

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
3. ZONING- RESIDENTIAL RESERVE(AT TIME OF APPLICATION); RURAL RESERVE(CURRENT ZONING AND COMPREHENSIVE PLAN DESIGNATION)
4. SEWAGE DISPOSAL- INDIVIDUAL SEPTIC SYSTEMS
5. WATER- SKAGIT COUNTY WATER DISTRICT NO. 1, ID# (00392). ACCESSORY DWELLING UNITS SHALL BE LIMITED BY THE APPROVED CAPACITY OF THE WATER SYSTEM.
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE, IN JULY 2008.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT
8. BASIS OF BEARING: FROM FOUND REBAR WITH YELLOW CAP AT THE SOUTHWEST CORNER OF LOT 1 OF SHORT PLAT 51-79 TO THE FOUND REBAR WITH YELLOW CAP AT THE NORTHWEST CORNER OF SAID LOT 1; BEARS NORTH 01°32'50" EAST.
9. THIS SURVEY HAS DEPICTED EXISTING OCCUPANCIAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPANCIAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
10. SETBACKS: PRIMARY STRUCTURE
FRONT: 35 FEET, 25 FEET ON MINOR ACCESS AND DEAD END STREETS
SIDE: 8 FEET ON AN INTERIOR LOT
REAR: 25 FEET.
SETBACKS: ACCESSORY STRUCTURES
FRONT: 35 FEET.
SIDE: 8 FEET. A 3 FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE. PROVIDED, THAT THE STRUCTURE IS 1000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT.
REAR: 8 FEET. A 3 FOOT SETBACK IS PERMITTED FOR NONRESIDENTIAL STRUCTURES WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75 FEET FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE. PROVIDED, THAT THE STRUCTURE IS 1000 SQUARE FEET OR LESS IN SIZE AND 16 FEET OR LESS IN HEIGHT.
11. NO BUILDING PERMITS SHALL BE ISSUED FOR 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.
12. CHANGE, IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
13. 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 GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24
14. THIS PARCEL LIES WITHIN AN 500 FEET OF AREA DESIGNATED AS NATURAL RESOURCE LANDS (AGRICULTURAL, 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 THAT AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES THAT MAY BE INCORPORATED OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM 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 RESIDENTS OF ADJACENT PROPERTY 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, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF OR MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SOC 14.16.810 CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.
15. 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 PURPOSES UNLESS OTHERWISE RESTRICTED. SEE ~~APR 2010~~ ~~041500~~ ~~63~~
16. FILL SHALL NOT BE PLACED WITHIN LOT 4 SWALE AREA.

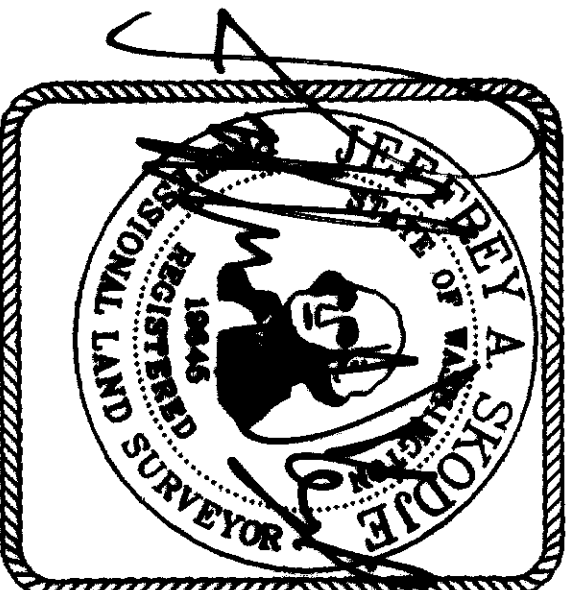
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES AND COUSERS ARE SHOWN CORRECTLY.

