

# PLAT AMENDMENT OF MANGAT ESTATES PLO6-0442

1. FOR DETAILS REGARDING THE ROAD AND STORM DRAINAGE DESIGN REFER TO THE APPROVED DRAINAGE REPORT AND APPROVED GRADING AND STORM DRAINAGE PLANS PREPARED BY CASCADE SURVEYING & ENGINEERING.
2. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED TO SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

- SKAGIT COUNTY STANDARD PLAT NOTES:**
1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.
  2. 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.
  3. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
  4. 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 GS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
  5. 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 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, APPLICATIONS WILL BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPIKING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER STACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
  6. 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 PER AUDITOR'S FILE NO. 200807230070.
  7. MITIGATION OF SKAGIT COUNTY PARK & RECREATION FEES OF \$100 PER LOT WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION.
- PCOE AGREEMENT:**
- THE PROTECTED CRITICAL AREA EASEMENT FOR THE OS-PA AREAS SHALL BE PROJECTED ACCORDING TO THE PCOE AS RECORDED UNDER AUDITOR'S FILE NUMBER 200807230071 AND AS AMENDED TO INCLUDE TRACTS A THRU D IN THE NEW PCOE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200905052009
- OWNERS CERTIFICATION & DEDICATION:**
- KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND WITHIN THE LONG CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS LONG CARD WAS OUR FREE ACT AND DEED, AND HERETBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER. ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS ON WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON, ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS, AND IN WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HEREUNTO SUBSCRIBED
- THIS 14th DAY OF March, 2009.

1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.
2. 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 SNAKE RIVER FIRE DISTRICT.

3. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
4. 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 GS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
5. 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 SPRAWING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED 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, APPLICATIONS WILL BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER STOCKPILS THAN PLANNED MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
6. A LOT OF RECORDED CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORING 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 PER AUDITOR'S FILE NO. 200807230070.
7. MITIGATION OF SKAGIT COUNTY PARK & RECREATION FEES OF \$100 PER LOT WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION.

THE PROTECTED CRITICAL AREA EASEMENT FOR THE OS-PA AREAS SHALL BE PROTECTED ACCORDING TO THE PCAE AS RECORDED UNDER AUDITOR'S FILE NUMBER 200807230071 AND AS AMENDED TO INCLUDE TRACTS A THRU D IN THE NEW PCAE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200905050065

THIS 14th DAY OF March 2009, WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR KNOWN ALL MERRY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND WITHIN THE LONG CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS LONG CARD WAS OUR FREE ACT AND DEED, AND HEREBY DECLARE, THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEMER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON, ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED ON THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS, AND IN WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HEREBY UNTO SUBSCRIBED

STATE OF WASHINGTON} SS  
COUNTY OF SNOHOMISH}

I KNOW OR HAVE FACTORY EVIDENCE THAT HABIBULAH K. MANGAT AND KRISHDEV S. MANGAT, HUSBAND AND WIFE ARE THE PEOPLE WHO APPEARED BEFORE ME, AND SAID PEOPLE ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON DAH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNERS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 11<sup>th</sup> DAY OF March 2009

NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON,  
RESIDING AT Seabrook  
COMMISSION EXPIRES 03-29-10

SKAGIT COUNTY HEALTH OFFICER

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER AND GOVERNMENT LOT 3 AND GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 36, RANGE 5 EAST, WM., EXCEPT ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

PLAT IS BEING AMENDED TO REVISE THE OPEN SPACE PROTECTED AREA (OSPA) TO RURAL OPEN SPACE AND INCLUDE TRACTS A -- THRU D FOR PCAE PROTECTION.

Att# 20807230069

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 HAPI MANGATI IN DECEMBER, 2007.

SIGNATURE AND SEAL

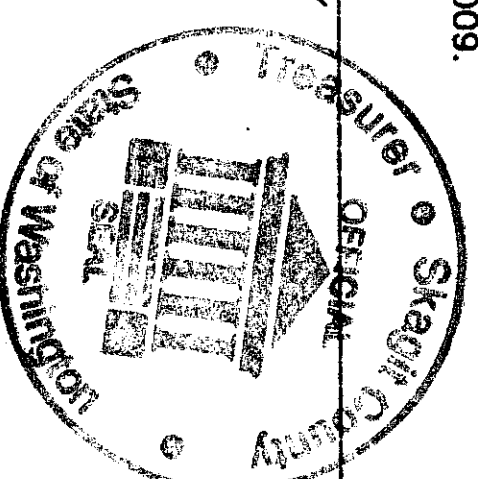
CERTIFICATE NUMBER



THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME ALIEN 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.

