SURVEY IN A PORTION OF THE SW1/4 OF SEC. 32, TWP. 35 N, RNG. 5 E, W.M.
SKAGIT COUNTY, WASHINGTON

Double Creek Short CaRD No. PL09-0401 Date: 5/25/11

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

201105250109
Skagit County Auditor
5/25/2011 Page 1 of 1 2:06PM

J Younquist
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

NOTES

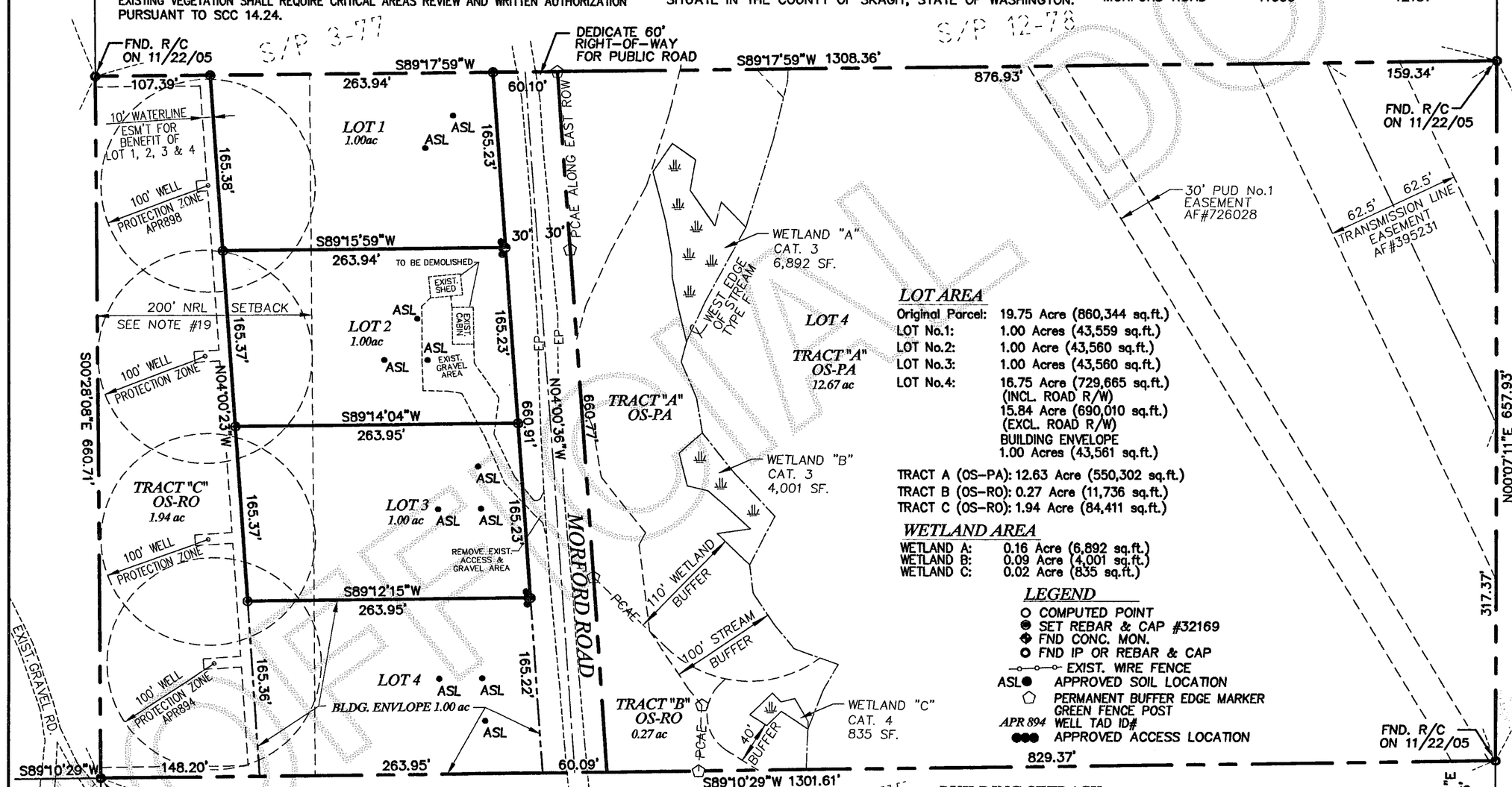
1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING/COMPREHENSIVE PLAN DESIGNATION – RURAL RESERVE (RRv)
3. SEWAGE: ON-SITE-SEPTIC
4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL STUCTURES WHICH ARE NOT AT THIS TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. WATER: INDIVIDUAL WELL
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRE 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.
8. FOR PROTECTED CRITICAL AREAS EASEMENT, SEE AUDITOR'S FILE #201105250111
9. BASIS OF BEARING – SOUTH LINE OF THE SW 1/4, SECTION 35, TOWNSHIP 35N, RANGE 5E, W.M. = NORTH 88° 55' 14" EAST PER AFNo.199911120077.
10. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED.
SEE AFN #201105250110
11. A SKAGIT COUNTY ADDRESS RANGE HAD 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.
12. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24.070, ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF, OR DAMAGE TO, EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR WATER PER AF#140125 WITH SKAGIT IMPROVEMENT COMPANY.
15. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR POWER LINE PER AF#395231 WITH UNITED STATES OF AMERICA.
16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR WATERLINE PER AF#726028 WITH PUBLIC UTILITY DISTRICT No. 1 OF SKAGIT COUNTY..
