

# The JOHNSON Shortplat

## NE 1/4, SEC 35, T35N, RNG. 1, E.W.M.

### AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF CLAIR A. CROSSMAN

3/27/2009 Page 1 of 2 2:04PM  
 200903270122  
 Skagit County Auditor

*J Youngquist*  
 Auditor  
*Shaunna M. Johnson*  
 Deputy Auditor

### LEGAL DESCRIPTION

PARCEL A:  
 The North Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, Skagit County, Washington.

EXCEPT that portion of the North Half of the Northeast Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian described as follows:

Beginning at the Southwest corner of the said North Half, Thence North 0°32'05" East a distance of 174.58 feet along the West line of said North Half, Thence South 44°08'02" East a distance of 141.68 feet, Thence along a curve to the left, concave to the North, having a radius of 238 feet and an arc length of 190.77 feet, Thence North 89°38'51" East along the South line of said North Half a distance of 271.57 feet to the true point of beginning.

PARCEL B:  
 A portion of the Northeast Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the North Quarter corner of said Section 25, Thence South 89°15'03" West, a distance of 77.88 feet along the North line of said section Thence South 0°32'05" West, a distance of 299.95 feet, Thence South 19°48'46" East, a distance of 157.79 feet, Thence South 31°06'09" East, a distance of 438.9 feet to the East line of the Northwest Quarter of said Section, Thence North 0°32'05" East, a distance of 487.01 feet to the true point of beginning.

PARCEL C:  
 An easement for ingress, egress and road and utility purposes over the following described parcels:

- The South 20 feet and the East 30 feet of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;
- The North 20 feet and the East 40 feet of the South Half of the South Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;
- Except the East 20 feet thereof;
- Except the East 40 feet of the Northeast Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian;

EXCEPT any portion thereof lying within the County Road.

PARCEL D:  
 An easement for road, travel and utility purposes over the following described parcel:

A 30-foot wide strip in the North Half of the South Half of the Northeast Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East of the Willamette Meridian, being 15 feet on each side of the following described centerline:

Beginning at a point 15 feet West of the Northeast corner of said North Half, Thence South parallel to the East line of said North Half to a point 15 feet North of the South line of said North Half, Thence West parallel to said South line for a distance of 320 feet, Thence North parallel to the East line of said North Half to a point on the North line of said North Half.

Stated in Skagit County, Washington.

**COUNTY APPROVALS**

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE SCC 14.18.

DN THIS 18th DAY OF February, 2009

*Richard & Diana Johnson*  
 Planning and Development Services

*Richard & Diana Johnson*  
 County Engineer

DATE: March 4, 2009

DATE: March 4, 2009

Stated in Skagit County, Washington.

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*Richard & Diana Johnson*  
 County Engineer

DATE: March 4, 2009

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### NOTES

- The short plat number and date of approval shall be included in all deeds and contracts.
- 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF. #200903270122.
- No building permit shall be issued for any residential and/or commercial structures which are not at the time application, determined to be within an official designated boundary of Skagit County Fire District.
- Change in location of access, may necessitate change of address, contact Skagit County Planning & Development Services.
- Water will be supplied by the City of Anacortes to both lots.
- Zoning and Comprehensive Plan - Rural Reserve.
- Area Calculations:  
 The total acreage for the entire parcel (2008 acres)  
 Lot 1 1008 acres  
 Lot 2 1000 acres
- 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. The private 30' access and utility easement along the south property line of lot B will be the sole maintenance responsibility of lot B. For any common road easements 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.
- Sewage disposal will be on-site septic systems.
- All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
- A Skagit County address range will begin at 4502 and end at 4663 on Welch Lane for Lot B. Lot A will remain 4665 Welch Lane. At the time of application for building and/or access, Skagit County GIS will assign the address in accordance with the provisions of Skagit County Code 15.24.
- This parcel lies within an area or 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 operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such inconveniences, 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 extracting, 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.

### TREASURERS 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 2009.

This 23rd day of March, 2009

*Richard & Diana Johnson*  
 Skagit County Treasurer

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 2009.

