

PL07--0646

201012150048
Skagit County Auditor
12/15/2010 Page 1 of 2 1:30PM

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND WITHIN THE SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE ACT AND DEED, AND IN WITNESS WHEREOF WE HAVE CAUSED OUR NAMES TO BE HEREUNTO SUBSCRIBED THIS 1st DAY OF December, 2010.

C. Roger Sahlin
By Christopher L. Sahlin, Attorney-in-Fact

Gerrianne Sahlin
By Christopher L. Sahlin, Attorney-in-Fact

Sigrid Ann Hoag
SIGRID ANN HOAG (who took title as
SIGRID ANN SAHLIN)
By Christopher L. Sahlén, Attorney-in-Fact

F.D. SMITH

ALLISON KAY HEMINGWAY
By Christopher J. Sadlin Attorney-in-Fact

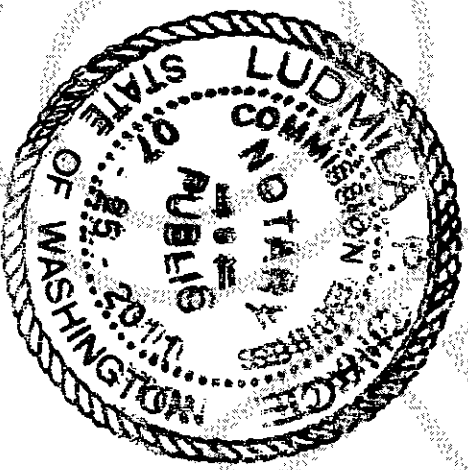
FRED R. SMITH (deceased, by his heirs
F.D. Smith and Allison Koy Hemingway)
By Christopher L. Smith, Attorney-in-Fact

STATE OF WASHINGTON) ss.
County of Whatcom)

THIS IS TO CERTIFY that on this 2nd day of December, 2010, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT L. SHILL, an individual, to me known, who presented to me a copy of a certain deed, to-wit: a deed of ANN HOAO (who took title as SIGRID A. ANN SHILL), ED SMITH, ALISON KAY HEMMING, and FRED R. SMITH (also taken as SIGRID A. ANN SHILL), ED SMITH and ALISON KAY HEMMING, the principals that executed the within and foregoing deed, and recognized to me that he signed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the principals, for the uses and purposes therein mentioned.

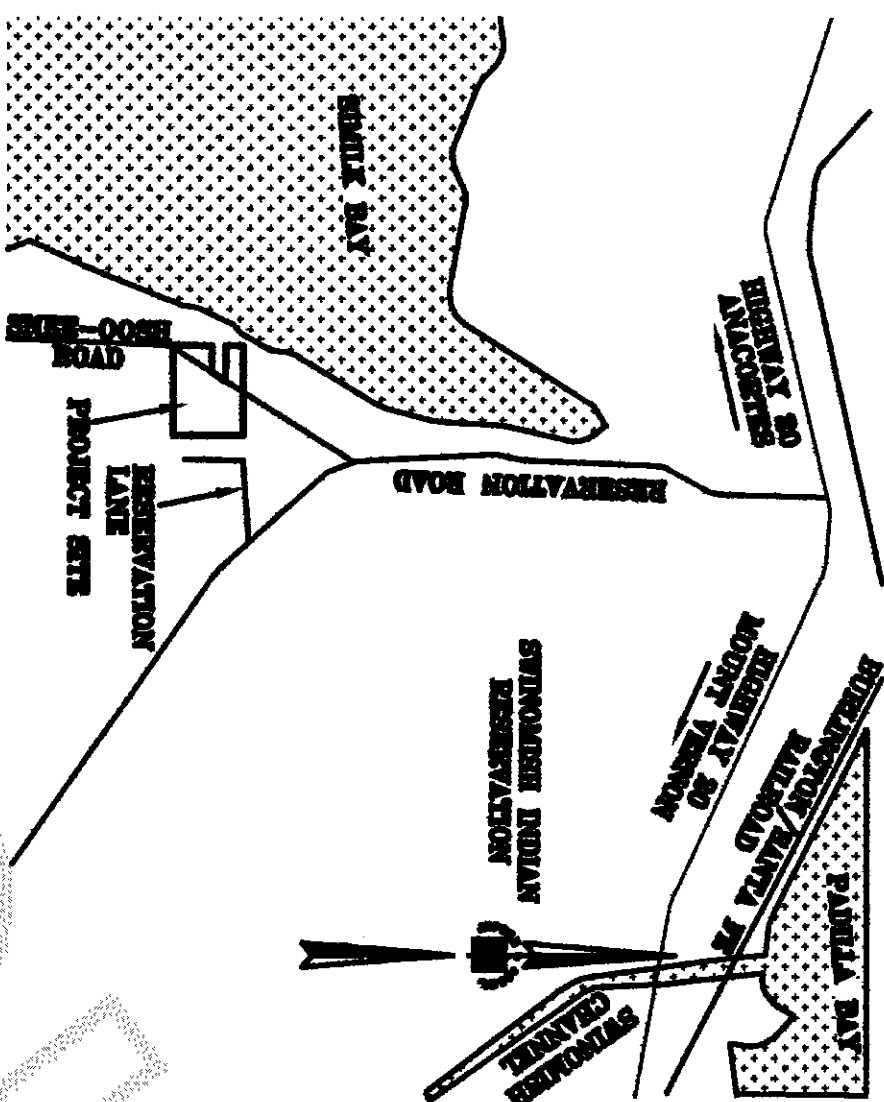
WITNESS my hand and official seal the day and year in this certificate first above written.