3/24/09  
Tad D. Jones  
SKAGIT COUNTY TREASURER

DEF



THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAG  
COUNTY CODE:  
Kenneth O. Balliet  
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

~~DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES~~

Pa. C. Bell Pa. C. Bell  
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF  
SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER)  
THIS 31<sup>st</sup> DAY OF March 2009.

THIS 31<sup>st</sup> DAY OF March 2009

*[Signature]*  
SKAGIT COUNTY HEALTH OFFICER

SKAGIT COUNTY HEALTH OFFICER

SHEET 1 OF 5

CASCADE SURVEYING  
& ENGINEERING, INC.



**Engineers Surveyors Planners**  
105 E. Division—PO Box 326 98223  
ARLINGTON, WA  
(360) 435-5551  
FAX 435-4012

PORT'N SW1/4 AND SW1/4, SE1/4, SEC. 30, TWP. 36N., RGE. 5E., W.M.  
JOB# 18500 DRAWN BY: LAF FIELD BOOK # SK.56  
DATE: 12/11/2008 REVISED: 2/28/2009 CHECKED BY: WILL



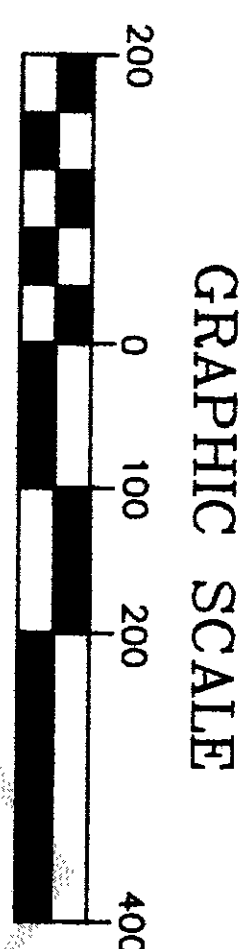




# PLAT AMENDMENT OF MANGAT ESTATES PLO6-0442

5/5/2009 Page 3 of 5  
200905050064  
Shaght County Auditor  
5/12/34PM

NE 1/4 COR.  
FND. 4"x4"  
CON. MON.  
W/BASS CAP.  
12/2005



BASIS OF BEARING: THE LINE BETWEEN THE NW 1/4 CORNER & THE SW SECTION CORNER OF SEC. 30, TWP. 36 N. R. 05 E. W.M., AS PER THE DEPARTMENT OF NATURAL RESOURCES SURVEY OF 1972, PROJECT #157 ROTATED CW 0°00'51".

SURVEY INSTRUMENT USED: 5" TRIMBLE S605DR200+

SURVEY PROCEDURE: CLOSED TRAVERSE

SURVEY PRECISION: EXCEEDS 1:10,000

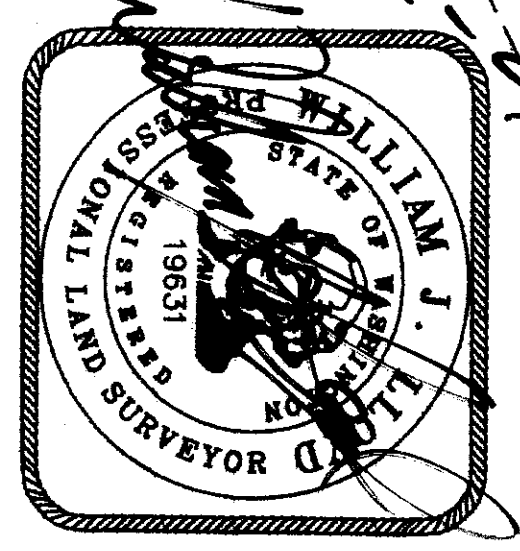
CLOSURES EXCEED WAC 332-130-080(4) REQUIREMENTS

