

SURVEY DESCRIPTION

TRACT 7, SHORT PLAT NO. 139-79, APPROVED OCTOBER 12, 1979, AND RECORDED OCTOBER 17, 1979 IN BOOK 3 OF SHORT PLATS, PAGE 195, UNDER AUDITOR'S FILE NO. 7910170002 AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS TRACT "A" OF SAID SHORT PLAT AS DELINEATED ON THE FACE THEREOF.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

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
CHANTERELLE LANE	18496	18707

OWNER

JONATHAN C. GAMSON
18519 CHANTERELLE LN
MOUNT VERNON, WA 98274

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 24 DAY OF February 2010.

SKAGIT COUNTY PLANNING DIRECTOR

SKAGIT COUNTY ENGINEER Acting

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 1 DAY OF February 2010.

SKAGIT COUNTY HEALTH OFFICER

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 2009 THE YEAR OF 2009 THIS 27th DAY OF January 2010.

SKAGIT COUNTY TREASURER

SHORT PLAT NO. De-1028 DATE 1-27-2010

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS REFERENCEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON. THE DISTANCES, COURSES, AND ANGLES HAVE BEEN SET AND LOC. CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120 WAC.

DATE: 1-21-10

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE (360) 424-9566

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - RURAL RESERVE (RRV)
3. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM
4. LOT 1 IS SERVED BY INDIVIDUAL WELL ID# APN941. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
5. LOT 3 GRANTS TO LOT 1 THE ONE HUNDRED FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS. LOT 1 WILL HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL WITHIN THE WELL PROTECTION ZONE.
6. LOT 2 IS SERVED BY A TWO-CONNECTION RESIDENTIAL GROUP B SYSTEM, "GAMSON WATER SUPPLY", ID# AC426 K. ADU'S ARE LIMITED BY THE NUMBER AND CAPACITY OF THE APPROVED WATER SYSTEM.
7. INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
8. MERIDIAN - ASSUMED FROM SHORT PLAT NO. 139-79
9. BASIS OF BEARING - SHORT PLAT NO. 139-79
10. SURVEY DESCRIPTION IS FROM PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. AMENDED SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY ORDER NO. 123246-P, DATED JANUARY 8, 2010.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORTS MENTIONED IN NOTE NUMBER 8 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 200301080073, 200301220110, 7910170002, 9604040024, 200701050102, 200812090061, 200901300129 AND 201001120033.
12. INSTRUMENTATION - LEICA TCA 1105 THEODOLITE DISTANCE METER.
13. SURVEY PROCEDURE - FIELD TRAVERSE.
14. 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.
15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
16. TOTAL ACREAGE OF SP NO. PL 06-1028 IS 9.34 ACRES, 10.34 ACRES INCLUDING ROAD.
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 THEREIN SHALL BE CONSIDERED LOT OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 201002030027.
18. 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.
19. 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 LANDS OF 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 INCOMPATIBILITIES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR NATURAL RESOURCE LANDS. THE USE OF EXTRACTION MACHINERY, CRUSHING, STOCKPILING, BLASTING, STATE, AND FEDERAL LANE IN THE USE OF EXTRACTION MACHINERY, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECEIVING OF MINERALS IN ADDITION TO GREATER SETBACKS THAN TYPICAL W. PLANNING AND PERMIT CENTER FOR DETAILS.
20. 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.
21. OPEN SPACE RURAL OPEN (O-S-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE OPEN PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THE CURRENT USE AS A HORSE PASTURE AND OUTBUILDINGS IS TO BE MAINTAINED. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3. SEE SEC. 14.18.310(3)(f) AND SEC. 14.18.310(3)(g) FOR ADDITIONAL INFORMATION, REQUIREMENTS FOR REDESIGNATION, AND FOR ADDITIONAL ALLOWED USES.
22. ARSENIC IS FOUND IN WELL #4PN941 SERVING LOT 1. THIS WELL REQUIRES TREATMENT FOR ARSENIC. THE CURRENT TREATMENT SYSTEM USES CHLORINE AS AN OXIDANT IN THE TREATMENT PROCESS. POST TREATMENT LEVELS ARE LESS THAN THE MAXIMUM CONTAMINANT LEVEL OF 0.01 MG/L.