JEFFREY A. SKODJE

DATE 2/23/10

CERTIFICATE NO. 19645



LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT NO. 51-79 APPROVED JULY 31, 1979, AND RECORDED JULY 31, 1979, UNDER AUDITOR'S FILE NO. 790710040 IN VOLUME 3 OF SHORT PLATS, PAGE 151, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W. M.,

EXCEPT THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SHORT PLAT 51-79, THENCE NORTH 132°50' EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 177 FEET, THENCE SOUTH 88°27'0" EAST A DISTANCE OF 190 FEET, THENCE SOUTH 54°55'0" EAST A DISTANCE OF 236.85 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1 THAT IS 203 FEET EAST OF THE POINT OF BEGINNING (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 1); THENCE SOUTH 80°38'43" WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

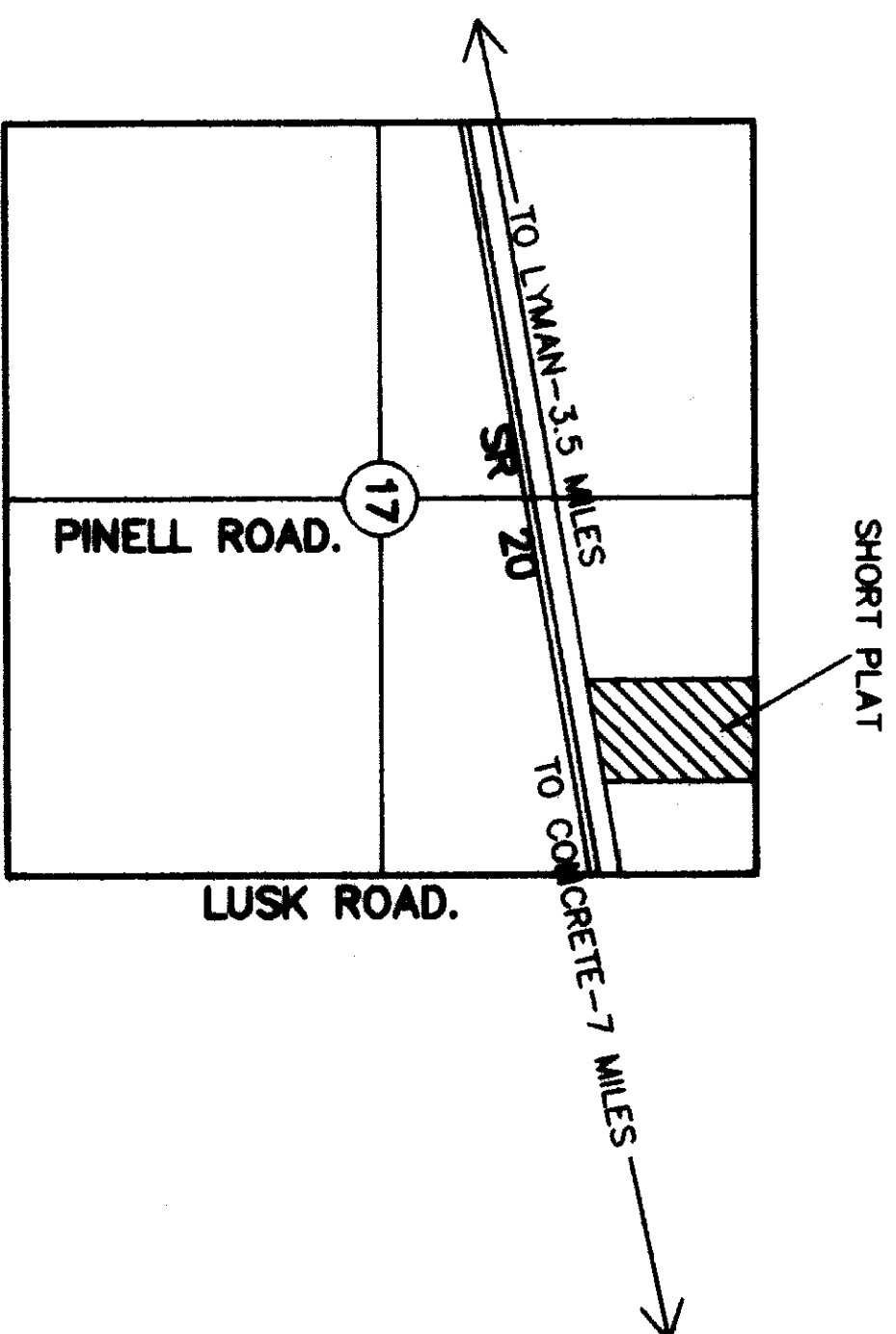
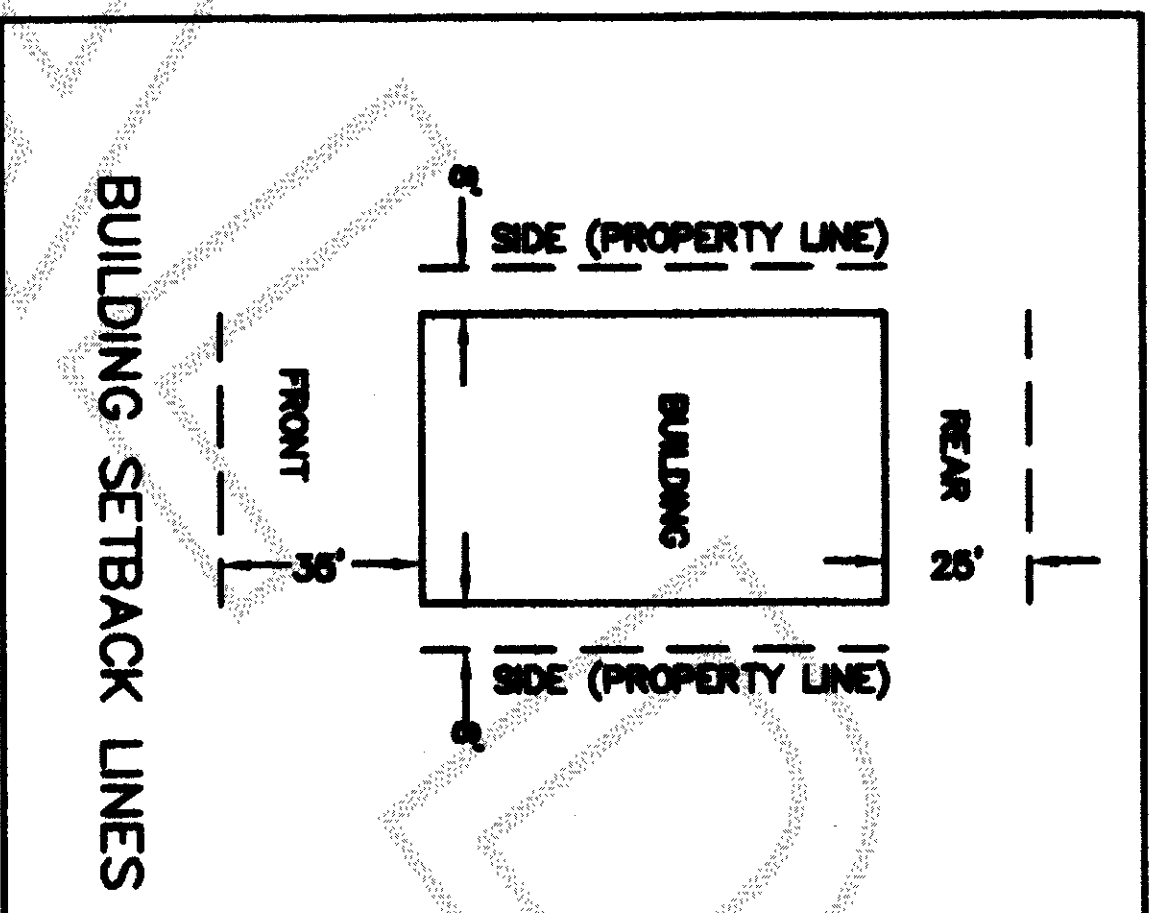
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 132°50' EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 275.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°27'0" EAST A DISTANCE OF 190.00 FEET; THENCE NORTH 04°25'3" WEST, A DISTANCE OF 21.61 FEET; THENCE NORTH 89°27'0" WEST, A DISTANCE OF 189.15 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 1; THENCE SOUTH 132°50' WEST, ALONG SAID WEST LINE, A DISTANCE OF 21.59 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PROVIDED BY LAND TITLE COMPANY CO., SUBDIVISION GUARANTEE ORDER NO. 131125-PW, DATED SEPTEMBER 18, 2008.