LINE TABLE				CURVE TABLE			
LINE	LENGTH	BEARING		CURVE	LENGTH	RADIUS	DELTA
L1	48.20	S85°52'13"E		C1	36.31	25.00	87°47'57"
L2	38.50	N50°04'51"W		C2	40.23	25.00	87°47'57"
L3	20.82	S85°52'13"E		C3	36.14	50.00	41°24'35"
L4	51.10	S85°52'13"E		C4	83.50	50.00	95°41'08"
L5	50.00	N80°14'35"E		C5	43.29	50.00	49°38'37"
L6	49.08	N01°54'53"E		C6	102.56	50.00	117°31'23"
L7	51.00	N01°54'53"E		C7	36.14	50.00	41°24'35"

## LEGEND:

- DENOTES 1/2" X 24" REBAR & CAP #LS10631
- ◇ SET THIS SURVEY UNLESS OTHERWISE NOTED
- ◇ DENOTES SKAGHT COUNTY STANDARD PLAT MONUMENT
- ◇ SET THIS SURVEY UNLESS OTHERWISE NOTED
- ◇ DENOTES WELL
- DENOTES FENCE LINE
- DENOTES EASEMENT LINE
- DENOTES SECTION LINE
- DENOTES PROPERTY LINE
- DENOTES BUILDING SETBACK LINE (BSBL)

OPEN SPACE  
NATURAL RESOURCE LAND  
(OS-NRL)  
(89.12 acres)



