

LUND SHORT SUBDIVISION PLO5-0414  
SURVEY IN THE ~~WEST~~ HALF OF SECTION 35, T 35 N, R 1 E., W.M.

LEGAL DESCRIPTION

PARCEL A:  
ALL THAT PORTION OF LOT 4, SHORT PLAT NO. 10-89, APPROVED JUNE 27, 1989, AS RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 150, UNDER AUDITOR'S FILE NO. 8908020066, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE PLAT OF THE POINT DIV. NO. 3 AS PER PLAT FILED IN VOLUME 14 OF PLATS, PAGES 151 THROUGH 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:  
ALL THAT PORTION OF THE SOUTH 200 FEET OF THE EAST 980 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, SKAGIT TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, AS SAID POINT IS SHOWN ON SHORT PLAT NO. 10-89, RECORDED AUGUST 2, 1989 IN BOOK 8 OF SHORT PLATS AT PAGE 150, IN AUDITOR'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 89°35'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 348.48 FEET TO THE SOUTHWEST CORNER OF THE EAST 980 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35;

THENCE NORTH 00°56'08" EAST ALONG THE WEST LINE OF THE SAID EAST 980 FEET FOR A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 200 FEET OF SAID EAST 980 FEET;  
THENCE NORTH 89°35'35" EAST ALONG SAID NORTH LINE OF SAID SOUTH 200 FEET FOR A DISTANCE OF 343.17 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°35'35" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 408.22 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO KEVIN P. WELCH AND JENNY WELCH, HUSBAND AND WIFE, BY INSTRUMENT DATED DECEMBER 19, 1995 AND RECORDED UNDER AUDITOR'S FILE NO. 9512290137, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 03°40'59" WEST ALONG THE WEST LINE OF SAID WELCH TRACT FOR A DISTANCE OF 120.79 FEET TO THE MOST NORTHWESTERLY CORNER OF LOT 38, PLAT OF THE POINT DIV. NO. 3, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 151, 152, AND 153, RECORDS OF SAID COUNTY AND STATE;

THENCE NORTH 68°13'31" WEST ALONG THE MOST NORTHERLY LINE OF SAID LOT 38 FOR A DISTANCE OF 22.31 FEET;  
THENCE NORTH 85°13'37" WEST, CONTINUING ALONG SAID MOST NORTHERLY LINE FOR A DISTANCE OF 68.92 FEET;  
THENCE SOUTH 85°54'47" WEST, CONTINUING ALONG SAID MOST NORTHERLY LINE FOR A DISTANCE OF 88.21 FEET;  
THENCE SOUTH 51°04'22" WEST, CONTINUING ALONG THE MOST NORTHWESTERLY LINE OF SAID LOT 38 FOR A DISTANCE OF 166.06 FEET TO THE MOST NORTHERLY CORNER OF LOT 36, SAID PLAT OF THE POINT DIV. NO. 3;

THENCE SOUTH 50°44'21" WEST ALONG THE MOST NORTHWESTERLY LINE OF SAID LOT 36 FOR A DISTANCE OF 23.52 FEET;  
THENCE NORTH 40°21'05" WEST FOR A DISTANCE OF 102.80 FEET;  
THENCE NORTH 03°27'30" WEST FOR A DISTANCE OF 151.07 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

