

7 LOT LONG CARD SURVEY IN THE N 1/2, SE 1/4, SE 1/4, AND GOVERNMENT LOTS 4 & 5, ALL IN SECTION 36, T. 36 N., R. 01 E., W.M.

BOUNDARY NOTE

THE BOUNDARY FOR THIS SUBDIVISION IS BASED UPON AN ALTA RECORD OF SURVEY PERFORMED BY LEONARD AND BOUNDNOT, INC. IN NOVEMBER, 1991, AND RECORDED UNDER AUDITOR'S FILE NUMBER 9204100075. SAID SURVEY EMBRACES THE ENTIRE PARCEL OF LAND UNDERLYING THIS SUBDIVISION. A FIELD SURVEY WAS COMPLETED BY SCHEMMER JOHNSTON PLLC IN DECEMBER 2010 TO VERIFY THE FINDINGS OF SAID ALTA SURVEY.

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; AND GOVERNMENT LOTS 4 AND 5, IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST, WM.; EXCEPT GUENES ISLAND ROAD ALONG A NORTHERLY PORTION OF THE EAST LINE THEREOF; ALSO EXCEPT OTHER COUNTY ROAD RIGHTS-OF-WAY, IF ANY.

LAND ABOVE DESCRIBED PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 92361, DATED NOVEMBER 21, 2007.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS TO TITLE ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 92361, DATED NOVEMBER 21, 2007, SCHEDULE B-1:

- A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF RECORD OF SURVEY.
- B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, UNDER AUDITOR'S FILE NO. 9204100075.
- C. PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS, UNDER AUDITOR'S FILE NO. 9207100012.

PLAT NOTES:

1. ANY PORTION OF THE SUBDIVISION THAT IS LOCATED WITHIN THE SHORELINE JURISDICTION MUST COMPLY WITH THE REGULATIONS OF SCC 14.26, MAC 173-27 AND RCW 90.58. THE PROPERTY LIES WITHIN THE SHORELINE JURISDICTION OF PADILLA BAY.
2. 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 A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
3. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
4. LONG PLAT CARD NAME, NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. 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 AND FOR SUCH MAINTENANCE ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
6. 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.
7. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
8. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION AT THE TIME OF APPLICATION FOR BUILDING PERMIT AND/OR ACCESS. SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.
9. THE ONE HUNDRED (100) FOOT RADIUS WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SHARE. FOR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LOT AND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 02007004 (PART); ORD. 14063 (PART), 1991)
10. THE DEVELOPMENT SHALL COMPLY WITH 5,000 GALLON PER DAY WATER USE THRESHOLD TO DEVELOP WITHOUT A WATER RIGHT. EACH LOT (#1-6) SHALL NOT EXCEED 833.3 GALLONS OF WATER PER DAY.
11. 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.
12. ALL FUTURE DEVELOPMENT ACTIVITY SHALL COMPLY WITH THE SALT WATER INTRUSION (SWI) POLICY RESOLUTION R#15570.
13. SEPTIC DRAINFIELD AND WELL HEAD EASEMENT: AN EASEMENT IS HEREBY GRANTED OVER, ACROSS, UPON AND UNDER ALL OF THAT PORTION OF LOT 7 LYING OUTSIDE OF ANY CRITICAL AREAS, FOR SEPTIC DRAINFIELDS, WELL-HEADS AND RESERVE WELL-HEADS AND ALL ASSOCIATED SERVICE LINES AND ACCESS ROADS. THIS EASEMENT IS FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT AND IS BINDING UPON THE GRANTOR, HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL BE A COVENANT WHICH RUNS WITH THE LAND FOR THE MUTUAL BENEFIT OF SAID LOTS.
14. WELL (APF 433, APH 677, APF 331) AND ADDITIONAL FUTURE WELLS DRILLED ON THE PROJECT SITE SHALL BE LIMITED TO NOT EXCEED 4.5 GALLONS PER MINUTE. SHALL MAINTAIN 100 FEET SEPARATION FROM OTHER WELLS, AND SHALL BE DRILLED IN THE UPPER VASION AQUIFER. ALL WELL PUMPS SHALL BE INSTALLED WITHIN THE SCREENED INTERVAL, AT LEAST TWO (2) FEET BELOW THE TOP OF THE SCREEN. INORGANIC CHEMISTRY RESULTS FOR IRON AND MANGANESE WERE ELEVATED. FUTURE PROPERTY OWNERS ARE ADVISED TO CONSULT A WATER TREATMENT SPECIALIST TO ADDRESS ANY TREATMENT NEEDS.

15. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) ON FILE WITH SKAGIT COUNTY. MAINTENANCE AND REPAIRS OF ALL COMMON STRUCTURES AND LANDSCAPING, INCLUDING: FIRE HYDRANTS, A WATER STORAGE TANK, THE ACCESS ROAD IDENTIFIED AS "AMBLESIDE LOOP", LANDSCAPING AROUND SUCH STRUCTURES, AND THE LANDSCAPE BUFFER ALONG GUENES ISLAND ROAD SHALL BE THE RESPONSIBILITY OF THE AMBLESIDE HOMEOWNERS ASSOCIATION PURSUANT TO THE RECORDED CC&R'S. AF# 201103250120
16. 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 PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF# 201103250117
17. PARK IMPACT FEES OF \$100 PER LOT WILL BE DEFERRED UNTIL ISSUANCE OF BUILDING PERMITS.
18. ANY FUTURE DEVELOPMENT WITHIN THE AREA DESIGNATED AS OS-PA SHALL REQUIRE A CRITICAL AREAS SITE ASSESSMENT FOR THAT PORTION OF THE OS-PA WITHIN 200 FEET THE PROPOSED DEVELOPMENT AREA(S).
19. OPEN SPACE AREAS IDENTIFIED IN THIS PLAT REQUIRE MAINTENANCE PER SCC 14.18.310 (5) (c) & (d).

OPEN SPACE PRESERVATION AREAS (OS-PA) - THE PURPOSE OF THIS OPEN SPACE IS TO PROTECT UNDEVELOPED CRITICAL AREAS. NO USE MAY BE MADE OF THIS PROPERTY EXCEPT FOR PROTECTION OF SAID RESOURCES PURSUANT TO SCC 14.24.160 AND 14.24.170 WITHOUT FIRST AMENDING ITS OPEN SPACE DESIGNATION PURSUANT TO SCC 14.18.310(5)(c), WHICH SHALL INCLUDE PERFORMING A SITE ASSESSMENT PURSUANT TO SCC CHAPTER 14.24 (CRITICAL AREAS).

OPEN SPACE RURAL OPEN (OS-RO) - THIS OPEN SPACE MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE RURAL RESERVE ZONE OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. IT SHALL REMAIN IN OS-RO AND CAN ONLY BE REMOVED PURSUANT TO SCC 14.18.310(5)(d). MAINTENANCE FOR ALL COMMON OPENSPACE SHALL BE THE RESPONSIBILITY OF THE AMBLESIDE HOMEOWNERS ASSOCIATION.

20. STORE ALL CHEMICALS (SOLVENTS, FUELS, OILS, PESTICIDES, ETC.) WITH SECONDARY CONTAINMENT OR IN A BUILDING WITH A CONCRETE FLOOR. IT IS ASSUMED THAT THESE ARE NORMAL HOUSEHOLD QUANTITIES ONLY.

21. ALL APPLICATION AND DISPOSAL OF CHEMICALS WILL BE ACCORDING TO THE MAUNFACUTURES LABEL DIRECTIONS OR BEST AVAILABLE COUNTY DISPOSAL PRACTICE. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR MORE INFORMATION.
22. NO INDUSTRIAL, COMMERCIAL OR AGRICULTURAL ACTIVITIES THAT UTILIZE CHEMICALS THAT COULD INJURE THE AQUIFER WILL BE CONDUCTED ON THIS PROPERTY.
23. ON-SITE SEWAGE SYSTEM DISPOSAL INSTALLATION, ALTERATION, OR REPAIR SHALL BE IN ACCORDANCE WITH SKAGIT COUNTY CODE 12.05 OR APPLICABLE SKAGIT COUNTY RULES AND REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS.
24. NO FUTURE DEVELOPMENT ACTIVITY IS TO TAKE PLACE WITHIN EXISTING AND FUTURE WELL PROTECTION ZONES, EXCEPT THOSE USES PERMITTED BY STATE AND COUNTY REGULATIONS SCC 12.48.240 WATER REQUIREMENTS FOR LAND DIVISION.
25. OHWM LOCATED BY TINA MIRABILE OF SCHEMMER ENGINEERING ON 04-06-2007
26. INGRESS AND EGRESS SHALL BE GRANTED TO THE COUNTY FOR MONITORING AND EVALUATION OF COMPLIANCE WITH ESTABLISHED CONDITIONS OF APPROVAL, BINDING CONDITIONS OR ANY REQUIRED MITIGATION.
27. PCA (OS-PA) SIGNAGE SHALL BE LOCATED EVERY 200 FT OR LESS, WHICHEVER IS CLOSER.
28. PCAE ARE RECORDED UNDER AF# 201103250119
29. ZONING/COMPREHENSIVE PLAN DESIGNATION = RURAL RESERVE (RR).
30. THE ADDRESS RANGE IS: 5752 TO 5963 AMBLESIDE LOOP
31. ANY FUTURE ACTIVITY OR DEVELOPMENT WITHIN THE 100'W/2 FOR GUENES SEAWAY WATER SYSTEM GROUP B WELL GROUP ID#2164y MUST CONTACT THE HEALTH DEPARTMENT AND WATER MANAGEMENT COMPANY FOR REVIEW.
32. THE SHORELINE AREA IS LOCATED WITHIN A A4 FLOOD HAZARD ZONE PER FIRM MAP 530151 0025C DATED JANUARY 3, 1985.

