

Survey in Gov't Lot 1, (the NE1/4 of the NE1/4),  
of Section 3, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. SP96-0079

Date 5/2/12

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. 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 any future land divisions that will also use the same private road.
- 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, current County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
3. Basis-of-bearings - Assumed 500'32.26" W on the East line of the Northeast Quarter of Section 3.
4. Zoning/Comprehensive Plan Designation - Zoning at the time of vesting = Forestry (F), current zoning = Secondary Forest-NRL (SF-NRL)
5. Sewer - Individual on-site sewage systems.
6. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
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. 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 permits, 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 of address, contact Skagit County Planning and Development Services.
9. Water - Water will be supplied by the Chuck Minerich Water System (# AC801G). See Notice to Future Property Owners filed under A/F # 20120502036.
- All new and existing water wells on the subject property or on adjacent properties are required to have 100-foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems; manure lagoons; sewage lagoons; industrial lagoons; landfills; hazardous waste sites; sea-salt intrusion areas; chemical or petroleum storage areas; pipelines used to convey materials with contamination potential; livestock barns; and livestock feed lots. For wells drilled after 1992 on lots platted after 1992, the well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
- The Department of Ecology has determined that the approval of this water system for the Short Plat is not an expansion of the water system and it is not subject to interruption or the limitations of the reservations established under WAC 173-503 as long as it serves only one residence per lot.
10. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
11. This parcel lies within an area or within 500 feet of area designated as a Natural Resource Land (agriculture, 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. If you are adjacent to designated Natural Resource Lands, you will have setback requirements from designated NRL Lands consistent with 14.16.810. Contact the Skagit County Planning and Development Services for details.

Vicinity Sketch

SUBJECT  
PROPERTY

Owner/Developer

CHARLES MINERICH  
1989 SHADY LAKE  
MOUNT VERNON, WA 98273  
(360) 422-5844

Legal Description

Government Lot 1 in Section 3, Township 33 North, Range 4 East, W.M.

Consent

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

Charles D. Minerich

Lynn K. Minerich

Dennis F. Boe

Peoples Bank

Acknowledgements

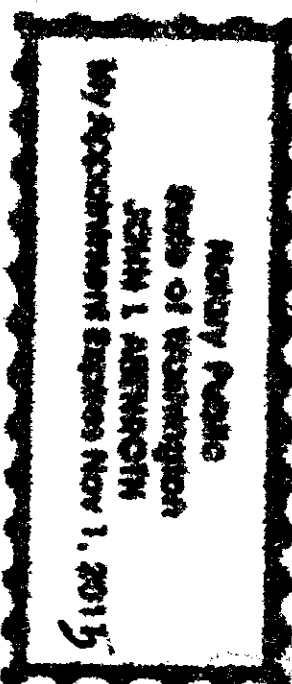
State of Washington, County of Skagit

I certify that I know or have satisfactory evidence that Charles D. Minerich and Lynn K. Minerich, h/w, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature

Title Notary

Date 4/6/12 My appointment expires 11/1/2015



State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Dennis F. Boe signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Peoples Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature

Title Vice President

Date 4/5/2012 My appointment expires 8/31/2013



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 the office up to and including the year 2012.

Skagit County Treasurer

Date 4/24/12

Approvals

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 14.18 (Land Divisions) this 30th day of April 2012.

Short Plat Administrator

County Engineer

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 2th day of April 2012.

Skagit County Health Officer

AUDITOR'S CERTIFICATE



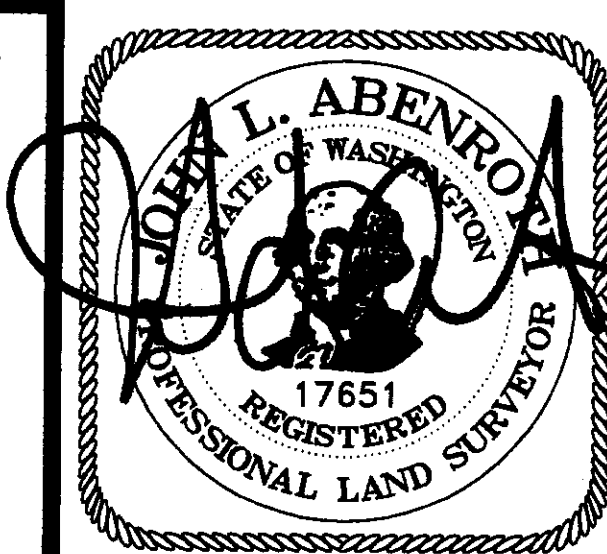
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County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2011 at the request of Charles Minerich.

John L. Abenroth CERT#17651  
Date 4/9/12



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



Survey in Gov't Lot 1, (the NE1/4 of the NE1/4), of Section 3,  
S89°49'34"E Twp. 33 N., Rng. 4 E., W.M. 2662.77'

Short Plat No. SP96-0079  
Date \_\_\_\_\_

Date \_\_\_\_\_

**SP96-0079**

FOUND 2" IRON PIPE  
AND SET CONCRETE  
MONUMENT ON  
3/28/1989.

SET REINFORCING ROD  
WITH YELLOW PLASTIC  
CAP DURING SURVEY  
FILED IN VOLUME 7 OF  
SURVEYS AT PAGE 68

1331.38

FOUND CONCRETE  
MONUMENT WITH E  
CAP L.S.#8992 ON  
7/6/84

**Legend**

● SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "S4A SURV 17651" AND WHITE 2" x 2" WITNESS STAKE, EXCEPT AS NOTED.

### AUDITOR'S CERTIFICATE



20120502003  
Skagit County Auditor

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County Auditor or Deputy Auditor

*SURVEYOR'S CERTIFICATE*

*This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2011 at the request of Charles Minerich.*

John L. Abenroth CERT#17651  
Date 1/16/16

4/9/12

COPYRIGHT 2008 SKAGIT SURVEYORS, INC.

L10	#	LINE	BEARING	DISTANCE
L1	N89°27'34"W		32.54	
L2	N89°27'44"W		34.58	
L3	S00°32'26"W		18.39	
L4	S00°32'26"W		32.27	
L5	S00°32'26"W		18.39	
L6	S45°43'28"W		50.17	
L7	N44°16'32"W		30.00	
L8	N45°43'28"E		49.89	
L9	S67°49'23"E		68.19	
L10	N67°49'23"W		76.57	

60' NON-EXCLUSIVE EASEMENT  
FOR INGRESS, EGRESS, AND  
UTILITIES TO LOTS 1 AND 2,  
A.F.# 201205020039

CONTIGUOUS PROPERTY IN  
WHICH THE DEVELOPER  
HAS AN INTEREST

LANE

**Address Range**  
FROM 21980 TO 2200 SHADY LANE

COMPUTED POSITION FROM SURVEY FILED  
IN VOLUME 8 OF SURVEYS AT PAGE 181

DATE \_\_\_\_\_

REVISION

BY

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36094

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mm/sr

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*for*

0/00

90-20MAY 12

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100 - 1

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2017

1

## Short Plat for Charles Minerich



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658