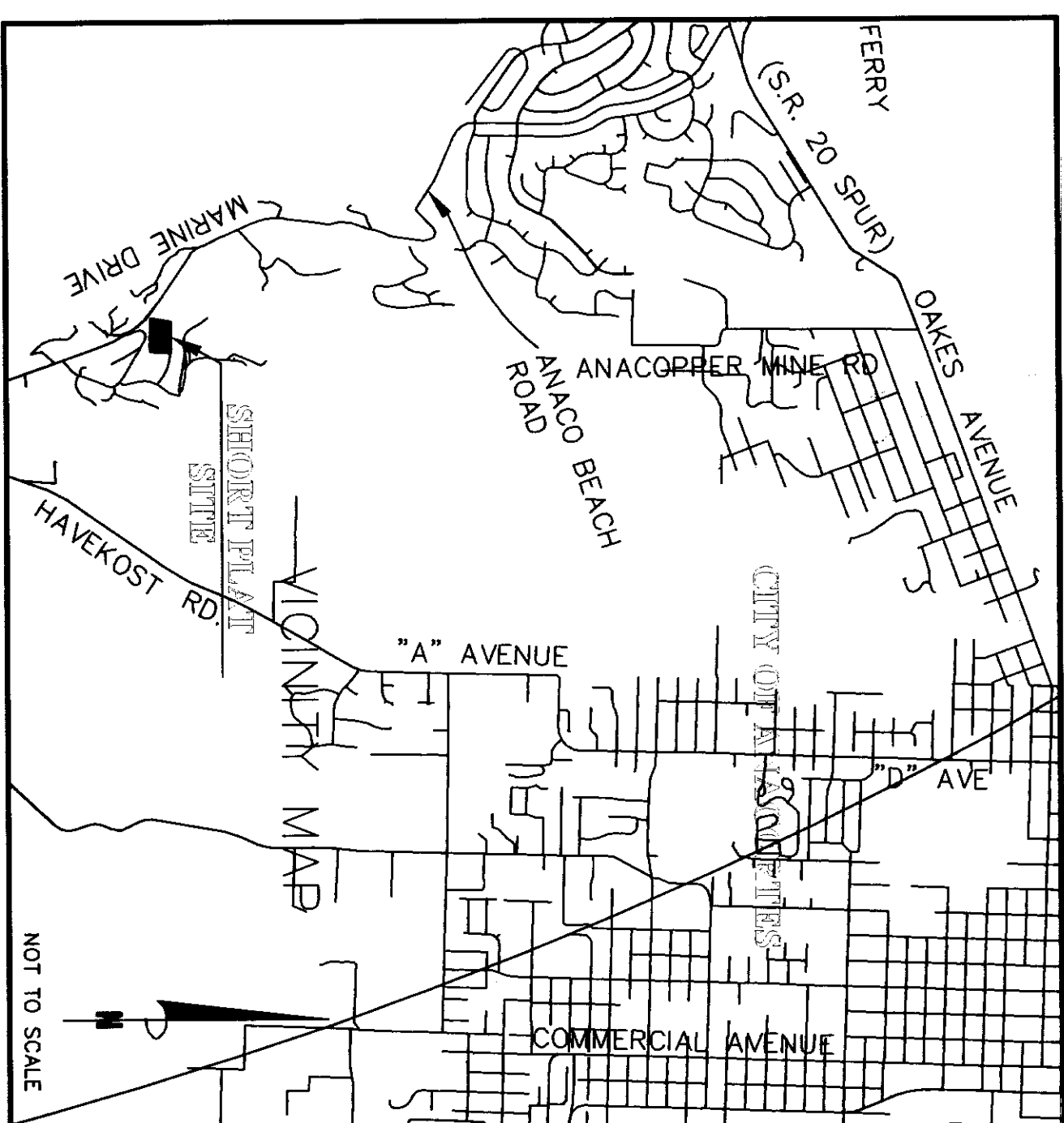
PARCEL C:  
ALL THAT PORTION OF LOT 4, SHORT PLAT NO. 19-85, APPROVED JUNE 7, 1985, AS RECORDED IN VOLUME 7 OF SHORT PLATS, PAGES 24 AND 25, UNDER AUDITOR'S FILE NO. 8506100021, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHEASTERLY OF MARINE DRIVE, LYING WEST OF THE PLAT OF THE POINT DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, AT PAGES 151, 152, AND 153, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING NORTH OF THAT CERTAIN TRACT OF LAND DESCRIBED BY INSTRUMENT FILED UNDER AUDITOR'S FILE NO. 553733, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL D:  
ALL THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, AS SAID POINT IS SHOWN ON SHORT PLAT NO. 10-89, AS RECORDED AUGUST 2, 1989 IN BOOK 8 OF SHORT PLATS AT PAGE 150, IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE; THENCE NORTH 89°35'35" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF 348.48 FEET TO THE SOUTHWEST CORNER OF THE EAST 980 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE NORTH 00°56'08" EAST ALONG THE WEST LINE OF SAID EAST 980 FEET FOR A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF THE SOUTH 200 FEET OF SAID EAST 980 FEET; THENCE NORTH 89°35'35" EAST ALONG SAID NORTH LINE OF SAID SOUTH 200 FEET FOR A DISTANCE OF 343.17 FEET; THENCE NORTH 03°27'30" WEST FOR A DISTANCE OF 138.08 FEET;  
THENCE NORTH 75°52'50" WEST FOR A DISTANCE OF 564.32 FEET;  
THENCE SOUTH 89°37'47" WEST FOR A DISTANCE OF 130.28 FEET TO THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35; THENCE SOUTH 01°20'28" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 459.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

