

200909290118  
Skagit County Auditor  
9/29/2009 Page 1 of 2 1:57PM

*J. Youngquist*  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON  
*Shawn Leonard*  
BY DEPUTY

**NOTE:**  
1. LEGAL DESCRIPTION IS PER APN. 200809300131.  
2. TITLE REPORT PREPARED BY LAND TITLE COMPANY OF SKAGIT COUNTY POLICY NO. 131057-SW IS USED.

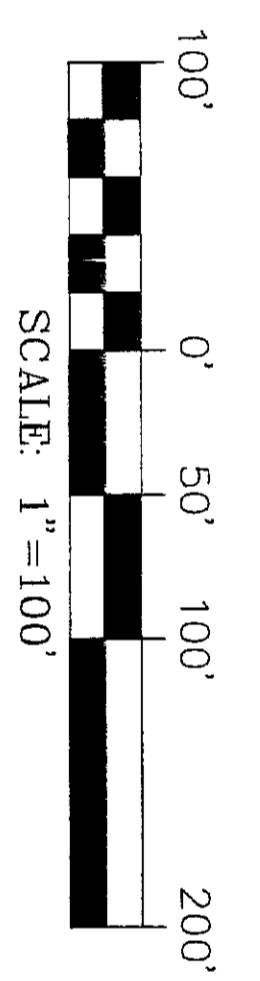
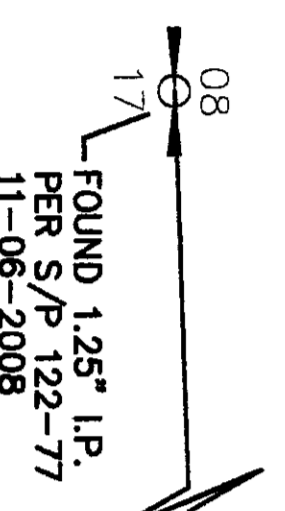
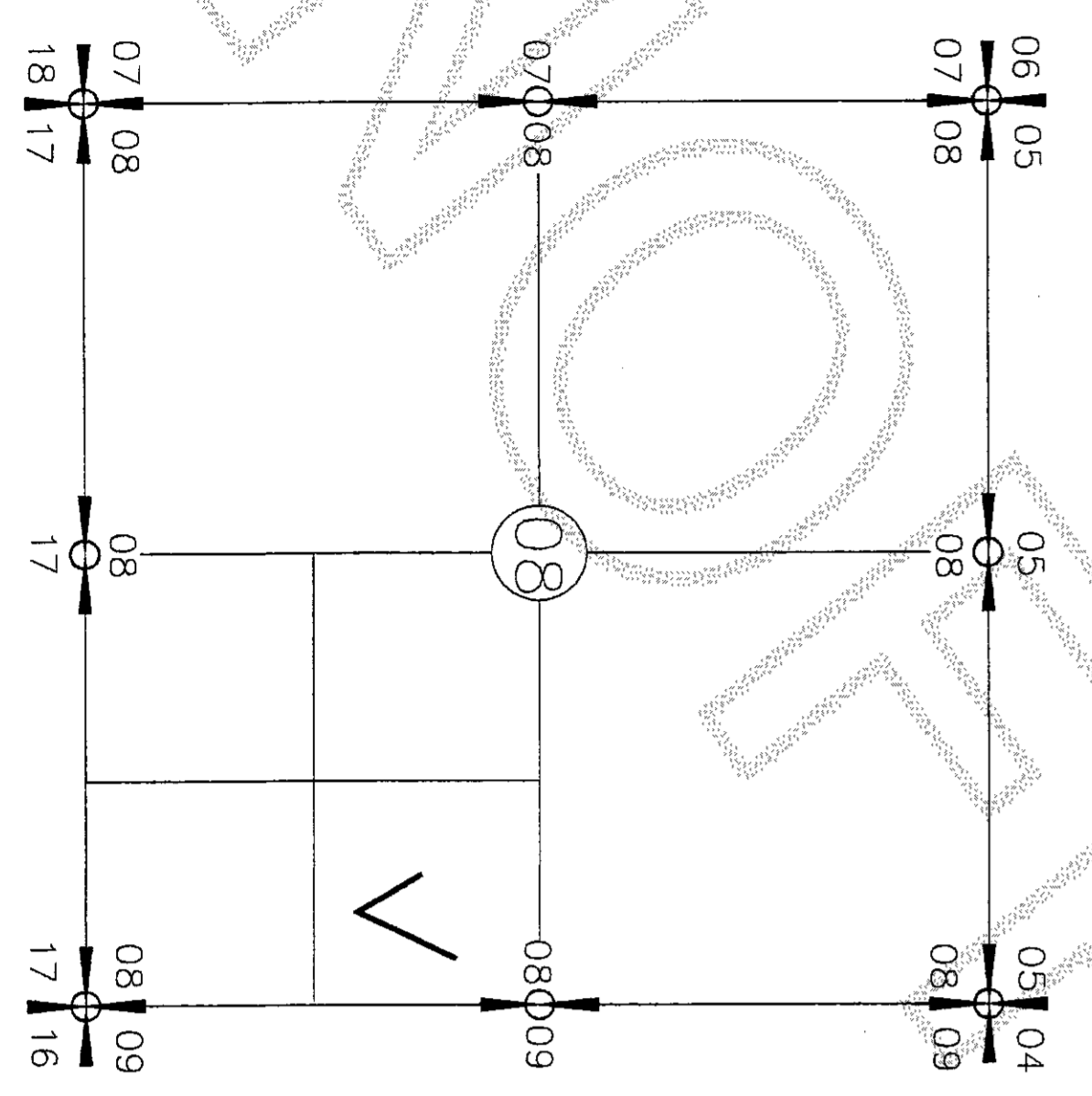
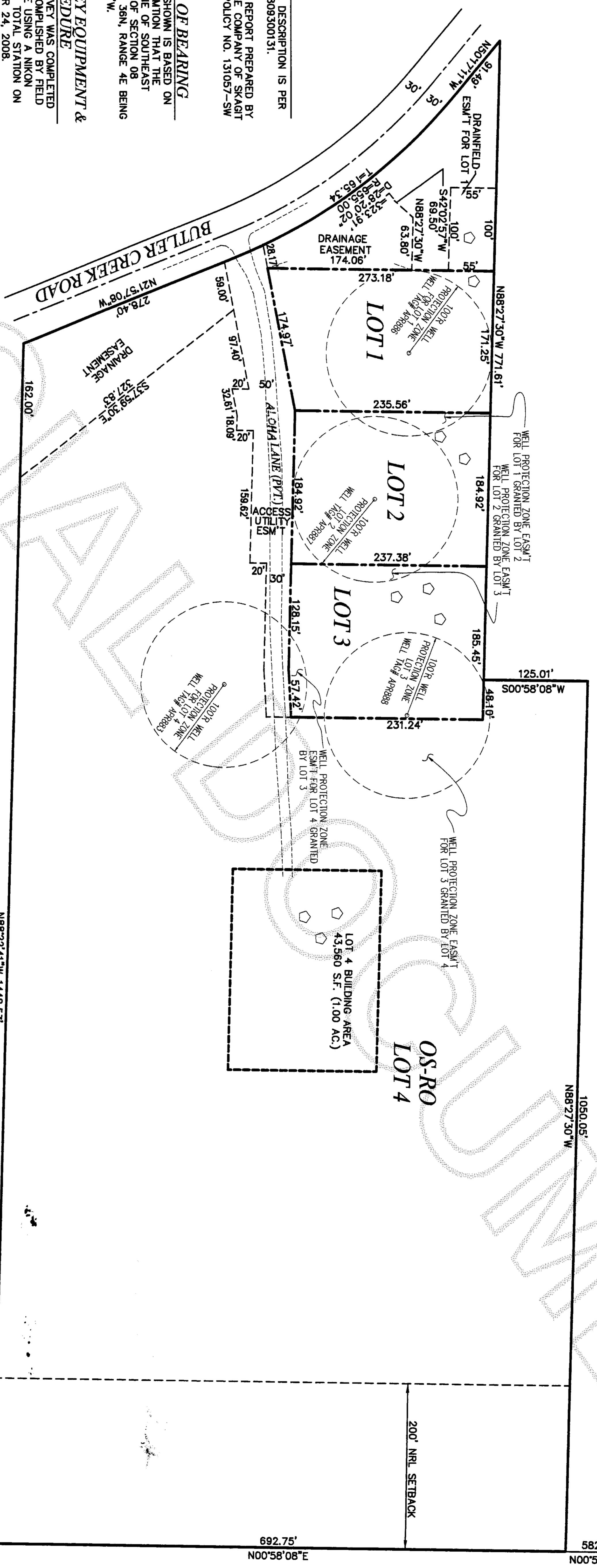
**BASES OF BEARING**  
BEARING SHOWN IS BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 08 TOWNSHIP 36N, RANGE 4E BEING S88°12'50"W.

