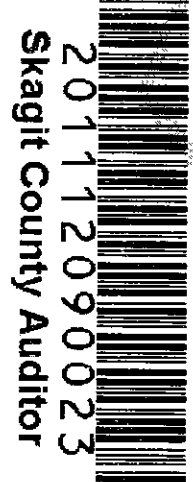
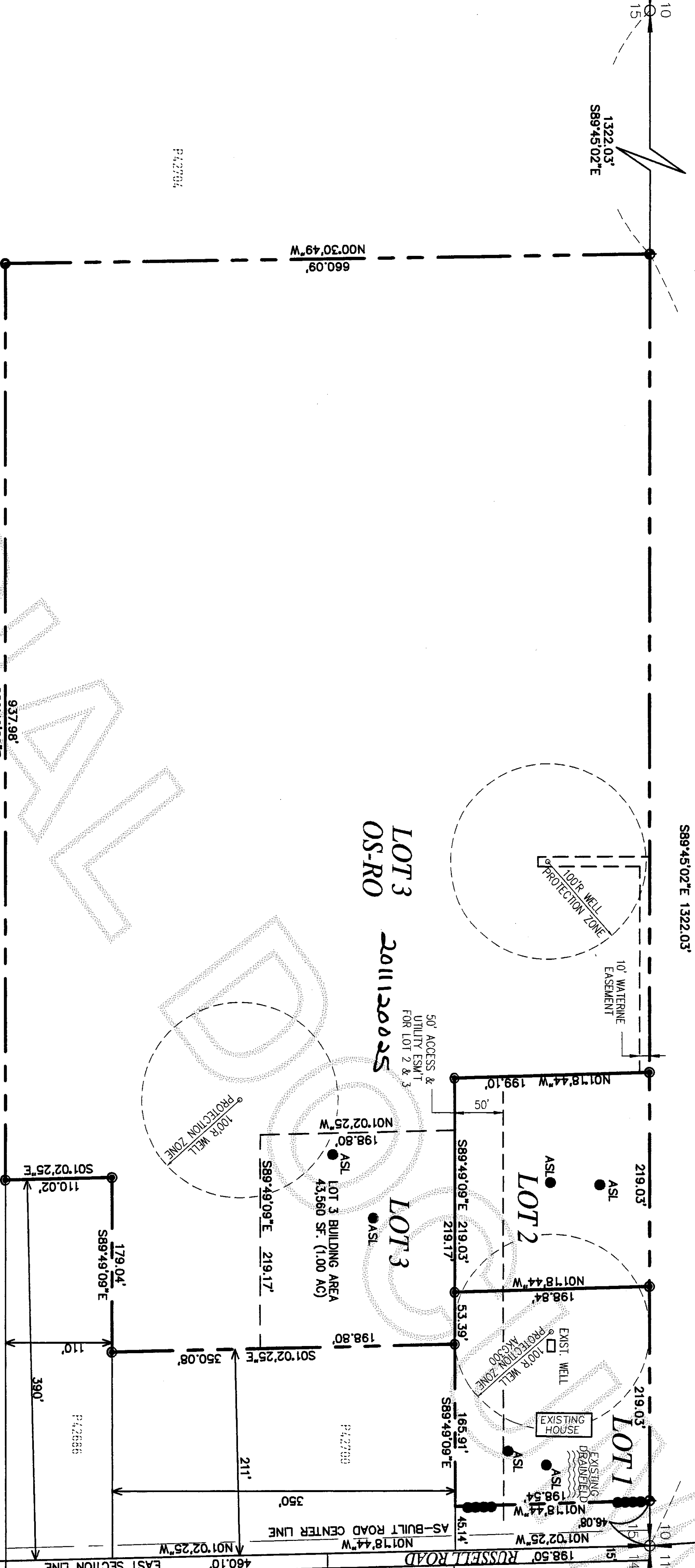


Shonaguest Deputy
COUNTY AUDITOR
SKAGIT COUNTY WASHINGTON
BY DEPUTY



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Skagit County Auditor
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LOT AREA

ORIGINAL PARCEL WITH ROW: 756,749 sf. (17.37 acres)
ORIGINAL PARCEL WITHOUT ROW: 747,697 sf. (17.16 acres)
LOT No. 1: 43,564 sf. (1.00 acre)
LOT No. 2: 43,565 sf. (1.00 acre)
LOT No. 3: 660,580 sf. (15.16 acres)
LOT 3 BUILDING ENVELOPE: 1.00 acre
OPEN SPACE: 14.16 acres

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION IN FEBRUARY OF 2009.

