

DELVAN HILL SHORT PLAT

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITORS CERTIFICATE

201103110048

Skagit County Auditor

3/11/2011 Page 1 of 3 9:29AM

BY DEPUTY

SHORT PLAT NO. PL09-0413

LEGAL DESCRIPTION:

EXHIBIT A

PARCEL "A"

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"

AN EASEMENT FOR INGRESS, EGRESS, ACCESS, ROAD AND UTILITY PURPOSES AS SET FORTH IN DECLARATION OF EASEMENT RECORDED OCTOBER 24, 1960, UNDER AUDITOR'S FILE NO. 600143.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS SHORT PLAT OF "DELVAN HILL."

MISSION HOLDINGS INC.

2/14/11
Shirley Hamner
MISSION HOLDINGS INC. Sachras.

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
NOTARY PUBLIC
2/14/11
EXPIRES 10/6/11

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
NOTARY PUBLIC

ON THIS 21st DAY OF 2011 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Shirley Hamner BEING KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
NOTARY PUBLIC

RESIDING AT Left man Az

MY COMMISSION EXPIRES 7-30-2013

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
NOTARY PUBLIC
2/14/11
EXPIRES 10/6/11

NOTARY PUBLIC FOR THE STATE OF WASHINGTON
NOTARY PUBLIC

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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
NOTARY PUBLIC

RESIDING AT Left man Az

MY COMMISSION EXPIRES 7-30-2013

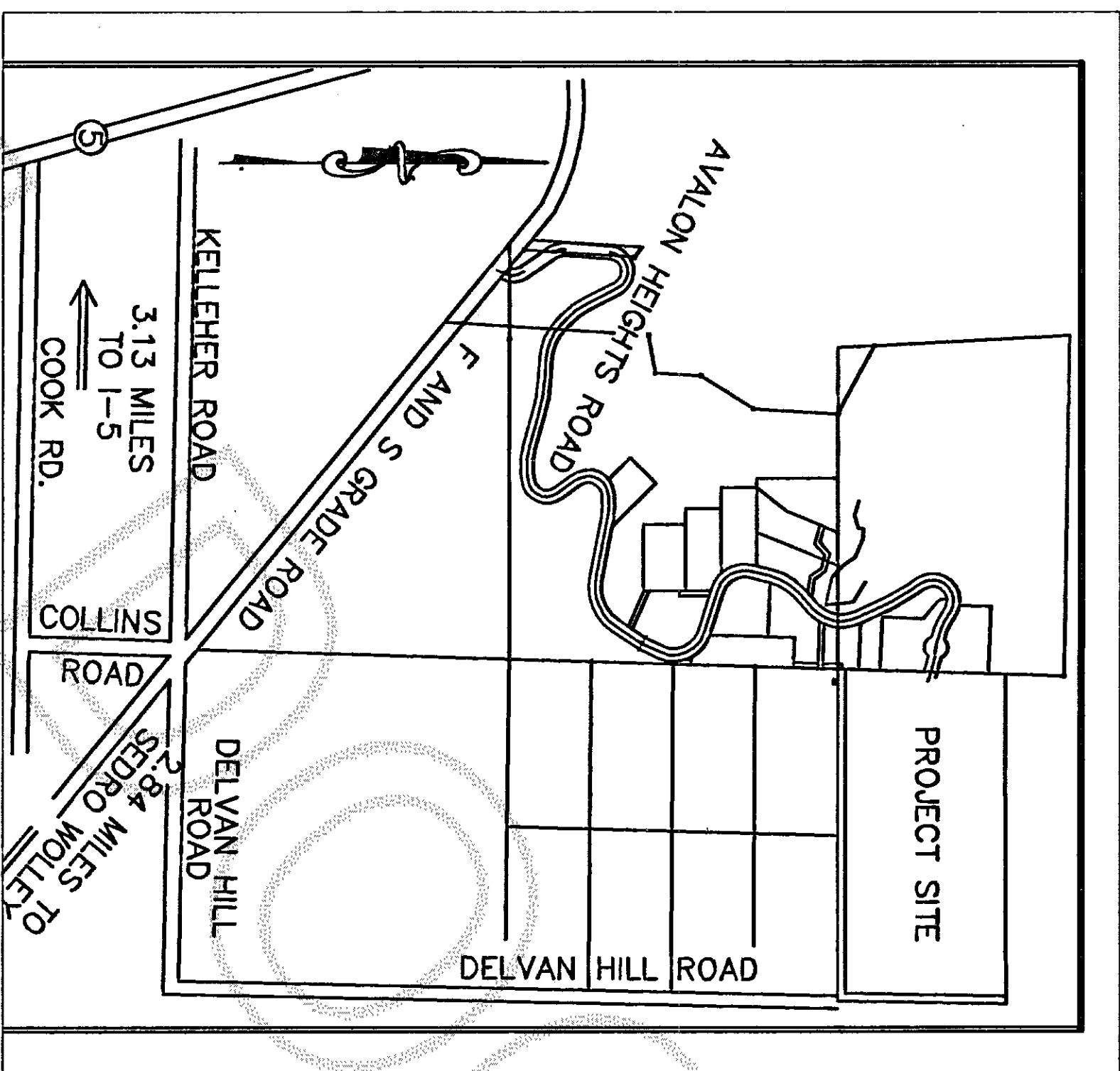
SURVEYORS CERTIFICATE:

I, RICK L. HOLT, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SHORT CARD OF DELVAN HILL IS BASED ON ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

RICK L. HOLT, P.L.S. CERTIFICATE #37549

2/14/11
DATE

VICINITY MAP



VICINITY MAP NOT TO SCALE

APPROVALS:

APPROVED FOR THE COUNTY OF SKAGIT, WASHINGTON

COUNTY ENGINEER Heather Hoff 3-2-11

SKAGIT COUNTY PLANNING DEPARTMENT

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 ON THIS 8-2 DAY OF March OF 2011

PLANNING DIRECTOR Bill Dure 3/8/11

SKAGIT COUNTY HEALTH DEPARTMENT

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.06 AND 12.46, ON THIS 7 DAY OF March OF 2011

COUNTY HEALTH OFFICER Heather Dure 3/7/11

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXED HERETOFOR 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, IF TO AND INCLUDING THE YEAR 2011 THIS 21st DAY OF February, 2011

SKAGIT COUNTY TREASURER David Dure 2/24/11

PRIMARY STRUCTURE SETBACK

RURAL RESERVE
FRONT: 35.25 FEET ON MINOR ACCESS
SIDE: 5 FEET ON A LOT INTERIOR LOT.
REAR: 25

DEVELOPER
MISSION HOLDINGS, INC.
4040 MT. BAKER HWY.
EVERSON, WA 98247
360-592-5300

ADDRESS SYSTEM
A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THE 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