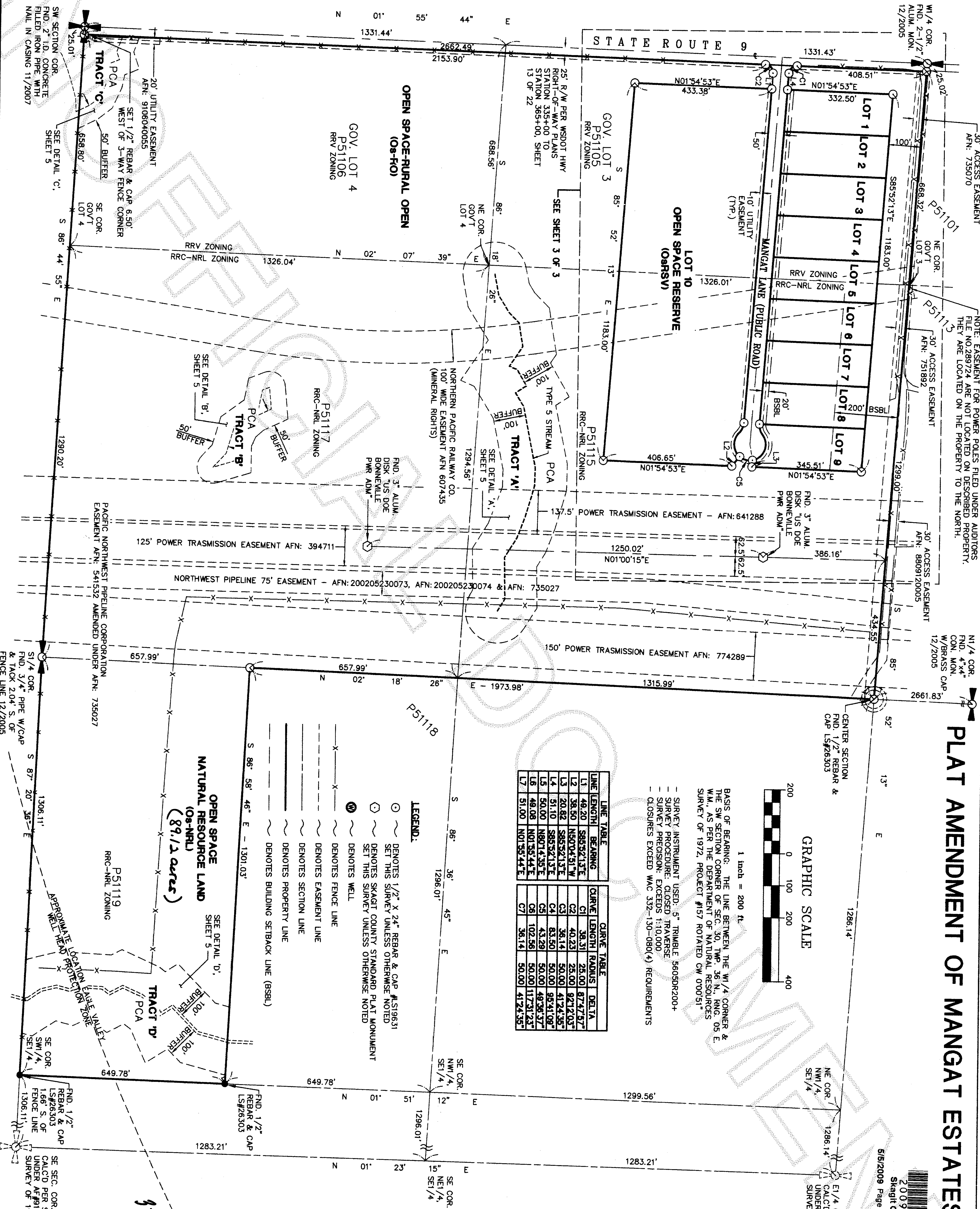
SHEET 3 OF 5

CASCADE SURVEYING  
& ENGINEERING, INC.



Engineers Surveyors Planners  
ARLINGTON, WA  
105 E. Division-PO Box 326 98223  
(360)435-5551  
FAX 435-4012

PORTIN SW 1/4 AND SW 1/4, SEC. 30, TWP. 36N, RGE. 5E, W.M.  
JOB# 18500 DRAWN BY: LAF FIELD BOOK # SK-56  
DATE: 12/11/2008 REVISED: 02/27/2009 CHECKED BY: WIL







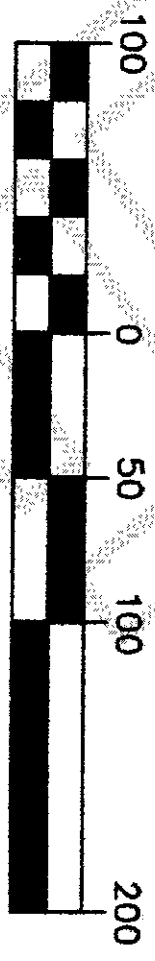


PLAT AMENDMENT OF MANGAT ESTATES PLO6-0442  
SIGNAGE PLAN

200905050064  
Skagit County Auditor

5/5/2009 Page 5 of 5 5:12:34PM

GRAPHIC SCALE



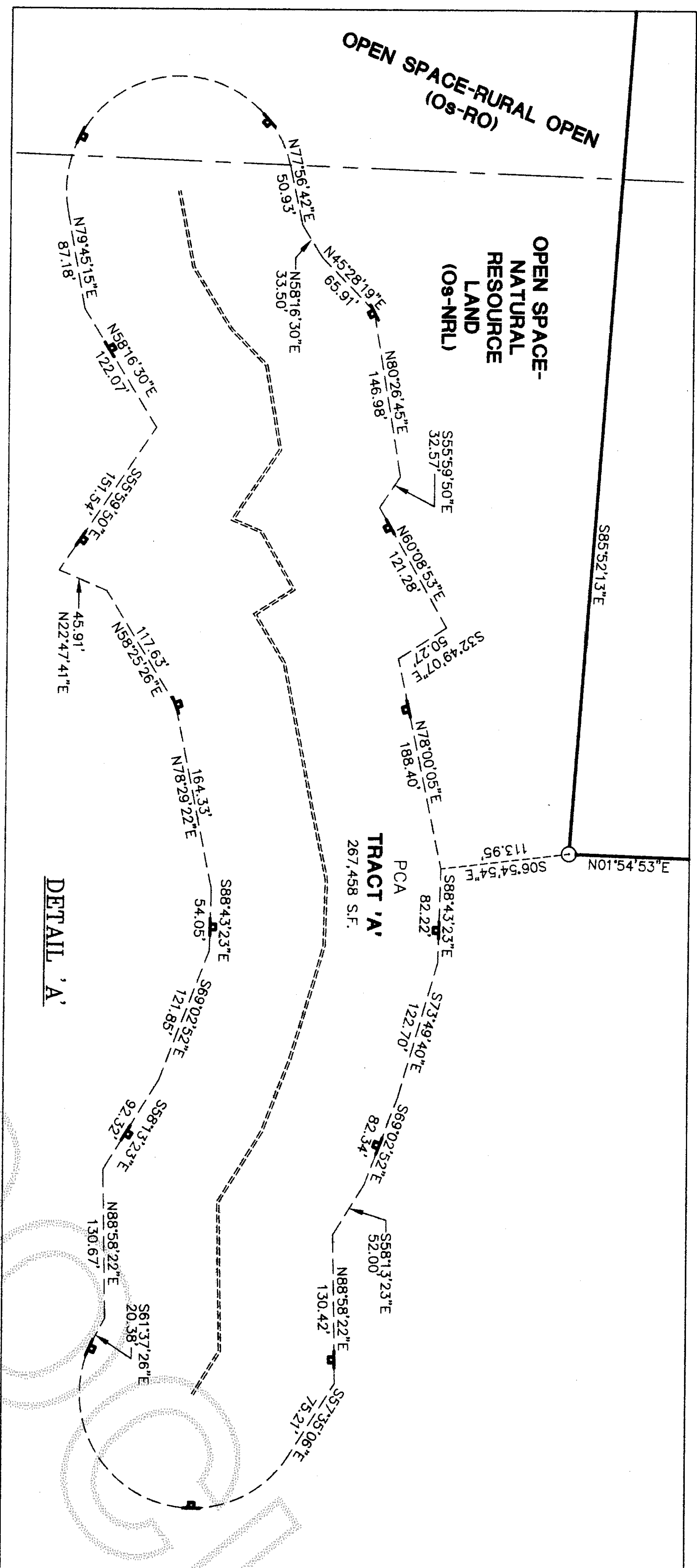
1 inch = 100 ft.

