

Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, and the NW1/4 of the SW1/4 of Section 3, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. 99-0033

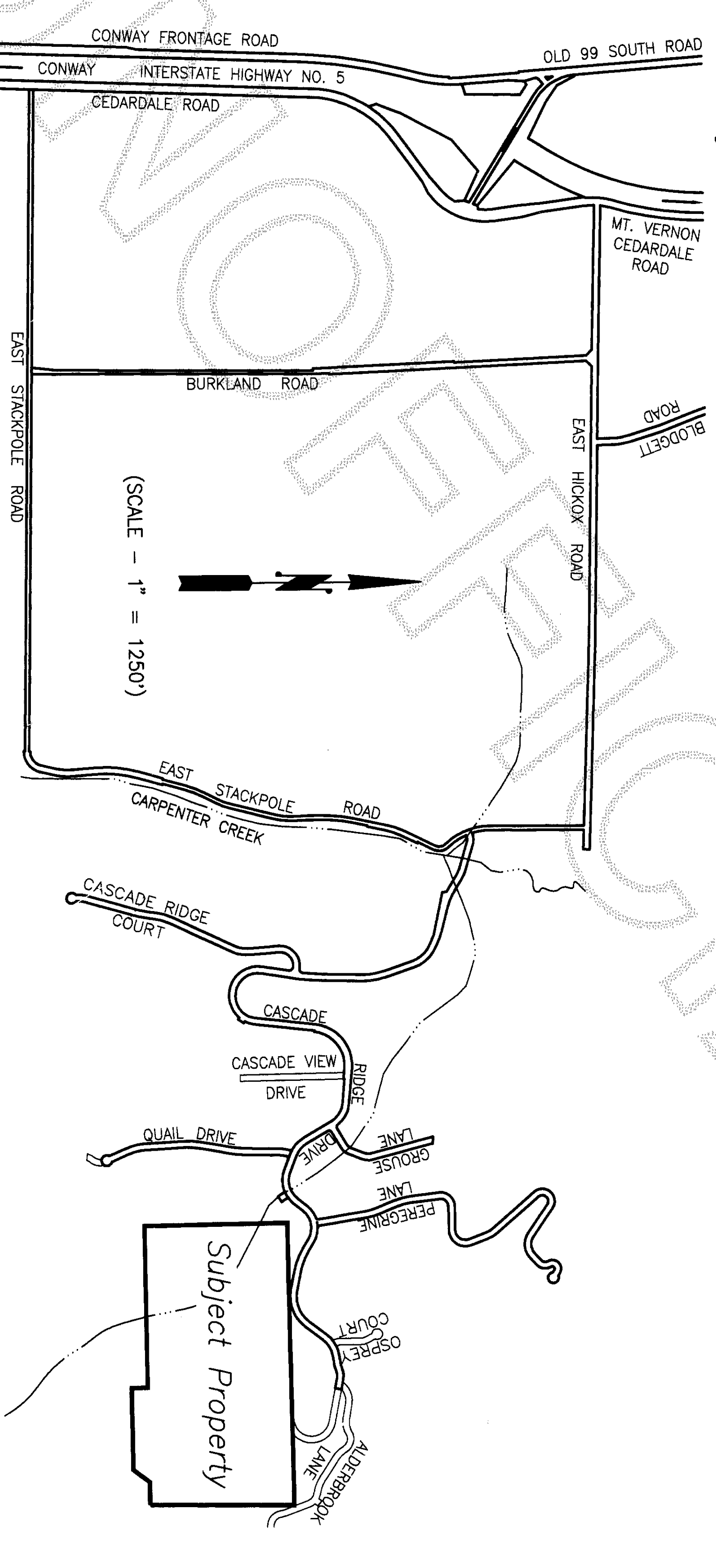
Legal Description

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR EGRESS, EGRESS AND UTILITIES 60 FEET IN WIDTH, AS CONTAINED IN "EASEMENT EXCHANGE AGREEMENT" RECORDED JUNE 30, 1989, UNDER
AUDITOR'S FILE NO. 8906300010, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 87°31'24" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 212.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35°08'43" WEST, A DISTANCE OF 189.38 FEET; THENCE SOUTH 87°31'24" WEST, A DISTANCE OF 753.37 FEET; THENCE NORTH 02°28'36" WEST, A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF THE SUBDIVISION; THENCE NORTH 87°31'24" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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. SEE MAINTENANCE AGREEMENT RECORDED UNDER A.F.#8906300010.
3. 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 IN 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.
4. BASIS-OF-BEARS - ASSUMED N87°58'57"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3.
5. ZONING/COMPREHENSIVE PLAN DESIGNATION - SECONDARY FOREST - NRI, (SF-NRI) AND INDUSTRIAL FOREST - NRI, (IF-NRI).
6. SEWER - INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-130-090.
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.
10. WATER - WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS.
11. WATER SUPPLY SPECIALIST SHALL BE CONSULTED TO DESIGN A SYSTEM THAT CAN BEST ASSURE LONG-TERM VIABILITY OF POTABLE WATER TO EACH SITE. SUCH DESIGN SHALL INCLUDE MAXIMUM WITHDRAWAL RATES, STORAGE OR TREATMENT RECOMMENDATIONS AND REQUIRE STATIC LEVELS BE MONITORED QUARTERLY FOR LOT 1 WELL (AEP787) AND LOT 2 WELL (AEP788). LOT 4 WELL (AEP907) SHALL BE DECOMMISSIONED PER WAC 173-160 IF AT ANY TIME REDSTONE WELLS BECOMES A PUBLIC ROAD AND A NEW WELL BE DRILLED FOR LOT 4.
12. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADII WELLS PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS, WASTE TANKS, INDUSTRIAL LAGOONS, LANDFILLS, HAZARDOUS WASTE SITES, SEA-SALT INTRUSION AREAS, CHEMICAL OR PETROLEUM STORAGE AREAS, PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL, LIVESTOCK BARRIS, AND LIVESTOCK FEED LOTS.
13. 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.
14. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
15. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A.F.#428325; A.F.#542113; A.F.#781761; A.F.#106290045; A.F.#401100040; A.F.#8906190004; A.F.#8906300010; A.F.#8908200039; A.F.#9101140071; A.F.#9411010006; A.F.#9509120080; A.F.#9801090081; A.F.#9804230023; A.F.#19991100046; 200109070039; A.F.#200201070023; A.F.#200201230089; A.F.#200407140125; A.F.#200505230145; A.F.#200607310001; A.F.#200704180151; A.F.#200708310237; A.F.#200709190075; A.F.#200711010127; A.F.#200711010197; A.F.#200711010197.
16. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 82.35 ACRES.
17. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION BY WRIT 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.
18. SEE A.F.#200903130065.
19. MAINTENANCE OF THE OS-PA WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3. PER 14.18.310(g) SCC ALL OPEN SPACE DESIGNATED OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.160 AND 14.24.170 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 SCC IS SATISFIED. USES AND PRESERVATION OF THE OS-PA SHALL OCCUR AS FOLLOWS: CRITICAL AREAS - FOLLOW THE PARAMETERS SET FORTH IN A.F.#200903130065 FOR CONSERVATION AND MAINTENANCE.
20. SEE OPEN SPACE-PROTECTED AREAS EASEMENT AGREEMENT FILED IN A.F.#200903130065.
21. SEE ADMINISTRATIVE DECISION PI99-0575 TO ALLOW NON-CLUSTERING OF LOTS.
22. SETBACKS: ORDINANCE NO. 17484 - INTERIOR SETBACK IS 5' OR MAY BE 0' IF THE APPLICANT HAS A MAINTENANCE AGREEMENT WITH THE ADJACENT OWNER. EXTERIOR SETBACK IS 100'.

Vicinity Sketch



Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE BY THE FREE AND VOLUNTARY ACT AND DEED
DEAN HOLT (MEMBER, PEDERSEN BROTHERS, LLC.)
ERIK PEDERSEN (MEMBER, PEDERSEN BROTHERS, LLC.)
ANY HOLT (MEMBER, PEDERSEN BROTHERS, LLC.)
Gunnar Pedersen

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEAN HOLT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF PEDERSEN BROTHERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: [Signature] TITLE: _____
DATE: 10/22/08 MY APPOINTMENT EXPIRES: 9-15-2010

STATE OF WASHINGTON, COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANY HOLT SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF PEDERSEN BROTHERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
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I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERIK PEDERSEN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF PEDERSEN BROTHERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
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DATE: 10/22/08 MY APPOINTMENT EXPIRES: 9-15-2010