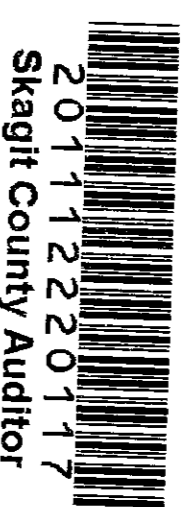
OWNER OF RECORD

RACE BANNON VENTURES, LLC
9676 EVERGREEN DRIVE
BELLEVUE, WASHINGTON 98005

DEVELOPER

RACE BANNON VENTURES, LLC
9676 EVERGREEN DRIVE
BELLEVUE, WASHINGTON 98005

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST OF SCHEMMER JOHNSTON PLLC
SKAGIT COUNTY AUDITOR DEPUTY



12/22/2011 Page 1 of 3 2:57PM
Skagit County Auditor

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2012. THIS 24 DAY OF December 2011

Talun D...
SKAGIT COUNTY TREASURER DEPUTY

APPROVALS:

EXAMINED AND APPROVED BY THE COUNTY OF SKAGIT THIS 20 DAY OF December 2011

Mindy...
COUNTY PLANNING DIRECTOR

Dea...
COUNTY ENGINEER

John...
COUNTY HEALTH OFFICER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RACE BANNON VENTURES, LLC A LIMITED LIABILITY COMPANY, AS OWNERS IN FEE SIMPLE, HEREBY CERTIFY THAT THIS 7 LOT LONG CARD IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

RACE BANNON VENTURES, LLC BY PHIL GREGOR (MEMBER)

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RACE BANNON VENTURES, LLC BY PHIL GREGOR APPEARED BEFORE ME AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED November 25, 2011
SIGNATURE
NOTARY PUBLIC FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/29/2012