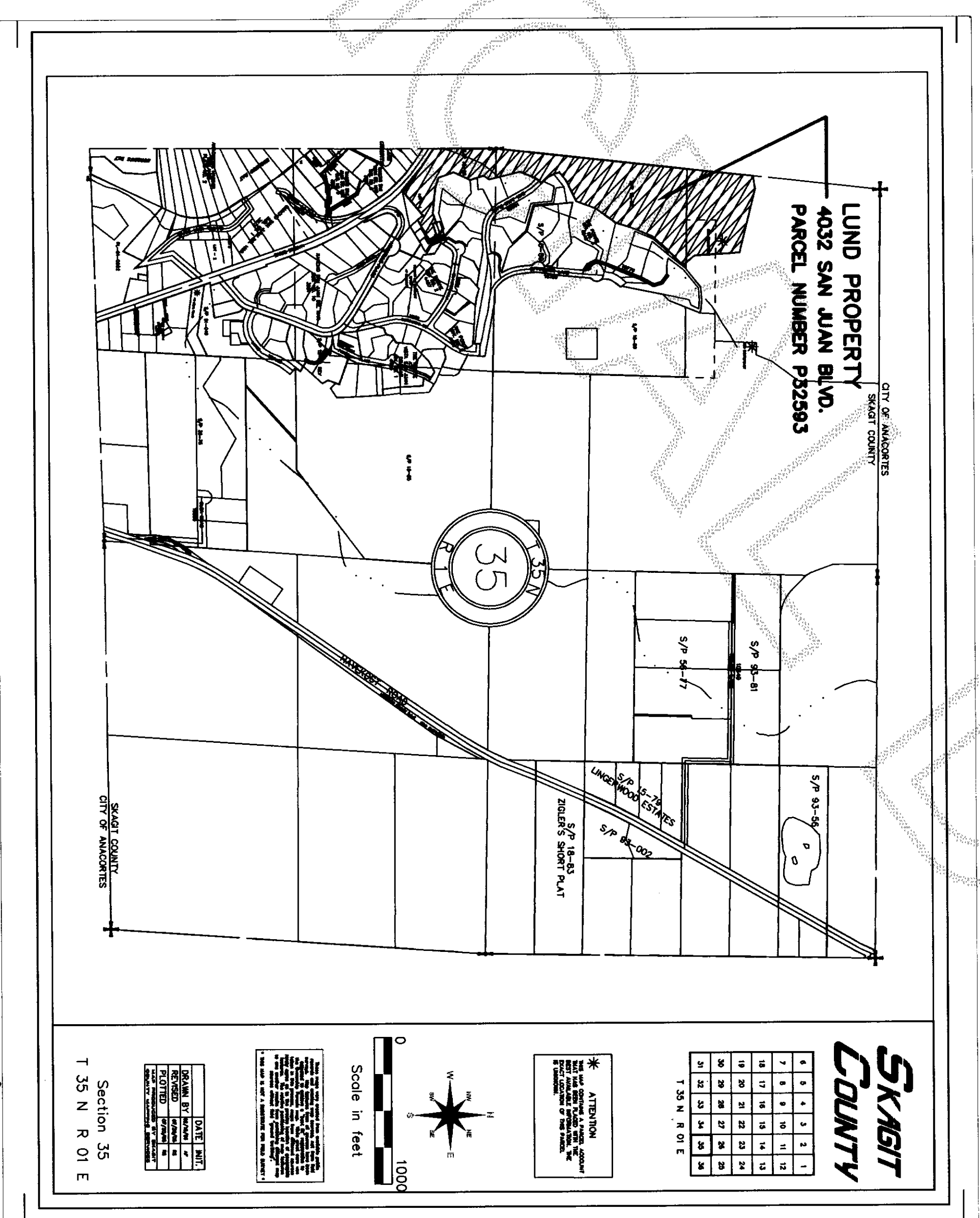
SITUATED IN SKAGIT COUNTY, WASHINGTON

SOURCE OF LEGAL DESCRIPTION IS STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NO. 1999110172, RECORDS OF SKAGIT COUNTY, WASHINGTON.