**SURVEY EQUIPMENT & PROCEDURE**  
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON NOVEMBER 24, 2008.

**LEGEND**  
● SET REBAR & CAP #32169  
○ FND CONC. MON.  
○ FOUND 1" I.P.  
○ CALCULATED POINT  
◇ APPROVED SOIL LOCATION

**BUILDING SETBACK**  
BUILDING SETBACK: FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/CORD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.  
BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT): FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.  
A 200-FOOT SETBACK SHALL BE OBSERVED FROM ADJACENT NRI DESIGNATED PARCELS.

**AREA CALCULATION**  
TOTAL SITE: 1,032,839 S.F. (23.71 AC.)  
TOTAL SITE (INCL. R/W): 1,065,888 S.F. (24.47 AC.)  
LOT 1: 43,560 S.F. (1.00 AC.)  
LOT 2: 43,560 S.F. (1.00 AC.)  
LOT 3: 43,560 S.F. (1.00 AC.)  
LOT 4: 902,159 S.F. (20.71 AC.)  
BUILDING AREA: 43,560 S.F. (1.00 AC.)  
OS-R: 856,599 S.F. (19.71 AC.)



**SUMMIT ENGINEERS & SURVEYORS, INC.**  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM

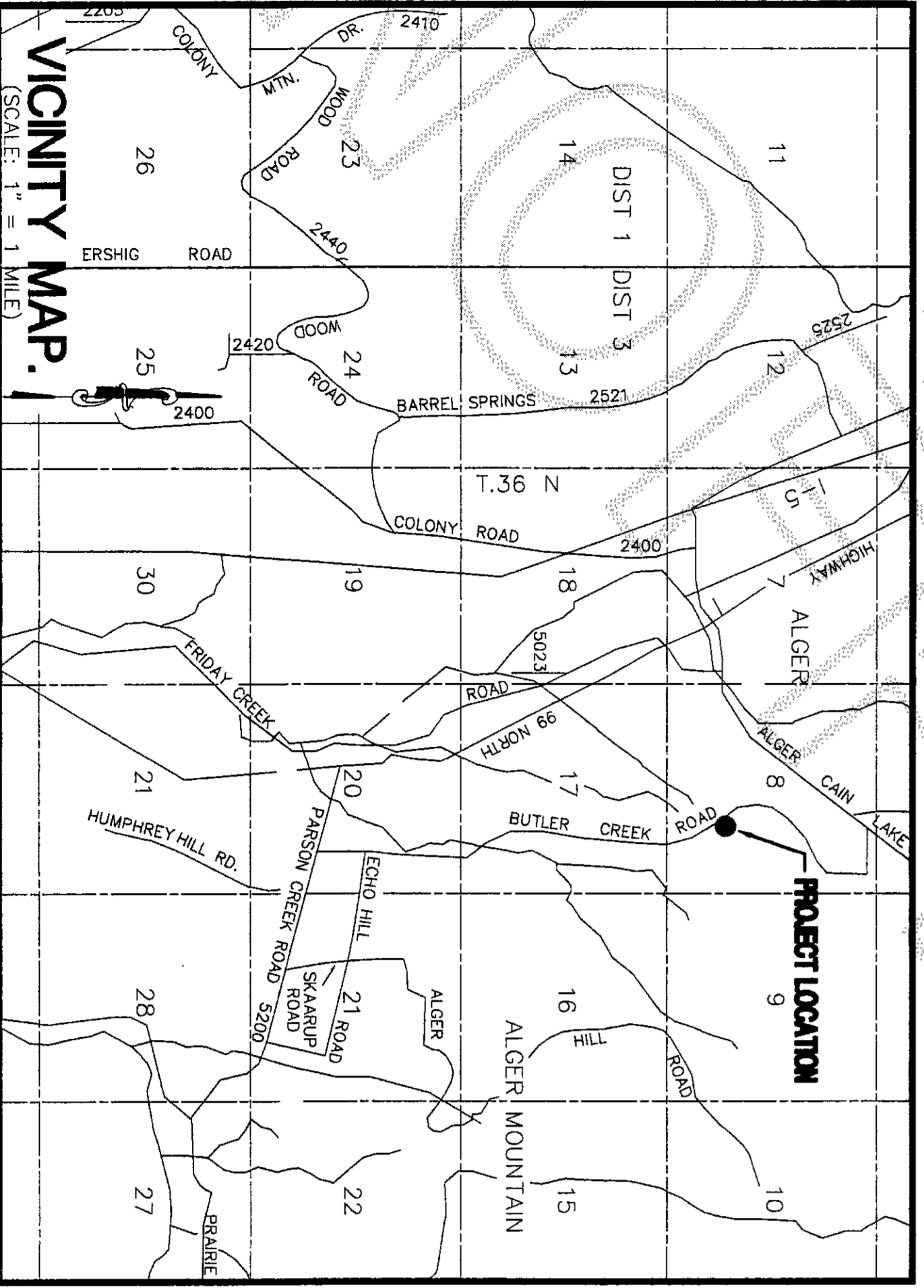
**DEVELOPERS/OWNERS**  
JEFFREY C. INGMAN  
DEBORAH J. INGMAN  
GMT PROPERTIES, LLC  
1016 S. 3RD STREET  
MOUNT VERNON, WA 98273



