

ADDRESS RANGE - SEE ALSO NOTE#10		
ROAD NAME	BEGINNING	ENDING
CHUCKANUT RIDGE DRIVE	886	1913
CHUCKANUT DRIVE	0	11059

AUDITOR'S CERTIFICATE

200903270069
Skagit County Auditor
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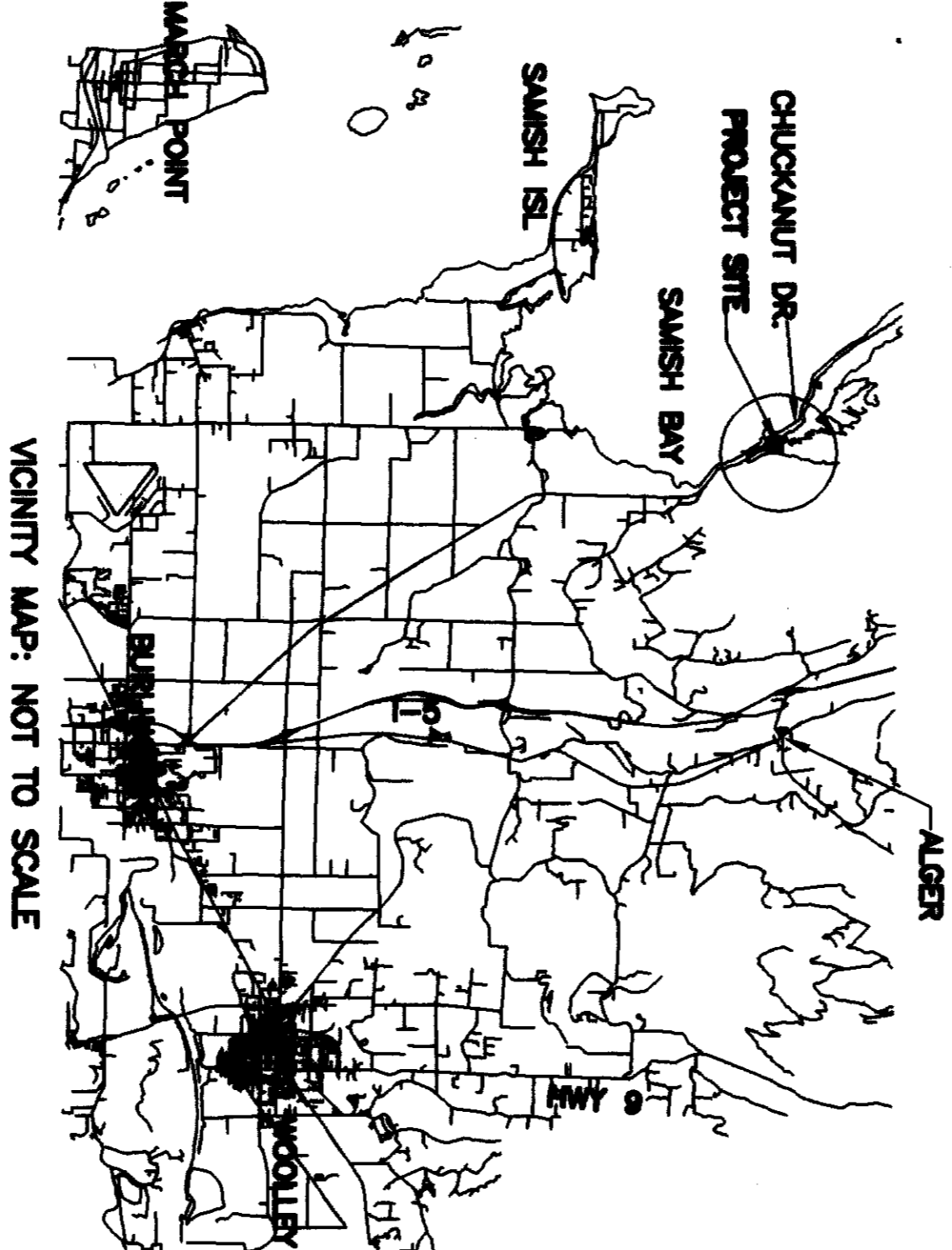
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SKAGIT COUNTY
AUDITOR

