

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT IN THE REQUEST OF:
Matthew and Heather Mahaffie
IN 2009
CERTIFICATE NO. 28023

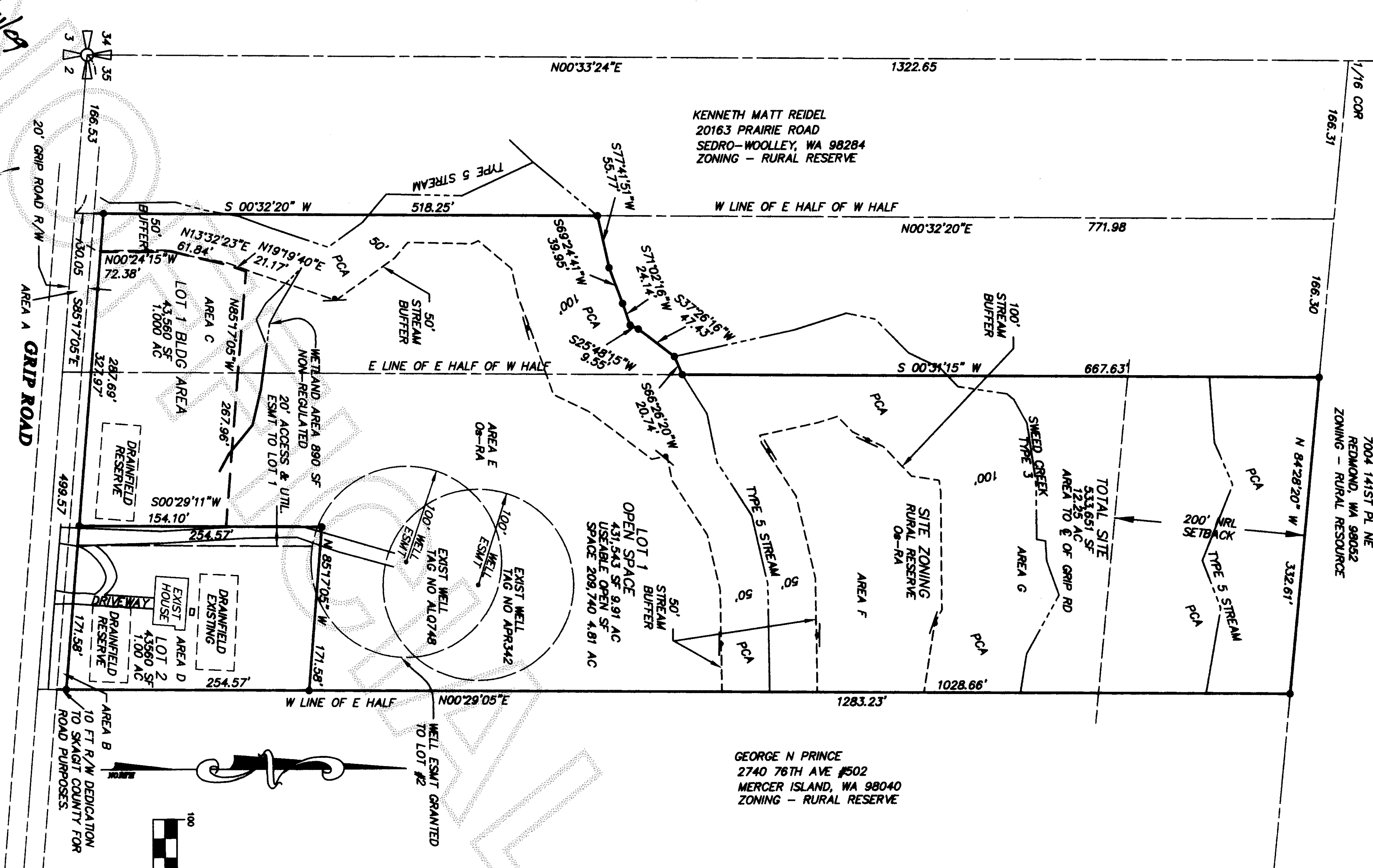


NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

Mahaffie SHORT PLAT NO PL09-0057
Previously SP NO PL06-0351
SURVEY in a portion of the SW 1/4 of the SW 1/4 of Section 35, T 36 N, R 4 E, WM
for
Matthew and Heather Mahaffie
935 RIO VISTA AVE. - BURLINGTON, WA 98233

