

SURVEY DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT SULLIVAN ROAD. SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS 20 DAY OF October 2012.

W. Frank
SHORT PLAT ADMINISTRATOR

P. A. Ellis
SKAGIT COUNTY ENGINEER

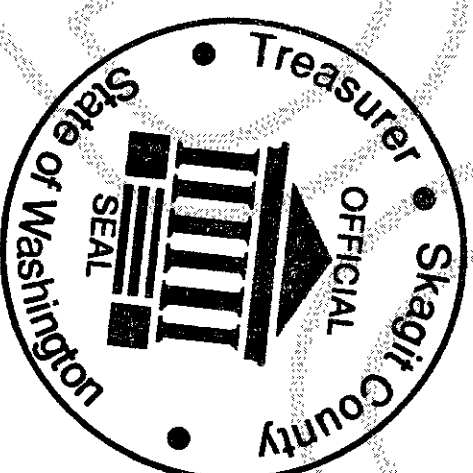
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE & 1248 (WATER) THIS 18 DAY OF Oct 2012

Howard
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

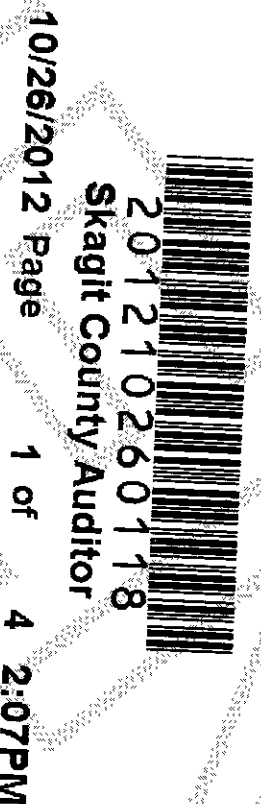
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2012

Robert D. ...
10-25-12
SKAGIT COUNTY TREASURER



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



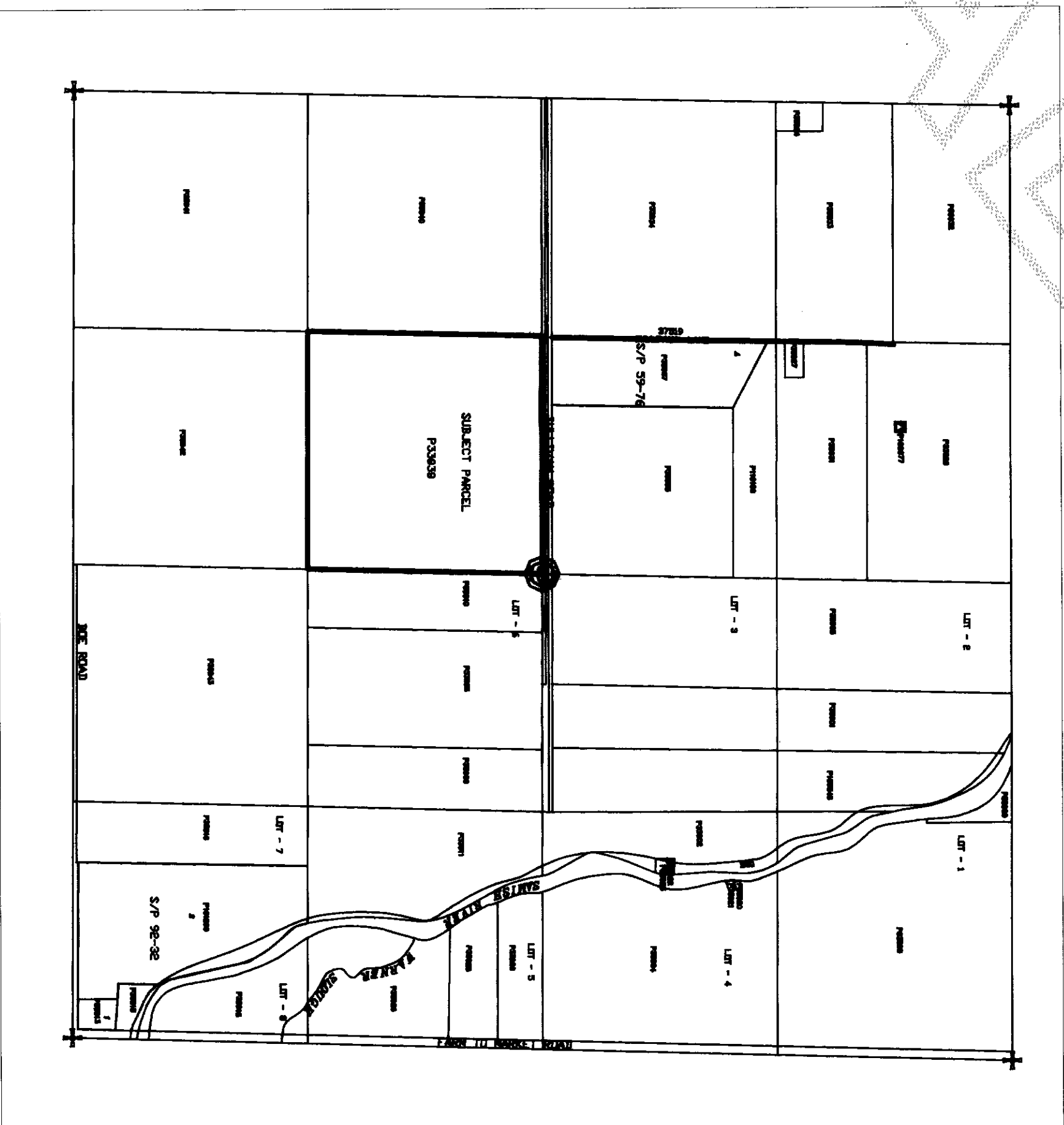
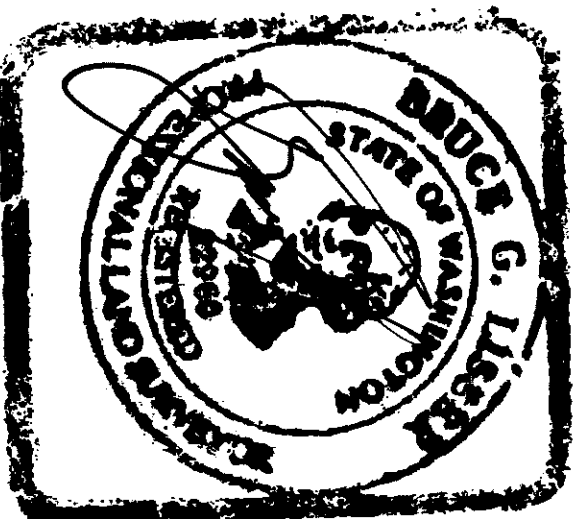
J. Vanagusta
SKAGIT COUNTY AUDITOR
Shawn ...
DEPUTY