Judy Zarada
REPUTY



LINE	BEARING	DISTANCE.
L1	N00°41'47"E	0.58
L2	N50°43'34"W	42.92
L3	S72°59'43"E	25.08
L4	N57°42'03"W	56.25
L5	N44°50'52"W	28.87
L6	N38°57'22"E	144.07
L7	S28°30'45"E	171.37
L8	N59°57'14"W	70.71
L9	N40°06'33"W	7.75
L10	N72°59'43"W	36.25
L11	S57°42'03"E	45.64
L12	N57°42'03"W	60.28
L13	N30°12'55"E	95.56
L14	N81°46'45"E	55.34
L15	N15°15'22"E	286.39
L16	N05°20'40"E	312.40
L17	N07°09'55"E	115.10
L18	S04°51'51"W	312.03
L19	S09°31'21"E	99.30
L20	N00°32'21"E	91.94

LINE	ARC	RADIUS	DELTA
C1	84.21°	788.51"	6.07.09"
C2	74.90°	848.51"	5.03.27"
C3	138.24°	334.56"	2.42.14"
C4	172.57°	848.51"	11.39.11"
C5	192.49°	638.00"	17.17.13"
C6	57.31°	542.96"	6.02.51"
C7	219.09°	75.10"	1.67.08.49"
C8	220.16°	294.56"	4.27.09.26"
C9	81.44°	113.86"	40.58.48"
C10	79.33°	92.33"	49.13.34"
C11	156.54°	228.57"	39.14.25"
C12	155.59°	848.51"	10.30.23"
C13	14.40°	75.10"	10.59.06"
C14	30.85°	848.51"	2.04.59"



TOTAL PARCEL AREA: 19.98 ACRES (870278 SQ.FT.)
AS MEASURED TO RIGHT OF WAY MARGINS.

LEGEND
5/8" REBAR WITH YELLOW CAP IMPRINTED
"AZIMUTH NW 21591" SET THIS SURVEY.

- ☐ FOUND CORNERS AS SHOWN
- ☒ INDICATES POA BOUNDARY POSTS SET BY OWNER
———X————X—— EXISTING FENCE LINE.
-  EXISTING ASPHALT PAVEMENT
-  PROTECTED CRITICAL AREA TRACT A

SHORT PLAT NO. **PL08-0535**

SURVEY IN SOUTHWEST QUARTER
SECTION 9, TWN 36N., RNG 3E., W.M.

KRIS and SUSAN WALKER

FLD BK 129	AZIMUTH NORTHWEST INC. 17963 WOOD RD. BOW, WASHINGTON 98232
CHKD SVB	

SHEET 1 OF 2
JOB NO. 08.0917

NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION: SF-NRL-- SECONDARY FOREST
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS.
5. WATER: WATER FOR LOT #1 IS SUPPLIED BY INDIVIDUAL WATER SYSTEM. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL. THE 100' WPZ FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE. OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. LOT #2 HAS NOT BEEN REVIEWED FOR WATER.
6. BASIS OF BEARING: MONUMENTED WEST LINE OF SW QUARTER SECTION 9, T2N 36N., R6E., 3E., WM BEARS N 0°01'47"E.
7. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-- SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
8. LEGAL DESCRIPTION TAKEN FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 128537--S.
9. 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.
10. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. 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.
11. SKAGIT COUNTY TAX PARCEL NO. P127051 and P90032
12. SEE DRAINAGE REPORT PREPARED BY HERRIGSTAD ENGINEERING ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
13. OWNER OF RECORD: KRIS AND SUSAN WALKER, 6140 N DRAKE WAY, GARDEN CITY, ID 83714
14. LOT SETBACKS:
FRONT, SIDE AND REAR: 100 FEET.
VARIANCE TO SETBACK REQUIREMENTS WITHIN LOT 2 HAS BEEN GRANTED PER SKAGIT COUNTY PERMIT #P108--0537.
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 LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF# 200903270071
16. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
17. LOT 2 IS A NON-RESIDENTIAL LOT AND IS BEING CREATED PER SCC14.16.880(8) FOR THE PURPOSE OF A PUBLIC SAFETY FACILITY USE. REQUIREMENTS AND RESTRICTIONS OF SPECIAL USE PERMIT #P108--0536 SHALL APPLY TO THIS LOT.
18. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS 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-RESIDENTIAL 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 OPERATIONS 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 SCC 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
19. A PROTECTED CRITICAL AREA EASEMENT IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200703270070