PLAT OF AMBLESIDE

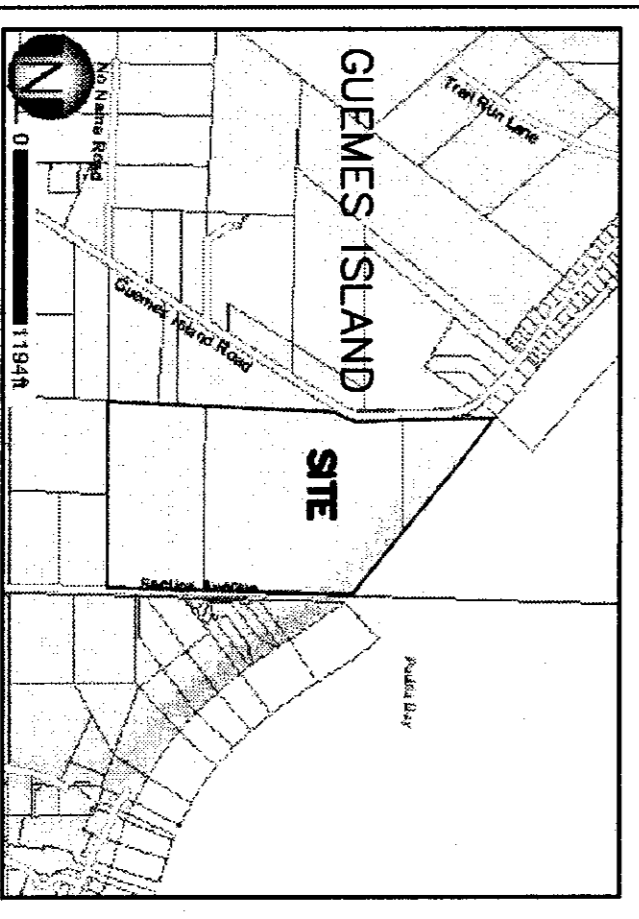
JOB NO.
07-067
SHEET

1 OF 3
5525 GUENES ISLAND ROAD
ANACORTES, WA. 98221

SCHEMMER JOHNSTON PLLC
CIVIL STRUCTURAL PLANNING SURVEYING
3011 4 COMMERCIAL AVE., SUITE C, ANACORTES, WA. 98221



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH THE SURVEY RECORDING ACT.
URBAN P. VISSER CERT. #34146
DATE 11.04.11



