**MITIZ** T T m N N AGIT SECTION COUZI ĺΝ WASHING TOWNSHIP RANGE

#### LEGAL DESCRIPTION:

STATUTORY WARRANTY DEED A.F.#200406030131.

THE SOUTH 340 FEET OF THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING EASTERLY OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY;

EXCEPT COUNTY ROAD

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

#### ARATION AND DEDICATION

MADE AS OUR FREE AND VOLUNTARY ACT AND DEED. JULI ISAACS

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HER ISSAACSON

NEW Century Mortgage

### ACKNOWLEDGEMENT:

COUNTY OF SKAGIT

ON THIS DAY OF LINE, 2009, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDEN ISAACSON ARE THE PERSONS WHO APPEARED BEFORE SIGNED THIS INSTRUMENT, ON OATH STATE THAT THEY I ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY THIS INSTRUMENT. OWLEDGED THAT THEY GN, AND MENTIONED IN

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

#### ACKNOWL **EDGEMENT:**

FSII 🗠

STATE OF WA \* California

COUNTY OF SKAGIT Overge

ON THIS 24 DAY OF JUNE 1, 2009, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE

THAT OF CA SCALE OF HAVE SATISFACTORY EVIDENCE

IS THE PERSON WHO APPEARED STREED THIS INSTRUMENT, ON OATH SIGNED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE STRUMENT AND ACKNOWLEDGED IT AS THE STRUMENT OF CHARGE STRUMENT ON BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED (0-27 283

NOTARY PUBLIC IN AND FOR THE STATE OF から

### SURVEYORS

THAT THE "ISAACSON SHORT CARD" IS BASED UPON AN ACTUAL SURVEY AND SECTION 2, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., AND THAT THE COURSES AND SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF ATE AND SKAGIT COUNTY PLATTING REGULATIONS.



9 09 DATE

#### O. TES:

- THIS SURVEY WAS PERFORMED IN THE FIELD IN DISTANCE MEASURING THEODOLITE). STATION (ELECTRONIC

OWNERS: CHRISTOPHER AND JILL ISAACSON 6978 ERSHIG ROAD BOW, WA 98232 SURVEYOR AND ENGINEER: RICK HOLT PLS LARRY EATON PE BAYVIEW SURVEYING AND ENGINEERING 130 SHARON AVENUE BURLINGTON WA 98233

- ZONING COMPREHENSIVE PLAN DESIGNATION -RURAL RESERVED
- ACREAGE = 9.83 ACRES
- SEWAGE DISPOSAL: ON SITE, UNDERGROUND SEPTIC TANKS AND DRAINFIELDS. RECOMMENDED AREAS FOR DRAINFIELD AS SHOWN ON PLAT MAP.
- WATER SERVICE FOR LOT 2 WILL BE PROVIDED BY INDIVIDUAL WELL, CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVAL AND CONFORMING TO SCC 12.48.240-3B AND SCC 12.48.240-5. WATER SERVICE FOR LOT 1 WILL BE PROVIDED BY THE EXISTING WELL. ALA 262
- SHORT PLAT, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

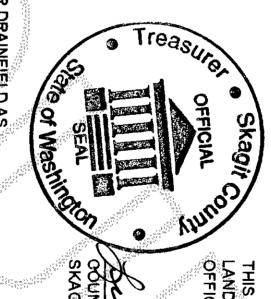
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- ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSLY AFFECT ADJACENT PROPERTIES.
- ō ် UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE INDICATORS AND THE 1-800 LOCATE SERVICE. PRIOR TO CONSTRUCTION, USER SHOULD CALL THE UTILITY LOCATE SERVICE AT 1-800-424-5555. 48 HOURS BEFORE CONSTRUCTION.
  REFER TO THE REQUIREMENTS OF THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN IN THE DRAINAGE REPORT.
- 1 A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSS IN ACCOURDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
- REFER TO THE REQUIREMENTS OF THE CONSTRUCTION MAINTENANCE PLAN SHOWN IN THE DRAINAGE REPORT

12.

- 13 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.
- CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
- 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# 200720
- DRIVEWAYS LONGER THAN 150 FEET MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS IN FIGURE C-18 OF THE SKAGIT COUNTY ROAD STANDARDS.
- 17. THE OPEN SPACE SHALL BE PRESERVED AND MAINTAINED TO THE REQUIREMENTS OF SCC 14.18.310(5)(E), BY LOT 3 PROPERTY OWNER.
- 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. VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NO COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENT OF ARISE FROM THE USE OF CHEMICALS; OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERALS EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT OF CESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL AND FEDERAL LAW. IN THE CASE OF MINIERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCONVENIENCES, TRANSPORTING AND RECYCLING OF MINIERAL LANDS, APPLICATION THE RESOURCE AREA, CONSISTENT WITH STANDARD FOR DETAILS. **3** OF MINERALS, IN COUNTY HAS COUNTY, A NOT BE TS, THIS MAY
- SEE PROTECTED CRITICAL AREAS AGREEMENT FILE IN A.F.#\_ 20040 hall 0130 **( )** 20020200140

BUILDING SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT.
(a) FROM A PUBLIC ROAD, A MINIMUM OF 20 FEET. FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SF-NRL, CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS.
(b) A 200 FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRL DESIGNATED PARCELS.
(c) FIRE SEPARATION SHALL BE REQUIRED PURSUANT TO THE IBC.
(d) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT. LOTS SHAT BE



# COUNTY TREASURER'S CERTIFICATE

SKAGIT COUNTY AUDITOR IS

MAN DENT YEAR WANTED

SHORT CARD NO. PLO6-1026

AUDITORS

CERTIFICATE

200907200141

Skagit County Auditor

Delian Tof

2:08PM

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 2009.

SKAGIT COUNTY, WASHINGTON. in on shape

## SKAGIT COUNTY APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18 ON THIS DAY OF JULY 2009.

PLANNING DIRECTOR, SKAGIT COUNTY

COUNTY ENGINEER, SKAGIT COUNTY

## HEALTH DEPARTMENT CERTIFICATE

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 12.05 (ON SITE SEWAGE) AND 12.48 (WATER).

7/2/09

ENDING RANGE

ROAD NAME

ERSHIG ROAD

DATE DRAWN BY: 06/09/09 HOLT ORTION OF THE TOWNSHIP 35 以 AND Sharon Avenue Burlington 360-707-2550 Fax: 360-rick@bayviewse.com CARD

PAGE: 48-

AND JILL ISAACE SOUTHEAST 1/4 OF SECTION 2, 5 NORTH, RANGE 3 EAST, W.M.

BAYVIEW SURVEYING & ENGINEERING INC. FOR O S O S O Z

WA 757-SHEET NO. NONE -우 2006-62 2

SCALE:

