

Survey in the SE1/4 of the SW1/4 of Section 19, Twp. 34 N., Rng. 5 E., W.M.

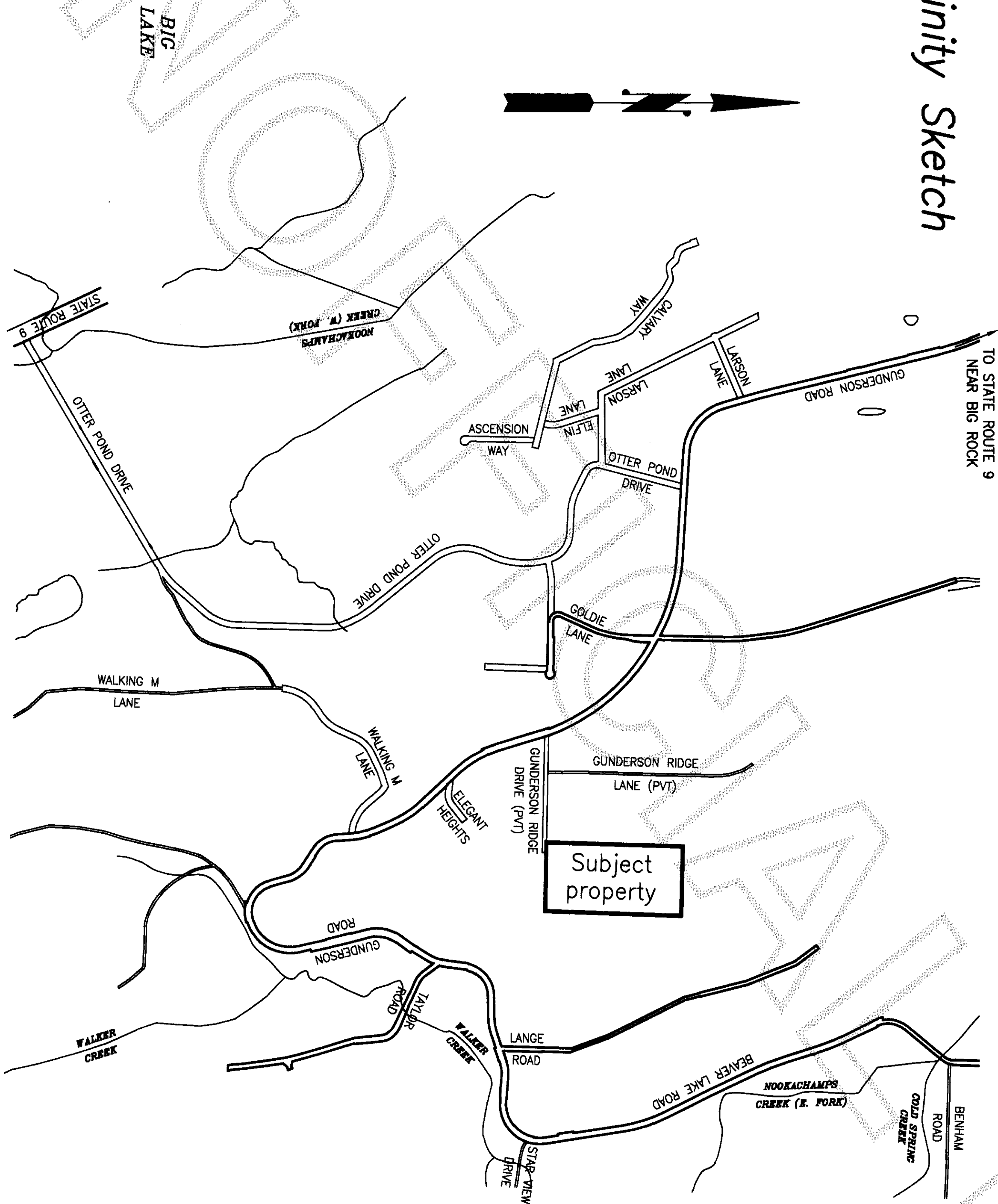
Short Plat No. PL08-0099

Date 5/12/09

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.
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 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-BEARINGS - ASSUMED N89°14'28"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19.
5. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR)
6. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL 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 332-150-090.
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 PERMITS, 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 PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY.
11. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100'-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS, MANURE LAGOONS, SEWAGE LAGOONS, INDUSTRIAL LAGOONS, LANDFILLS, HAZARDOUS WASTE SITES, SEA-SALT INTRUSION AREAS, CHEMICAL OR PETROLEUM STORAGE AREAS, PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL, LIVESTOCK BARN, AND LIVESTOCK FEED LOTS.
12. 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.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
14. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#200407010145; A.F.#200407090080.
15. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#751623; A.F.#200407010145; A.F.#200407090080; A.F.#200407090081.
16. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 20.27 ACRES.
17. 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 A.F.#200405120109.
18. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LAND (AGRICULTURE, 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, 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. IF YOU ARE ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NATURAL LANDS CONSISTENT WITH 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