SURVEYOR'S CERTIFICATE

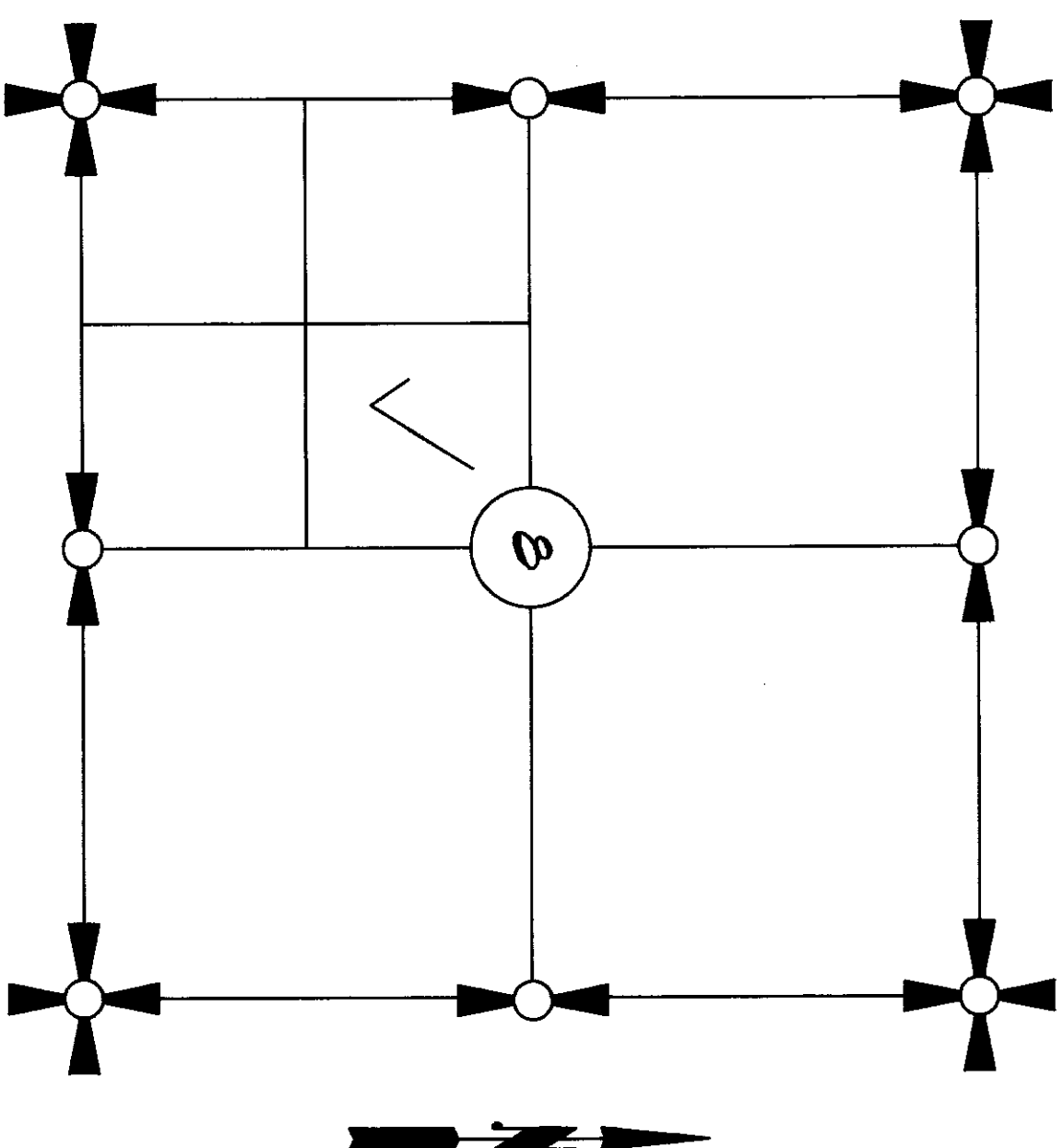
I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

DATE SEP. 28, 2012

BRUCE G. LISSER
BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST. PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



VICINITY MAP
1" = 1000'



SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

SHEET 1 OF 4 VICINITY MAP DATE: 07/18/12

SHORT PLAT NO. PL-12-0237

SHORT PLAT IN A PORTION OF THE

NE 1/4 OF THE SW 1/4 OF

SECTION 8, T. 35 N., R. 3 E., W.M.

SKAGIT COUNTY, WASHINGTON

FOR: ROBERT G. LEE AND TRUDY K. ARNOLD

FB: Pg: LISSER & ASSOCIATES, PLLC SCALE:

MERIDIAN: ASSUMED SURVEYING & LAND-USE CONSULTATION 360-419-7442 12-032 SP, DWG

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT PLAT SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

NORTHWEST FARM CREDIT SERVICES, FLCA

BY: Bruce G. Lissner
PRINT NAME: Bruce G. Lissner
TITLE: VP - General Services

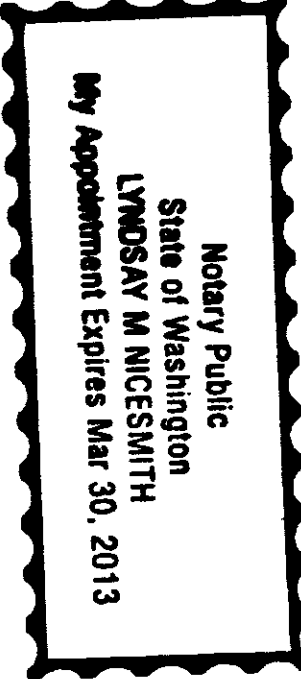
Robert G. Lee
ROBERT G. LEE, HUSBAND
Rudy K. Arnold
TRUDY K. ARNOLD, WIFE

ACKNOWLEDGEMENTS

STATE OF Washington
COUNTY OF Spocon

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Van Walle SIGNED THIS INSTRUMENT ON OATH STATED THAT HE(SHE/THEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE owner OF NORTHWEST FARM CREDIT SERVICES, FLCA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/9/12



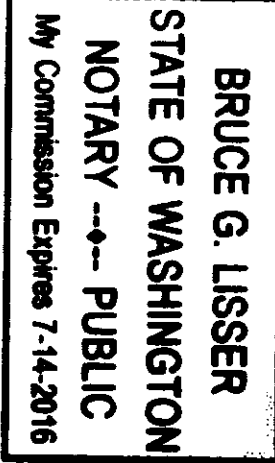
Bruce G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 3/30/13
RESIDING AT Spocon

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, ROBERT G. LEE, HUSBAND, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEP 28, 2012

Rudy K. Arnold
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-16

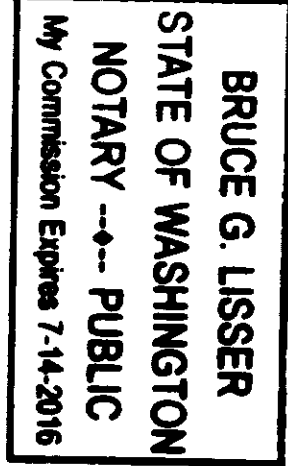


STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, TRUDY K. ARNOLD, WIFE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEP 28, 2012

Bruce G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-16



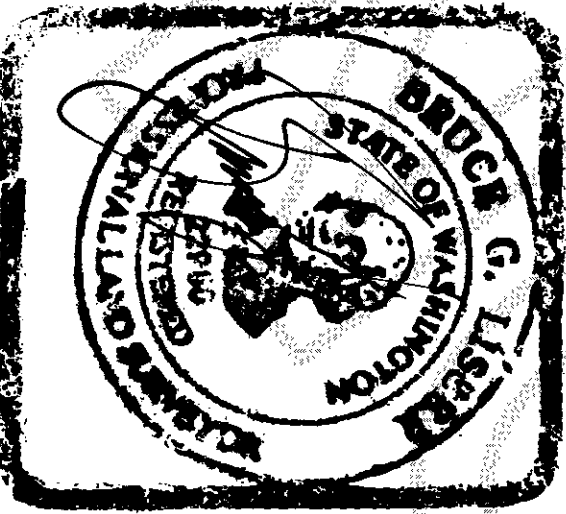
SHEET 2 OF 4

DATE: 07/16/12

SHORT PLAT NO. PL-12-0237

SHORT PLAT IN A PORTION OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 8, T. 35 N., R. 3 E., N.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT G. LEE AND TRUDY K. ARNOLD

FB: Pg: LISSNER & ASSOCIATES, PLLC SCALE: 12-033 SP . DWG
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSUMED JOINT VERSION WA 98273 360-419-7442