This 23rd day of March, 2009

*Richard & Diana Johnson*  
 Skagit County Treasurer

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This 23rd day of March, 2009

*Richard & Diana Johnson*  
 Skagit County Treasurer

### CONSENT

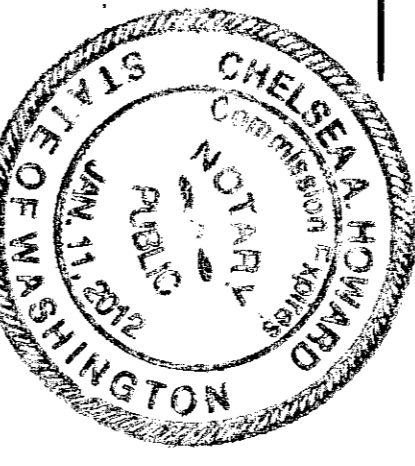
KNOW ALL PERSONS BY THESE PRESENT THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

*Richard K. Johnson*  
 Richard K. Johnson

*Diana M. Johnson*  
 Diana M. Johnson

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
 COUNTY OF SKAGIT



ON THIS 18th DAY OF February, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD K. JOHNSON, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR WRITTEN.

*Chelsea A. Howard*  
 Notary Public in and for the State of Washington, Commission Expires 01/11/2012

STATE OF WASHINGTON  
 COUNTY OF SKAGIT

ON THIS 18th DAY OF February, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard & Diana Johnson, TO ME KNOWN TO BE THE UNDERSIGNED, DULY COMMISSIONED AND SWORN, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE PURPOSES THEREIN MENTIONED, AND ON DAITH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

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*Clair A. Crossman*  
 Notary Public in and for the State of Washington, Commission Expires 01/11/2012

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 Notary Public in and for the State of Washington, Commission Expires 01/11/2012

SHORT PLAT FOR: Richard & Diana Johnson  
 4665 Welch Lane  
 Anacortes, WA 98221

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 35, T35N, R1E, W.M. FOR RICHARD AND DIANA JOHNSON