PROJECT 06030
DRAWING 06030.dwg
DRAWN BY pm
CHECKED BY des
DATE Jan. 2009
SHEET 1 OF 2



LEGEND

- EXISTING SECTION CORNER MONUMENT IN CASE
- EXISTING 1/4 CORNER MONUMENT IN CASE
- EXISTING 1/16 CORNER MONUMENT IN CASE
- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- REBAR SET DES LS 28023
- PCA SIGN
- EXISTING STREAM
- EXISTING STREAM BUFFER
- CONTOUR

SURVEY INSTRUMENTATION

THEODOLITE: GEOMETER 610
SERIAL 6101238, STD DEV 3",
EPM ± (3MM + 5PPM).

SURVEYING PROCEDURE

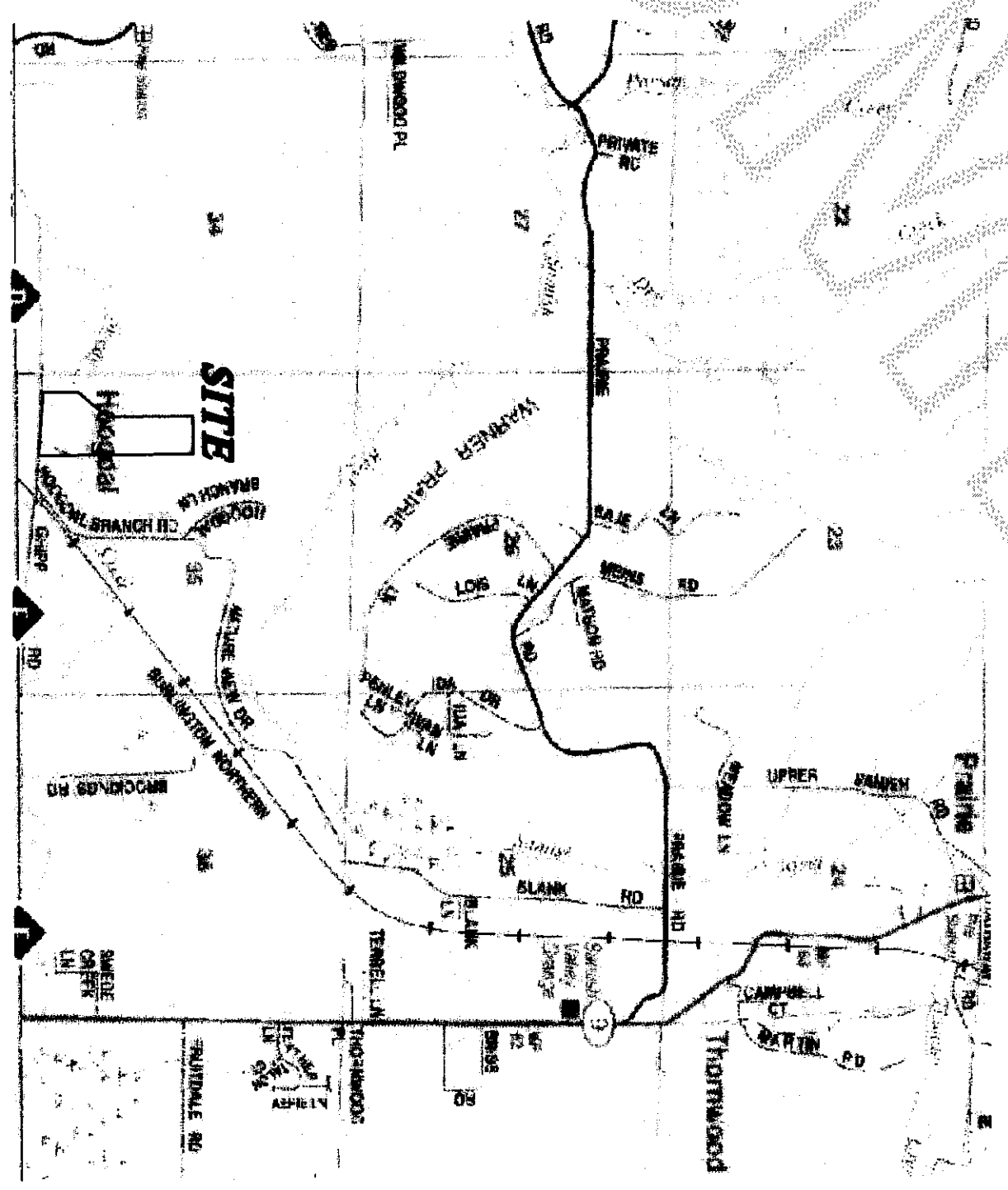
FIELD TRAVERSE:
LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