BASIS OF BEARING: THE LINE BETWEEN THE W1/4 CORNER & THE SW SECTION CORNER OF SEC. 30, TWP. 36 N., R1G. 05 E., W.M., AS PER THE DEPARTMENT OF NATURAL RESOURCES SURVEY OF 1972, PROJECT #157.

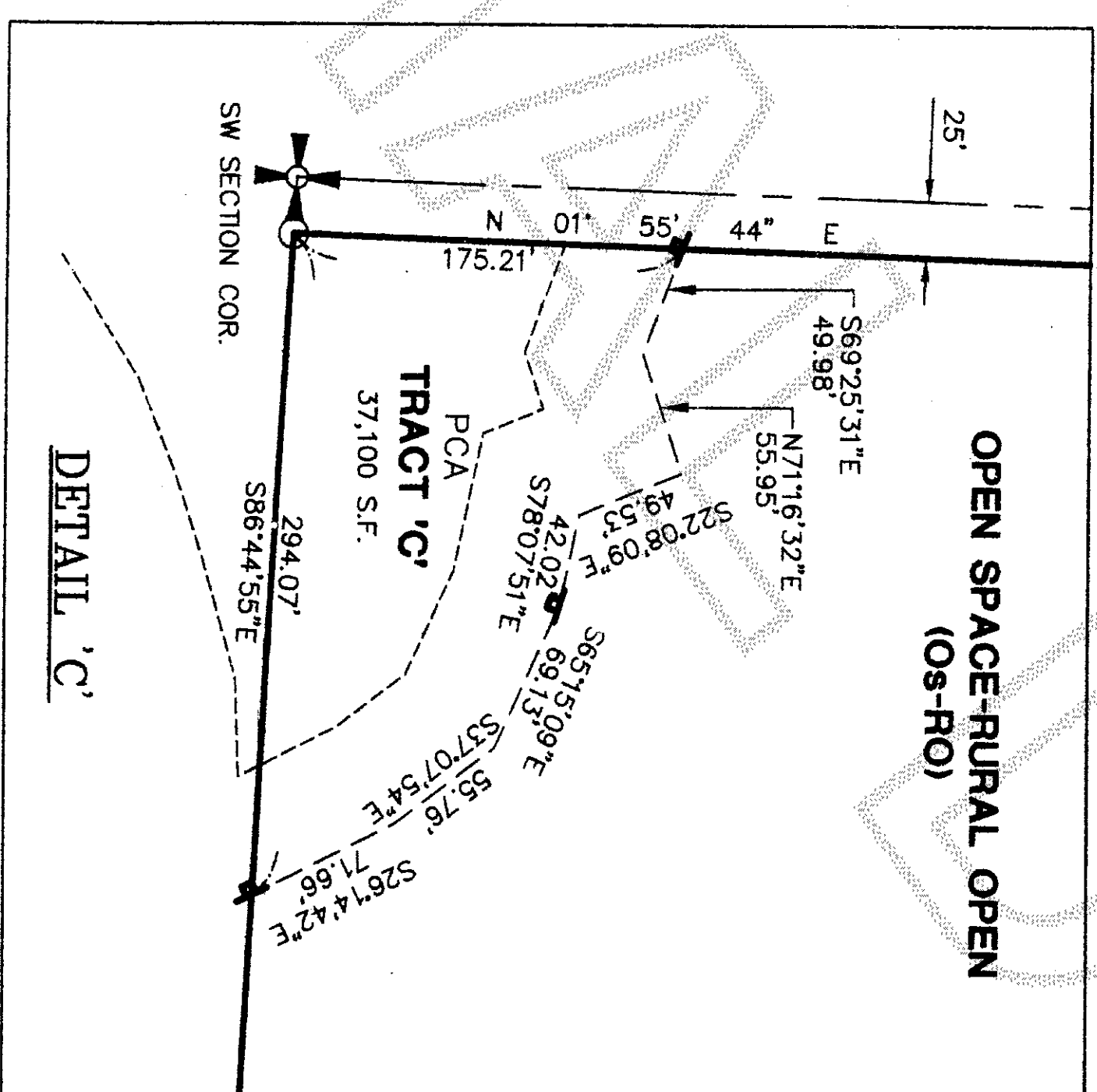
- SURVEY INSTRUMENT USED: 5" TRIMBLE 5605DR200+
- SURVEY PROCEDURE: CLOSED TRAVERSE
- SURVEY PRECISION: EXCEEDS 1:10,000
- CLOSURES EXCEED WAC 332-130-080(4) REQUIREMENTS

