

SURVEY IN A PORTION OF THE SW1/4 OF SEC. 24, TWP. 34 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

NOTES

1. SHORT 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. SEE EXISTING EASEMENT AND MAINTENANCE AGREEMENT FILED UNDER AF#8212100052, AF#9107100121, AF#200303101068, AND AF#200310300114.
3. BASIS-OF-BEARING: ASSUMED N89°12'47"E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 PER SURVEY OF UPD AND TRACS FILED IN VOLUME 4 OF SURVEYS AT PAGES 56-61 AS AF#8212140010.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE (RR)
5. SEPTIC: ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
7. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
8. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS:
AF#200310301068, AF#200304280225, AF#200308070123, AF#20031030070124, AF#200310300117, AF#200312240007, AF#200308070125, AF#200310300118, AND AF#200310300119.
9. 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)(g) 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)(g)(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 WATER SERVICE 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 PROTEST 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 COERD 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)(g)(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)(g) 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.
10. SEE PROTECTED CRITICAL AREA AGREEMENT RECORDED UNDER AF# 201201200052
11. 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.
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. 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 AF# 201201200052
15. ALL OPEN SPACE DESIGNATED OS-R MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RURAL RECREATION USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATIONAL, SCENIC OR OPEN SPACE USE. PERMIT IS OBTAINED, THE SAID OPEN SPACE AREA SHALL BE RESPONSIBILITY OF THE OPEN SPACE TRACT OWNER TO MAINTAIN IT AS NATURAL, AS POSSIBLE. THIS OPEN SPACE TRACT OWNER SHALL BE THE LOT #1 OWNER.

16. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR TELEPHONE LINES PER AF#704645 WITH SKAGIT VALLEY TELEPHONE COMPANY.

17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF FOR TELEPHONE LINES PER AF#447615 AND AF#448497 WITH PUEBT SOUND POWER & LIGHT COMPANY.

18. PCA SIGN, MARKER AND FENCE MAINTENANCE IS THE RESPONSIBILITY OF THE LAND OWNER, OR ANY SUBSEQUENT LANDOWNER, TO MAINTAIN THE REQUIRED PCA MARKERS, SIGNS OR FENCES IN WORKING ORDER THROUGHOUT THE DURATION OF THE DEVELOPMENT PROJECT OR LAND USE ACTIVITY. MAINTENANCE INCLUDES ANY NECESSARY REPLACEMENT. REMOVAL OF REQUIRED SIGNS, MARKERS OR FENCES WITHOUT PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICIAL SHALL BE CONSIDERED A VIOLATION OF THE COUNTY CODE.

19. 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 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.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:
LOT 1 OF SHORT PLAT PLO-0533, RECORDED UNDER AUDITOR'S FILE NO. 200310300119, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1 SHORT PLAT PLO-0533, RECORDED UNDER AUDITOR'S FILE NO. 200310300119, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE NORTH 25°28'50" WEST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 130.00 FEET; THENCE SOUTH 15°00'42" WEST A DISTANCE OF 111.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET WHICH BEARS NORTH 74°58'18" WEST, THROUGH A CENTRAL ANGLE OF 49°30'28" AN ARC DISTANCE OF 86.41 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 SOUTH 64°31'10" WEST A DISTANCE OF 182.63 FEET; THENCE SOUTH 11°56'16" EAST A DISTANCE OF 10.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 64°31'10" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 313.61 FEET TO THE POINT OF BEGINNING.
AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 1 OF SHORT PLAT PLO-0533, RECORDED UNDER AUDITOR'S FILE NO. 200310300119, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 38°24'07" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 117.05 FEET; THENCE 77°40'41" EAST A DISTANCE OF 110.78 FEET; THENCE NORTH 70°44'22" EAST A DISTANCE OF 138.60 FEET; THENCE SOUTH 70°10'56" EAST A DISTANCE OF 43.87 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 64°31'10" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF LOT 1 SHORT PLAT PLO-0533, RECORDED UNDER AUDITOR'S FILE NO. 200310300119, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING A THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 64°31'10" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 510.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 64°31'10" EAST A DISTANCE OF 188.46 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 11°56'16" EAST, ALONG SAID EASTERLY LINE A DISTANCE OF 192.85 FEET; THENCE SOUTH 03°27'25" WEST A DISTANCE OF 37.23 FEET; THENCE NORTH 86°32'35" WEST A DISTANCE OF 65.85 FEET; THENCE NORTH 03°27'25" EAST A DISTANCE OF 53.09 FEET; THENCE NORTH 44°03'57" WEST A DISTANCE OF 68.68 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS SOUTH 45°56'03" WEST, THROUGH A CENTRAL ANGLE OF 30°53'19" AN ARC DISTANCE OF 5.39 FEET; THENCE NORTH 74°57'16" EAST, THROUGH A CENTRAL ANGLE OF 28°44'18" AN ARC DISTANCE OF 85.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET WHICH BEARS NORTH 15°02'44" WEST, THROUGH A CENTRAL ANGLE OF 58°21 FEET; 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SURVEY IN A PORTION OF THE SW1/4 OF SEC. 24, TWP. 34 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON

Short Plat No. PL09-0254

Date: _____

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

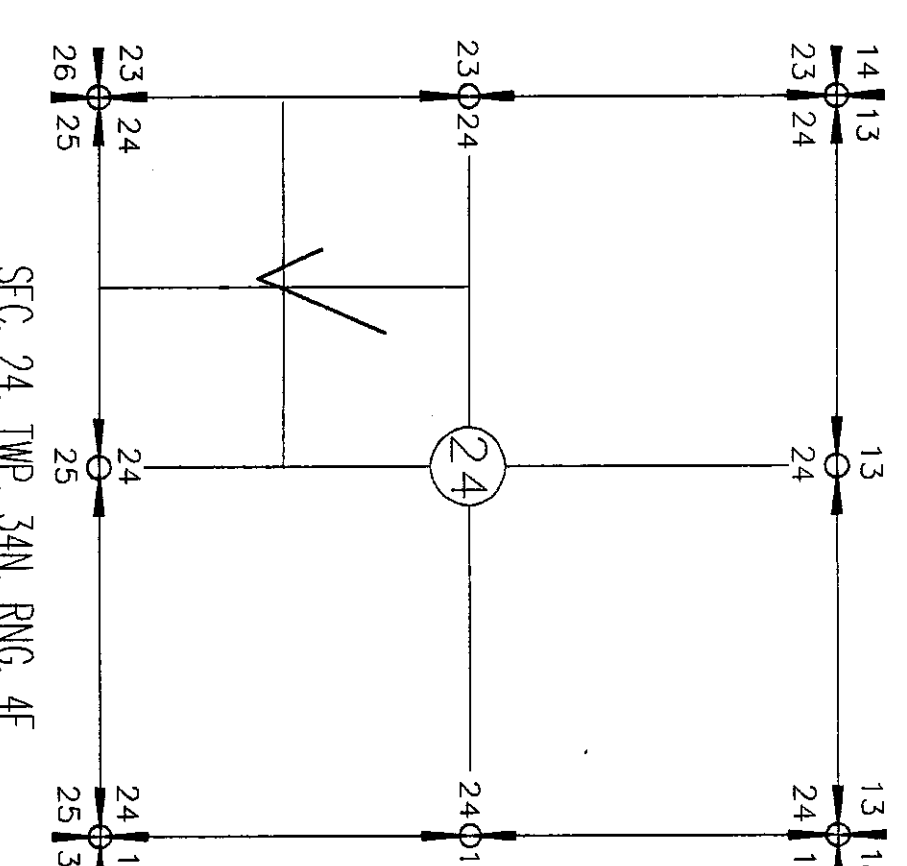
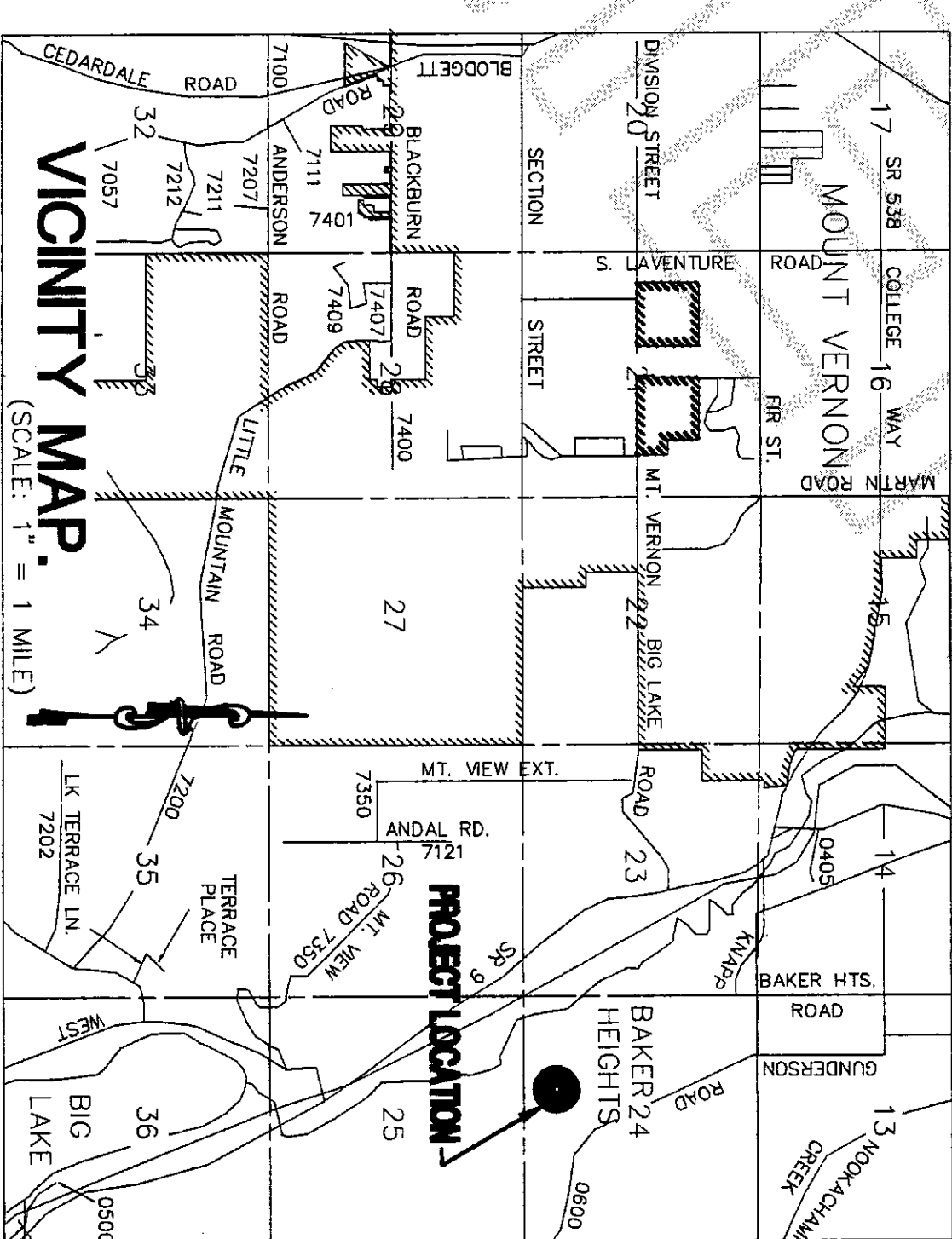
SURVEY EQUIPMENT & PROCEDURE
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED
BY FIELD TRAVERSE USING A NIKON DTM-520
TOTAL STATION NOVEMBER, 2009.