AUDITOR'S CERTIFICATE

201002030026
Skagit County Auditor

2/3/2010 Page 1 of 2 2:11:03AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

SKAGIT COUNTY AUDITOR

DEPUTY

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HIS/HER FREE AND VOLUNTARY ACT AND DEED.

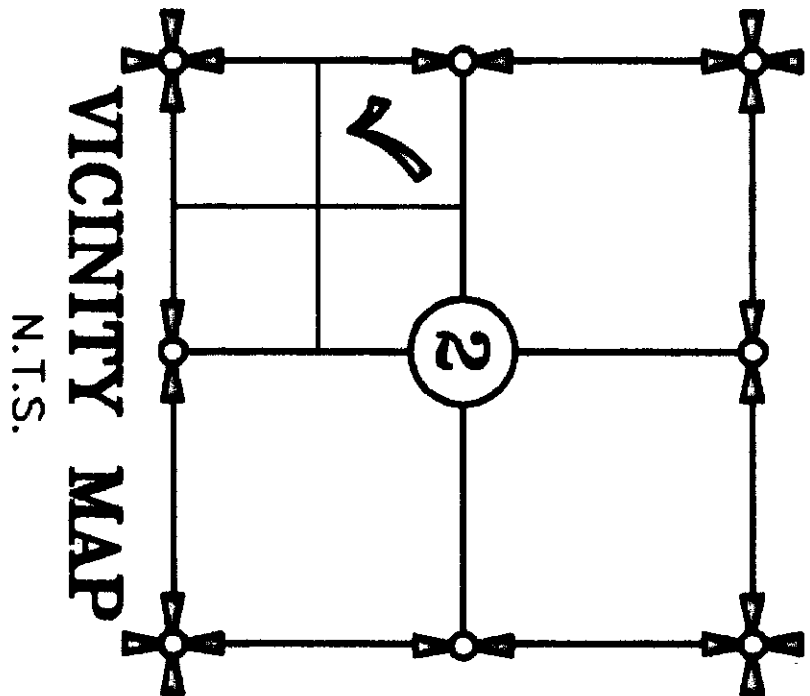
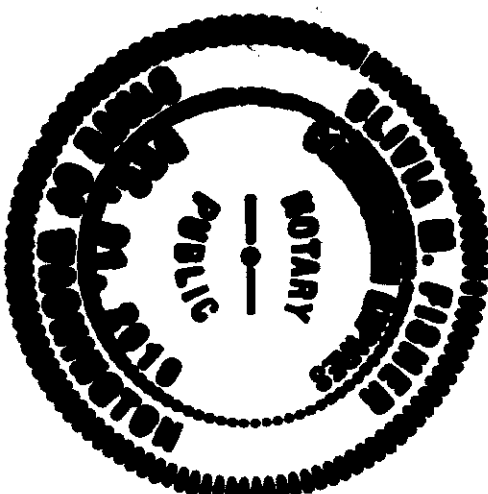
JONATHAN C. GAMSON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE JONATHAN C. GAMSON A MARRIED MAN, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1/21/2010
SIGNATURE Jonathan C. Gamson
TITLE Owner
MY APPOINTMENT EXPIRES 12/31/2010



N.T.S.