LEGEND:

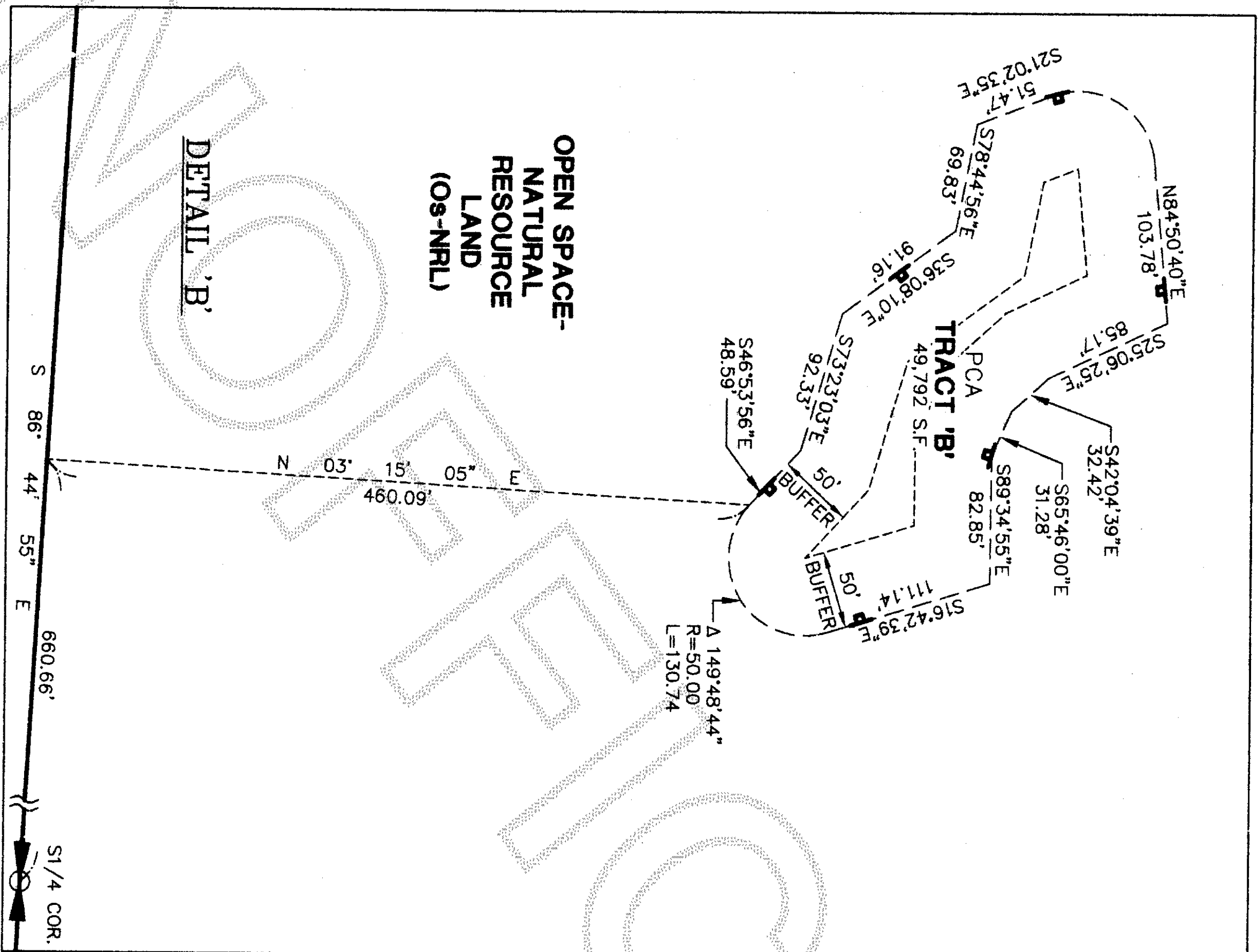
- ⊙ DENOTES 1/2" X 24" REBAR & CAP #S19631 SET THIS SURVEY UNLESS OTHERWISE NOTED
- DENOTES PROPERTY LINE
- DENOTES WETLAND BUFFER
- DENOTES HIGH WATER MARK OF STREAM
- 4 DENOTES PROTECTED CRITICAL AREA SIGN