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- ◆ FND CONC. MON.
- FND R/C ON 5/22/08
- EXIST. WIRE FENCE
- APPROVED SOIL LOCATION ASL
- ACCESS LOCATION



SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PRESSLEY SHORT CARD" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 15, TOWNSHIP 35N, RANGE 7E, 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

LEGAL DESCRIPTION.

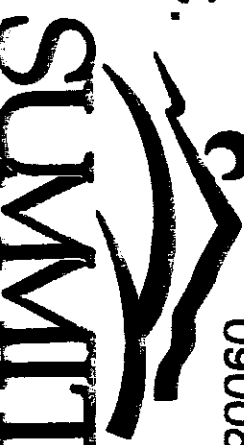
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35N, RANGE 7E, W.M., EXCEPT THE SOUTH 110 FEET OF THE EAST 390 FEET THEREOF; AND ALSO EXCEPT THE EAST 211 FEET OF THE NORTH 350 FEET OF THE SOUTH 460 FEET THEREOF; EXCEPT COUNTY ROAD, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ADDRESS NOTE:

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 GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

ROAD NAME BEGINNING RANGE ENDING RANGE
RUSSELL ROAD 7250 8501

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



SURVEY IN A PORTION OF THE NE1/4 OF SEC. 15, TWP. 35 N, RNG. 7 E, W.M.
SKAGIT COUNTY, WASHINGTON

NOTES

1. SHORT CARD/PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
3. BASIS-OF-BEARING: BEARING SHOWN IS BASED ON THE ASSUMPTION THAT THE EAST LINE OF NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST BEING S 01°02'25" E.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RRV).
5. SEPTIC: ON-SITE SEWAGE DISPOSAL
6. WATER: INDIVIDUAL WELL.
7. 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.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
9. 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 COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND 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 AFS 301100000.
12. 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 INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY BE USED IN CONJUNCTION 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 RELEVANT 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. THE SAID OPEN SPACE AREA SHALL BE RESPONSIBILITY OF THE OPEN SPACE TRACT OWNER TO MAINTAIN IT AS NATURAL AS POSSIBLE.
13. 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.

Short CARD No. PL09-0045 DATE:

14. SURFACE WATER SOURCE LIMITED (SWSL) STREAM MITIGATION.
(a) IF A PROJECT, EXCLUDING ADDITIONS TO A SINGLE-FAMILY DWELLING UNIT THAT RELY ON AN EXISTING DOMESTIC GROUNDWATER SYSTEM, IS LOCATED WITHIN 1/2 MILE OF ANY OF THE STREAMS IDENTIFIED IN S.C.C. SUBSECTION (3)(c) OF SECTION AS SWSL STREAMS THE FOLLOWING MITIGATION MEASURES SHALL BE REQUIRED, AS APPLICABLE:
(i) PUBLIC WATER. IF AN EXISTING WATER SYSTEM, THE SOURCE WHICH IS LOCATED OUTSIDE OF THE WATERSHED CONTAINING THE PROJECT, IS TIMELY AND REASONABLY AVAILABLE TO A PROJECT WITHIN A SWSL WATERSHED, AND WHERE THE WATER PROVIDER IS WILLING AND ABLE TO PROVIDE SAFE AND RELIABLE POTABLE WATER SERVICE, THEN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE PUBLIC WATER SUPPLY AS A CONDITION OF PROJECT APPROVAL.
(ii) INTERIM GROUNDWATER WITHDRAWALS: IF PUBLIC WATER IS NOT TIMELY AND REASONABLY AVAILABLE, AS SPECIFIED IN S.C.C. SUBSECTION (3)(d)(i) OF THIS SECTION, THE APPLICANT MAY UTILIZE GROUNDWATER WITHDRAWAL FROM THE SWSL WATERSHED ON AN INTERIM BASIS, PROVIDING THAT THE PROPERTY SHALL BE SUBJECT TO MANDATORY PARTICIPATION IN A LOCAL UTILITY DISTRICT (LUD) OR SPECIAL IMPROVEMENT DISTRICT THAT WILL PROVIDE POTABLE WATERSERVICE TO THE PROPERTY IF AND WHEN THAT OCCURS. THE PROPERTY OWNER SHALL BE REQUIRED TO SIGN A WRITTEN AGREEMENT WITH THE COUNTY AGREEING NOT TO PROTECT THE LUD OR SPECIAL IMPROVEMENT DISTRICT, AND HAVE THOSE CONDITIONS RECORDED ON THE PROPERTY TITLE BEFORE A COUNTY PERMIT OR LAND DIVISION IS APPROVED. THE PROPERTY OWNER SHALL ALSO AGREE THROUGH THE ABOVE WRITTEN AGREEMENT TO CONNECT ALL WATER FIXTURES TO THIS WATER SYSTEM AS SOON AS IT IS TIMELY AND REASONABLY AVAILABLE, AND SHALL DECOMMISSION ANY WELLS UTILIZED FOR INTERIM GROUNDWATER WITHDRAWALS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS EXPEDITIOUSLY FOLLOWING CONNECTION TO THE PUBLIC SYSTEM.
(iii) LAWN WATERING: LAWN WATER RESTRICTIONS OR OTHER WATER USE CONSERVATION MEASURES SHALL BE REQUIRED FOR PROPERTIES INCLUDED IN LAND DIVISIONS APPROVED AFTER THE DATE OF ADOPTION OF THE ORDINANCE CODIFIED IN THIS CHAPTER. LAWN WATERING RESTRICTIONS FOR INTERIM GROUNDWATER WITHDRAWALS SHALL NOT APPLY UNDER THE FOLLOWING CONDITIONS:
(A) THE PROPOSED DEVELOPMENT CONNECTS TO AN EXISTING PUBLIC WATER SUPPLY AS DESCRIBED IN SUBSECTION (3)(d)(i) OF THIS SECTION; OR
(B) THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM AN AQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SUBSECTION (3)(d) OF THIS SECTION.
- (b) IF A PROJECT IS LOCATED WITHIN 1/2 MILE OF ANY OF THE STREAMS IDENTIFIED S.C.C. SUBSECTION (3)(c) OF THIS SECTION AS SWSL, THEN THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED PROJECT SHALL BE LIMITED 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY, AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. THE IMPERVIOUS SURFACE LIMITATION MAY BE WAIVED UNDER FOLLOWING CONDITIONS:
(i) A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM THAT HAS A SOURCE OF WATER LOCATED OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM AND IT IS DETERMINED THAT THE ON-SITE SEWAGE DISPOSAL SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER; OR
(ii) THE PROJECT IS LOCATED IN AN AREA THAT THE COUNTY ENGINEER DETERMINES IS NOT SUITABLE FOR STORMWATER INFILTRATION, OR
(iii) THE LIMITATION IS INCONSISTENT WITH APPLICABLE STORMWATER REGULATIONS.

15. LOT #3 GRANTS EASEMENT TO LOT #2 AND LOT #2 GRANTS EASEMENT TO LOT #1 FOR WELL PROTECTION ZONES (WPZs).

DECLARATION

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

Charles L. Pressley
Charles L. Pressley

DEVELOPERS/OWNERS

CHARLES L. PRESSLEY
LINDA J. PRESSLEY
39701 CAPE HORN ROAD
CONCRETE, WA 98237

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skagit County Auditor
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COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
BY DEPUTY

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.

Robert J. Blum
SKAGIT COUNTY TREASURER

DATE 12-2-2011

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD, IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18.
THIS 8th DAY OF December 2011.

Robert J. Blum
SHORT PLAT ADMINISTRATOR

Patricia A. Zeller
COUNTY ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 WATER THIS 24 DAY OF December 2011.

William M. Hildner
SKAGIT COUNTY HEALTH OFFICER

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 15 DAY OF November 2011, BEFORE ME, the undersigned, A NOTARY PUBLIC, PERSONALLY APPEARED *Charles L. Pressley*

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE

Charles L. Pressley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 1422 W. BIRDALE.