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I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GUNNAR PEDERSEN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS A MEMBER OF PEDERSEN BROTHERS, LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
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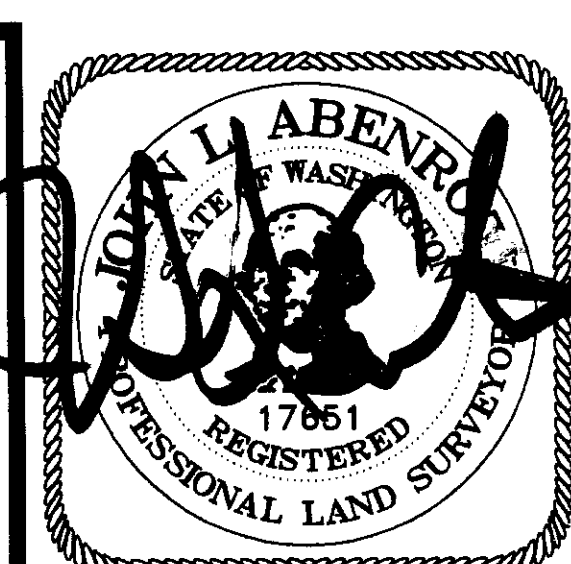
200903130064
Skagit County Auditor

3/13/2009 Page 1 of 3 3:10:41AM

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 2008 at the request of Erik Pedersen and Dean Holt.

John L. Abenroth CERT#17651
Date MARCH 13, 2009



Survey in the NE1/4 of the SW1/4, the SE1/4 of the SW1/4, and the NW1/4 of the SW1/4 of Section 3, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. 99-0033

Address Range
FROM 18422 TO 18743 REDSTONE WAY (PVT)

60' EASEMENT FOR INGRESS,
EGRESS AND UTILITIES TO BE USED
IN COMMON BY LOTS 1 THROUGH 4
OF THIS SHORT PLAT AND OTHER
PROPERTIES. SEE A.F.#89060010.

TRACT A
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT B
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT C
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT D
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT E
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

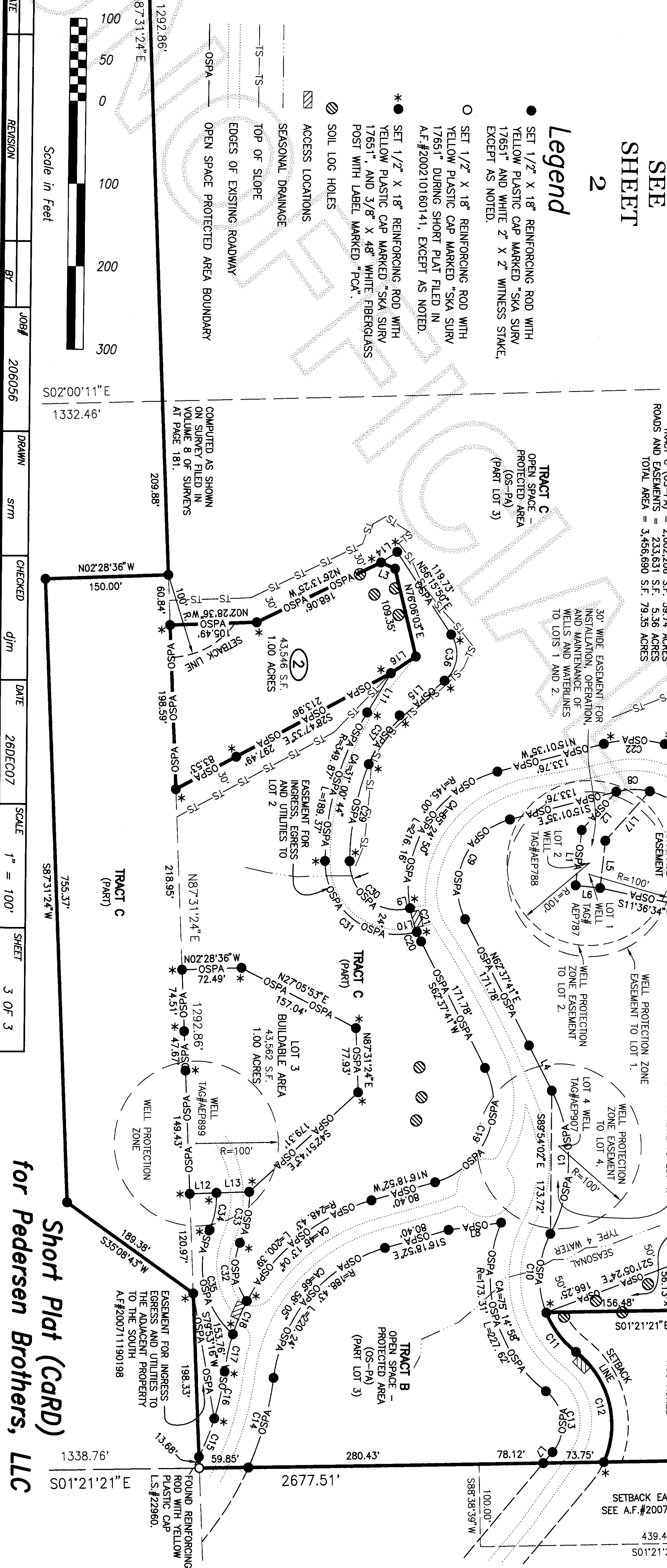
TRACT F
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT G
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