ADDRESS RANGE

AN ADDRESS RANGE HAS BEEN APPROVED FOR THIS SUBDIVISION  
SAN JUAN BLVD. (ext.) - RANGE 11236 TO 11515.  
ISLANDER WAY-RANGE 4080 TO 4217.



AUDITORS CERTIFICATE FILED FOR RECORD AT THE  
REQUEST OF SCHEMER ENGINEERING INC.

200905040100  
Skagit County Auditor  
5/4/2009 Page 1 of 3 10:31AM

J. Youngquist  
SKAGIT COUNTY AUDITOR

Deputy Auditor

COMPLIANCE WITH SCC 14.18.200(2)(b)

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 COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS MY FREE AND VOLUNTARY ACT AND DEED.

Jay Lund  
JAY LUND

ACKNOWLEDGMENT  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

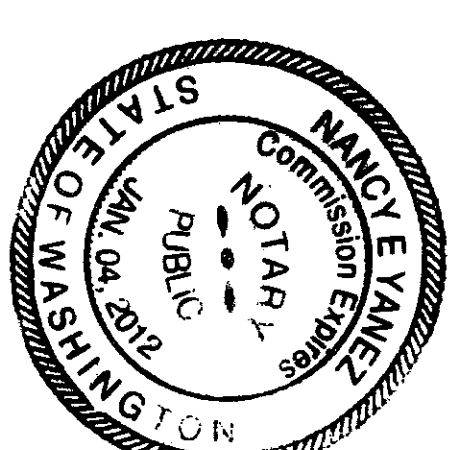
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAY LUND APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 4-07-2009

SIGNATURE Mary C. Updy

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES Jan. 04 2012



THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18 AND SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER). THIS DAY OF April 2009.

Paul E. Monohon  
SHORT PLAT ADMINISTRATOR

HEALTH OFFICER

COUNTY ENGINEER

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.

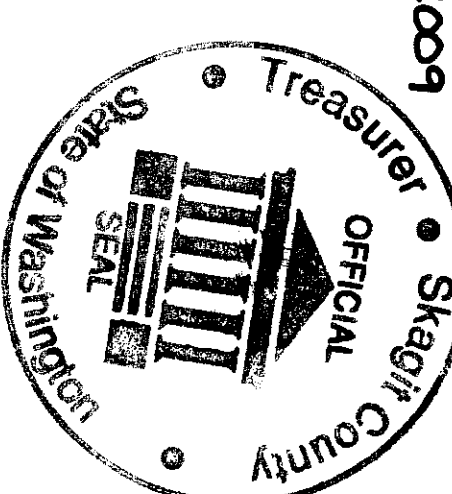
CERTIFIED THIS 4th DAY OF April, 2009

Paul E. Monohon  
SKAGIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

SEPTIC/WATER  
NUMEROUS DRAIN-FIELD SITES HAVE BEEN APPROVED FOR EACH LOT. SYSTEM TYPE AND COST MAY BE DEPENDANT UPON WHICH AREA IS USED.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

PAUL E. MONOHON CERT#25971

DATE 4-6-09

DRAWN	JTS
CHECKED	PEM
BY	BY

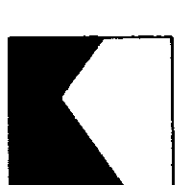
REVISIONS

CAD FILE: 05-045 LUND PLOT DATE: 4/6/2009

JOB NO.  
05-045  
SHORT PLAT OF P32593

SHEET  
JAY LUND

3039 E. ALPINE DRIVE  
1 OF 3  
BELLINGHAM, WA 98226



SCHEMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



LUND SHORT SUBDIVISION PLO5-0414  
SURVEY IN THE EAST HALF OF SECTION 35, T 35 N, R 1 E., W.M.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST  
OF SCHEMMER ENGINEERING INC.

