

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 AT THE REQUEST OF:
Sandra Bowen IN *Feb 20, 09*
CERTIFICATE NO. *28023*



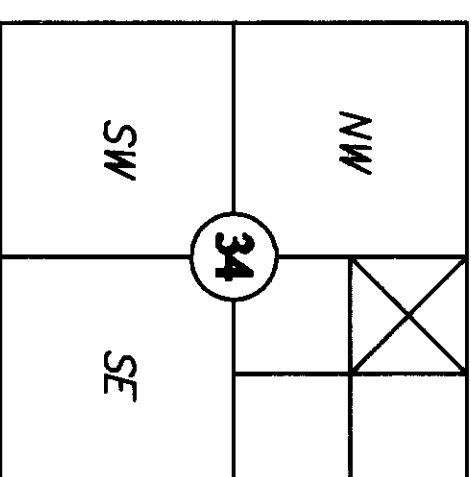
NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

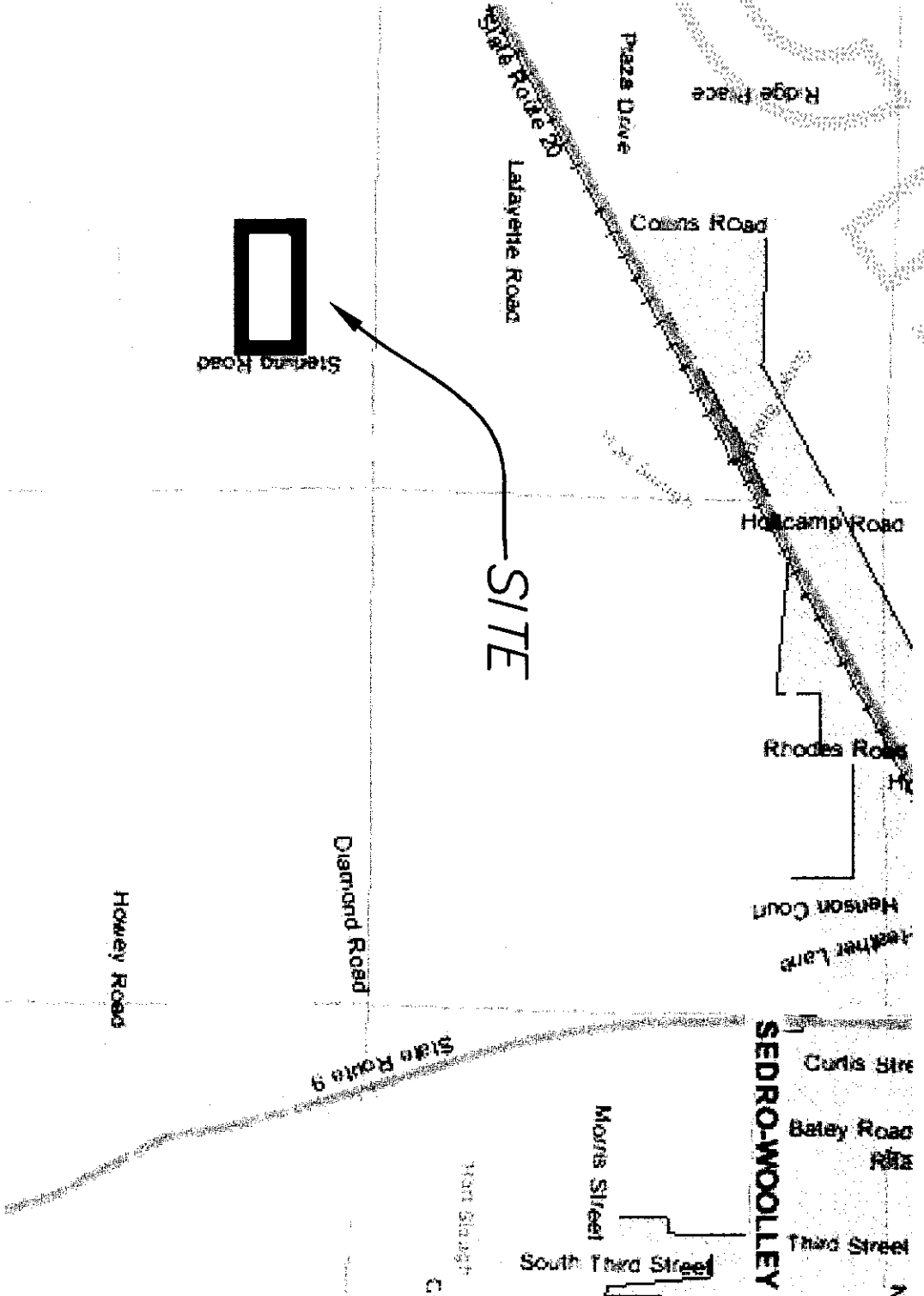
LINVOG SHORT PLAT

SURVEY in a portion of the NW 1/4 of
the NE 1/4 of
Section 34, T. 35 N., R. 4 E. WM
for:
SANDRA BOWEN
7115 184TH ST SE, SNOHOMISH, WA 98296

Section 34, T 35 N, R 4 E
Skagit County, Washington



VICINITY MAP (NTS)



- LEGEND**
- SECTION CORNER
 - 1/4 CORNER
 - EXISTING REBAR
 - EXISTING IRON PIPE
 - 5/8" REBAR SET W/ YELLOW CAP MARKED DES LS 28023
 - PROPOSED PROPLINE
 - EXISTING FENCELINE
 - EXISTING ROW LINE
 - SECTION LINE