AYALON HEIGHTS WAY 7434 7765
DELVAN HILL ROAD 7518 8001

NOTES:
1. TOTAL AREA = 19.18 ACRES
2. ZONING: RURAL RESERVE
3. BASIS OF BEARINGS: PLAT OF AYALON HEIGHTS AS RECORDED UNDER AUDITOR'S FILE NO. 2007082220. THE COMMON EAST LINE OF AYALON HEIGHTS AND THE WEST LINE OF DELVAN HILL SHORT PLAT, THE BEARING - N 01°47'54" E.
4. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
5. THE SHORT PLAT NUMBER, NAME, AND DATE OF APPROVAL, SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
7. SEWER - INDIVIDUAL, APPROVED SEPTIC SYSTEMS
8. WATER - INDIVIDUAL, WELLS, THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL 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 LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 02007004 (PART); ORD. 14083 (PART), 1991). NO DEVELOPMENT OR ACTIVITY SHALL TAKE PLACE WITHIN 100' OF WELL AT 17960, AYALON HEIGHTS GROUP B WELL, STATE ID# A8316A.
9. WATER - OVERLAPPING WELL PROTECTION ZONE ACCESS AND MAINTENANCE: LOT 2 GRANTS TO LOT 1 WPZ OVERLAP EASEMENT FOR FUTURE ACCESS AND MAINTENANCE. LOT 1 GRANTS TO LOT 2 WPZ OVERLAP EASEMENT FOR FUTURE ACCESS AND MAINTENANCE. LOT 1 AND LOT 2 GRANTS TO WELL AT 17960, WELL APR 814 AND WELL APR 813 WPZ OVERLAP EASEMENT FOR FUTURE ACCESS AND MAINTENANCE.
10. ALL DEVELOPMENT ACTIVITIES SHALL ADHERE TO THE REQUIREMENTS SPECIFIED IN THE DRAINAGE REPORT AND THE CONSTRUCTION MAINTENANCE PLANS CONTAINED THEREIN.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
12. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL LOT OR COMMERCIAL STRUCTURES THAT ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
13. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF AYALON HEIGHTS RECORDED UNDER AUDITORS FILE NUMBERS 200708220070. ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
15. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
16. ALL DISTANCES SHOWN HEREON ARE IN FEET.
17. 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 AND MINERAL RESOURCE LANDS OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT, 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 14.16.810.
18. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
19. CRITICAL AREAS - THE APPLICANT INTENDS TO MAINTAIN THE PROTECTED CRITICAL AREAS AGREEMENT AS ESTABLISHED UNDER A.F. # 200602030009.
20. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED UNDER A.F.# 201103110050
21. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL, RESOURCE-INTL, AGRICULTURE-NRL, INDUSTRIAL, FOREST-INTL, SECONDARY FOREST-INTL, AND MINERAL, RESOURCE OVERLAY ZONES) SHALL OBSERVE A MINIMUM BUILDING SETBACK OF 200 FEET FROM SUCH NATURAL, RESOURCE LANDS. THIS SETBACK MAY BE WAIVED IF THE APPLICANT FOR THE BUILDING PERMIT ON THE ADJACENT NON-RESOURCE LAND ACKNOWLEDGES IN WRITING THE POSSIBLE OCCURRENCE OF AGRICULTURAL, FORESTRY, OR MINING ACTIVITY ON THE ADJACENT PROPERTY AND WAIVES, IN WRITING, FOR ALL CURRENT AND FUTURE OWNERS, ANY CLAIM FOR DAMAGES THAT MAY OCCUR TO THE BUILDING OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES WHICH ARE CONDUCTED IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. IN THE CASE OF AGRICULTURAL-NRL AND INDUSTRIAL, FOREST-INTL LANDS, THIS WAIVER MUST ALSO BE APPROVED BY THE OWNER OF THE ADJACENT AGRICULTURAL-NRL AND INDUSTRIAL, FOREST-INTL LANDS. PLANNING AND DEVELOPMENT SERVICES MAY ADMINISTRATIVELY REDUCE THIS SETBACK IN LIEU OF A SIGNED WAIVER FROM THE NEIGHBORING NRI LANDOWNER WHERE THE LOT'S SIZE AND CONFIGURATION WOULD OTHERWISE PRECLUDE REASONABLE DEVELOPMENT OF THE PROPERTY. TO REDUCE THIS SETBACK, THE ADMINISTRATIVE OFFICIAL MUST DETERMINE THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE MAINTAINED. THE ACKNOWLEDGEMENT AND WAIVER DISCUSSED HEREIN SHALL BE RECORDED BY THE APPLICANT WITH THE COUNTY AUDITOR.
22. EASEMENT FOR INGRESS, EGRESS, MAINTENANCE AND UTILITIES SERVING WELLS APR813 AND APR814 IN FAVOR OF JERRY HAMMER AND/OR ASSIGNS.

SHORT PLAT FOR

MISSION HOLDINGS, INC.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.



BAYVIEW SURVEYING & ENGINEERING INC.
130 Shurtz Avenue Burlington WA 98223
Tel: 360-707-2580 Fax: 360-571-3378
info@bayviewinc.com

SHEET NO. 1 OF 3
SCALE: NONE
JOB NO: 2008-122

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.,
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SHORT PLAT NO. PL09-0413

NORTH 1/4,
CALCULATED PER
ROS VOL 16 SURVEYS
PAGE 101

PARCELS # 36117, 36116, 36115







SEE PLAT OF AVALON HEIGHTS REC.
IN SKAGIT COUNTY A.F. # 2007082200
ADDITIONAL SURVEY INFORMATION

SEE PLAT OF AVALON HEIGHTS RECORDED
IN SKAGIT COUNTY A.F.# 200708220070 FOR
ADDITIONAL SURVEY INFORMATION

SEE SHEET 3 OF 3 FOR ADDITIONAL EASEMENTS

AND SOUTHERLY 30' THEREOF, SW 1/4 OF THE
NE 1/4 RECORDED IN A.F. #346022.