BASIS OF BEARING

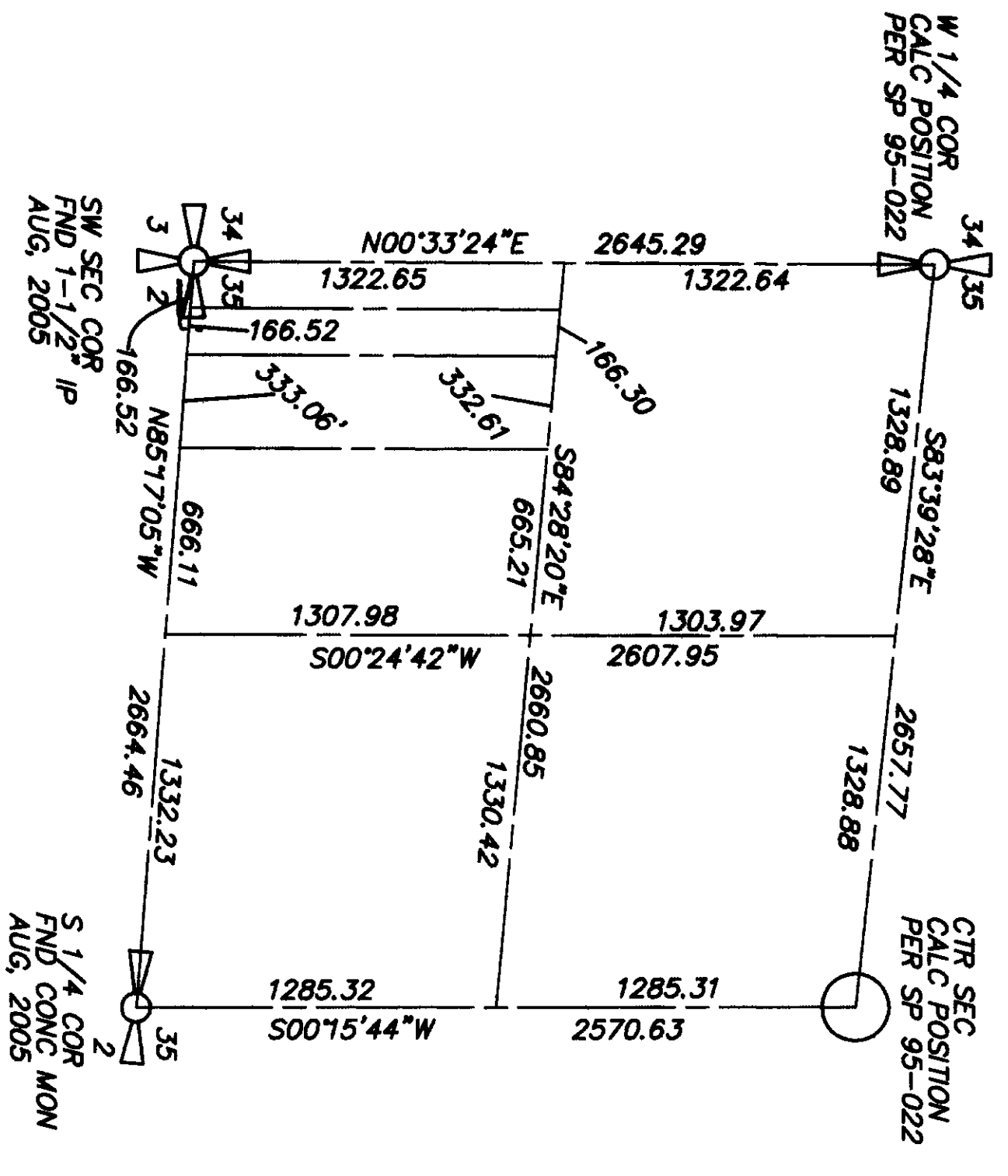
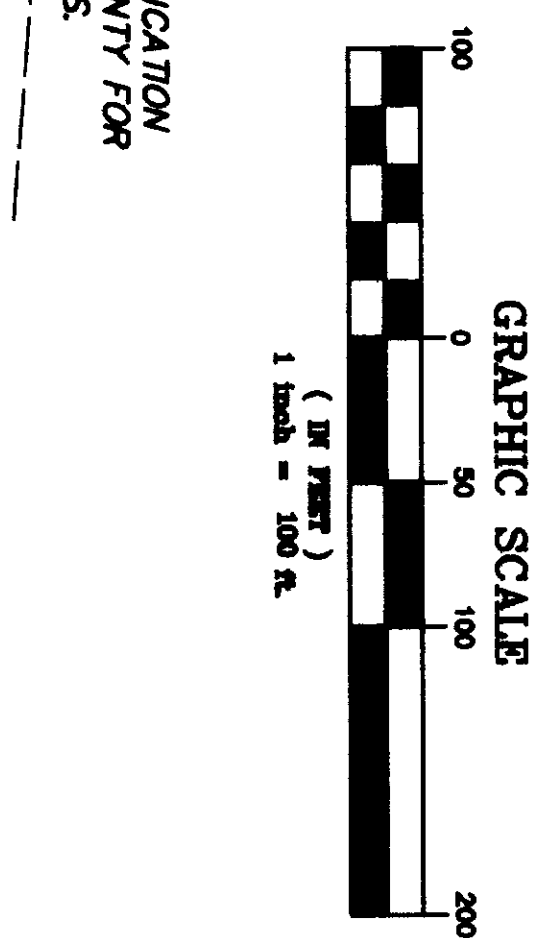
N89°38'16"W ON SOUTH LINE OF SECTION PER SP 3-78, AF NO 829049 RECORDS OF SKAGIT COUNTY, WASHINGTON