200905040100  
Skagit County Auditor  
5/4/2009 Page 2 of 3 10:31AM

J. Monaghan  
SKAGIT COUNTY AUDITOR  
Deputy

LINE TABLE:		LINE TABLE:	
L 1	N 50°44'21"E 157.33	L21	N 01°41'47"W 90.81
L 2	N 41°14'06"E 124.88	L22	N 90°00'00"W 10.31
L 3	N 23°39'51"E 133.30	L23	S 55°23'00"E 155.92
L 4	N 17°51'33"E 132.19	L24	N 50°26'00"E 225.00
L 5	N 36°16'36"E 171.55	L25	S 39°34'00"E 30.23
L 6	N 26°07'52"E 141.18	L26	N 60°42'40"E 155.58
L 7	N 64°12'45"E 160.89	L27	N 24°34'18"W 58.31
L 8	N 52°07'28"E 67.52	L28	S 72°30'12"W 88.16
L 9	N 90°00'00"E 130.25	L29	N 17°29'48"W 30.00
L 10	N 90°00'00"E 69.69	L30	S 74°19'46"W 80.30
L 11	N 20°38'36"E 144.66	L31	N 80°22'38"W 107.32
L 12	N 15°13'57"E 113.49	L32	N 79°09'30"W 75.32
L 13	N 43°14'41"E 191.46	L33	N 67°50'48"W 66.87
L 14	N 59°55'58"E 141.20	L34	N 17°51'02"W 110.15
L 15	N 56°09'43"E 102.00	L35	N 26°19'25"E 124.00
L 16	S 40°21'05"E 102.80	L36	N 16°43'47"W 97.75
L 17	S 25°42'01"W 110.34	L37	N 38°11'56"E 44.75
L 18	N 74°44'03"W 52.35	L38	N 12°58'05"W 219.56
L 19	N 50°45'24"W 42.27	L39	N 24°17'01"E 117.88
L 20	N 24°08'37"W 24.03	L40	N 42°20'19"E 50.00
		L41	S 48°55'03"E 18.63

PLAT 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. SEE PRIVATE ROAD MAINTENANCE DECLARATION RECORDED UNDER A.F. NO. 200009210081

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

3) 16 ACRES ZONED RURAL INTERMEDIATE

5 ACRES ZONED RURAL RESERVE

TOTAL AREA: 20.95 ACRES

4) SEWAGE DISPOSAL: INDIVIDUAL SEPTIC DRAINFIELD SYSTEMS.

5) WATER SUPPLY: CITY OF ANACORTES.

6) POWER: PUGET SOUND ENERGY

7) ROADS: PRIVATE

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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

9) CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. ADDRESS RANGE IS 11236 TO 11515 SAN JUAN BOULEVARD AND 4080 TO 4217 ISLANDER WAY.

10) 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) 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 A.F. # 200905040101