9-28-12

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF 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 COUNTY STANDARDS, AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN/ZONING DESIGNATION = AG-NRL
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. ALTERNATIVE SYSTEMS, ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS, MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: SAMISH FARMS WATER ID NO. 75645X, ANY FUTURE DEVELOPMENT MAY BE LIMITED BY THE APPROVED CAPACITY AND ENGINEERING OF THE SAMISH FARMS WATER SYSTEM.
6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22460
O - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 3 EAST, WM, BEARING = SOUTH 84°41'33" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, REVISED SUBDIVISION GUARANTEE NO. 143023-O, DATED JUNE 18, 2012.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 54-16 RECORDED UNDER AUDITORS' FILE NO. 84419, SKAGIT COUNTY SHORT PLAT NO. 92-032 RECORDED UNDER AUDITORS' FILE NO. 4212010048 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS' FILE NUMBERS 200602070085 AND 201012010054, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. INSTRUMENTATION: LEICA TOTAL03 THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. 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.
14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 12748 TO 13747 SULLIVAN ROAD. 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. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT THE PLANNING AND PERMIT CENTER FOR SPECIFICS.
15. BUILDING SETBACKS ARE REQUIRED IN THE RURAL AG-NRL AS FOLLOWS:
DIMENSIONAL STANDARDS:
RESIDENTIAL
FRONT: 35 FEET MINIMUM, 200 FEET MAXIMUM FROM PUBLIC ROAD. MAXIMUM SETBACK MAY BE WAIVED BY THE PLANNING AND PERMIT CENTER WHERE CRITICAL AREAS ARE LOCATED WITHIN 200 FEET OF THE ROAD, PREVENTING THE PLACEMENT OF A HOUSE WITHIN THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE WAIVED BY THE PLANNING AND PERMIT CENTER IN CASES WHERE NON-FLOODPLAIN OR NON-PRIME AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA, WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF A HOUSE.
SIDE: 8 FEET ADJACENT TO A PROPERTY LINE
REAR: 35 FEET
ACCESSORY: SAME AS PRINCIPAL STRUCTURES
NON-RESIDENTIAL
FRONT: 35 FEET
SIDE: 15 FEET
REAR: 35 FEET
MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE.
HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

16. OWNER/DEVELOPER: ROBERT G. LEE AND TRUDY K. ARNOLD
PO BOX 282
BOM WA 98232
PHONE: (360) 766-4013

17. NO DRAINAGE REPORT WAS PREPARED FOR THIS SUBDIVISION. THIS SHORT PLAT IS FOR THE PURPOSE OF CREATING A LEGAL LOT TO SEPARATE THE EXISTING RESIDENCE, SHOWN AS LOT 1 HEREON, THE REMAINING PROPERTY WILL BE WITHIN A CONSERVATION EASEMENT, SHOWN AS LOT 2. THE LAND WITHIN THIS SHORT PLAT IS DRAINIED BY FIELD DITCHES, WHICH DRAIN INTO LOCATIONS THAT ARE PUMPED TO THE BAY VIA DRAINAGE DISTRICT MAINTAINED PUMP STATIONS. THERE IS NO INTENTION TO MODIFY THE EXISTING DRAINAGE PATTERNS, NOR CONSTRUCT ANY STRUCTURES AS A PART OF THIS SHORT PLAT, THEREFORE NO IMPACT FROM EXISTING CONDITIONS TO DEVELOPED CONDITIONS CAN OCCUR. AT SUCH TIME DEVELOPMENT IS TO OCCUR ON LOT 2 OF THIS SHORT PLAT, A DRAINAGE REPORT MAY BE REQUIRED WITH THE BUILDING PERMIT APPLICATION TO IDENTIFY ANY DRAINAGE ISSUES AND MITIGATE ANY IMPACTS TO THE SATISFACTION OF THE SKAGIT COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. A DRAINAGE REPORT WAS PREPARED BY RAVNIK AND ASSOCIATES, INC. DATED MAY 22, 2006 FOR THE CONSTRUCTION OF THE HOUSE ON LOT 1, SEE BUILDING PERMIT FILE BP-06-0243 IN THE RECORDS OF SKAGIT COUNTY PLANNING DEPARTMENT.

