

Survey in the SW1/4 of the NW1/4 and the NW1/4 of the NW1/4 of Section 29, Twp. 35 N., Rng. 3 E., W.M.

Short Plat No. PL08-0026

Date 3/1/11

Notes

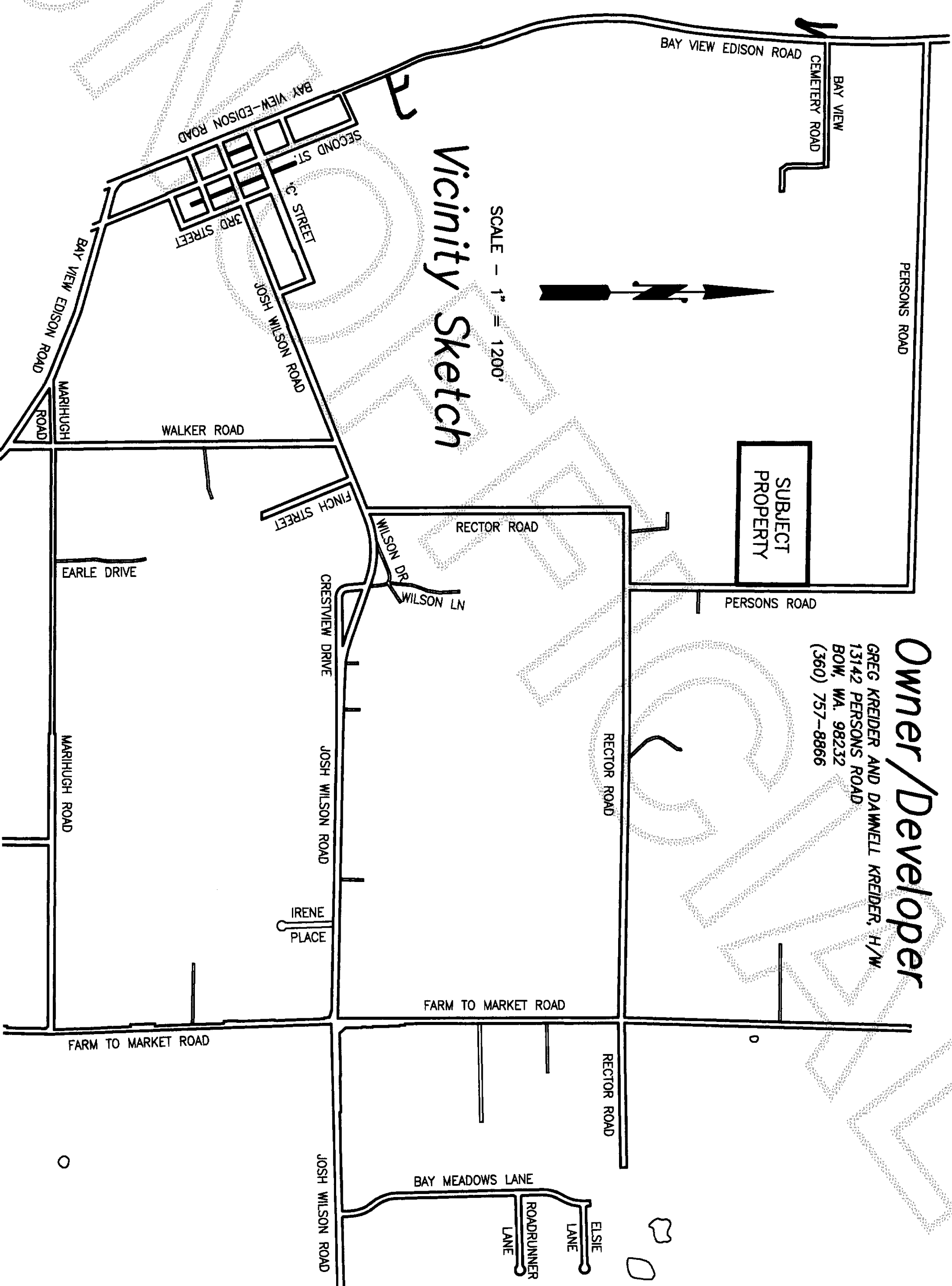
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE 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.
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 FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
4. BASIS-OF-BEARINGS - ASSIGNED N00°32'26" W OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29.
5. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
6. SENER - INDIVIDUAL, ON-SITE SEPTIC SYSTEMS
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAMER USNG: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
8. 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.
9. 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 WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. WATER - WELLS WILL BE SUPPLIED BY INDIVIDUAL WELLS. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE - FOOT RADIIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS, MANURE LAGOONS, SEWAGE LAGOONS, INDUSTRIAL LAGOONS, LANDFILLS, HAZARDOUS WASTE SITES, SEA-SALT INTRUSION AREAS, CHEMICAL OR PETROLEUM STORAGE AREAS, PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL: LIVESTOCK BARRS, AND LIVESTOCK FEED LOTS.
11. WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE EASEMENTS OR EASEMENTS.
12. ALL RUMOUT FROM INTERIORS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
13. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A.F.#9903220111; A.F.#200710220140; A.F.#200710220141; A.F.#200803050091.
14. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 19.55 ACRES. (20.00 ACRES TO ROAD CENTERLINE).
15. PER SCC 14.18.310 (5) (D) OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN CONJUNCTION WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDALCO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND THE OS-RO IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT. IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAY MAP AND RECORDED EASEMENTS. A REVISED PLAY MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAY AMENDMENT.
16. THE REQUIREMENTS FOR OS-RO ARE: ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OS-RA.
17. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR THIS LAND DIVISION, BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
18. SEE A.F.#20103010083.
19. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#20103010083.
20. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AIRPORT SAFETY ZONE 6, (WHITE PATTERN ZONE). SEE AVIATION EASEMENT, (PERMITTING THE RIGHT OF FLIGHT IN THE AIR SPACE ABOVE THE SUBJECT PROPERTY), FILED IN A.F.#20103010083. ALSO SEE NOTICE AND ACKNOWLEDGEMENT TO PURCHASERS FILED IN A.F.#20103010083.
21. CURRENT ASSESSING LEVELS FOR EXISTING WELLS ARE NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED EPA MAXIMUM CONTAMINANT LEVEL. CONTAMINATE LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.
22. LOT 18 IS LOCATED WITHIN THE FUTURE EDWARDS OVERLAY SAFETY ZONE 6 AS DESIGNATED BY THE AIRPORT ENVIROMS OVERLAY MAP. TO PROTECT THE SAFETY OF PILOTS AND PEOPLE ON THE GROUND, THE FOLLOWING REQUIREMENTS ARE IMPOSED. NEW RESIDENTIAL LAND DIVISIONS SHALL NOT EXCEED THOSE LAND USE DENSITIES AS PRESCRIBED BY THE SKAGIT COUNTY COMPREHENSIVE PLAN AND CHAPTER 14.16 SCC. 10% OF THE AREA LOCATED WITHIN THE AIRPORT SAFETY ZONE SHALL BE DESIGNATED AS OPEN SPACE. THE OWNER OF ANY EXISTING NONCONFORMING STRUCTURE OR TREE LOCATED IN THE OPEN SPACE SHALL PERMIT THE REMOVAL, OR INSTALLATION, OPERATION AND MAINTENANCE HEREON OF SUCH MARKERS AND LIGHTS AS SHALL BE DETERMINED NECESSARY BY THE PORT OF SKAGIT COUNTY TO INDICATE TO THE OPERATIONS OF AIRPORT IN THE VICINITY OF THE AIRPORT THE PRESENCE OF SUCH AIRPORT OBSTRUCTION. SUCH MARKERS AND LIGHTS SHALL BE INSTALLED, OPERATED AND MAINTAINED AT THE EXPENSE OF THE LANDOWNER.