Andrzej B. Bielecki
NOTARY PUBLIC in and for the State of
Washington, Residing at 19000 1st Avenue
My Commission Expires 03-25-2011



C. ROGER SAHLIN
1801 ROEDER AVE STE 156
BELLINGHAM, WA 98225

**TRIPLE R CONSTRUCTION
1801 ROEDER AVE STE 156
BELLINGHAM, WA 98225**



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE, AND SWINOMISH TRIBAL CODE. THIS 13 DAY OF December 2010.

COUNTY ENGINEER

CHAIRMAN OF THE SWINOMISH PLANNING COMMISSION

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 2010.

TREASURER, SKAGIT COUNTY, WASHINGTON

I HEREBY CERTIFY THAT THE "NINE-OOSH SHORT PLAT" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF ROGER SAYLON IN DEC. 2010; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.

RONALD T. JEPSON

L.S. NO. 9361

FILED FOR RECORD THIS DAY OF 2010 AT MINUTES PAST
O'CLOCK P.M., AS A.F.# 20102150048

David J. Evans
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

1. CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS; CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
2. ALL CONSTRUCTION MUST CONFORM TO "STORMWATER SITE PLAN FOR SNEE--DOOSH SHORT PLAT"
3. 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 THE FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

4. MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
6. 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.
7. ALL RUNOFF FROM IMPERVIOUS SURFACES, INCLUDING ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
8. ZONING/COMPREHENSIVE PLAN DESIGNATION-RURAL RESERVE (RRV), LOTS 1&2* AND SECONDARY FOREST NATURAL RESOURCE LANDS (SF-NRL) LOT 3* UNDER SKAGIT COUNTY COMPREHENSIVE PLAN AND CHAPTER 14.18 OF SKAGIT COUNTY CODE; FORESTRY UNDER SHINAMISH COMPREHENSIVE PLAN AND CHAPTER 20-03 OF SHINAMISH TRIBAL CODE.
9. WATER IS TO BE SUPPLIED BY SHINAMISH UTILITY AUTHORITY (ID #H73660) FOR ALL LOTS. PER SCC 12.46.240-05, THE ONE HUNDRED (100) FOOT RADIIUS WELL PROTECTION ZONE FOR UNDERGROUND WATER SYSTEMS MUST BE LOCATED ENTIRELY 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 LEASE PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 02007004 (PART); ORD. 14063 (PART), 1998)
10. ANY PORTION OF THE SUBDIVISION THAT IS LOCATED WITHIN SHORELINE JURISDICTION MUST COMPLY WITH THE REGULATIONS OF SCC 14.26, WAC 173-27 AND RCW 90.58.
11. SEE GEOLOGICAL HAZARDOUS AREA SITE ASSESSMENT PREPARED BY GEOTECHNICALS, DATED SEPTEMBER 24, 2007 FOR ADDITIONAL RESTRICTIONS AND RECOMMENDATIONS FOR DEVELOPMENT ON PROPOSED LOT 1.
12. SEE FISH & WILDLIFE HABITAT SITE ASSESSMENT PREPARED BY SKAGIT WETLAND & CRITICAL AREAS, DATED OCTOBER 3, 2007 FOR ADDITIONAL RESTRICTIONS AND RECOMMENDATIONS FOR DEVELOPMENT ON PROPOSED LOT 1.
13. NO DEVELOPMENT ACTIVITY SHALL OCCUR ON LOTS 1, 2 OR 3 UNTIL THE PUBLIC WATERLINE IS INSTALLED FRONTING ALL THE LOTS.

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.

<u>ROAD NAME</u>	<u>BEGINNING RANGE</u>	<u>ENDING RANGE</u>
SNEE--OOSH ROAD	14052	17721

UNLESS OTHERWISE RESTRICTED.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, SITUATE IN SKAGIT COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

