

Survey in the SE1/4 of the SW1/4 and in the SW1/4 of the SW1/4 of Section 32, Twp. 35 N., Rng. 3 E., W.M.

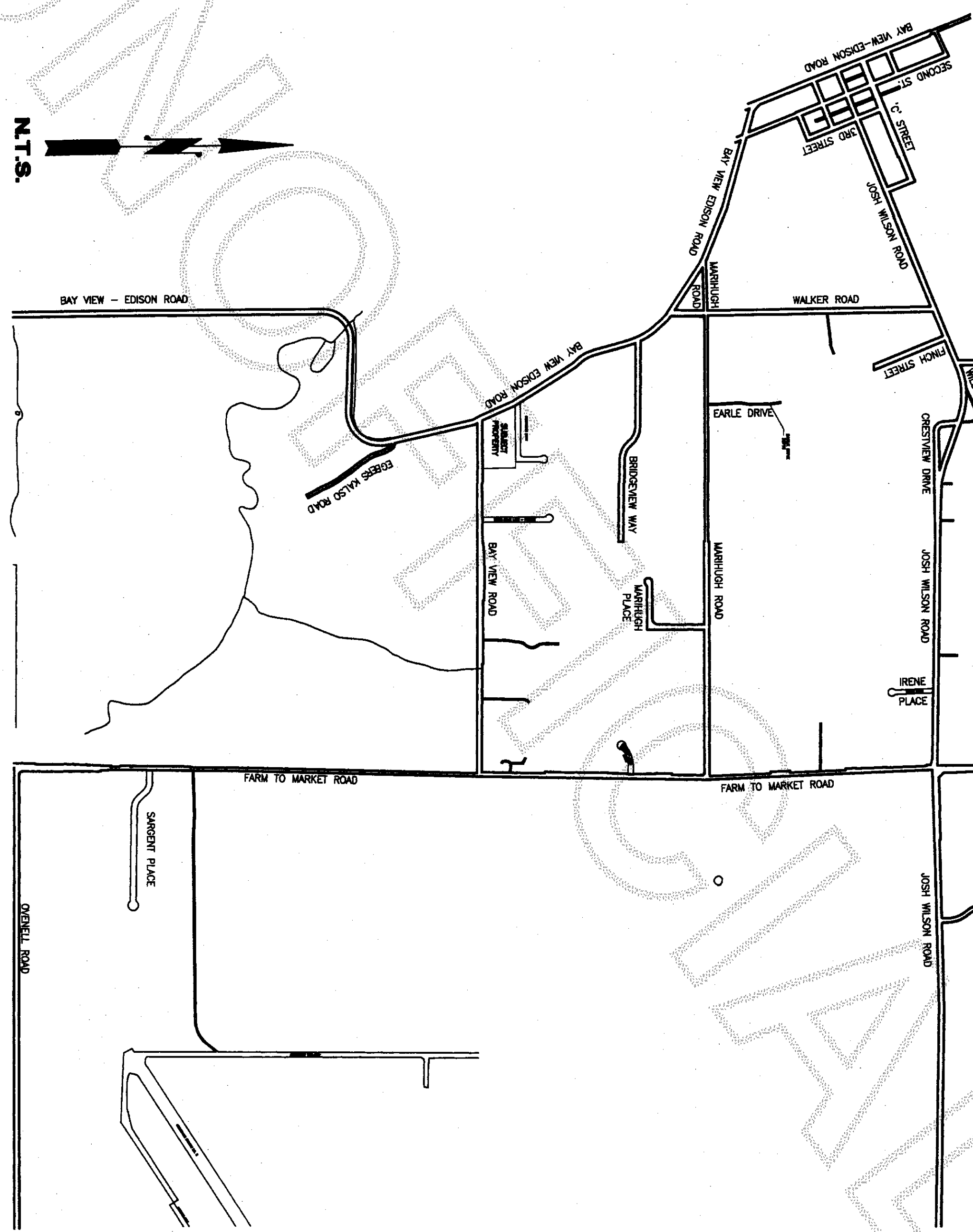
Short Plat No. PL13-0060
Date

AUDITOR'S CERTIFICATE
201307300071
Skagit County Auditor
7/30/2013 Page 1 of 210:41AM
J. Hunsinger
County Auditor or Deputy Auditor

