

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. PL09-0252

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

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#8212100052, AF#9107100121, AF#200301310168, 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 UPLAND TRACTS 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#200301310168, AF#8004010003, AF#8212100052, AF#200308070124, AF#200310300117, AF#8002040045, AF#200308070123, AF#200310300118, AF#200310300119, AF#9107100121, AND AF#200310300114.
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)(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)(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 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 WELL(S) UTILIZED FOR INTERIM GROUNDWATER WITHDRAWALS IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY RULES AND REGULATIONS EXPEDITELY 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)(g)(i) OF THIS SECTION; OR
(B) THE PROPOSED DEVELOPMENT IS DRAINING WATER FROM AN ACQUIFER THAT MEETS THE DEMONSTRATION STANDARD AS SPECIFIED IN SUBSECTION (3)(g) 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 3% 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 ACQUIFER; 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#201202190014
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 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#201202190014.
15. ALL OPEN SPACE DESIGNATED JS-RO MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RURAL RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATIONAL, SO LONG AS A SPECIAL 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.
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 PUGET SOUND POWER & LIGHT COMPANY.
18. SANITARY SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS PER AF#8004010002, AF#8004010004, AND AF#80004010007.
19. 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.
20. 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.
21. ARSENIC NOTED BELOW CURRENT MCL, BUT ABOVE RECOGNIZED EPA MAXIMUM CONTAMINATE LEVEL. CONTAMINANT LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.
22. THIS DEVELOPMENT IS IN A WATERSHED BASIN, IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY, THAT HAS GROUND WATER WITHDRAWAL RESTRICTIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT IS NOT GUARANTEED. CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.

LEGAL DESCRIPTION:

LOT 2 OF SHORT PLAT NO. PL03-0533, APPROVED OCTOBER 29, 2003 AND RECORDED OCTOBER 30, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200310300119, BEING A REVISION OF TRACT 5 OF THAT CERTAIN SURVEY ENTITLED, "THE UPLANDS" FILED DECEMBER 14, 1982, UNDER AUDITOR'S FILE NO. 8212140010 IN VOLUME 4 OF SURVEYS, PAGE 56 THROUGH 61, INCLUSIVE, CORRECTED BY AFFIDAVIT RECORDED UNDER AUDITOR'S FILE NO. 8212290015, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 24 AND 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., TOGETHER WITH THOSE CERTAIN EASEMENTS DELINEATED ON THE FACE OF SAID SURVEY AND AS RESERVED AND/OR DECATED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8002040045 AND 8212100052, EXCEPT THOSE PORTIONS OF TRACTS 1, 4 AND 13 DEEDED TO SKAGIT COUNTY FOR ROAD PURPOSES BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8610160006 THROUGH 8610160010, 8610160011 THROUGH 8610160015 AND 8610220021 THROUGH 8610220025, RESPECTIVELY, AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS DESCRIBED WITHIN THAT INSTRUMENT RECORDED JULY 10, 1991, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9107100121.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 6th DAY OF JANUARY 2012, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Philip S. Travis,
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

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Box 14412

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF Texas)
COUNTY OF Collin) SS
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Philip S Travis IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND My spouse, Elvira C. Travis, is the President of Summit Engineers & Surveyors, Inc. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.
DATED: 6-15-12