Owner/Developer

GREG KREIDER AND DAWNELL KREIDER, H/W
13142 PERSONS ROAD
BOW, WA 98232
(360) 757-8866

Vicinity Sketch

SCALE - 1" = 1200'



Legal Description

PARCEL "A": LOT 2 OF SHORT PLAT NO. 98-0008, APPROVED MARCH 22, 1999, RECORDED MARCH 22, 1999, IN VOLUME 14 OF SHORT PLATS, PAGE 10, UNDER AUDITOR'S FILE NO. 9903220111, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

PARCEL "B": LOT 3 OF SHORT PLAT NO. 98-0008, APPROVED MARCH 22, 1999, RECORDED MARCH 22, 1999, IN VOLUME 14 OF SHORT PLATS, PAGE 10, UNDER AUDITOR'S FILE NO. 9903220111, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

Consent

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

GREG KREIDER
Greg Kreider V.P.
PEOPLES BANK

DAWNELL C. KREIDER
Dawnell Kreider

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
I, Greg Kreider, COUNTY CLERK, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

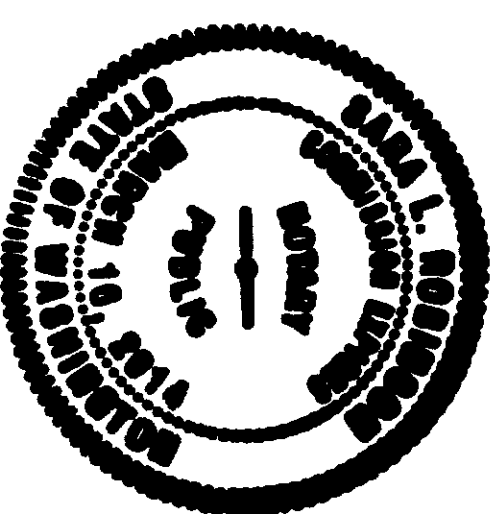
NOTARY SIGNATURE Wendy K. P. TITLE V.P.
DATE 1-22-11 MY APPOINTMENT EXPIRES 9-22-11



Treasurer's 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 AND INCLUDING THE YEAR 2011.