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTHEASTERLY OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY AND SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 0 DEGREES 09'13" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 566.80 FEET TO A POINT AND TRUE POINT OF BEGINNING FOR THIS LINE; THENCE NORTH 43 DEGREES 44'52" WEST, 663.32 FEET; THENCE NORTH 0 DEGREES 09'13" EAST, 150.00 FEET; THENCE SOUTH 89 DEGREES 22'28" WEST, 836.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 1, ALSO KNOWN AS PACIFIC HIGHWAY, NOW KNOWN AS CHUCKANUT DRIVE, AND THE END OF THIS LINE;

EXCEPT STATE ROAD NO. 1, KNOWN AS PACIFIC HIGHWAY AND NOW KNOWN AS CHUCKANUT DRIVE.

AND EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, LYING BETWEEN THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE GREAT NORTHERN RAILWAY COMPANY AND THE PACIFIC HIGHWAY.

ALSO EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, LYING SOUTHERLY OF STATE ROAD NO. 1, ALSO KNOWN AS PACIFIC HIGHWAY, NOW KNOWN AS CHUCKANUT DRIVE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

- A. PUGET SOUND POWER & LIGHT COMPANY EASEMENT DATED APRIL 22, 1988 AND RECORDED MAY 18, 1988 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8805180065.
- B. WELL AGREEMENT AND EASEMENT RIGHTS BETWEEN MCCARTHY AND SKEERS, DATED AUGUST 6, 1991 AND RECORDED AUGUST 30, 1991 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9108300085.
- C. ROAD MAINTENANCE AGREEMENT, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED MAY 25, 2001 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200105250116.

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Chickadee

I, Sharon J. Gandy, KNOW OR HAVE SATISFACTORY EVIDENCE THAT Sharon J. Gandy IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE APP OF HORIZON BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-4-09
SIGNATURE: Sharon J. Gandy
TITLE: Notary
MY APPOINTMENT EXPIRES: 3-1-09

STATE OF Washington
COUNTY OF Chickadee

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KRIS WALKER AND SUSAN WALKER, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-12-08
SIGNATURE: Kris & Susan Walker
TITLE: Notary Public
MY APPOINTMENT EXPIRES: 5-19-10

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200903270069
Skagit County Auditor

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Susan Walker
SUSAN WALKER

Kris Walker
KRIS WALKER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 26 DAY OF March, 2009
BY: Bill Duce
SHORT PLAT ADMINISTRATOR
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 5th DAY OF March, 2009
BY: Sharon J. Gandy
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

Sharon J. Gandy
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

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

Stuart B. VanBuren, Jr.
STUART B. VANBUREN, JR., F.L.S. DATE: 12/14/08
CERTIFICATE NO. 21591
AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA 98232
PHONE: 360-724-7326



SHORT PLAT NO. P108--0535			
SURVEY IN SOUTHWEST QUARTER SECTION 9, T2N 36N., R6E 3E., W.M.			
FOR KRIS AND SUSAN WALKER			
FLD BK 129	AZIMUTH NORTHWEST INC.		SHEET 2 OF 2
CHKD SVB	BOW, WASHINGTON 98232		JOB NO. 08.0917