Ag-NRL

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

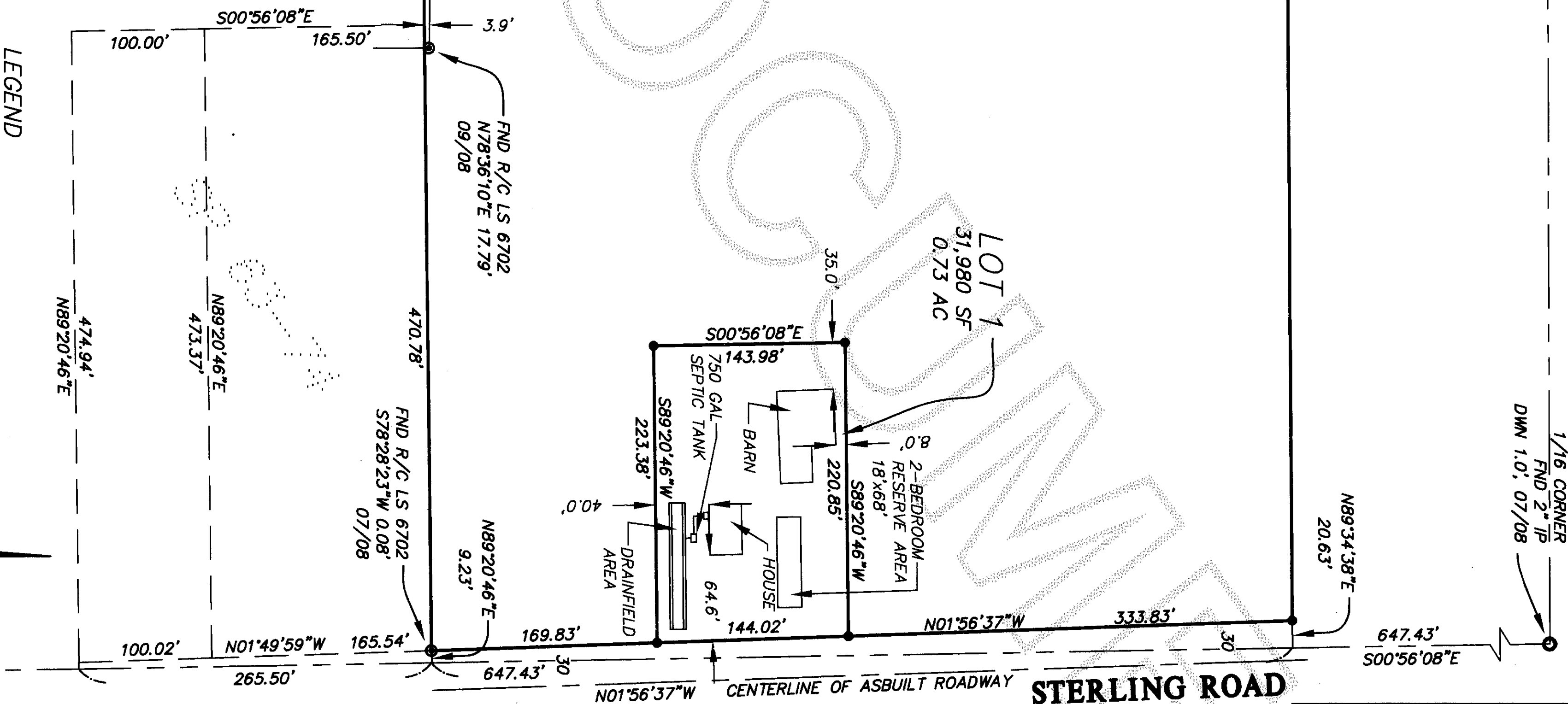
Ag-NRL

Ag-NRL

Ag-NRL

Ag-NRL

TOTAL AREA
855,627 SF
19.64 AC
LOT 2
823,647 SF
18.91 AC



AUDITOR'S CERTIFICATE



200903110114
Skagit County Auditor
3/11/2009 Page 1 of 2 2:03PM

J. Youngquist by M. Youngquist
COUNTY AUDITOR OR DEPUTY AUDITOR

SURVEY INSTRUMENTATION

TRIMBLE S-6
SERIAL 92710977, STD DEV 3",
EDM ± (3MM +2PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE
LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

BASIS OF BEARING

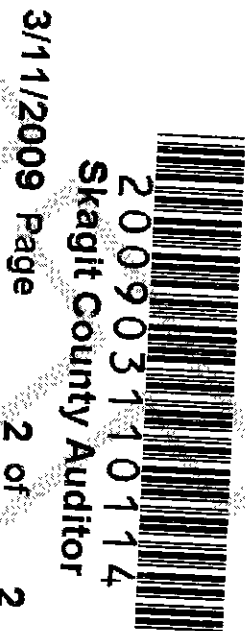
NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST 1/4 OF SECTION 34, T. 35 N., R. 4 E., WM., PER SHORT PLAT 63-74, BOOK 1 OF SHORT PLATS AT PAGE 21, AT# 813816, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH RANGE 4 EAST, WM., EXCEPT COUNTY ROADS.
SITuate IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. R-1 = SKAGIT CO. SHORT PLAT 63-74, AT#813846
2. 30 FT RIGHT OF WAY ESTABLISHED FROM ASBUILT CENTERLINE OF STERLING ROAD.
3. ZONING - Ag-NRL
4. SETBACKS
LOT 1 - FRONT - 35' MIN, 200' MAX
- SIDE - 8'
- REAR - 35'
LOT 2 - FRONT - 35' MIN
- SIDE - 15'
- REAR - 35'
5. PROPERTY LOCATED IN FLOOD ZONE A7 AND INSIDE THE SKAGIT RIVER DELTA OVERBANK FLOWPATH 1 PER FIRM PANEL NUMBER 530151 0235 D, DATED SEPTEMBER 29, 1989.
6. WATER - PUD #1
7. LOT 1 - EXISTING WELL, AGRICULTURAL USE ONLY
8. LOT 2 - ON-SITE DRAINFIELD
9. ANY ADDRESSES SHOWN ARE PRELIMINARY ONLY AND SUBJECT TO CHANGE.
10. ADDRESS RANGE - 10392-11675 STERLING ROAD
11. ALL RINOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.