AREA TABLE

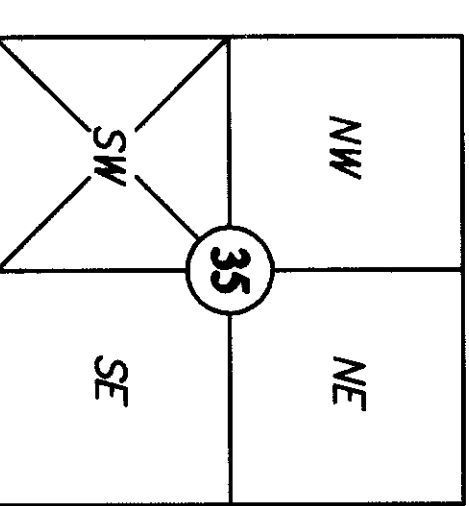
A* 20' GRIP ROAD R/W	AREA = 8,992 SF (0.23 AC)
B* 10' GRIP ROAD R/W DEDICATION -	AREA = 4,996 SF (0.11 AC)
TO LOT 2 -	AREA = 43,560 SF (1.00 AC)
SUBTOTAL -	AREA = 58,548 SF (1.34 AC)
LOT 1	
"C" LOT 1 BUILDABLE -	AREA = 43,560 SF (1.00 AC)
"E" "O-R" RA -	AREA = 173,282 SF (3.98 AC)
"F" "O-R" RA -	AREA = 36,458 SF (0.84 AC)
"G" PCA BUFFER -	AREA = 221,803 SF (5.09 AC)
LOT 1 TOTAL =	AREA = 475,103 SF (10.91 AC)
TOTAL GROSS AREA TO & OF GRIP RD LOT 1, LOT 2, OPEN SPACE & R/W =	AREA = 533,651 SF (12.25 AC)



VICINITY MAP



SCALE 1"=100'



Section 35, T 36 N, R 4 E
Skagit County, Washington

AUDITOR'S CERTIFICATE

200911090041
Skagit County Auditor
11/9/2008 Page 1 of 2 2:10:12AM
J. Yonquist
COUNTY AUDITOR OR DEPUTY AUDITOR

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 35, TOWNSHIP 36 NORTH, RANGE 4 EAST, WM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF SKAGIT COUNTY SHORT PLAT PL06-0351, RECORDED UNDER AUDITOR'S FILE NUMBER AF200610310204, OCTOBER 10TH, 2006.

SITUATE IN SKAGIT COUNTY, WASHINGTON

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES SHOWN HEREIN.