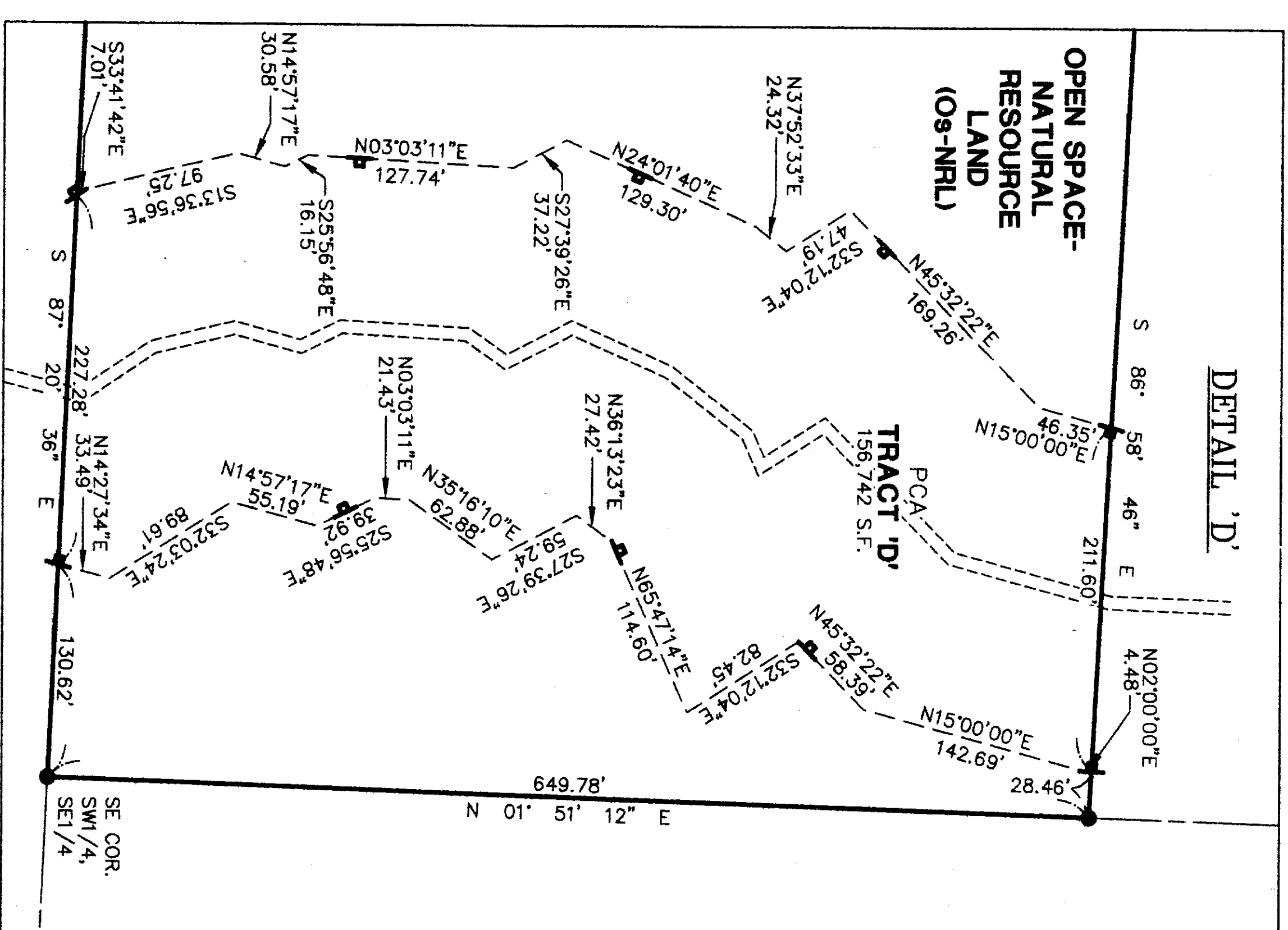
DETAIL 'A'



