

SURVEY DESCRIPTION

LOTS 3 AND 4 (BUILDING AREA AND OPEN SPACE AREA), SKAGIT COUNTY SHORT CARD NO. PL-08-0035, APPROVED AUGUST 13, 2008 AND RECORDED AUGUST 13, 2009 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2008080042, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, N.M.

ALL OF THE ABOVE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT MACK JUDD AND JUANITA JUDD, HUSBAND AND WIFE, OWNERS OF THE LAND HEREBY PLATED, DECLARE THIS SHORT CARD AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF. TOGETHER WITH THE RIGHT TO MAKE ALL THE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS SHOWN.

IN WITNESS WHEREOF THIS 21st DAY OF July, 2011.

Mack Judd
MACK JUDD, HUSBAND

Juanita Judd
JUANITA JUDD, WIFE

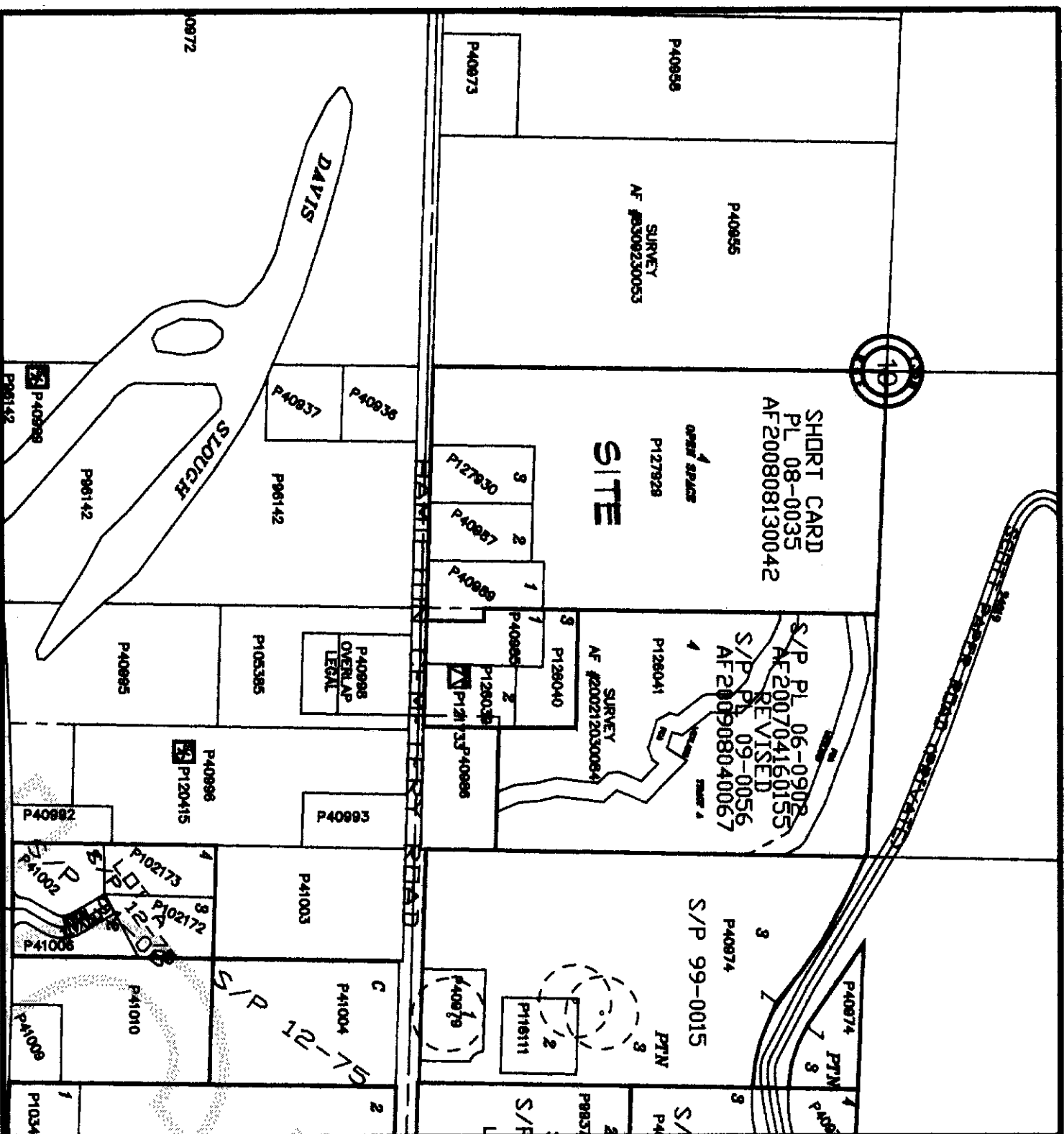
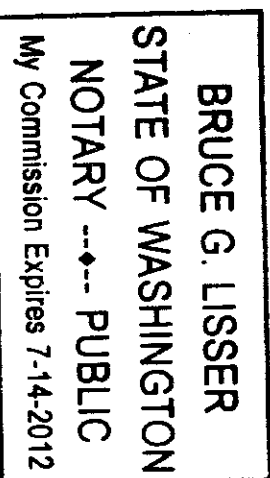
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS DATE BEFORE ME PERSONALLY APPEARED MACK JUDD AND JUANITA JUDD, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED July 21, 2011