19. IT IS ACKNOWLEDGED THAT AGRICULTURE, FOREST, OR MINING ACTIVITY MAY OCCUR ON THE ADJACENT PROPERTY DESIGNATED AS RURAL RESOURCE NRI. THE APPLICANT WAIVES FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO ANY BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS PER SCC 14.16.810 (7).

Vicinity Sketch



Legal Description

TRACT 1, "GUNDERSON MEADOW TWENTY ACRE TRACTS", AS RECORDED IN VOLUME 4 OF SURVEYS, PAGES 80 AND 81, UNDER AUDITOR'S FILE NO. 8302090038, AND CORRECTED BY AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 8402140096 WHICH 20 ACRE TRACTS ARE LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES 40 FEET IN WIDTH, OVER, UNDER AND ACROSS A PORTION OF THE NORTH 40 FEET OF TRACT 3 OF SAID "GUNDERSON MEADOWS TWENTY ACRE TRACTS", AS SAID EASEMENT IS DELINEATED ON THE FACE OF SAID SURVEY RECORDED IN VOLUME 4 OF SURVEYS, PAGES 80 AND 81, UNDER AUDITOR'S FILE NO. 8302090038, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Consent

I, Brian S. Isakson, Mayor, COUNTY OF Skagit, STATE OF Washington, DO HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Brian S. Isakson  
BRIAN S. ISAKSON  
PEOPLES Mayor  
KRISTIN M. ISAKSON

Acknowledgments

STATE OF Washington, COUNTY OF Skagit  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Brian S. Isakson AND Kristin M. Isakson, H/W, SIGNED THIS INSTRUMENT IN THE INSTUMENT. PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Louis H. Regan TITLE Notary  
DATE 5-12-2009 MY APPOINTMENT EXPIRES July 1, 2010

Notary Public  
State of Washington  
LOUIS H. REGAN  
My Appointment Expires July 1, 2010

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

Brian S. Isakson  
SKAGIT COUNTY TREASURER  
DATE 5-12-09

Official Seal of Skagit County, State of Washington

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.19 (LAND DIVISIONS) THIS 12th DAY OF May 2009.

Brian S. Isakson  
SHORT PLAT ADMINISTRATOR  
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.08 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 3rd DAY OF April 2009.

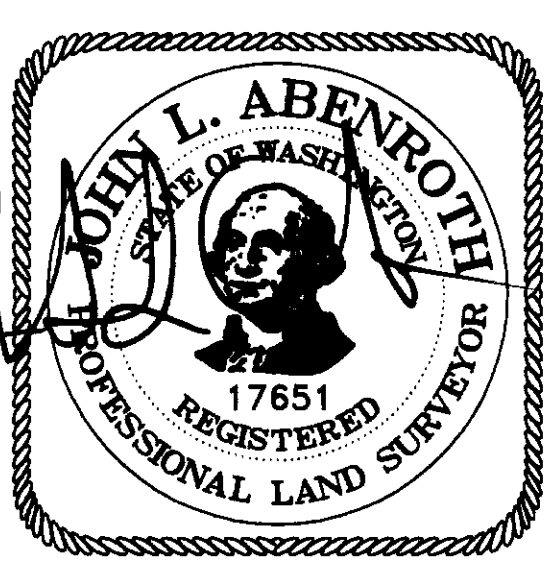
Brian S. Isakson  
SKAGIT COUNTY HEALTH OFFICER