Dawnell Kreider DATE 3-18-11
SKAGIT COUNTY TREASURER



Approvals

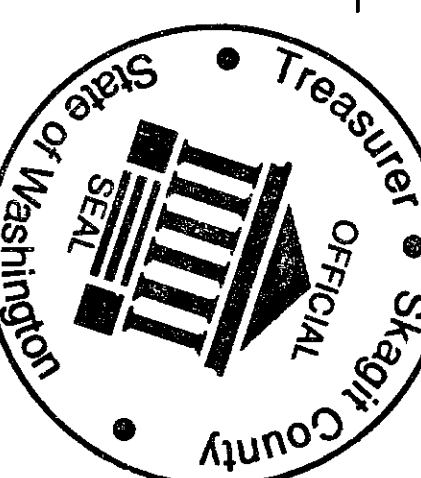
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISION) THIS 28 DAY OF February, 2011.

Greg Kreider COUNTY ENGINEER

Henry H. H. H. COUNTY ADMINISTRATOR

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 22.48 (WATER) THIS 9th DAY OF February 2011.

Wendy K. P. SKAGIT COUNTY HEALTH OFFICER

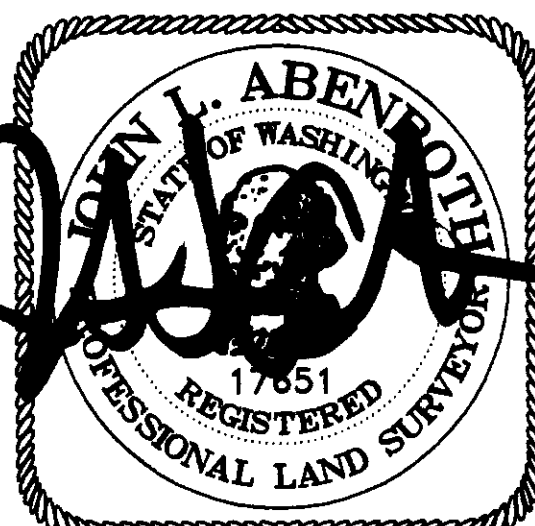


Short Plat (Card)
for Greg and Dawnell Kreider



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 2007 at the request of Greg Kreider.

John L. Abenroth CERT#17651
Date 2/1/11

AUDITOR'S CERTIFICATE



201103010031
Skagit County Auditor
3/1/2011 Page 1 of 2 2:11:00AM

J. Abenroth by: 80
County Auditor or Deputy Auditor

Short Plat No. PL08-0026
Date _____

Brianna Lane Note

Brianna Lane (Pvt.) as shown hereon is an easement for ingress, egress, and utilities to be used in common by Lots 1 through 4 of this Short Plat. Said easement contains 14.326 S.F. and is included in the (OS--R0) portion of Lot 3.

Minimum Setback Requirements

The diagram illustrates a street layout with various setbacks and boundaries. A central rectangular area is labeled "8 FOOT SETBACK FROM PLAT BOUNDARY". This area is surrounded by a larger rectangle labeled "20 FOOT SETBACK ON STREET". The outermost boundary is labeled "8 FOOT SETBACK FROM PLAT BOUNDARY". The street is labeled "STREET" and "STREET RIGHT-OF-WAY".

PER SCC 14.18.310(8)(c), NO INTERNAL
SETBACKS SHALL BE REQUIRED, EXCEPT
THAT FIRE SEPARATION MAY BE REQUIRED
BASED ON THE UNIFORM BUILDING CODE.

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness slide, except as noted.
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 3/8" X 48" white fiberglass post with label marked "PCA".
- Found reinforcing rod with yellow plastic cap L.S.#21591.

Access Locations

Soil Log Holes

+ Proposed Well Locations

Existing Driveway

PCA Protected Critical Area Boundary.

Wetland

Airport Environs Overlay

Northwesterly Limits

Well Protection Zones, (WPZ's)
Well protection zone easements are granted for those portions of the WPZs shown hereon lying outside of the lot being served by each of the subject wells.

Address Ranges
From 13280 to 13249 Briuna Lane (Pvt.)
From 12290 to 13245 Persons Road

WEST 1/4 CORNER, COMPUTED
POSITION FROM SHORT PLAT #
98-0008 FILED IN A.F.#9903220111.

S89°33'00"E 2628.75'

CENTER 1/4 CORNER,
COMPUTED POSITION FROM
SHORT PLAT # 98-0008
FILED IN A.F.#9903220111.

Short Plat (CARD) for Greg and Dawnell Kreider

SURVEYOR'S CERTIFICATE
This map correctly represents a
survey made by me or under my
direction in conformance with the
Survey Recording Act in December
2007 at the request of Greg Kreider.

AUDITOR'S CERTIFICATE

201103010031
Skagit County Auditor

3/1/2011 Page 2 of 2 11:00AM

John L. Abenroth CERT#17651
Date 2/1/11

J. Lundquist by: 82
County Auditor or Deputy Auditor

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Skagit
Surveyors & Engineers

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