NOTES

1. SHORT PLAT/CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRV).
3. SEPTIC: ON-SITE
4. WATER: INDIVIDUAL WELL.  
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.  
THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRE ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.
5. 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.
6. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
7. 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.

8. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24.100, ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF, OR DAMAGE TO, EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
10. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY WRITING OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT, PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF# 2007019590119.
11. ALL OPEN SPACE DESIGNATED OS-RO MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RURAL, RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL SPACE AREA SHALL BE RESPONSIBILITY OF THE OPEN SPACE TRACT OWNER TO MAINTAIN IT AS NATURAL AS POSSIBLE.
12. 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 NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS; OR FROM SPARKING, 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 INCOMPATIBILITIES, 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 FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPIILING, 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.
13. 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 AND FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
14. THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER AF#200903060134 WITH PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION.



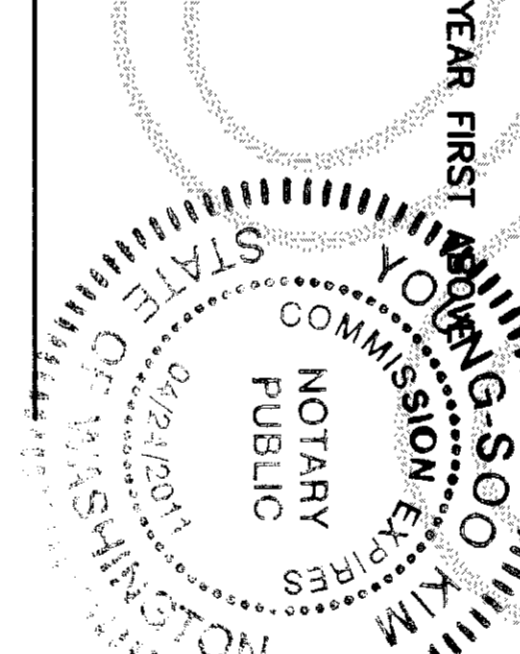
REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVE  
SCOTT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT AS THE OWNER TO BE THE FILE  
GMT PROPERTIES, LLC AND  
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE FOR THE FILE  
OF THE INSTRUMENT.  
DATED: SEPT. 2, 2009  
SIGNATURE: [Signature]  
(PRINT NAME) DAVE SCOTT  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT BLAIR VERNON  
MY APPOINTMENT EXPIRES 1/1/2011