ADDRESS RANGE RUBY LANE

BEGINNING RANGE - 8148
ENDING RANGE - 8181



SEC. 17, T35N, R7E, W.M.
(N.T.S.)

DEVELOPER

LOIS THEODORATUS
37921 HIGHWAY 20
CONCRETE, WA. 98237

TOTAL ACREAGE TO BE PLATTED-12.03 ACRES

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUNDNOT AND SKODJE INC.

201004130062
Skagit County Auditor

4/13/2010 Page 1 of 2 1:34PM

SKAGIT COUNTY AUDITOR

BY DEPUTY

J. Youngquist *by J. Youngquist*

CONSENT AND DEDICATION

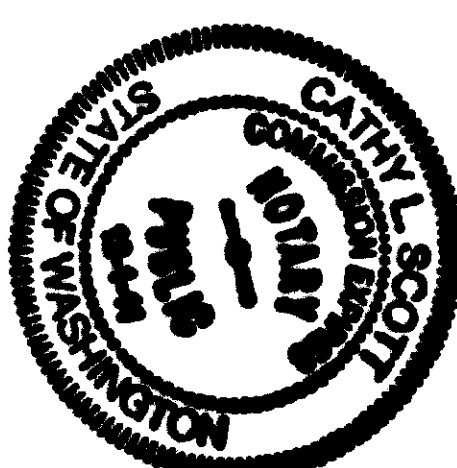
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUB DINNER HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS HER FREE AND VOLUNTARY ACT AND DEED.

Lois Theodoratus

LOIS THEODORATUS

ACKNOWLEDGMENT

STATE OF WASHINGTON, COUNTY OF SKAGIT, ON THIS 23 DAY OF February, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SOLEMNLY SWORN, PERSONALLY APPEARED TO ME, KNOWN TO BE THE INDIVIDUAL DESCRIBED AND SOLEMNLY SWORN AND SUBSCRIBED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SOLEMNLY STATED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.



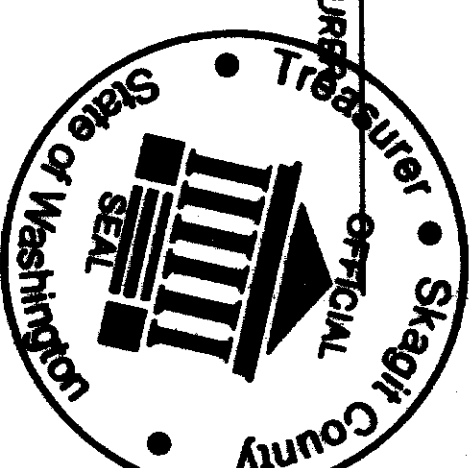
Cathy L. Scott
NOTARY PUBLIC RESIDING AT BONG, WA
Commission Exp: 12/31/10

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF ANY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2010.
THIS 25th DAY OF February, 2010

David J. Young
SKAGIT COUNTY TREASURER

DEPUTY TREASURER



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE
THIS 18 DAY OF March, 2010.

Bill Dine
SUBDIVISION ADMINISTRATOR

Bill Dine
SKAGIT COUNTY ENGINEER
Acting

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON SITE SEWAGE) AND 12.48 (WATER)
THIS 17 DAY OF March, 2010

Heidi Young
SKAGIT COUNTY HEALTH OFFICER

SHORT PLAT NUMBER: P193-0042

SHORT PLAT

DATE: FEB. 2010

SHEET 1 OF 2

FOR
LOIS THEODORATUS
PORTION OF SECTION 17, TWP. 35 N., RGE. 7 E., W.M.
SKAGIT COUNTY, WASHINGTON

LEONARD, BOUNDNOT and SKODJE INC.