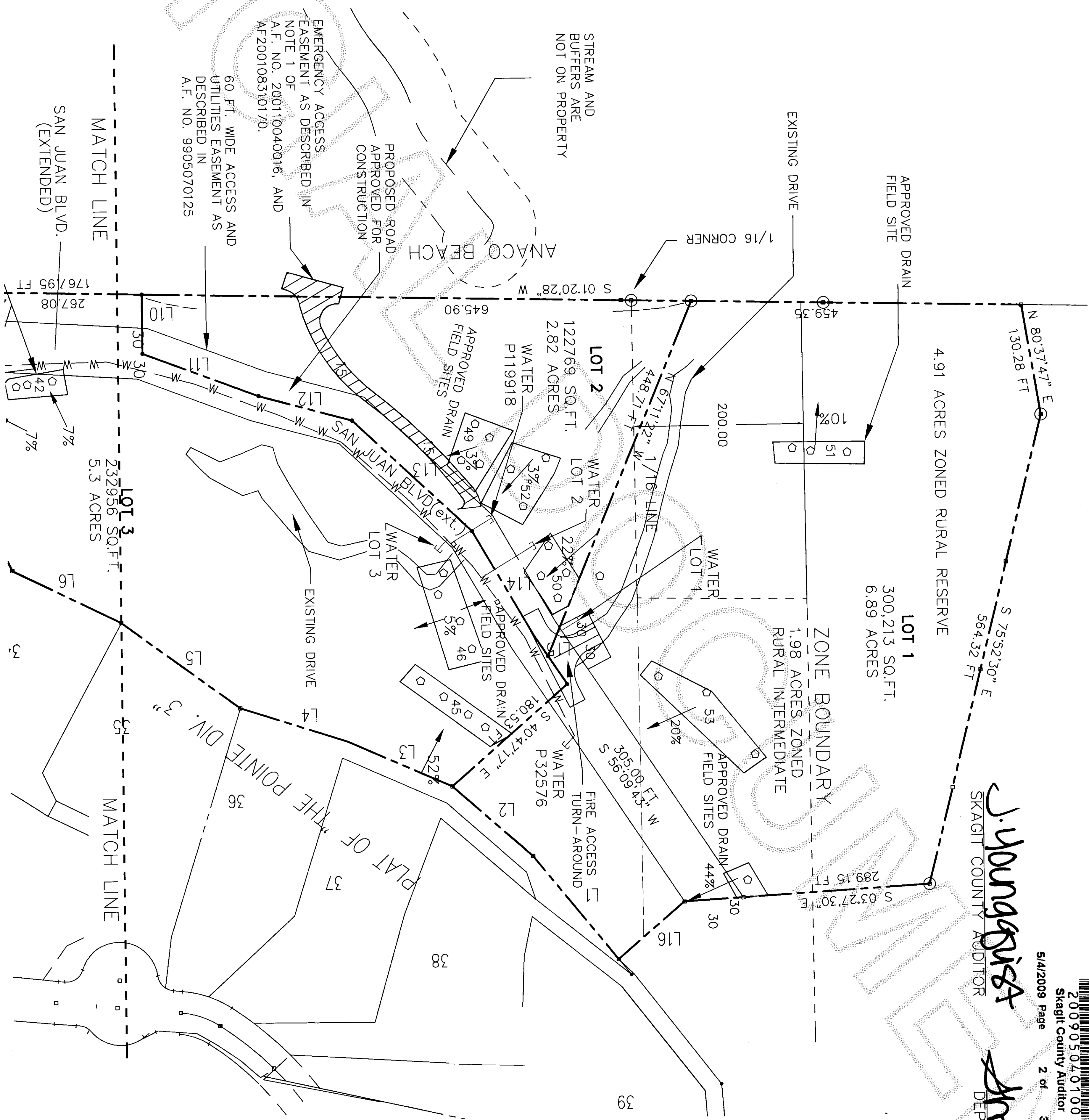
12) FURTHER SUBDIVISION OF LOT 1 IS HEREBY PROHIBITED UNLESS AND UNTIL THE CURRENT COUNTY ZONING IS CHANGED TO EXPRESSLY AUTHORIZE SUCH SUBDIVISION, AND SUBJECT TO THE EXPRESS WRITTEN CONSENT OF THE POINTE AT SAN JUAN HOMEOWNER'S ASSOCIATION.

13) LOTS 2, 3 AND 4 OF THIS SHORT PLAT #PLO5-0414 SHALL NOT BE SUBDIVIDED IN ANY FASHION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER OF LOT 1 IN THIS PLAT AND THE POINTE AT SAN JUAN HOMEOWNER'S ASSOCIATION. THIS PROHIBITION OF FURTHER SUBDIVISION OF LOTS 2, 3 AND 4 SHALL RUN WITH THE TITLE TO SAID LOTS, BEING BINDING UPON ALL FUTURE OWNERS OF SAID LOTS FOR THE BENEFIT OF THE OWNER OF LOT 1 AND THE POINTE AT SAN JUAN HOMEOWNER'S ASSOCIATION.

14) ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

15) ADDITIONAL REVIEW FOR COMPLIANCE WITH SCC 14.24 SHALL BE REQUIRED WITH EACH DEVELOPMENT APPLICATION WITHIN THIS SUBDIVISION.

16) PRIOR TO ISSUANCE OF BUILDING PERMITS, ACCESS TO LOTS SHALL MEET SKAGIT COUNTY EMERGENCY VEHICLE ACCESS STANDARDS AND THE DESIGN OF ANY GATES ON THE SHORT PLAT ROAD WILL NEED TO BE APPROVED BY THE SKAGIT COUNTY FIRE MARSHAL.