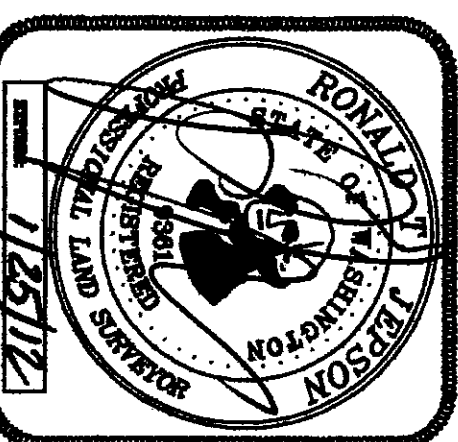
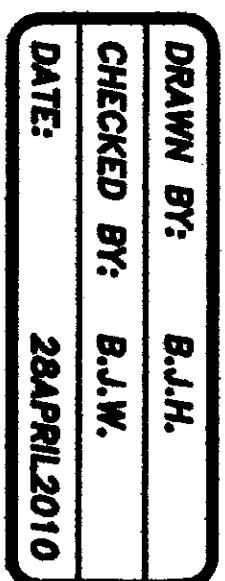
COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SNEE-COOSH ROAD AND THE NORTH LINE OF SECTION 15; THENCE S 28°38'03" W ALONG THE NORTH WESTERLY RIGHT OF WAY LINE 398.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SUD RIGHT OF WAY LINE S 28°36'03" W, 219.23 FEET; THENCE S 89°41'03" W, 373.40 FEET; TO THE WEST LINE OF SUD SECTION 15; THENCE N 01°41'57" E ALONG SUD WEST SECTION LINE 192.02 FEET; THENCE N 89°41'03" E 472.65 FEET TO THE TRUE POINT OF BEGINNING.

ALSO ANY PORTION THEREOF LYING WITHIN THE COUNTY ROAD NOW KNOWN AS SNEE-OOSH ROAD.

SITUATE IN SKAGIT COUNTY, WASHINGTON



RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH. (360) 733-5760 FAX (360) 647-9939



1 OF 2

LEGEND

- SET REBAR & CAP #361
- SET WOODEN HUB AND TACK
- FOUND REBAR & CAP
- FOUND IRON PIPE
- ✕ FOUND SECTION CORNER
- ⊕ FOUND 1/4 SEC CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	162.37	N 89°51'47" E
L2	71.05	S 22°21'15" W
L3	27.96	S 39°20'32" W
L4	52.01	S 19°39'18" W
L5	33.76	S 40°34'4" E
L6	83.82	S 14°53'29" W
L7	38.21	S 28°58'54" W
L8	69.16	S 33°58'58" W
L9	44.09	S 89°41'3" W
L10	351.25	N 1°41'57" E

TOTAL=38,957 SF

SNEE-00SH SHORT PLAT

A PTN. OF THE NW 1/4 OF THE SW 1/4 OF SEC. 16, TWP. 34N, R2E OF W.M.
SKAGIT COUNTY, WASHINGTON

INDIAN TRUST LAND

12/15/2010 Page

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LOT-0646

EASEMENTS:

SUBJECT PROPERTY MAY BE ENGINEERED BY EASEMENTS
OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN AF
#8809140036; AF #8902240005; AF #8901050078

BASIS OF BEARINGS:

PER R.O.S. VOL. 3, PG. 81 AS RECORDED UNDER AF
#801100030, W 1/4 CORNER OF SEC 15 BEARING N 89°51'47"
E 2621.10' TO CORNER OF SEC 15 TWP 34N, R2E, W.M.

EXISTING LOT 1

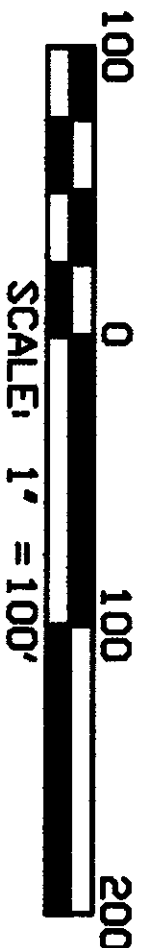
P20357
36.17 ACRES
ATA # 340216-3-001-0004

LOT 3
AREA 28.37 AC
(1,235,591.75 SF)
P20357
SKAGIT ZONING SF-NRL
SHINOMISH TRIBAL ZONING
FORESTRY

8' WATER MAIN EASEMENT

10' TEMPORARY CONSTRUCTION EASEMENT

REQUIRED SETBACKS PER 20-03.280 OF SHINOMISH TRIBAL CODE ZONING FORESTRY	REQUIRED SETBACKS PER S.C.C. 14.16.810 ZONING RURAL RESERVE (RRN) LOTS 1 & 2	REQUIRED SETBACKS PER S.C.C. 14.16.810 ZONING SECONDARY FOREST NATURAL RESOURCE LANDS (SF-NRL) LOT 3



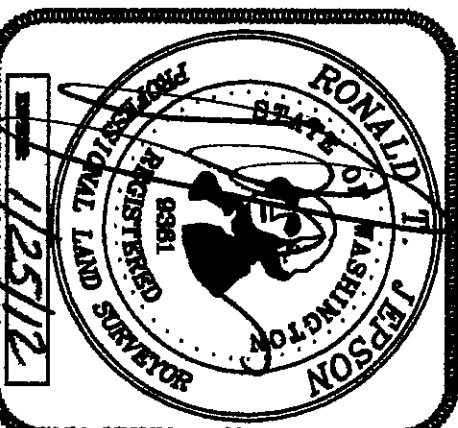
SP 72-80 LOT 1

P20358
ROS BK 3 PG 81 AF #8011100030



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DRAWN BY:	B.J.H.
CHECKED BY:	B.J.W.
DATE:	28 APRIL 2010



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JOB #01084