Matthew A. Mahaffie
MATTHEW A. MAHAFFIE

Heather A. Mahaffie
HEATHER A. MAHAFFIE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 24th DAY OF September, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW A. MAHAFFIE, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Reta M. Stephenson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Sedro-Woolley
MY COMMISSION EXPIRES 10-1-09

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THIS 24th DAY OF September, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HEATHER A. MAHAFFIE, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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Reta M. Stephenson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Sedro-Woolley
MY COMMISSION EXPIRES 10-1-09

COUNTY TREASURER'S CERTIFICATE

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 OF 2009.

Reta M. Stephenson
SKAGIT COUNTY TREASURER DEPUTY

PLANNING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 24th DAY OF September, 2009.

Tim Weir
PLANNING DIRECTOR

COUNTY ENGINEERS APPROVAL

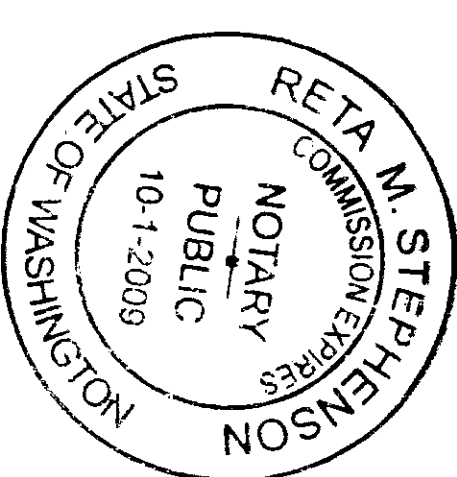
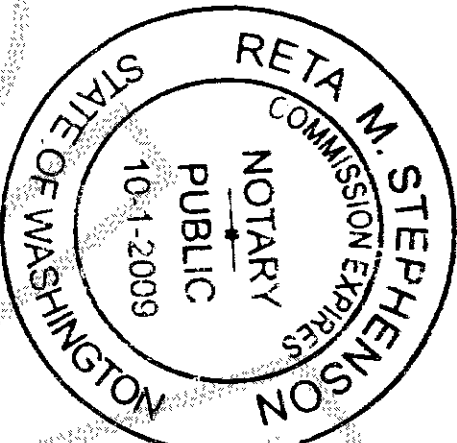
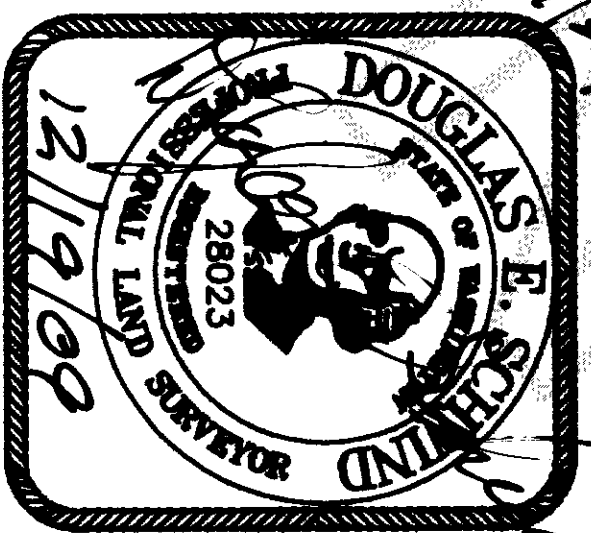
EXAMINED AND APPROVED THIS 7th DAY OF October, 2009.

Andy
COUNTY ENGINEER

COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 30th DAY OF October, 2009.