SCALE 1"=100'  
0 50 100

LEGEND

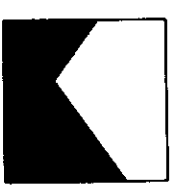
- FOUND PLAT MONUMENT
- FOUND REBAR AND CAP AS NOTED
- SET REBAR AND CAP "PEM LS 25971"
- ◇ SOIL LOG SITE
- WATER SERVICE FOR DESIGNATED LOT OR PARCEL

JOB NO.  
05-045

SHEET

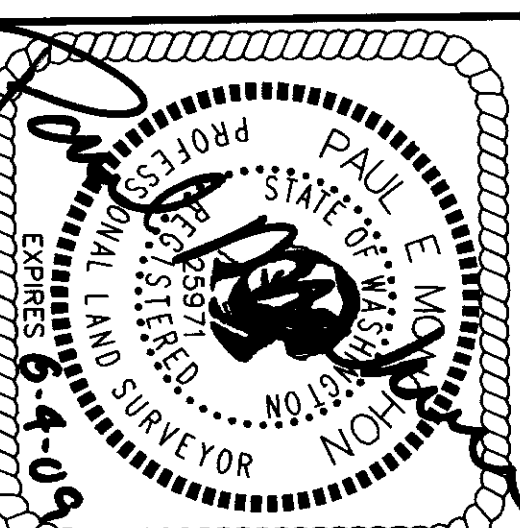
2 OF 3

SHORT PLAT OF P32593  
JAY LUND  
3039 E. ALPINE DRIVE  
BELLINGHAM, WA 98226



SCHEMMER ENGINEERING INC.

317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A  
SURVEY MADE BY ME OR UNDER MY  
DIRECTION IN CONFORMANCE WITH THE  
SURVEY RECORDING ACT.