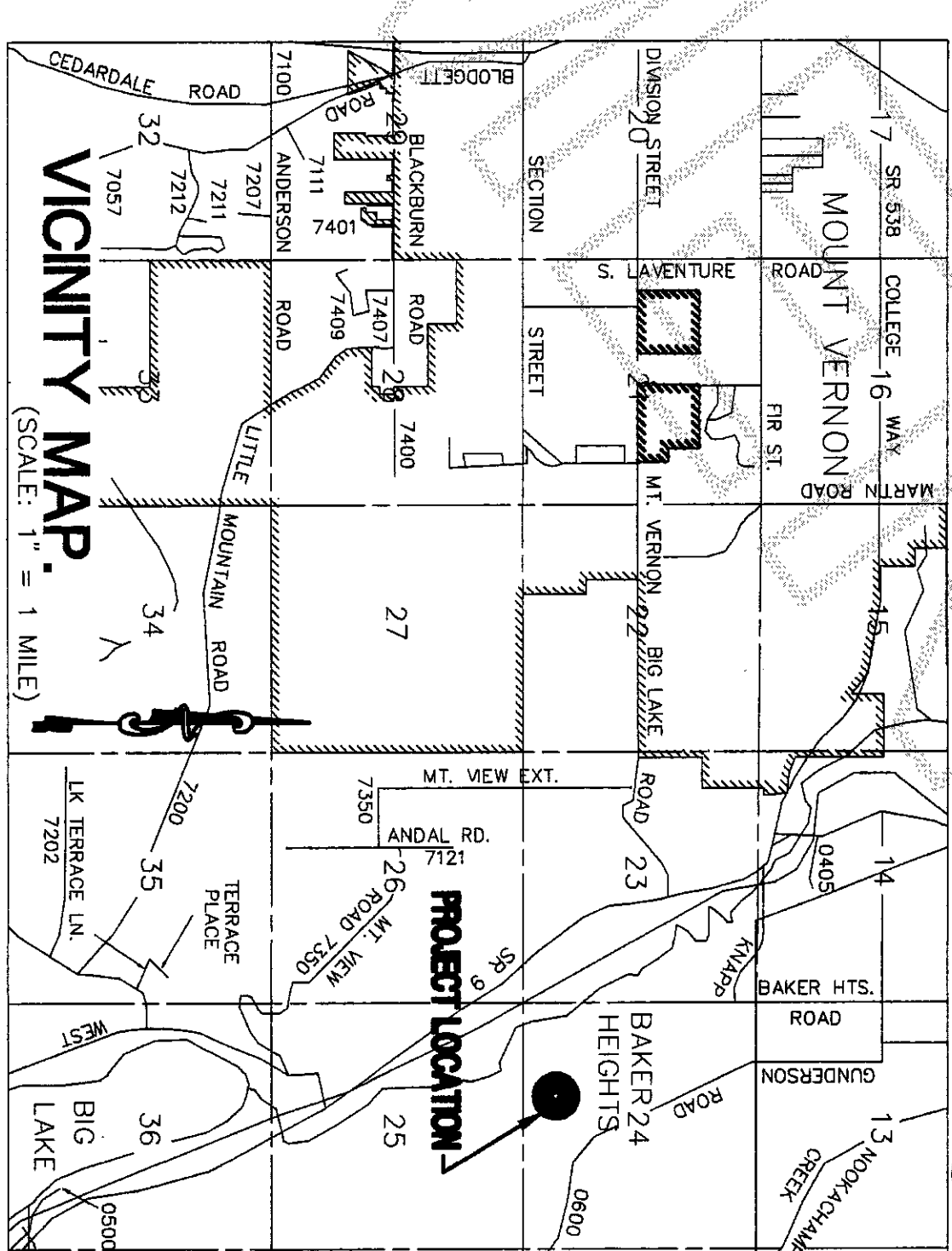
SIGNATURE: Philip S Travis
(PRINT NAME) Elvira C Travis
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Collin County
MY APPOINTMENT EXPIRES 3-31-15

SURVEYORS CERTIFICATE

I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "LOHMAN SHORT C.A.R.D.", IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 34N, RANGE 4E, 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 ROW 64.34.232.

YOUNG-SOO KIM, P.L.S. #32169
SHEET 2 OF 2

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Younis
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
BY DEPUTY Younis



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

ROAD NAME BEGINNING RANGE ENDING RANGE
CALVARY WAY 23238 23637

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE LEVIED AND ASSESSED WHICH HAVE BECOME A LIEN ON THE LANDS HEREOF DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2012.

SKAGIT COUNTY TREASURER
DATE 7-19-12
SEAL

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.18
THIS 15th DAY OF July 2012.

SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER
Elvira C. Travis

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 6th DAY OF July 2012.

SKAGIT COUNTY HEALTH OFFICER
Heidi Lind

DECLARATION

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

DEVELOPERS/OWNERS
TRAVIS L. LOHMAN
23244 CALVARY WAY
MOUNT VERNON, WA 98273

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
09075

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COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
BY DEPUTY

BUILDING SETBACK
BUILDING SETBACK: FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/COAD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.

BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT): FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.

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

LOT AREA
ORIGINAL PARCEL: 10.00 Acre (435,604 sq.ft.)
LOT No. 1: 9.01 Acre (392,471 sq.ft.)
BUILDING SITE: 1.00 Acre (43,560 sq.ft.)
OPEN SPACE: 8.01 Acre (348,911 sq.ft.)
OS-RO: 4.41 Acres (192,289 sq.ft.)
OS-PA (PCAE): 3.60 Acres (156,622 sq.ft.)
LOT No. 2: 0.99 Acre (43,128 sq.ft.)

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

LINE	LENGTH	BEARING
L2	26.11	N34°17'03"E
L7	18.00	N70°14'22"E
L9	25.78	N03°57'27"W
L10	21.06	N67°47'49"W

CURVE	DELTA	RADIUS	TANGENT LENGTH
C7	49°01'06"	85.00	38.75
			72.72

GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 60'
DATE: NOVEMBER - 2009



SUMMIT ENGINEERS & SURVEYORS, INC.
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