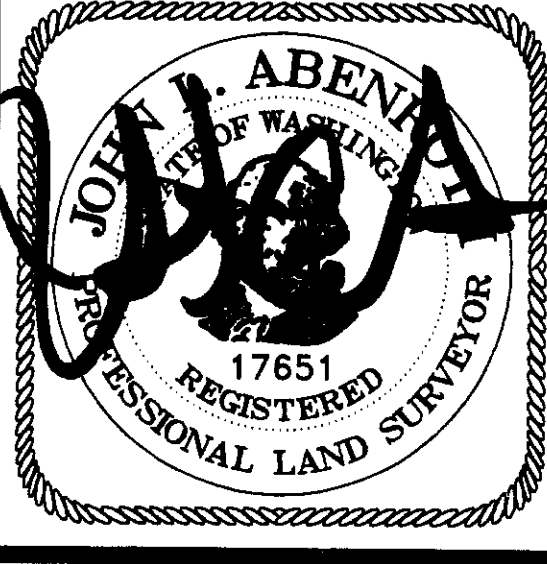
TRACT H
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

TRACT I
OPEN SPACE -
PROTECTED AREA
(OS-PA)
(PART LOT 3)

Short Plat (CARD)
for Pedersen Brothers, LLC



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



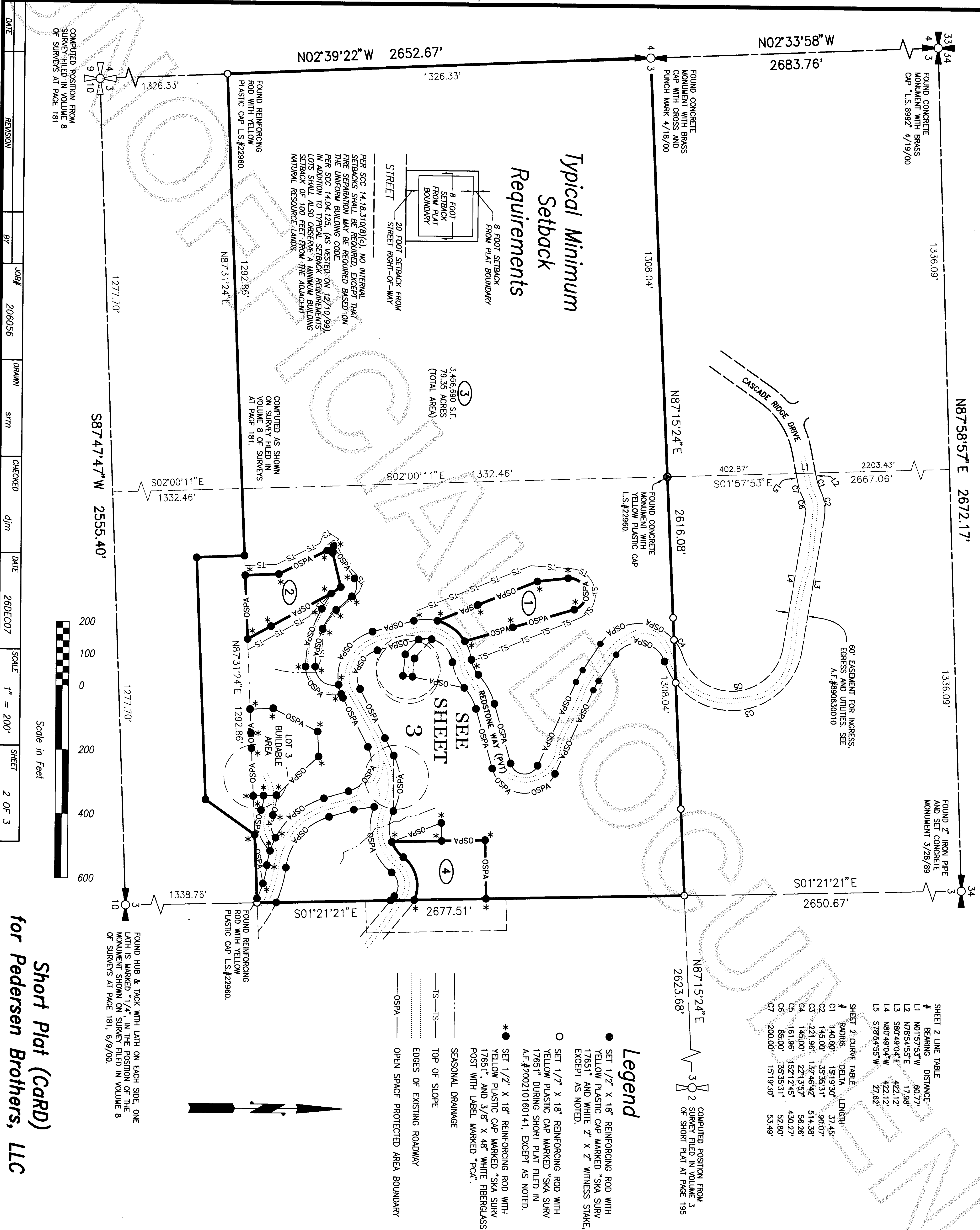
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Skagit County Auditor
3/13/2009 Page 2 of 3 3:10:41AM
County Auditor or Deputy Auditor

