- SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200903040032 FOR PCA EASEMENT AGREEMENTS.
- 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 PURPOSES UNLESS OTHERWISE RESTRICTED. AF NO. 200903040031
- A PORTION OF THE PLAT OF ESTATES AT SUMMIT PARK DIVISION III IS AFFECTED BY EAGLE NEST SITE TURNER BAY, SEE AUDITOR'S FILE NO. 9506060012. AT TIME OF DEVELOPMENT, EACH LAND OWNER SHALL CONTACT THE WASHINGTON STATE DEPARTMENT OF FISH & WILDLIFE REGARDING A SITE SPECIFIC BALD EAGLE MANAGEMENT PLAN.

**PUD UTILITY EASEMENT**

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, AND COMMUNICATION LINES OR OTHER SIMILAR PUBLIC SERVICES OVER, ACROSS, OVER, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINES(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINES(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, HIS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

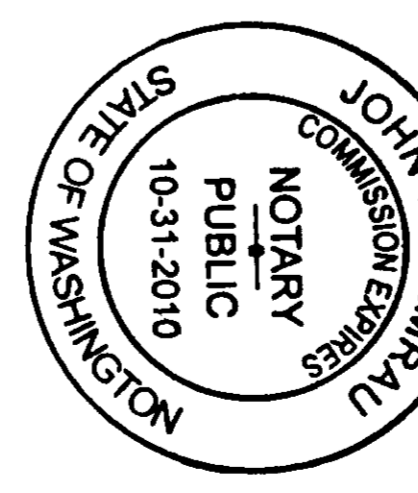
**WATER PIPELINE EXTENSION**

PRIOR TO ISSUING A BUILDING PERMIT FOR TRACT B, THE PROPERTY OWNER SHALL DESIGN AND INSTALL A WATER PIPELINE EXTENSION FROM TURNERS BAY PLACE THROUGH TRACT A AT A LOCATION AND ACCORDING TO ADOPTED STANDARDS ACCEPTABLE TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. IN ADDITION, AN EASEMENT ACROSS TRACT B WILL BE PROVIDED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY. ALL COSTS ASSOCIATED WITH THESE WATER SYSTEM DESIGN AND IMPROVEMENTS WILL BE THE PROPERTY OWNER OF TRACT B.

PAID BY

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE JEANINE B. BRONCO, AS HER SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



**ACKNOWLEDGMENT**

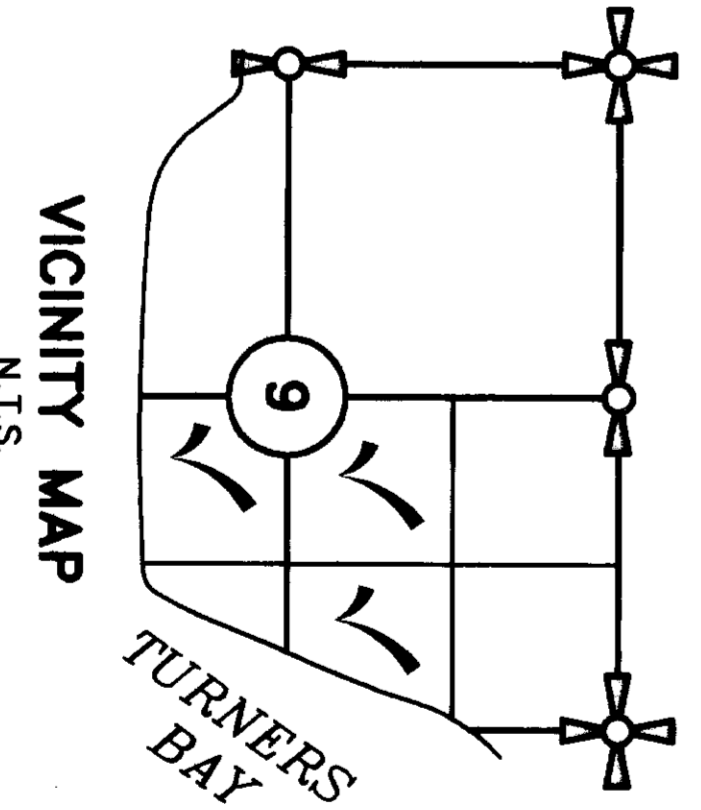
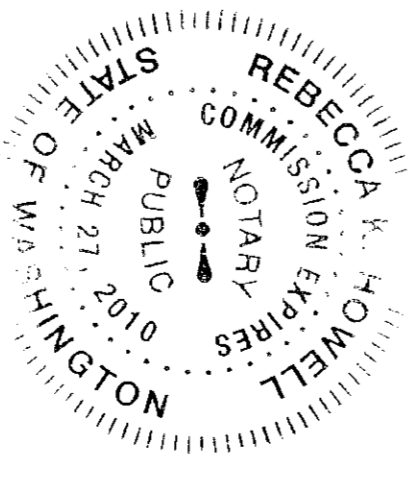
STATE OF Washington  
COUNTY OF Whatcom  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eddy Roddy

SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) ( WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE vice president

OF KEY BANK NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 9, 2009

SIGNATURE Jeanine Bronco - At  
TITLE Relationship Associate  
MY APPOINTMENT EXPIRES March 27, 2010

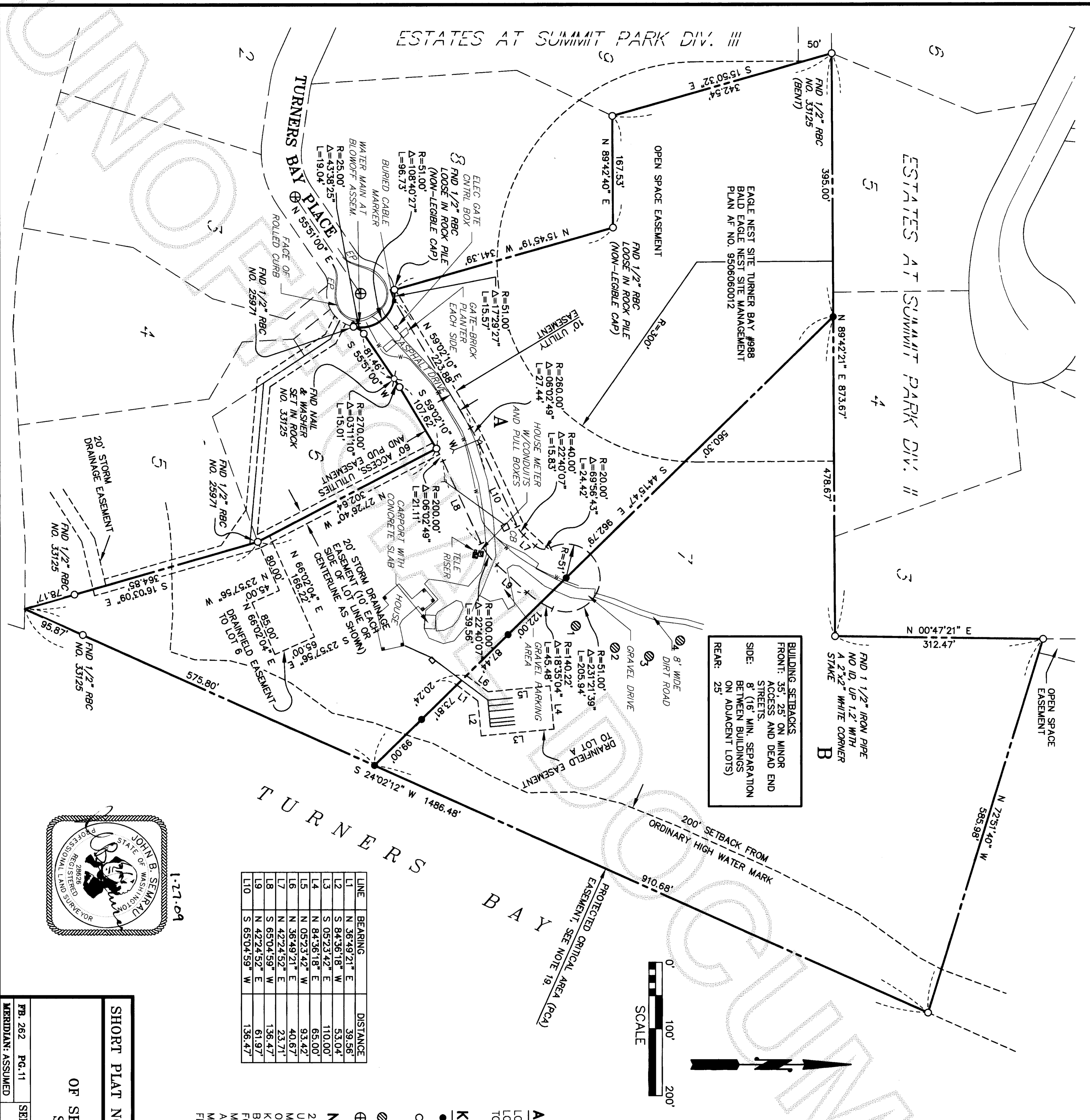


VICINITY MAP  
N.T.S.

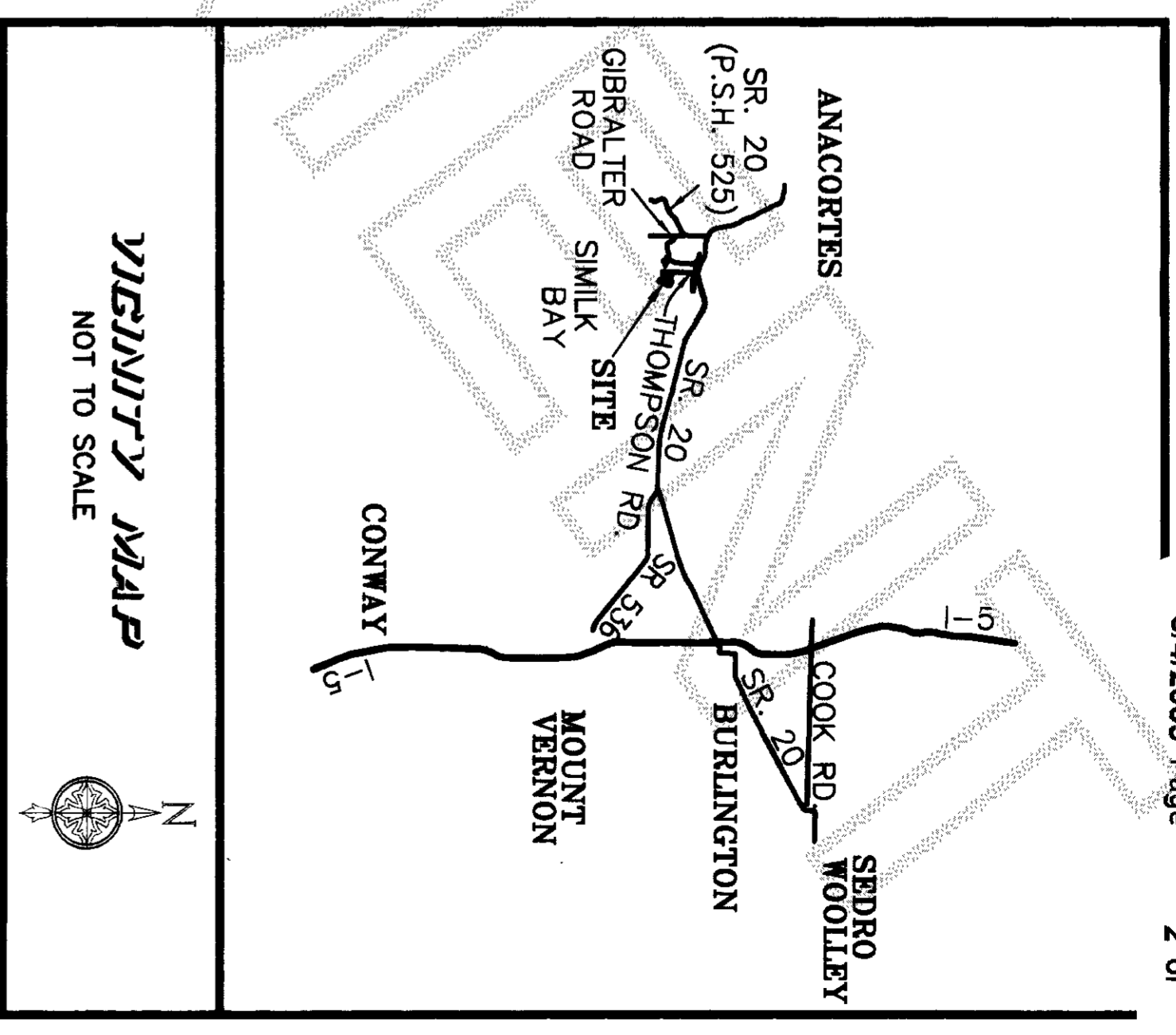
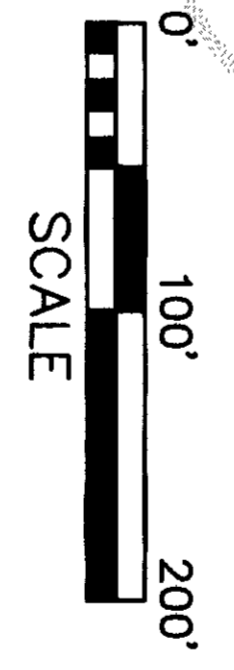
SHEET 1 OF 2