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

J. HONGQUEST
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

BY DEPUTY

201201200063
Skagit County Auditor
1/20/2012 Page 2 of 2 1:33PM



- LEGEND**
- COMPUTED POINT
 - SET REBAR & CAP #32169
 - FND CONC. MON.
 - FND IP OR R/C
 - EXIST. WIRE FENCE
 - APPROVED SOIL LOCATION
 - PERMANENT BUFFER EDGE MARKER
 - (FND, REBAR & CAP - SKAGIT)
 - PERMANENT BUFFER EDGE MARKER
 - (METAL FENCE POST SET BY SUMMIT)
 - PROPOSED ACCESS LOCATION



LINE TABLE			
LINE	LENGTH	BEARING	
L1	30.57	N87.30.00"W	
L1	30.57	N87.30.00"W	
L2	28.11	N34.17.03"E	
L3	10.29	S11.56.15"E	
L4	16.23	S11.56.15"E	
L5	20.46	S10.52.29"E	
L6	19.46	N67.45.08"W	
L7	18.00	N70.44.22"E	
L8	10.63	S89.14.37"E	
L9	30.01	N67.45.08"W	

CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT LENGTH
C1	30.52.57"	10.00	2.76
C2	28.44.04"	85.00	21.77
C3	30.53.26"	70.00	19.34
C4	28.13.50"	75.21	19.61
C5	49.30.33"	100.00	46.11
C6	57.32.07"	70.00	36.70
C7	49.01.06"	85.00	36.75
C8	28.50.04"	145.00	36.63

SCALE: 1" = 60'
DATE: NOVEMBER - 2009

LOT AREA
ORIGINAL PARCEL: 10.00 Acre (435,604 sq.ft.)
LOT No. 1: 9.00 Acre (392,043 sq.ft.) (43,560 sq.ft.)
BUILDING SITE: 1.00 Acre (43,560 sq.ft.)
OPEN SPACE: RURAL OPEN (OS-RO) 8.00 Acre (348,483 sq.ft.)
USABLE AREA: 3.13 Acres (136,434 sq.ft.)
PCAE: 4.28 Acres (186,438 sq.ft.)
TRACT A (ROAD): 0.59 Acres (25,611 sq.ft.)
LOT No. 2: 1.00 Acre (43,560 sq.ft.)

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4899 FAX: (360) 416-4949
E-MAIL: VSK@SUMMITES.COM