17. 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 SPECIFIC RECREATIONAL USE. IT IS INTENTED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY BE USED IN CaRDs WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDALGO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELAVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND 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 PLAT MAP AND RECORDED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT. THE REQUIREMENTS FOR OS-RO ARE: ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OS-RA.
18. OPEN SPACE-PROTECTION AREAS (OS-PA). THE PURPOSE OF THIS DESIGNATION IS TO SET AREAS OF OPEN SPACE IN A PROTECTIVE EASEMENT IN ORDER TO PROTECT CRITICAL AREAS WITHOUT THE EXPENSE OF A DETAILED SITE ASSESSMENT, HISTORIC SITES AND VIEW SHEDS. ALL LANDS WHICH HAVE NOT RECEIVED A SITE ASSESSMENT PURSUANT TO CHAPTER 14.24 SCC, CRITICAL AREAS ORDINANCE, SHALL BE PLACED IN THIS CATEGORY. IF IN THE FUTURE A CRITICAL AREA SITE ASSESSMENT IS PERFORMED AND THE CRITICAL AREAS HAVE BEEN DELINEATED (SEE SCC 14.24.080), THEN THE OS-PA PARCEL MAY BE CHANGED TO ANOTHER OPEN SPACE DESIGNATION BASED ON THE CRITICAL SET FORTH IN THIS SECTION WITH THE CRITICAL AREAS IDENTIFIED AS PROTECTED CRITICAL AREAS (PCAs). AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENT SHALL BE REQUIRED. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT. NONRESIDENTIAL HISTORIC SITES AND THEIR LANDSCAPE SETTING SHALL BE PLACED IN THIS CATEGORY. HISTORIC SITES USED AS RESIDENCES MAY BE LOCATED INSIDE OR OUTSIDE OF THIS OPEN SPACE. ALL OPEN SPACE DESIGNATED OS-PA SHALL BE PRESERVED PURSUANT TO SCC 14.24.080 AND 14.24.090 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND CHAPTER 14.24 SCC IS SATISFIED. USES AND PRESERVATION OF THE OS-PA SHALL OCCUR AS FOLLOWS:
(I) CRITICAL AREAS. FOLLOW THE PARAMETERS SET FORTH IN CHAPTER 14.24 SCC FOR CONSERVATION AND MAINTENANCE.
(II) HISTORIC SITES. A USE COVENANT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) SHALL BE DETERMINED THROUGH THE CaRD REVIEW PROCESS AND NOTED ON THE FACE OF THE PLAT. THE DURATION OF THE COVENANT SHALL BE NOTED ON THE PLAT.