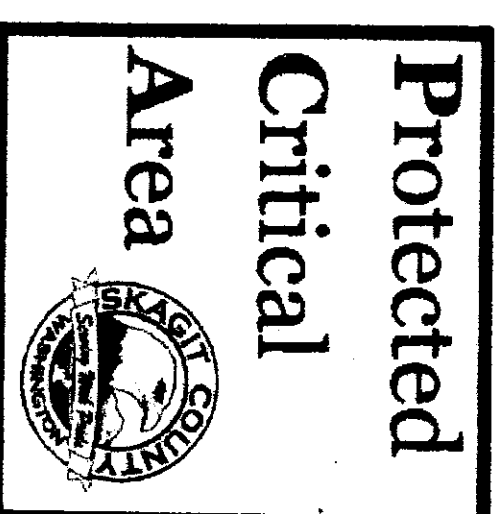
DETAIL 'C'



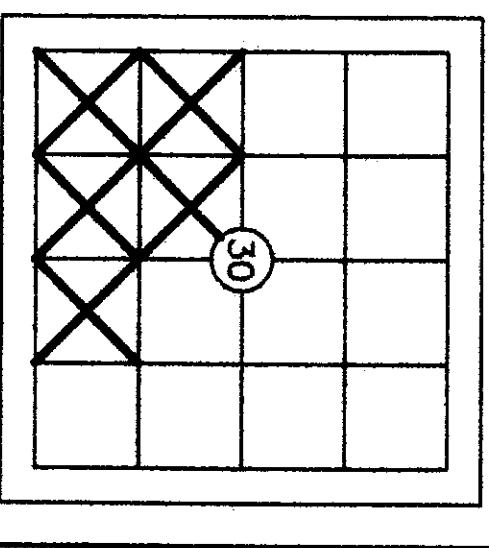
DETAIL 'B'



DETAIL 'D'



SIGN DETAIL TYPICAL



CASCADE SURVEYING  
& ENGINEERING, INC.



Engineers Surveyors Planners

105 E. DIVISION-PO Box 326 98223  
ARLINGTON, WA  
(360)435-5551  
FAX 435-4012

PORT N SW1/4 AND SW1/4, SEC. 30, TWP. 36N., R1G. 05E., W.M.  
JOB# 18500 DRAWN BY: LAF FIELD BOOK # SK-56  
DATE: 12/11/2008 REVISED: 02/27/2009 CHECKED BY: WIL

18500\DWG\18500base-AMENDMENT.DWG (SIGNAGE PLAN)

SHEET 5 OF 5