HERRIGSTAD ENGINEERING PS  
 4320 WHISTLE LAKE ROAD, ANACORTES, WA 98221 360-299-8804

DWG.: J520  
 DWN BY: DKH

CHECK BY: GAC  
 DATE: May, 2006

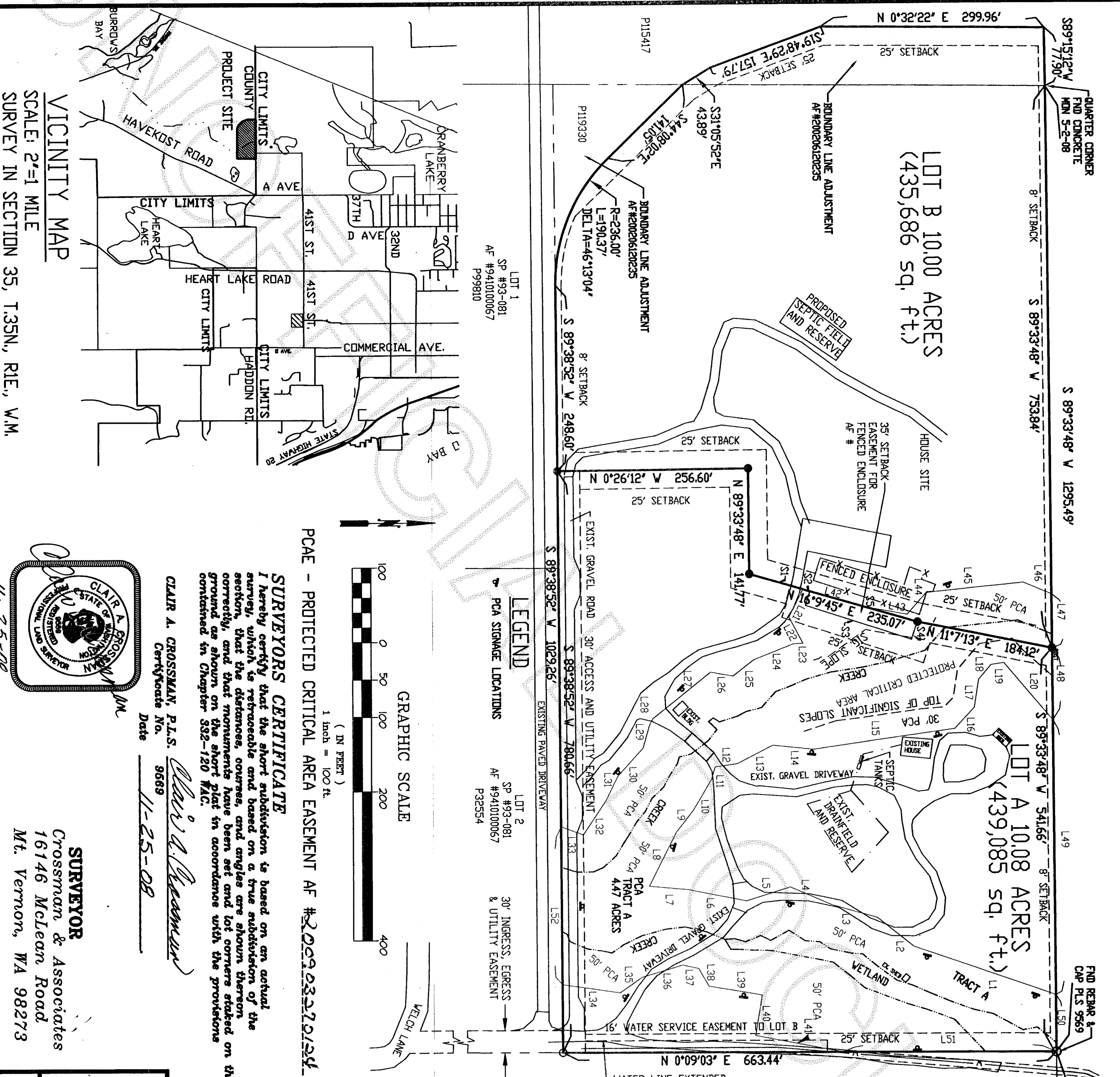
SCALE: 1" = 200'  
 JOB NO.: 520

SHEET 1 OF 2

# The JOHNSON Shortplat NE 1/4, SEC 35, T35N, RNG. 1, E.W.M.

SETBACK EASEMENT BOUNDARY

NO.	BEARING	DISTANCE
S1	N 16°09'45" E	84.85'
S2	S 71°55'33" E	20.00'
S3	N 18°04'27" E	149.80'
S4	N 71°55'33" W	25.00'
S5	S 16°09'45" W	149.89'



QUARTER CORNER  
FIND CONCRETE  
MIN. 5'-2'-08"

S 89°33'48" W 1295.49'

FIND REBAR & CAP PLS. 9669  
CAP PLS. 9669

10' WATER PRIVATE EASEMENT AF# 20040810047

FIR CREST BLVD  
FIR CREST PLAT

NORTHWEST CORNER SECTION 35  
FOUND MONUMENT IN CASE

S 89°33'48" W 1295.49'

25  
26  
35  
36

LOT B 10.00 ACRES  
(435,686 sq. ft.)

LOT A 10.08 ACRES  
(439,085 sq. ft.)