| CURVE TABLE | | | | |
|-------------|--------|--------|-----------|--|
| CURVE | LENGTH | RADIUS | DELTA | |
| C1 | 22.65 | 175.00 | 7.21545 | |
| C2 | 26.04 | 175.00 | 8.13661 | |
| C3 | 94.35 | 35.00 | 154.27710 | |
| C4 | 189.85 | 150.00 | 72.31058 | |
| C5 | 90.26 | 500.00 | 10.20383 | |
| C6 | 217.65 | 80.00 | 155.92536 | |
| C7 | 94.96 | 150.00 | 13.92151 | |
| C8 | 37.91 | 250.00 | 8.94121 | |
| C9 | 33.75 | 250.00 | 7.44099 | |

 = SECTION CORNER
 = 1/4 SECTION CORNER
 = EXISTING 1/2" REBAR W/PLAS. CAP PLS#37549
 IN MONUMENT IN MONUMENT CASE
 = SET 1/2" REBAR W/PLAS. CAP PLS#37549
 = FND 1/2" REBAR W/PLAS. CAP PLS#37549
 = SEPTIC DRAINFIELD AND RESERVE AREA

SHORT PLAT NO. 28-80
VOL. 4, PAGE 184

PUGET SOUND ENERGY EASEMENT
A.F.#200607260047, THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4
OF SECTION 10, TOWNSHIP 35 NORTH,
RANGE 4 EAST W.M., A STRIP OF LAND 10
FEET IN WIDTH.

SHORT PLAY FOR
MISSION HOLDINGS, INC.
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF OF THE NORTHEAST 1/4 OF SECTION 10,

SHORT PLAY FOR

SEC. 10, TWP. 35N, RGE. 4E, W.M.

SCUTH 1/4
FOUND 4" x 4" CONC.
MONUMENT W/ 3" BRASS
IN CASE
ACCEPTED POSITION
VISITED (FEB. 2002)

| | |
|-------------|-----------|
| DRAWN BY: | R.HOLT |
| DATE: | 12/22/10 |
| ELEID BOOK: | 77 PAGES: |

**BAYVIEW SURVEYING
& ENGINEERING INC.**

130 Sharon Avenue Burlington WA 98233
Tel: 360-707-2580 Fax: 360-757-3976

rick@baviewse.com

| | |
|------------------|----------|
| SHEET NO. | 2 OF 3 |
| SCALE: | 1" = 10' |
| JOB NO: | 2006-1 |

JOB NO: 2006-1:

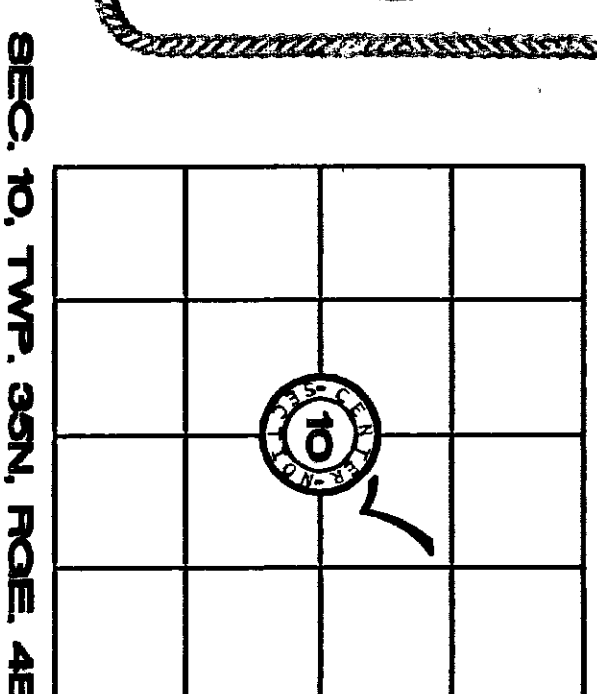
JOB NO: 2006-1:

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SITuate IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SHORT PLAT NO. PL09-0413



SHORT PLAT NO. 26-80
VOL 4, PAGE 184



SEC. 10, TWP. 35N, RGE. 4E, W.M.

SHORT PLAY FOR MISSION HOLDINGS, INC.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 35 NORTH, RANGE 4 EAST W.M.

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