PAUL E. MONAGHAN CERT#25971  
DATE 4-6-09

DRAWN	JTS
CHECKED	PEM
BY	BY
DATE	APP
DATE	REVISIONS
CAD FILE:	05-045 LUND
PLAT DATE:	4/6/2009

J. Hunsbich  
SKAGIT COUNTY AUDITOR

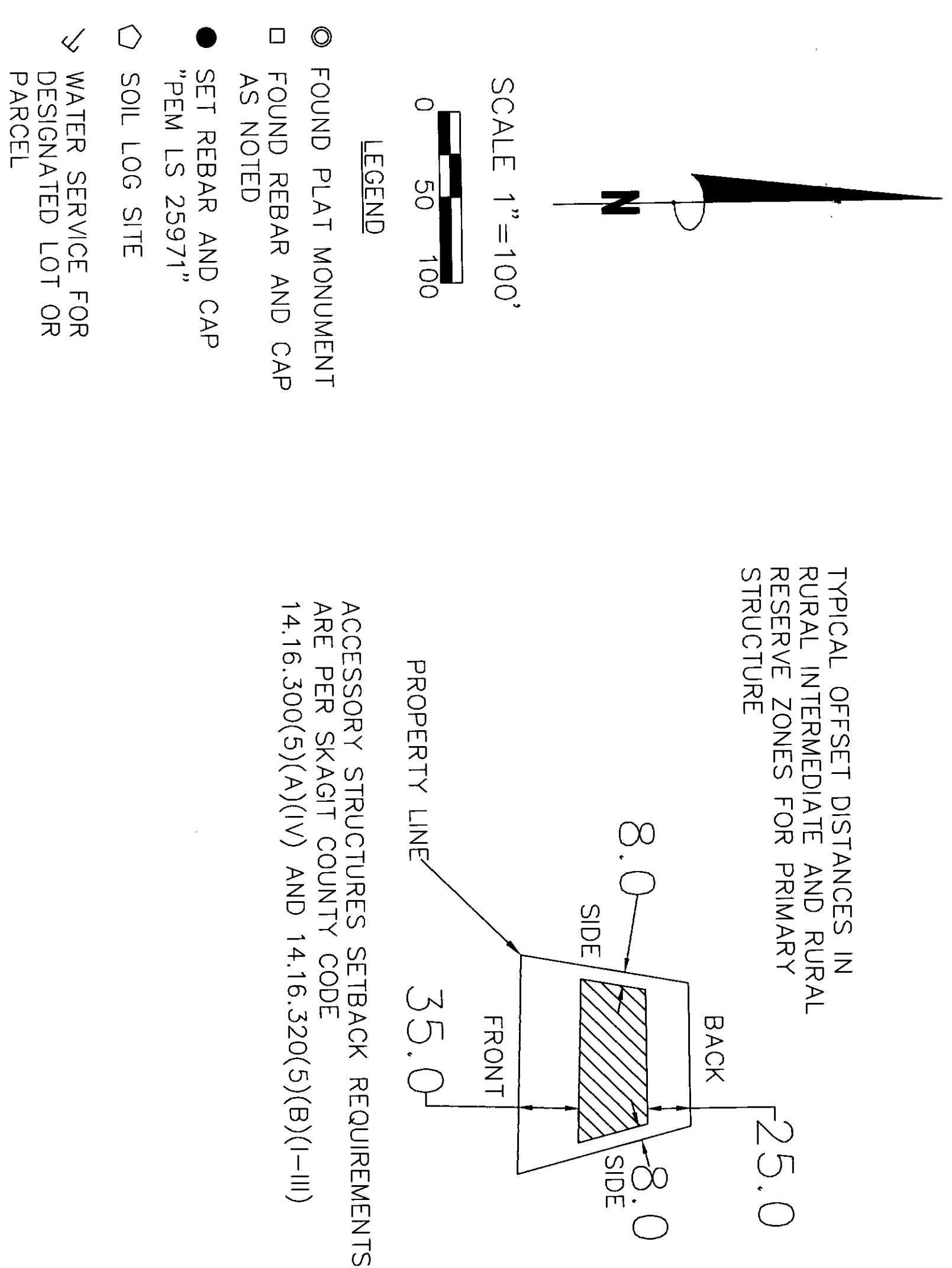
Shawnen Reed  
DEPUTY

SKAGIT COUNTY AUDITOR

Weston

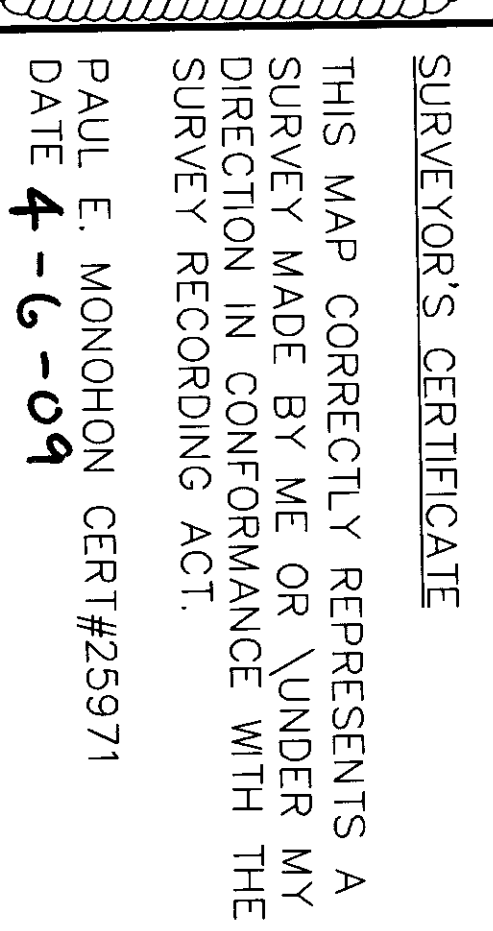
BASIS OF BEARINGS IS THE PLAT OF THE POINTE DIVISION 3 USING FOUND LOT CORNERS AND PLAT MONUMENTS.

THIS PROPERTY IS AFFECTED BY AF199009120079(COVENANTS), AF199911010172(AMENDMENTS TO COVENANTS), AF200108310170(PLAT OF NEIGHBORING PROPERTY WITH NOTE 11 PAGE 1 REQUIRING NEIGHBORING PARCEL P119918 TO BUILD EMERGENCY ACCESS ROAD IN EASTMENT AF200212170074), AF9905070125(ROAD), AF200101110140(SURVEY OF P32553) AF200212170074(EMERGENCY ACCESS EASEMENT), AF200304110219(SALE OF P119918), AF200510210085(LOT CERTIFICATION FOR P32553), AF200512090199(ACCESS AND POND MAINTENANCE AND COVENANT AGREEMENT WITH THE POINTE).



3 OF 3

317 COMMERCIAL AVENUE, SUITE 101  
ANACORTES, WA 98221 (360) 293-9006



DRAWN	JTS
CHECKED	PEM
BY	
DATE	BY
	APPROVISIONS
CAD FILE:	05-045 LUND
	PLOT DATE: 4/6/2009

CAD FILE: 05-045 LUND	PLOT DATE: 4/6/2009
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