SHEET 1 OF 2

SHORT PLAT NO. PL 06-1028

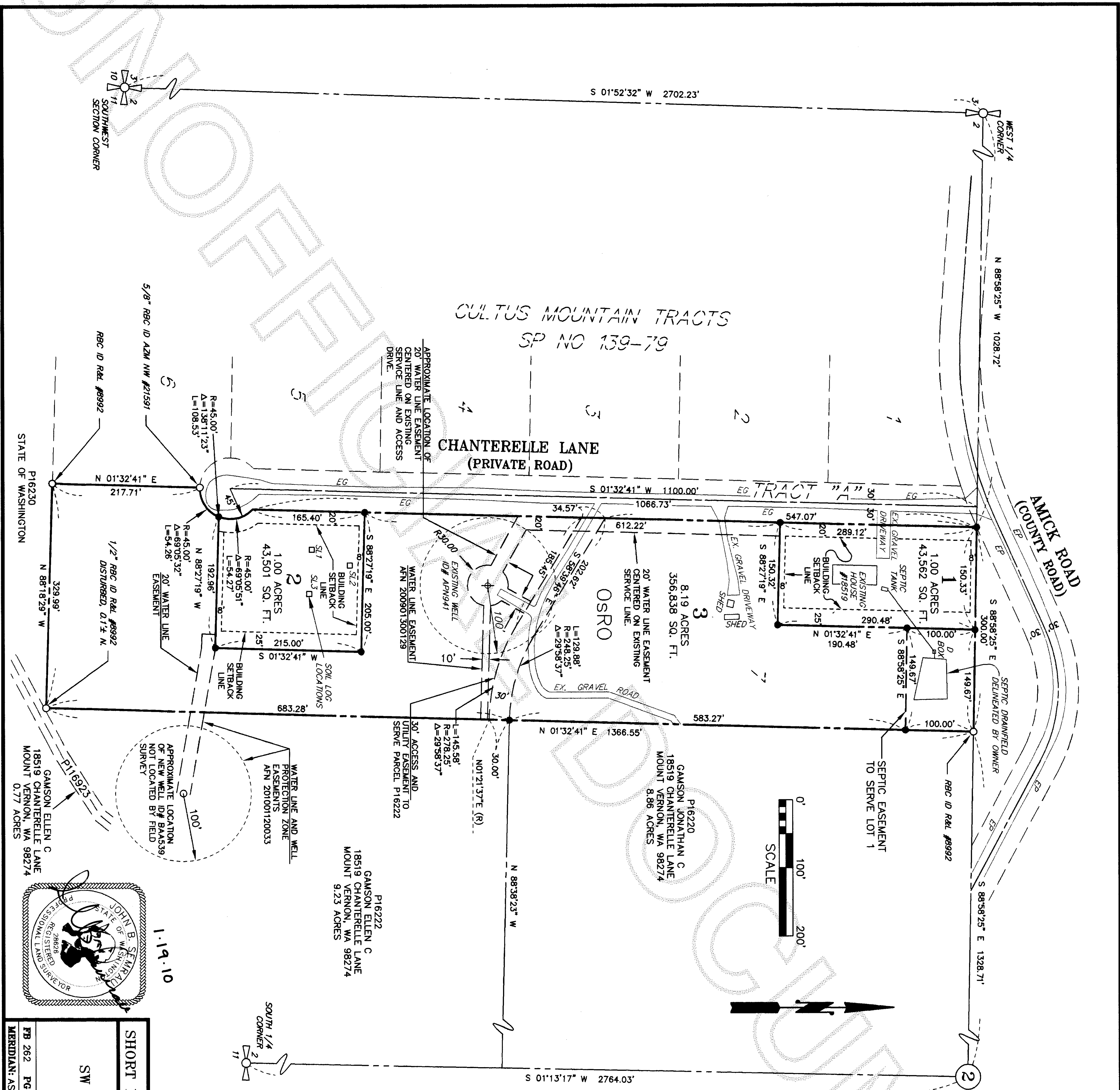
SURVEY IN A PORTION OF THE
SW 1/4 OF SECTION 2, T. 33 N., R. 4 E., W.M.
FOR: JONATHAN C. GAMSON
SKAGIT COUNTY, WASHINGTON

FB 262 Pg 6-10 SEMRAU ENGINEERING & SURVEYING, PLLC. SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4670
MERIDIAN: ASSUMED

AREA TABLE		
LOT	LOT ONLY	LOT PLUS ROAD
1	1.00 ACRE	1.20 ACRES
2	1.00 ACRE	1.16 ACRES
3	7.54 ACRES	7.98 ACRES
TOTAL	9.54 ACRES	10.34 ACRES

KEY
● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.

DRAWING FILE: 4670SP.DWG 1/19/10



SHORT PLAT NO. PL. 06-1028
SHEET 2 OF 2

SURVEY IN A PORTION OF THE
SW 1/4 OF SECTION 2, T. 33 N., R. 4 E., W.M.
FOR: JONATHAN C GAMSON
SKAGIT COUNTY, WASHINGTON

SEMRAU ENGINEERING & SURVEYING, PLLC.
SUPERVISING ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566

FB 262 Pg 6-10
MERIDIAN: ASSUMED

SCALE: 1" = 100'
JOB NO. 4670