Owner/Developer

BRIAN S. ISAKSON AND KRISTIN M. ISAKSON, H/W  
429 TALCOTT STREET  
SEDRO-WOOLLEY, WA. 98284

Short Plat for Brian Isakson

DATE	REVISION	BY	JOB#	208010	DRAWN	SRM	CHECKED	jlg	DATE	SCALE	SHEET
									13 JUN 08	1" = 1200'	1 OF 2

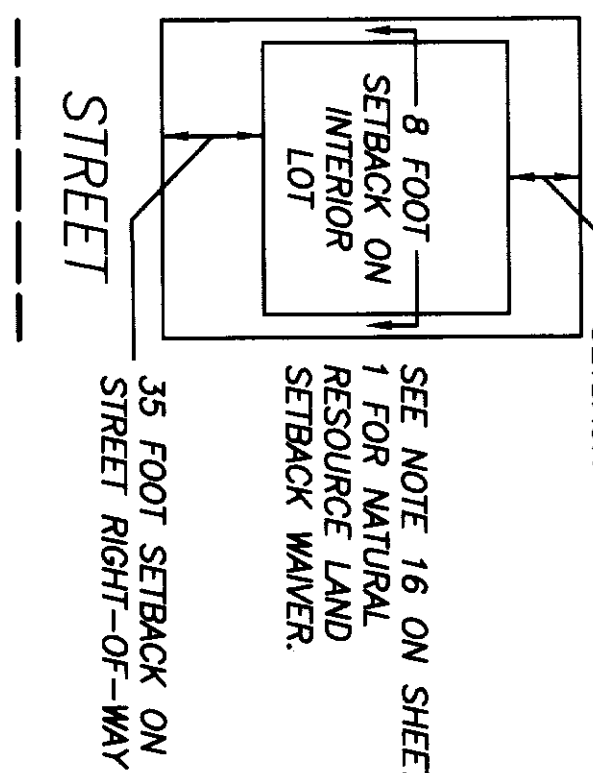


SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2009 at the request of Brian Isakson.  
John L. Abenroth CERT#17651  
Date 4/27/09

AUDITOR'S CERTIFICATE  
200905120107  
Skagit County Auditor  
5/12/2009 Page 1 of 2 2:29PM  
County Auditor or Deputy Auditor  
J. H. August