PCA BOUNDARY

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 18°56'57" W	201.34'	L27	N 38°21'37" W	99.61'
L2	S 38°59'57" W	62.58'	L28	N 64°34'12" W	10.46'
L3	S 15°45'44" W	62.21'	L29	N 74°8'14" W	30.88'
L4	S 23°34'40" W	62.19'	L30	N 47°37'16" W	50.04'
L5	S 17°32'45" E	61.79'	L31	N 63°24'23" W	37.24'
L6	S 11°24'42" W	81.6'	L32	N 56°6'7" W	54.70'
L7	S 51°54" W	50.80'	L33	S 20°6'17" W	31.79'
L8	N 63°13'42" W	81.67'	L34	S 87°4'50" W	78.33'
L9	N 51°44'22" W	37.14'	L35	S 34°44'35" E	36.36'
L10	N 59°45' W	47.37'	L36	N 16°26'8" W	56.42'
L11	N 74°8'14" W	17.50'	L37	N 12°50'58" E	22.21'
L12	N 7°51'52" W	30.50'	L38	N 59°57'45" E	27.40'
L13	N 27°47' W	53.54'	L39	N 9°53'7" E	72.64'
L14	S 5°50'40" W	54.97'	L40	S 80°40'6" E	55.51'
L15	N 8°6'27" W	192.07'	L41	N 10°56'41" E	169.96'
L16	N 46°49'27" W	192.07'	L42	S 16°9'45" W	87.45'
L17	N 81°14'7" W	37.98'	L43	S 10°10'17" W	56.75'
L18	N 49°34'47" W	25.80'	L44	N 48°32'52" W	39.08'
L19	N 91°11' W	17.65'	L45	N 5°41'46" W	130.51'
L20	N 49°34'23" E	100.96'	L46	N 22°2'57" E	41.88'
L21	S 62°53'28" E	41.92'	L47	N 89°33'48" W	72.46'
L22	N 61°57'5" E	39.73'	L48	N 89°33'48" E	96.33'
L23	N 4°5'33" W	12.87'	L49	N 89°33'48" W	368.48'
L24	N 21°32'18" W	57.08'	L50	N 89°33'48" W	76.85'
L25	N 37°32'31" W	35.53'	L51	S 0°9'2" W	286.85'
L26	N 10°12'4" E	30.83'	L52	S 89°38'0" W	211.89'

### LEGEND

- PCA SIGNAGE LOCATIONS
- SP #93-081 AF #941010067 P99810
- SP #93-081 AF #941010067 P32554
- 30' INGRESS, EGRESS & UTILITY EASEMENT

### GRAPHIC SCALE



PCAE - PROTECTED CRITICAL AREA EASEMENT AF #200903270224

### SURVEYORS CERTIFICATE

I hereby certify that the short subdivision is based on an actual survey, which is retrievable 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.

CLAIR A. CROSSMAN, P.L.S.  
Cert. No. 9669

Date 11-25-08



**SURVEYOR**  
Crossman & Associates  
16146 McLearn Road  
Mt. Vernon, WA 98273

### NOTES-

- SET RE-BAR AND YELLOW CAP P.L.S. #9669.
- FOUND REBAR & CAP. PLS. 9692
- FOUND MONUMENT CASE AND COVER.
- BASIS OF BEARINGS: USED THE BEARING OF S89°33'48" W ALONG NORTH LINE OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. PER SHORT PLAT NO. 93-081, AF # 9410100067.
- EQUIPMENT USED: PENIX R-823N TOTAL STATION.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- ZONING: RURAL RESERVE

### GENERAL INFORMATION

- Assessor's Account No. 360196-1-006-0108, P92653.
- Description and exception information is from Chicago Title Company, Order No. ICC41101, dated December 11, 2006.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Chicago Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 860600, 8202230027, 630694, 200206120236, 200405100214, 200406240065, 200406300061, 200408110046, 200408110047 and 200408180096. Deeds of trust are recorded under Auditor's File Number 200408190204, 200604080063 and 200604080064.
- A Tax-lie has been granted to this property for a 40' ingress, egress & utility easement on Welch Lane and for a 50' ingress, egress & utility easement on parcel P92654.

SHORT PLAT NO. PL 06-1121

SHEET 2 OF 2

### SHORT PLAT

FOR: Richard & Diana Johnson  
4665 Welch Lane  
Anacortes, WA 98221

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 35, T35N, R35E, 1 EAST, W.M. FOR RICHARD AND DIANA JOHNSON

### HERRIGSTAD ENGINEERING PS

4320 WHISTLE LAKE ROAD, ANACORTES, WA 98221 360-299-8804

DWG.: J520

DWN BY: DKH

CHECK BY: GAC

DATE: Oct. 2008

SCALE: Noted

JOB NO.: 520