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Short Plat No. 99-0033

Plot Date/Time: 10/14/08 12:00pm DWG FullPath: P:\SS\Plus\Data\033304E0\Draw\206056-Sht-CARD-PG-2.dwg



SHEET 2 LINE TABLE			
#	BEARING	DISTANCE	
L1	N01°57'53\"W	60.77'	
L2	N78°54'55\"E	17.38'	
L3	S80°49'04\"E	422.12'	
L4	N80°49'04\"W	422.12'	
L5	S78°54'55\"W	27.82'	

SHEET 2 CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	140.00'	15°19'30\"	37.45'
C2	145.00'	35°35'31\"	98.07'
C3	221.96'	132°46'42\"	514.38'
C4	145.00'	22°13'57\"	56.26'
C5	161.96'	152°12'45\"	430.27'
C6	85.00'	35°35'31\"	52.80'
C7	200.00'	15°19'30\"	53.49'

Legend

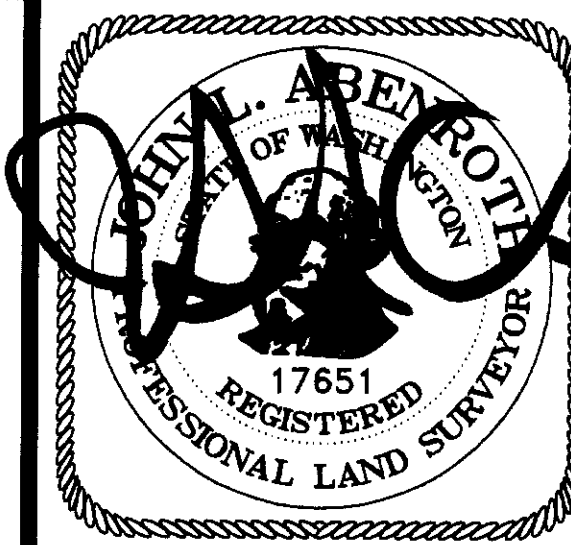
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" X 2" WITNESS STAKE, EXCEPT AS NOTED.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" DURING SHORT PLAT FILED IN A.F.#200210160141, EXCEPT AS NOTED.
- SET 1/2" X 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651", AND 3/8" X 48" WHITE FIBERGLASS POST WITH LABEL MARKED "PCA".
- SEASONAL DRAINAGE
- TS — TS TOP OF SLOPE
- EDGES OF EXISTING ROADWAY
- OSPA — OPEN SPACE PROTECTED AREA BOUNDARY

Short Plat (CARD)
for Pedersen Brothers, LLC



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

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