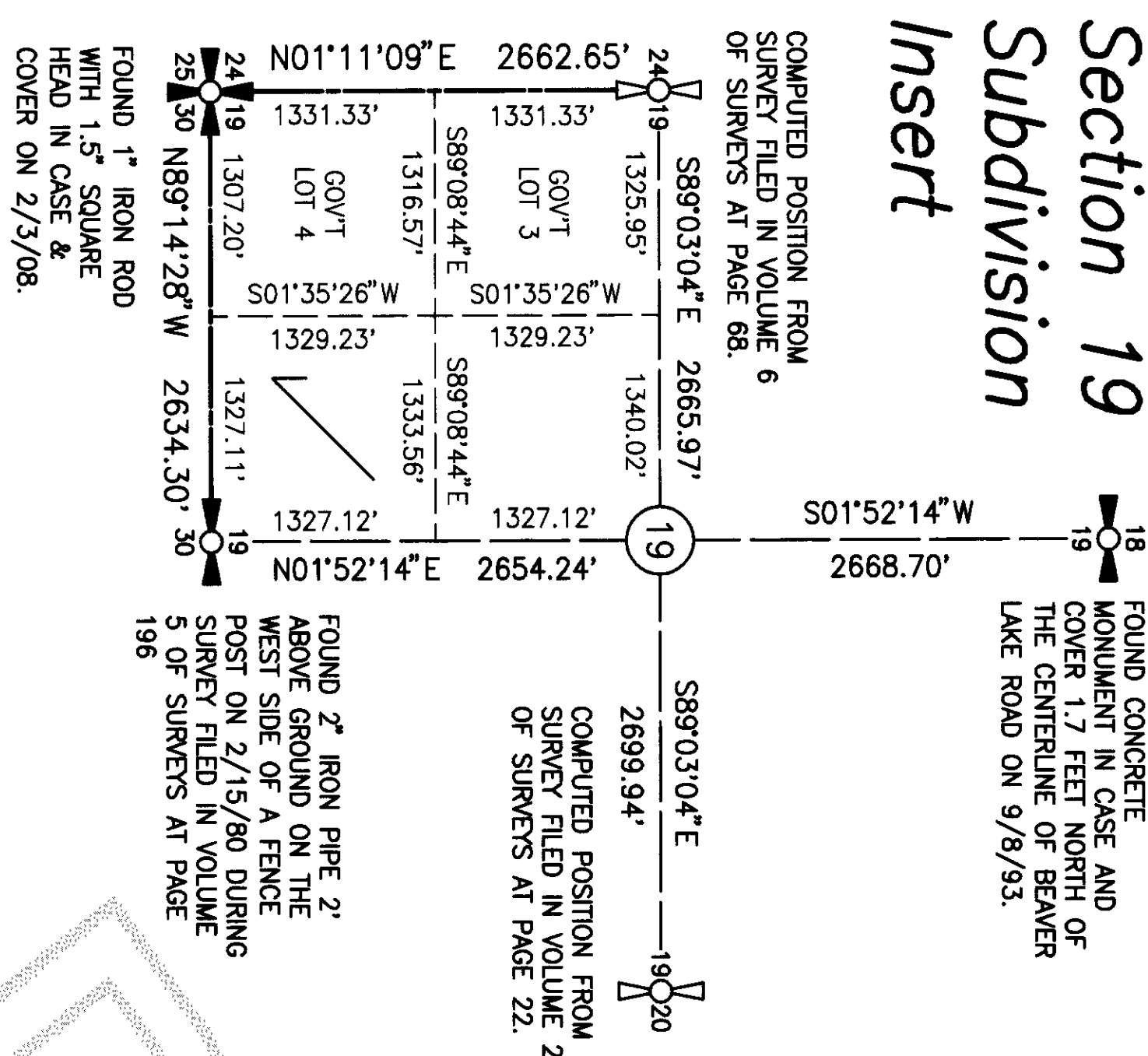


## Minimum Setback Requirements



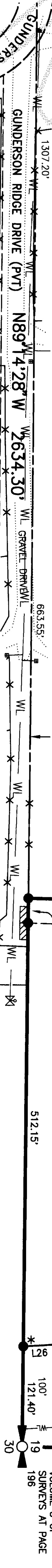
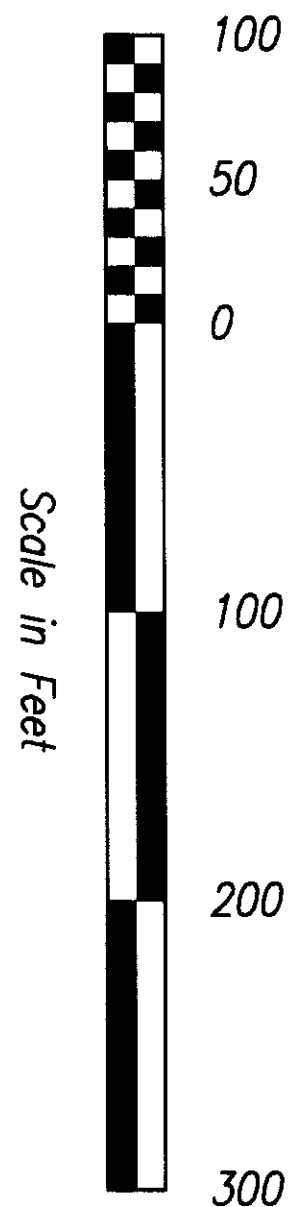
**Address Range**  
FROM 24196 TO 24375 GUNDERSON RIDGE DRIVE

## Section 19 Subdivision Insert



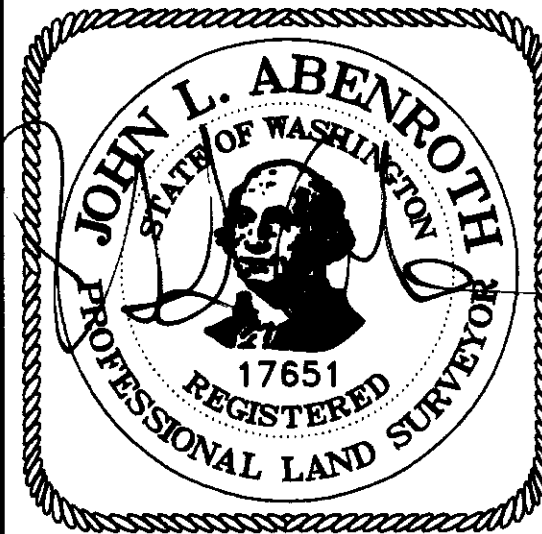
## Legend

- 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" AND 3/8" X 48" WHITE FIBERGLASS POST WITH LABEL MARKED "PCA".
- ⊙ SOIL LOG HOLES
- PROTECTED CRITICAL AREA BOUNDARY.
- LIMITS OF WETLANDS
- EXISTING FENCE
- PROPOSED ACCESS LOCATIONS.
- EXISTING WATER LINE



204R03	ADD WATER LINE	JLA	JOB#	208010	DRAWN	SYM	CHECKED	JLA	DATE	13JUN08	SCALE	1" = 100'	SHEET	2 OF 2
DATE	REVISION	BY												

Short Plat for Brian Isakson



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2009 at the request of Brian Isakson.

John L. Abenroth CERT#17651  
Date 4/29/09

**AUDITOR'S CERTIFICATE**



200905120107  
Skagit County Auditor  
5/12/2009 Page 2 of 2 2:29PM

County Auditor or Deputy Auditor