VICINITY MAP
SECTION 36, TWP. 36 N., RGE. 1 E., W.M.
PL#07-0680

DRAWN	JTS
CHECKED	UPV
DATE	BY
DATE	BY
DATE	BY

CAD FILE: 07-067

PLOT DATE: 11-01-2011

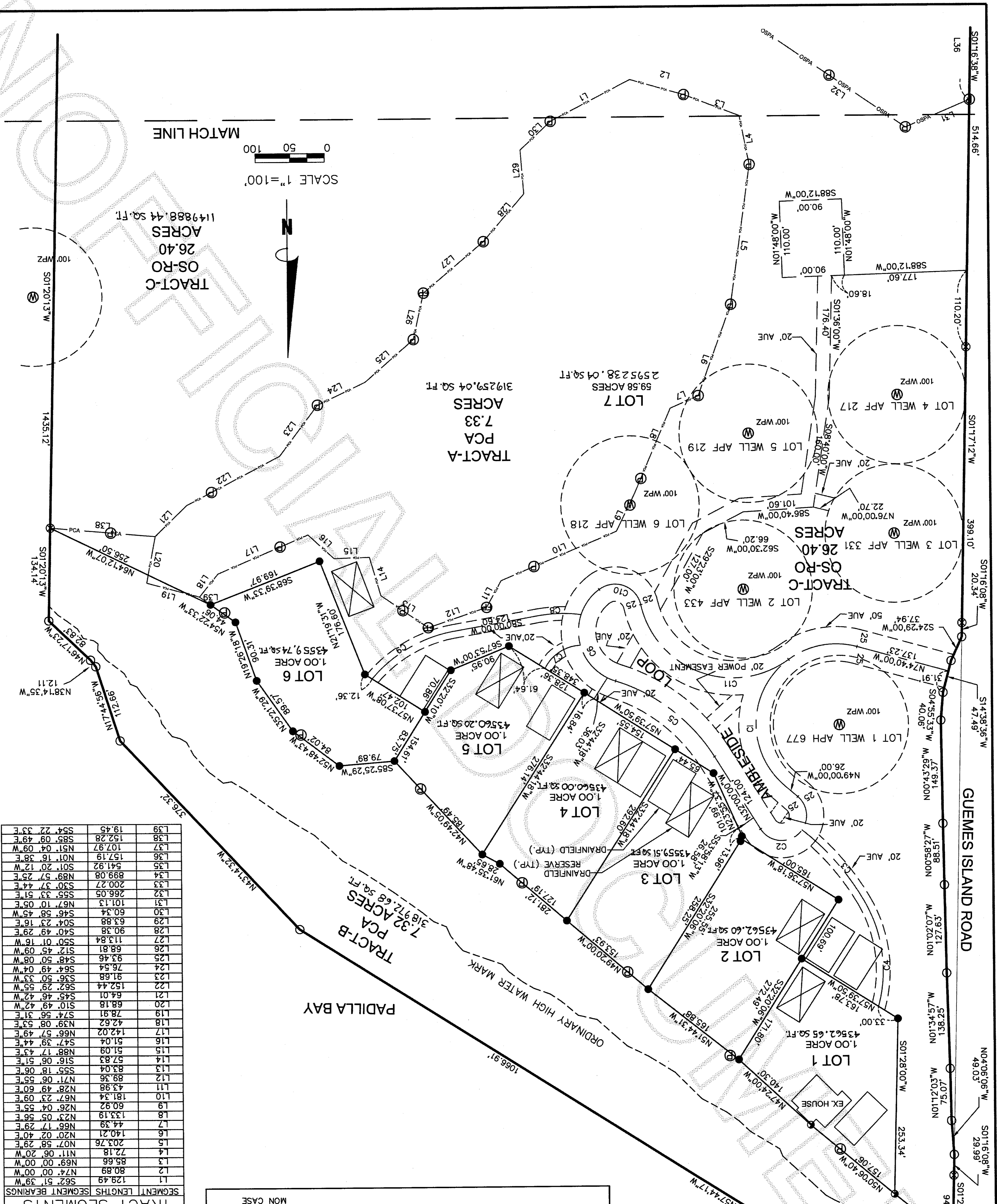
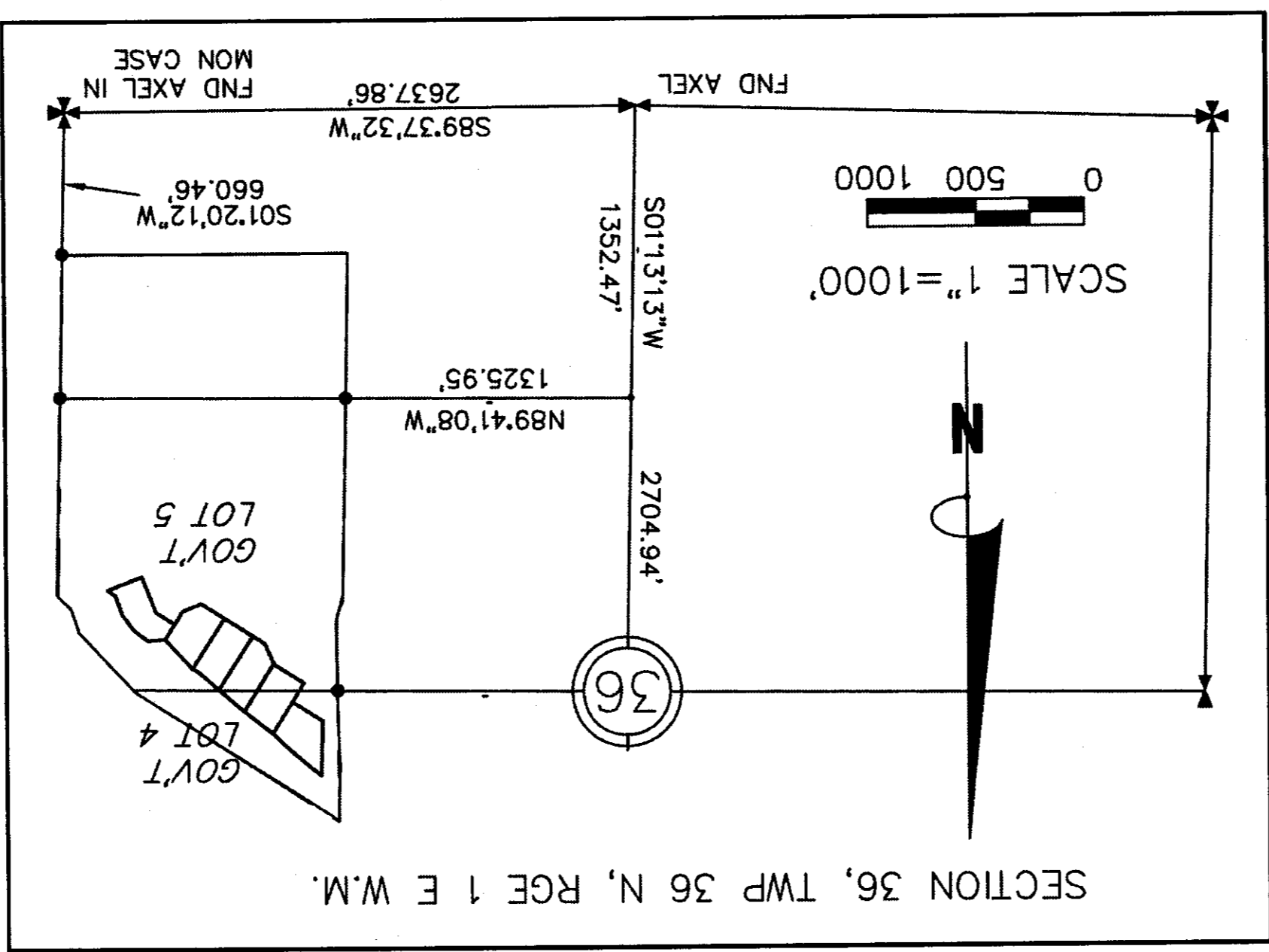