Heather Mahaffie
COUNTY HEALTH OFFICER



NOTES

1. THE SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL 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 AS OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
3. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
4. 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 TO THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT UP TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
5. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES
6. 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 AND 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. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.010. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
7. 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 NO 20081030208, 200911090042.
8. SCHOOL IMPACT FEES WILL BE PAID AT TIME OF BUILDING PERMIT.
9. SETBACKS - SHALL BE PER SCC 41.18.310 (b), (c), (d) & (e)
 - (a) FROM PUBLIC ROAD A MINIMUM OF 20 FT. FOR LOTS DESIGNATED AG-NRL, IF-NRL, AND SF-NRL, LOTS SHALL BE CONFIGURED SO THAT HOUSE AREA ARE NO MORE THAN 200 FT FROM ADJACENT PUBLIC ROADS.
 - (b) A 200 FT SETBACK SHALL BE OBSERVED FROM ADJACENT NRL DESIGNATED PARCELS.
 - (c) NO OTHER SETBACKS SHALL BE REQUIRED EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE IBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
10. MAINTENANCE AND USES ALLOWED IN OPEN SPACE AREAS SHALL BE PER SCC 14.18.310(5)(e) THIS DESIGNATION IS TO PROVIDE OPEN SPACE AREAS THAT WILL BE USED FOR RECREATIONAL PURPOSES. RECREATIONAL USES MAY APPLY EITHER SOLELY TO OWNERS WITHIN THE CARD PLAT OR TO THE GENERAL PUBLIC OR A COMBINATION THEREOF. ALL OPEN SPACE DESIGNATED OS-NR MAY BE USED FOR HOBBY FARMS, GREENBELTS, AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED.
11. 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.
12. FOR PCA EASEMENT SEE AUDITOR'S FILE NO 200911090043.
13. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS, SEE SKAGIT COUNTY CODE SECTIONS 12.48.240-3b & 12.48.240-5.
14. ARSENIC NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED EPA MAXIMUM CONTAMINATE LEVEL. CONTAMINATE LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.
15. ALL CRITICAL AREAS IN THE NORTH 2/3 OF THE SITE WERE MAPPED ACCORDING TO SCC 14.24.170(1)(d). NO LEGAL SURVEY WAS PERFORMED TO Delineate THE CRITICAL AREA AND THE SURVEYOR IS NOT INCURRING LIABILITY FOR THE EXACT BOUNDARIES OF THE CRITICAL AREA ON THE PLAT MAP.
16. OPEN SPACE SHALL BE MAINTAINED BY THE OWNER OF LOT 1

WELL EASEMENT & COVENANT

THE OWNER OF LOT 1 HERIN KNOWN AS THE GRANTORS AGREE AND COVENANT THAT SAID GRANTORS, HIS HEIRS, SUCCESSORS, GRANT AN EASEMENT TO WELL AL0748 AND ASSIGNS WILL NOT CONSTRUCT, MAINTAIN, OR SUFFER TO BE CONSTRUCTED OR MAINTAINED UPON SAID LAND WITHIN 100 FEET OF THE WELL, EITHER IN PLACE OR TO BE BUILT, SO LONG AS THE SAME IS OPERATED TO FURNISH WATER FOR CONSUMPTION, ANY OF THE FOLLOWING: CESSPOOLS, SEWERS, PRIVATE, SEPTIC TANKS, DRAINFIELDS, MANURE PILES, GARBAGE OF ANY KIND OF DESCRIPTION, BARNY, CHICKEN HOUSES, RABBIT HUTCHES, PIGPENS, OR OTHER ENCLOSURES FOR THE KEEPING OR MAINTENANCE OF FOWLS OR ANIMALS, OR STORAGE OF LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE, OR INTEREST IN THE LAND DESCRIBED HEREIN OR ANY PART THEREOF, AND SHALL INURE TO THE BENEFIT OF EACH OWNER THEREOF.

PRIVATE ROAD MAINTENANCE AGREEMENT

MAINTENANCE OF THE PRIVATE DRIVEWAY THAT GIVES ACCESS FROM GRIP ROAD TO LOTS 1 AND 2 OF THIS SHORT PLAT SHALL BE SHARED EQUALLY BY ALL PROPERTY OWNERS. ANY FUTURE LOTS CREATED BY SUBDIVISION OF ANY LOT IN THIS SHORT PLAT SHALL BE SUBJECT TO EQUAL MAINTENANCE SHARE. MAINTENANCE CAN BE DISCUSSED BY THE PROPERTY OWNERS ON A ONCE A YEAR BASIS AND ANY MAINTENANCE NEEDED WILL BE PASSED BY A MAJORITY VOTE, ONE VOTE PER LOT.

UTILITY PROVIDERS
WATER: INDIVIDUAL WELL
SEWER: PRIVATE DRAINFIELDS
POWER: PUGET SOUND & ENERGY COMPANY
GAS: CASCADE NATURAL GAS CORPORATION
CABLE TV: AT&T BROADBAND
TELEPHONE: VERIZON NORTHWEST

ADDRESS RANGE

ROAD NAME BEGINNING RANGE ENDING RANGE
GRIP ROAD 20972 23001

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

2209 MONICA DR.
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866

Mahaffie SHORT PLAT NO PL09-0057

Previously SP NO PL06-0351

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for
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DRAWING 06030.dwg
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SHEET 2 OF 2