SIGNATURE [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-12
RESIDING AT Mount Vernon



SURVEY DESCRIPTION

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 CARD AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE ZONING: RRV (RURAL RESERVE)
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
5. WATER: INDIVIDUAL WELLS
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED. IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT. THE PREVIOUSLY APPROVED WELL ON LOT 4 WAS USED AS THE EVALUATION WELL FOR THIS SHORT CARD. SEE SHORT CARD NO. PL-08-0035 FOR ADDITIONAL INFORMATION.
IT IS RECOMMENDED THAT WELLS AND WELL PROTECTION ZONES BE FENCED OFF.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP
SURVEY NUMBER LISGER 22960.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, N.M.
BEARING = NORTH 1 01' 07" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 138558-0, DATED DECEMBER 17, 2010.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT CARD NO. PL-08-0035 RECORDED UNDER AUDITOR'S FILE NO. 200808130042, IN THE RECORDS OF SKAGIT COUNTY AUDITOR.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 8302030018, 201012150008, 200206260061, 200212030084, 200803180100, 200808130043 AND 200808130042. ALSO SEE SKAGIT COUNTY COMMISSIONERS RESOLUTION NUMBER 20110202.
12. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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.
15. A SKAGIT COUNTY ADDRESS RANGE OF 32500 TO 34719 HAMILTON CEMETERY ROAD HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. THE EXISTING ADDRESS OF 33501 (ON LOT 4) HAMILTON CEMETERY ROAD SHALL REMAIN THE SAME UNLESS THE ACCESSES CHANGE. 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS; CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

16. DIMENSIONAL STANDARDS: RRV TO BE UTILIZED FOR THE EXISTING PROPERTY LINES OF THE PARENT PARCEL.

(A) SETBACKS:

FRONT: 35 FEET (20 FEET ON STREET RIGHT-OF-WAY USING A CARD SUBDIVISION)

SIDE: 8 FEET ON INTERIOR LOT

REAR: 25 FEET

ACCESSORY: FRONT: 35 FEET

SIDE: 8 FEET; HOWEVER, A 3-FOOT SETBACK IS PERMITTED 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, 20 FEET FROM THE STREET RIGHT-OF-WAY.

REAR: 25 FEET, 3-FOOT SETBACK IS PERMITTED FROM THE SIDE AND REAR

LOTS 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.

SETBACKS FROM NRL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7).

THE LOTS CREATED WITH THIS CARD SUBDIVISION DO NOT HAVE SETBACK REQUIREMENTS WITH THE EXCEPTION OF THE 20 FOOT MINIMUM FRONT YARD SETBACK FROM THE ROAD. THIS CARD SHALL REQUIRE A MINIMUM 5 FOOT SIDE YARD SET BACK.