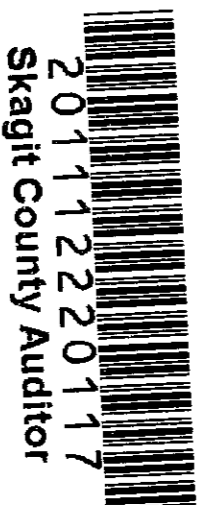
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MADE BY ME OR UNDER MY DIRECT
SUPERVISION AND IS IN CONFORMANCE
WITH THE SURVEY RECORDING ACT.
URBAN P. WISSER CERT. #34146
DATE 11.04.11

CURVE TABLE			
CURVE	RADIUS	LENGTHS	DELTA
C1	116.00	312.48	$\Delta=154.20^{\circ}00''$
C2	36.00	123.78	$\Delta=197.00^{\circ}00''$
C3	360.00	136.62	$\Delta=21.74^{\circ}38''$
C4	200.00	158.75	$\Delta=45.28^{\circ}40''$
C5	260.00	183.66	$\Delta=40.72^{\circ}82''$
C6	76.00	166.51	$\Delta=125.31^{\circ}33''$
C7	60.00	64.18	$\Delta=61.17^{\circ}26''$
C8	200.00	62.54	$\Delta=17.54^{\circ}55''$
C9	200.00	139.01	$\Delta=35.49^{\circ}24''$
C10	38.00	76.18	$\Delta=114.51^{\circ}52''$
C11	136.00	270.55	$\Delta=113.58^{\circ}45''$

LEGEND

●	FOUND 1/2" REBAR W/ CAP "LEO"
●	SET 1/2" REBAR W/ CAP "PEM L"
●	SET 5/8" REBAR W/ CAP "VISSER"
○	CALCULATED LOCATION
⊕	PCAE SIGN
⊗	WELL EXISTING
AUE	ACCESS AND UTILITIES EASEMENT