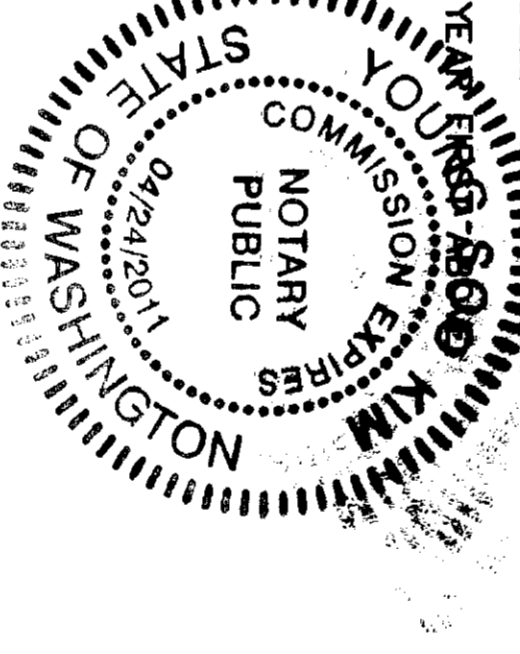
ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS 2nd DAY OF SEPTEMBER 2009, BEFORE ME THE UNDERSIGNED,  
A NOTARY PUBLIC, PERSONALLY APPEARED JEFFERY C. INGMAN  
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED  
THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED  
THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND  
AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST  
MENTIONED.  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT MT. VERNON



ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
ON THIS 2nd DAY OF SEPTEMBER 2009, BEFORE ME THE UNDERSIGNED,  
A NOTARY PUBLIC, PERSONALLY APPEARED DEBORAH J. INGMAN  
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED  
THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED  
THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES  
AND PURPOSES THEREIN MENTIONED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST  
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NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT MT. VERNON



LEGAL DESCRIPTION

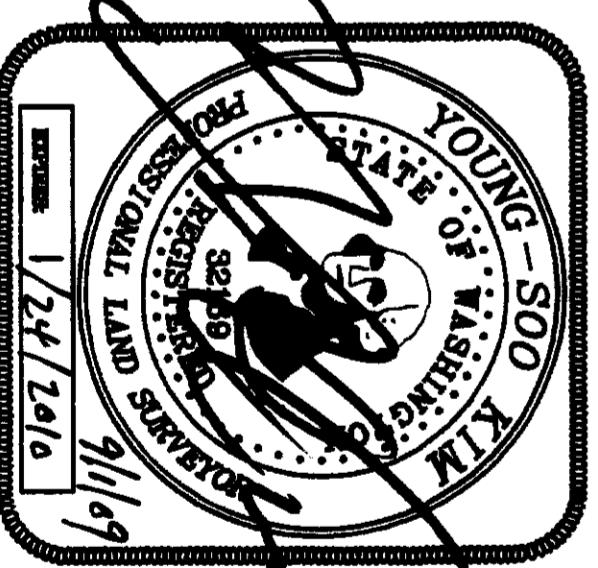
PARCEL "A":  
THE EAST 1,050 FEET OF THE SOUTH 55 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B":  
THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE C.C.C. ROAD, EXCEPT THE FOLLOWING DESCRIBED TRACT:  
THAT PORTION OF THE NORTH 70 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE C.C.C. ROAD, EXCEPT THE EASTERLY 1,050 FEET THEREOF.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "INGMAN SHORT CARD" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 8, TOWNSHIP 36N, RANGE 4E, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREIN, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLANNING REGULATIONS PER RCW 64.34.232.

[Signature]  
YOUNG-SOO KIM, P.L.S. #32169



J. Youngquist  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

[Signature]  
BY DEPUTY

ADDRESS NOTE:

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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
ALDMA LANE	19686	19836
BUTLER CREEK ROAD	1000	3691

TREASURERS 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 2009.

[Signature] SKAGIT COUNTY TREASURER DATE 9-23-09

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18. THIS 2nd DAY OF September, 2009.

[Signature]  
SHORT PLAT ADMINISTRATOR

[Signature]  
COUNTY ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 AND 12.48 WATER THIS 2nd DAY OF September, 2009.

[Signature]  
SKAGIT COUNTY HEALTH OFFICER

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT CARD WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

[Signature]  
JEFFERY C. INGMAN

[Signature]  
DEBORAH J. INGMAN

[Signature]  
GMT PROPERTIES, LLC

DEVELOPERS/OWNERS

JEFFERY C. INGMAN  
DEBORAH J. INGMAN  
GMT PROPERTIES, LLC  
1016 S. 3RD STREET  
MOUNT VERNON, WA 98273

SUMMIT ENGINEERS & SURVEYORS, INC.  
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