FILED BOOK 6724/PG.73-75	SCALE N/A
DATE BY FILED	FILED NO. 93151
FILED BY FILED	FILED NO. 93151

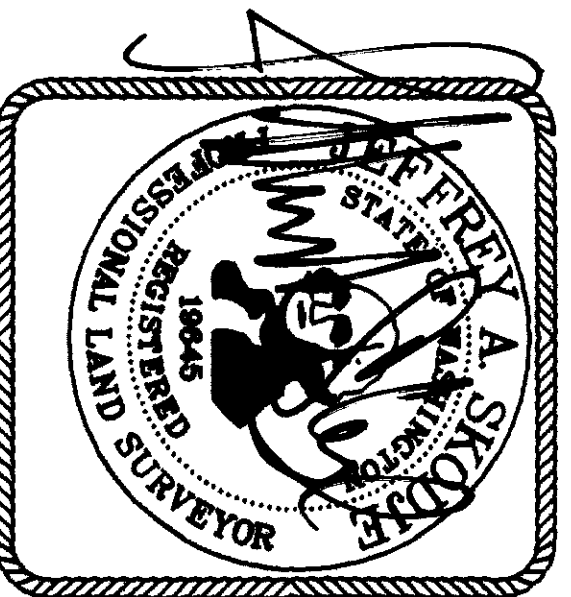
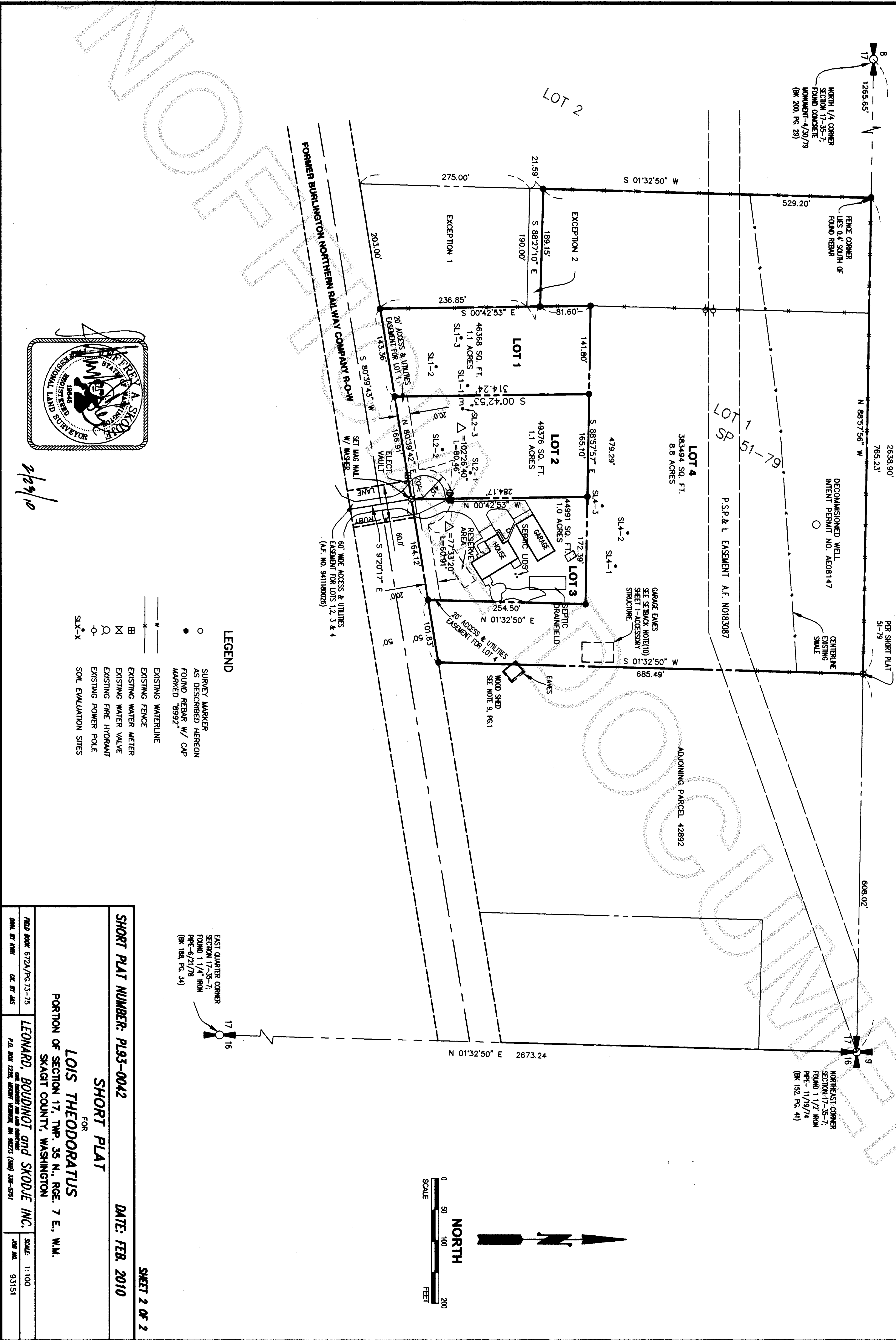
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD, BOUDNOT AND SKODJE INC.



201004130062
Skagit County Auditor
4/13/2010 Page 2 of 2 1:34PM

SKAGIT COUNTY AUDITOR BY DEPUTY



2/29/10

SHORT PLAT NUMBER: PL93-0042

DATE: FEB. 2010

SHEET 2 OF 2

SHORT PLAT

FOR
LOIS THEODORATUS

PORTION OF SECTION 17, TWP. 35 N., RGE. 7 E., W.M.
SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDNOT and SKODJE INC.

FIELD BOOK 672A/PG.73-75
DRAWN BY: LHM

CEK BY: JMS
P.L.A. BOOK 1226, SKAGIT COUNTY, WA 98273 (2009) 338-0751

SCALE: 1:100
JOB NO. 93151