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 32, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT RIGHT-OF-WAY FOR THE COUNTY ROAD KNOWN AS MORFORD ROAD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ADDRESS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
MORFORD ROAD	11000	12151



LOT AREA

Original Parcel:	19.75 Acre (860,344 sq.ft.)
LOT No.1:	1.00 Acres (43,559 sq.ft.)
LOT No.2:	1.00 Acre (43,560 sq.ft.)
LOT No.3:	1.00 Acres (43,560 sq.ft.)
LOT No.4:	16.75 Acre (729,665 sq.ft.) (INCL. ROAD R/W) 15.84 Acre (690,010 sq.ft.) (EXCL. ROAD R/W) BUILDING ENVELOPE 1.00 Acres (43,561 sq.ft.)

TRACT A (OS-PA): 12.63 Acre (550,302 sq.ft.)
TRACT B (OS-RO): 0.27 Acre (11,736 sq.ft.)
TRACT C (OS-RO): 1.94 Acre (84,411 sq.ft.)

WETLAND AREA

WETLAND A:	0.16 Acre (6,892 sq.ft.)
WETLAND B:	0.09 Acre (4,001 sq.ft.)
WETLAND C:	0.02 Acre (835 sq.ft.)

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- FND CONC. MON.
- FND IP OR REBAR & CAP
- EXIST. WIRE FENCE
- ASL● APPROVED SOIL LOCATION
- PERMANENT BUFFER EDGE MARKER GREEN FENCE POST
- APR 894 WELL TAD ID#
- ●●● APPROVED ACCESS LOCATION

BUILDING SETBACK

FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT CaRD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.
BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT):
FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.
200 FEET BUILDING SETBACK FROM ADJACENT NRL ZONING PROPERTY

SURVEYOR'S CERTIFICATE

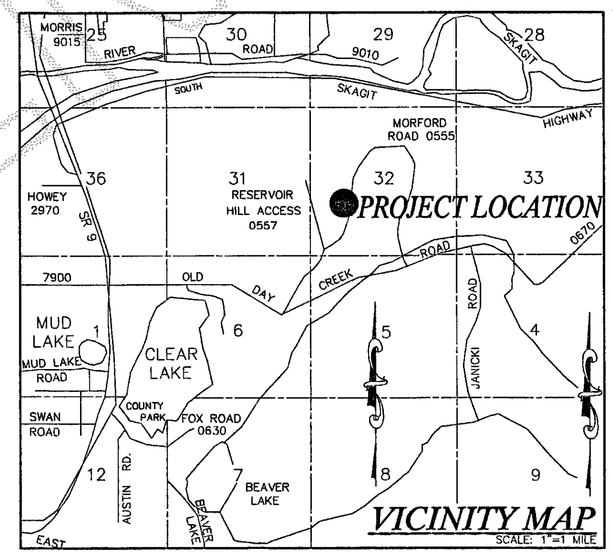
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "DOUBLE CREEK SHORT CaRD" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 32, TOWNSHIP 35N, RANGE 5E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER RCW 64.34.232.

YOUNG-SOO KIM, P.L.S. #32169

YOUNG-SOO KIM STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 32169 5/12/11 EXPIRES 1/24/20/2

SHEET 1 OF 1

19. PARCELS OF LAND OUTSIDE OF AND IMMEDIATELY ADJACENT TO NATURAL RESOURCE LANDS (RURAL RESOURCE-NRL, AGRICULTURE-NRL, INDUSTRIAL FOREST-NRL, SECONDARY FOREST-NRL, AND MINERAL RESOURCE OVERLAY ZONES) SHALL BE 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 OCCURANCE 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-NRL LANDS, THIS WAIVER MUST ALSO BE APPROVED BY THE OWNER OF THE ADJACENT AGRICULTURAL-NRL AND INDUSTRIAL FOREST-NRL LANDS. PLANNING AND DEVELOPMENT SERVICES MAY ADMINISTRATIVELY REDUCE THIS SETBACK IN LIEU OF A SIGNED WAIVER FROM THE NEIGHBORING NRL 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.



20. 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 LAND 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 SPARYING, 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 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. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

DOUBLE CREEK CO., LLC

ACKNOWLEDGEMENT

STATE OF WA
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Youngsoo Kim SIGNED THIS INSTRUMENT, ON OATH STATING THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF DOUBLE CREEK CO., LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WA, RESIDING AT Sedro Woolley

MY APPOINTMENT EXPIRES 2/20/14

ELAINE M DAWES MY COMMISSION EXPIRES FEB. 20 2014 STATE OF WASHINGTON NOTARY PUBLIC

DEVELOPERS/OWNERS

DOUBLE CREEK CO., LLC
2218 OLD HIGHWAY 99 SOUTH ROAD
MOUNT VERNON, WA 98273
(360) 416-4999

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION NOVEMBER, 2005.

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 UP TO AND INCLUDING THE YEAR 2011.

SKAGIT COUNTY TREASURER DATE 5-23-11

APPROVALS

THE WITHIN AND FOREGOING SHORT C.A.R.D. IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE.
THIS 24th DAY OF May 2011.

SHORT PLAT ADMINISTRATOR

COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT/CaRD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 16 DAY OF May, 2011.

HEALTH OFFICER

SUMMIT ENGINEERS & SURVEYORS, INC. 05321
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

UNOFFICIAL DOCUMENT