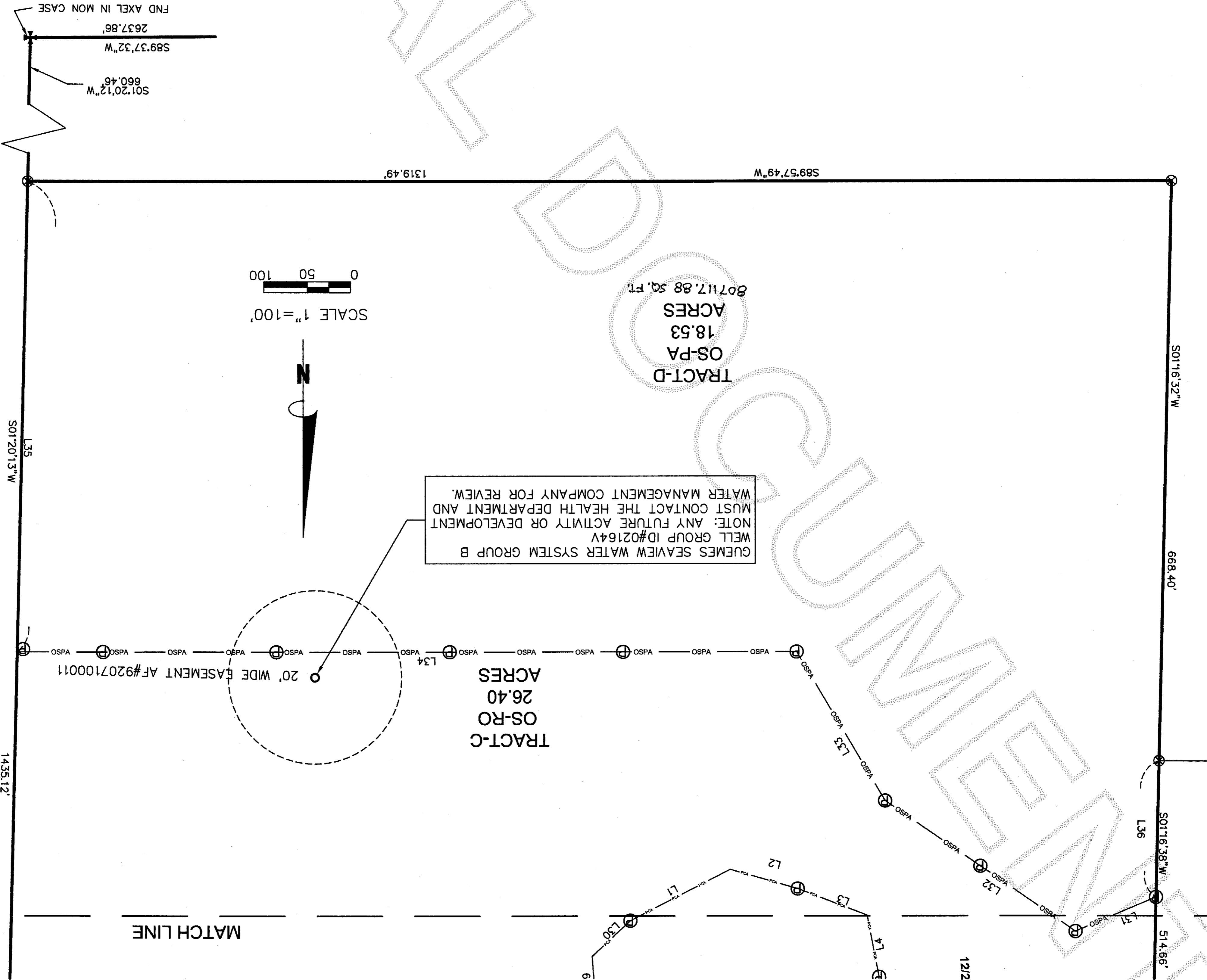
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Skagit County Auditor
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OPEN SPACE SUMMARY:

OPEN SPACE -RURAL OPEN (OS-RO) TRACT A-C, 41.05 ACRES
TRACT A 7.33 AC., TRACT B 7.32 AC., TRACT C 26.4 AC.
OPEN SPACE-PROTECTED AREA (OS-PA) TRACT D 18.53 ACRES

Lot Summary		Parcel #	Area
1	1.00 acres	RESIDENTIAL LOT	1.00 acres
2	1.00 acres	RESIDENTIAL LOT	1.00 acres
3	1.00 acres	RESIDENTIAL LOT	1.00 acres
4	1.00 acres	RESIDENTIAL LOT	1.00 acres
5	1.00 acres	RESIDENTIAL LOT	1.00 acres
6	1.00 acres	RESIDENTIAL LOT	1.00 acres
7	59.58 acres	OPEN SPACE AND CRITICAL AREAS TRACTS	59.58 acres
TOTAL			65.58 acres

TYPICAL BUILDING SETBACKS	
SETBACK	DISTANCE FROM PROPERTY LINE
FRONT	20'
SIDES	10'
REAR	0'
EXTERIOR PARENT PARCEL LINE	35'



LEGEND	
⊗	FOUND 1/2" REBAR W/ CAP "LEONARD 8992"
●	SET 1/2" REBAR W/ CAP "PEM LS 25971"
●	SET 5/8" REBAR W/ CAP "VISSER LS 34146"
○	CALCULATED LOCATION
⊕	PCAE SIGN
⊕	FENCE POST
⊗	WELL EXISTING
⊗	AUE ACCESS AND UTILITIES EASEMENT

PLAT OF AMBLESIDE

5525 GUEMES ISLAND ROAD
ANACORTES, WA. 98221

JOB NO.
07-067

SHEET

3 OF 3

SEHEMER JOHNSTON PLLC
CIVIL STRUCTURAL PLANNING SURVEYING
2014 COMMERCIAL AVE., SUITE G, ANACORTES, WA 98221



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECT
SUPERVISION AND IS IN CONFORMANCE
WITH THE SURVEY RECORDING ACT.
URBAN P. VISSER CERT. #34146
DATE 11.04.11

DRAWN	JTS
CHECKED	UPV
DATE	BY
DATE	APP
DATE	REVISIONS

PL#07-0680

CAD FILE:07-067

PLOT DATE:11-01-2011