200903110114
Skagit County Auditor
3/11/2009 Page 2 of 2 2:03PM

COUNTY AUDITOR OR DEPUTY AUDITOR

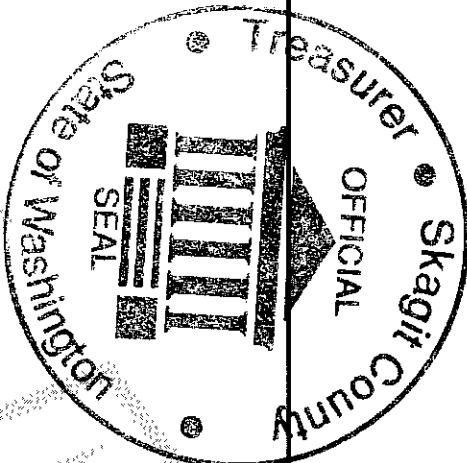
SKAGIT COUNTY TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2009.

CERTIFIED THIS 10th DAY OF March 2008.

Talia O. Ingquist
SKAGIT COUNTY TREASURER

DEPUTY



OFFICIAL SEAL
Skagit County
State of Washington

ACKNOWLEDGMENT

COUNTY OF SKAGIT
STATE OF WASHINGTON

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF Feb 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED SANDRA M. BOWEN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

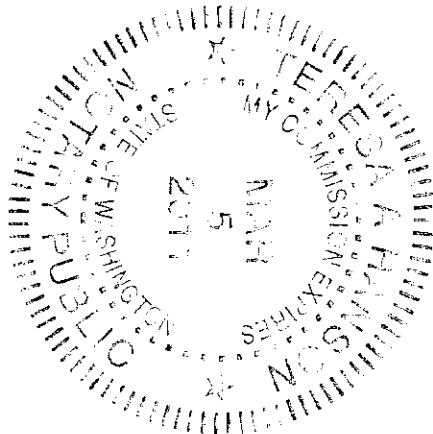
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sandra M. Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Concrete, WA

MY COMMISSION EXPIRES 3-5-2011



ADDITIONAL NOTES

1 - LOT 2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THIS SHORT PLAT IS SEPARATING THE EXISTING RESIDENCE FROM THE PROPERTY PER SKAGIT COUNTY CODE 14.16.860. PER SKAGIT COUNTY CODE 14.16.860(2)(d) AN AGRICULTURAL USE COVENANT IS HEREBY GRANTED TO SKAGIT COUNTY LIMITING THE USE OF SAID LOT 2 TO AGRICULTURAL PRODUCTION WHICH SHALL REMAIN IN EFFECT UNTIL SUCH TIME IT IS REMOVED BY A COURT OF COMPETENT JURISDICTION.
AF #200103110116

2 - SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.

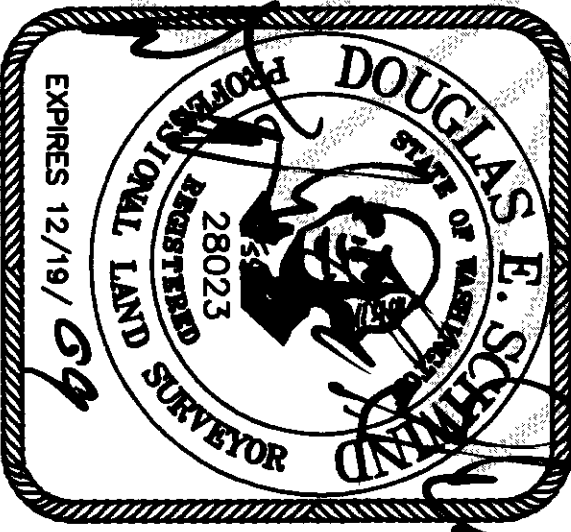
3 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.

4 - CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

5 - 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.

6 - THIS PARCEL LIES WITHIN AN AREA OF WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS. (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH 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 OPERATION AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, 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 SOC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

7 - 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 PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AF#200903110115



2/20/09



NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

LINVOG SHORT PLAT

SURVEY in a portion of the NW 1/4 of
the NE 1/4 of
Section 34, T. 35 N., R. 4 E. WM
for:

SANDRA BOWEN

7115 184TH ST SE, SNOHOMISH, WA 98296

PROJECT 08038

DRAWING 08038.dwg

DRAWN BY bz

CHECKED BY des

DATE Jan 2009

SHEET 2 OF 2