18. PROPERTY IS LOCATED IN FLOOD ZONE A9 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO 530151-0250-C DATED JANUARY 3, 1985. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.

- BENCHMARK: FLOOR ELEVATION OF EXISTING HOUSE ON LOT 1 PER FEMA ELEVATION CERTIFICATE ON FILE AT SKAGIT COUNTY PLANNING DEPARTMENT, BP-06-0243.
ELEVATION = 123 N6VD24

19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 582224, 200604130038, 200604140145, 200604140146, 200604260201, 201105060072 AND 201106070021.

20. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, 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. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.B10. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

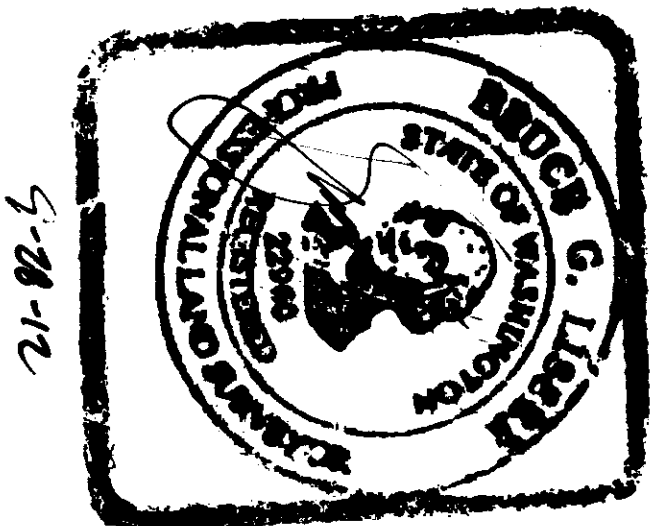
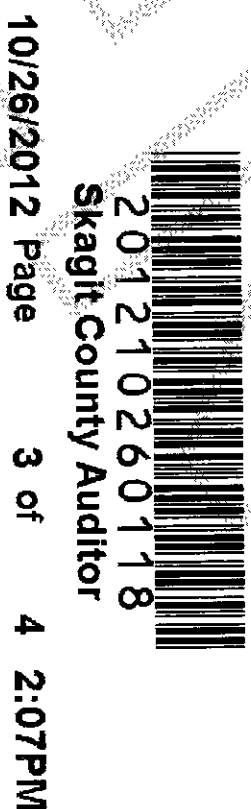
21. LOT 2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS OF THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT. THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT WITH SKAGIT COUNTY INVOLVING LOT 2 SHOWN HEREON. THE CONSERVATION EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 201210260119.

22. 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 AUDITOR FILE NO. 201210260119.

23. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

23. THE SUBJECT PROPERTY IS WITHIN 1/2 MILE OF A "LOW-FLOW" STREAM AS DESIGNATED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, SEE LOW FLOW MITIGATION SUMMARY DOCUMENT RECORDED UNDER AUDITORS' FILE NO. 200604130038, FOR CONDITIONS.



LOT AREA AND ADDRESS INFORMATION

LOT 1 SULLIVAN ROAD 62,485 SQ FT = 1.43 ACRES
LOT 2 SULLIVAN ROAD 1636,543 SQ FT = 37.51 ACRES

SHEET 3 OF 4

DATE: 04/7/12

SHORT PLAT NO. PL-12-0237

SHORT PLAT IN A PORTION OF THE
NE 1/4 OF THE SW 1/4 OF
SECTION 8, T. 35 N., R. 3 E., WM.
SKAGIT COUNTY, WASHINGTON
FOR: ROBERT G. LEE AND TRUDY K. ARNOLD

FB:	PS:	L1SSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	12-032 SP. DWG
		360-414-7442	