17. OWNER/DEVELOPER:

MAC K AND JUANITA JUD
33624 HAMILTON CEMETERY RD
SEDERO WOOLLEY WA 98284

CONTIGUOUS PROPERTY OWNED BY THE DEVELOPERS IS IDENTIFIED BY SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-40987, P-46142 AND P-105385

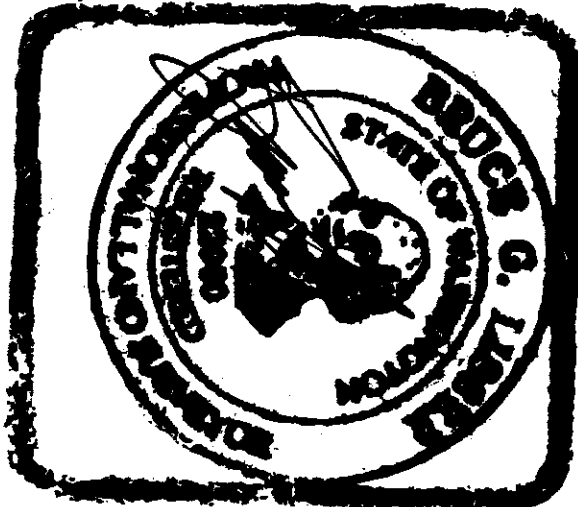
18. A DRAINAGE REPORT WAS PREPARED FOR SHORT CARD PL-08-0035. NO CHANGES HAVE BEEN MADE TO THE LOTS OTHER THAN NUMBERING AND ASSIGNMENT OF THE OPEN SPACE FROM LOT NO. 4 TO LOT NO. 3. THE PREVIOUS REPORT PREPARED BY SKAGIT VALLEY ENGINEERING CONSULTANTS DATED MARCH 10, 2008 RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM INTERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES. SEE REPORT AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

19. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION.
SEE AUDITOR FILE NO. 200808130043. 2011 08 16 00 30

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 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 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.

21. THIS SHORT CARD MODIFICATION DOES NOT CREATE ANY ADDITIONAL LOTS NOR DOES IT CHANGE LOT BOUNDARY LINES. THE OPEN SPACE IS BEING RE-ASSIGNED FROM LOT NO. 4 TO LOT NO. 3. LOT 4 WILL NO LONGER HAVE ANY OPEN SPACE DESIGNATION ATTACHED TO IT.

22. SCC14.16.310(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. ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OPEN SPACE RECREATIONAL/AMENITIES (OS-RA).
THE OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 3.



7-14-11

SHEET 2 OF 3

DATE: 07/14/2011

SHORT CARD NO. PL-08-0035 / MODIFIED PL-11-0021

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: MAC K AND JUANITA JUD

FB.	PG	LISGER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-1442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 07-016 A SC

EAST 1/4 CORNER SKAGIT
BRASS CAPPED MONIT
(2008)

N⁰01'07"E

1240.11'

2480.21'

(MEAS. = 2480.41')

CASE 3.1" NORTH OF 1/16 CORNER
(2008)

1240.10'

SE SECTION
CORNER BRASS
CAPPED MONIT
IN CASE (2008)

1/16

N⁰56'10"E

1255.78'

1255.78'

1323.15'

588°11'06"E

N⁰56'10"E

1255.78'

1321.22'

1/16

2650.53'

662.63'

SHORT CARD PL-08-0902

SKAGIT REBAR
AT CORNER (TYP)

N⁰53'45"E

249.8'

924.40'

1263.62
BARN ENCROACHES
43.4' SEE AGREEMENT
A.F. #20020626061

WELL PROTECTION
ZONE FOR EXISTING
WELL ON LOT 1
PL-06-0402

EX. BARN

EX. HOUSE

EX. SHEDS

EX. DRIVEWAY

EX. CONC. PAD

EX. SHED

EX. HOUSE

EX. CONC. PAD

EX. SHED

0

50

100

200

300

SCALE

N⁸⁷°30'30"W

662.63'

SHORT CARD PL-08-0035
(LOT 4 OPEN SPACE)

LOT 3 OPEN SPACE
(RURAL OPEN SPACE - 05-R0)

WELL PROTECTION
ZONE (TYPICAL)

10' WELL ACCESS AND
WATER LINE EASEMENT
(TYP)

WELL FOR LOT 1
(BAT 138)

WELL FOR LOT 2
(BAT 377)

PROPOSED
WELL SITE FOR
LOT 3

EXISTING PUMP HOUSE/
WELL FOR LOT 4
PRE-EXISTING,
NON-CONFORMING
(SEE NOTE 5)

WELL PROTECTION
ZONE FOR EXISTING
WELL ON LOT 1
PL-06-0402

EX. BARN

EX. HOUSE

EX. SHEDS

EX. DRIVEWAY

EX. CONC. PAD

EX. SHED

EX. HOUSE

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