SHORT PLAT NO.	PL07-0190	DATE:	3/4/09
SURVEY IN A PORTION OF SECTION 9, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON FOR JEANINE B. BRONCO			
FB-262 Pg.11	SEMRAU ENGINEERING & SURVEYING, P.L.L.C.	SCALE:	1" = 100'
MERIDIAN-ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO.	4709





**BUILDING SETBACKS**  
 FRONT: 35', 25' ON MINOR ACCESS AND DEAD END STREETS.  
 SIDE: 8' (16' MIN. SEPARATION BETWEEN BUILT LOTS) ON ADJACENT LOTS)  
 REAR: 25'

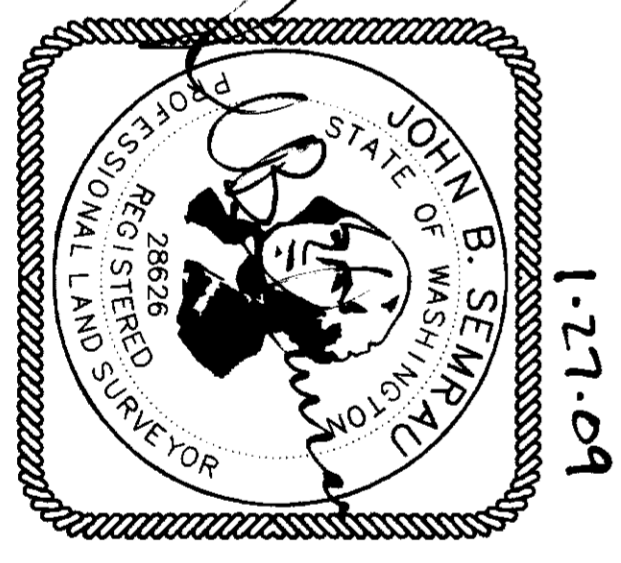


LINE	BEARING	DISTANCE
L1	N 36.4921° E	39.56'
L2	S 84.3618° W	53.04'
L3	S 05.2342° E	110.00'
L4	N 84.3618° E	65.00'
L5	N 05.2342° W	93.42'
L6	N 36.4921° E	40.67'
L7	N 42.2452° E	23.71'
L8	S 65.0459° W	136.47'
L9	S 42.2452° E	61.97'
L10	S 65.0459° W	136.47'

**AREAS**

LOT	SQ. FT.	ACRES
LOT A	471,469	10.82
LOT B	462,423	10.62
TOTAL (LOT 7)	933,893	21.44

- KEY**
- - INDICATES IRON REBAR SET WITH YELLOW CAP SURETY NUMBER SEMRAU 28626.
  - - INDICATES EXISTING 1/2" REBAR AND CAP NO. 33125 (UNLESS OTHERWISE NOTED)
  - ⊗ - SOIL HOLE LOCATION (TYPICAL OF 4)
  - ⊕ - INDICATES EXISTING MONUMENT IN CASE TE33125.
- NOTES (CONTINUED FROM SHEET 1)**
22. 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 AND FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. **200903040073**



SHORT PLAT NO. **PI07-0190** DATE: **3/4/09**

SURVEY IN A PORTION OF SECTION 9, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON FOR JEANINE B. BRONCO

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