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N00°20'19"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL INTERMEDIATE (RI)
4. SEWER - INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
5. 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.
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. 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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
8. WATER - WATER FOR LOT 1 IS SUPPLIED BY A PRE-EXISTING NON-CONFORMING WELL DRILLED IN 1957. ANY FUTURE DEVELOPMENT OF LOT 1 SHALL REQUIRE CONNECTION TO PUD NO. 1 OF SKAGIT COUNTY. WATER FOR LOT 2 WILL BE PROVIDED BY PUD NO. 1 OF SKAGIT COUNTY.
9. 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 BARN, AND LIVESTOCK FEED LOTS.
10. 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.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
12. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A.F.#8810170021; A.F.#9709300100; A.F.#200506240128; A.F.#201105180052; AND A.F.#200903050091.
13. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 5.88 ACRES.
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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F.#201307300071.
15. THE SUBJECT PROPERTY IS LOCATED IN AIRPORT SAFETY ZONE 6 (TRAFFIC PATTERN ZONE). SEE ANNOTATION EASEMENT, (PERMITTING THE RIGHT OF FLIGHT IN THE AIR SPACE ABOVE THE SUBJECT PROPERTY), FILED IN A.F.#201301300073. ALSO SEE NOTICE AND ACKNOWLEDGEMENT TO PURCHASERS FILED IN A.F.#201307300071.
16. THE SUBJECT PROPERTY IS LOCATED WITHIN AIRPORT ENVIRONS OVERLAY SAFETY ZONE 6 AS DESIGNATED BY THE AIRPORT ENVIRONS OVERLAY MAP. TO PROTECT THE SAFETY OF PILOTS AND PEOPLE ON THE GROUND IN THE EVENT OF AN AIRPLANE CRASH, THE FOLLOWING REQUIREMENTS ARE IMPOSED. NEW RESIDENTIAL LAND DIVISIONS SHALL NOT EXCEED THOSE LAND USE DENSITIES AS PRESCRIBED BY THE SKAGIT COUNTY COMPREHENSIVE PLAN AND CHAPTER 14.16 SCC. 10% OF THE AREA LOCATED WITHIN THE AIRPORT SAFETY ZONE SHALL BE DESIGNATED AS OPEN SPACE. THE OWNER OF ANY EXISTING NONCONFORMING STRUCTURE OR TREE LOCATED IN THE OPEN SPACE SHALL PERMIT THE REMOVAL, OR INSTALLATION, OPERATION AND MAINTENANCE HEREON OF SUCH MARKERS AND LIGHTS AS SHALL BE DEEMED NECESSARY BY THE PORT OF SKAGIT COUNTY TO INDICATE TO THE OPERATIONS OF AIRCRAFT IN THE VICINITY OF THE AIRPORT THE PRESENCE OF SUCH AIRPORT OBSTRUCTION. SUCH MARKERS AND LIGHTS SHALL BE INSTALLED, OPERATED AND MAINTAINED AT THE EXPENSE OF THE LANDOWNER.

Vicinity Sketch



Notes (cont.)

15. 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 INCONVENIENCES, 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 14.16.810. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
16. LOTS HAVING MORE THAN 1 FRONT LOT LINE, AS ON CORNER AND THROUGH LOTS, SHALL MEET THE REQUIRED FRONT SETBACK FOR THE FRONT LOT LINE THAT CONTAINS THE DEDICATED ACCESS. ALL OTHER FRONT LOT LINES SHALL HAVE A SETBACK OF 20 FEET.

Legal Description

TRACT A, SKAGIT COUNTY SHORT PLAT NO. 97-0015, APPROVED SEPTEMBER 8, 1997 AND RECORDED SEPTEMBER 30, 1997 IN VOLUME 13 OF SHORT PLATS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 03 EAST, W.M.

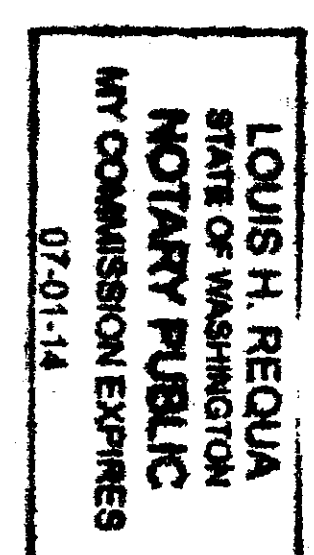
Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS OURS, OUR BEHEF AND VOLUNTARY ACT AND DEED.

ARTHUR D. JENSEN
VICKIE S. JENSEN

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ARTHUR D. JENSEN AND VICKIE S. JENSEN, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
NOTARY SIGNATURE: *Louis H. Regua* TITLE: *Notary Public*
DATE: *7/19/2013* MY APPOINTMENT EXPIRES: *7/19/2014*



Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HEREON-TO-RE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2013.

DATE: *7-19-13*
SKAGIT COUNTY TREASURER



Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS *20th* DAY OF *July* 2013
SHORT PLAT ADMINISTRATOR
COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.09 (ON-SITE SEWAGE) AND 12.46 (WATER) THIS *20th* DAY OF *July* 2013
SKAGIT COUNTY HEALTH OFFICER

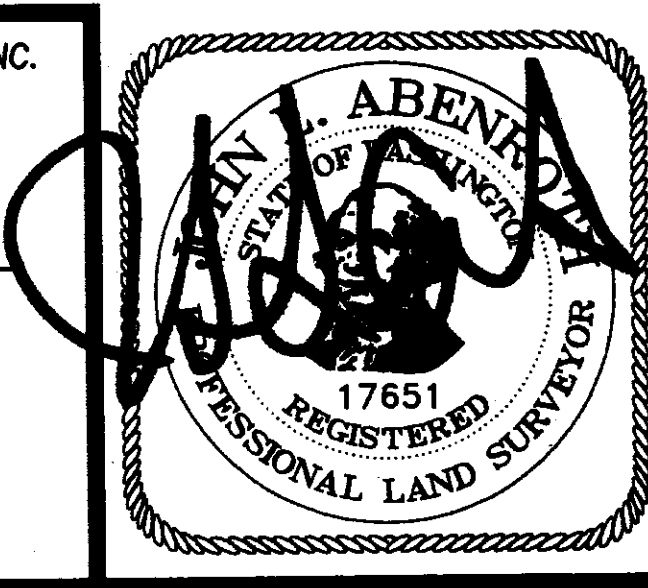
Owner/Developer

ART & VICKIE JENSEN
13339 BAYVIEW ROAD
MOUNT VERNON, WA 98273

Short Plat for
Art & Vickie Jensen

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 2013 at the request of Arthur D. Jensen and Vickie S. Jensen.

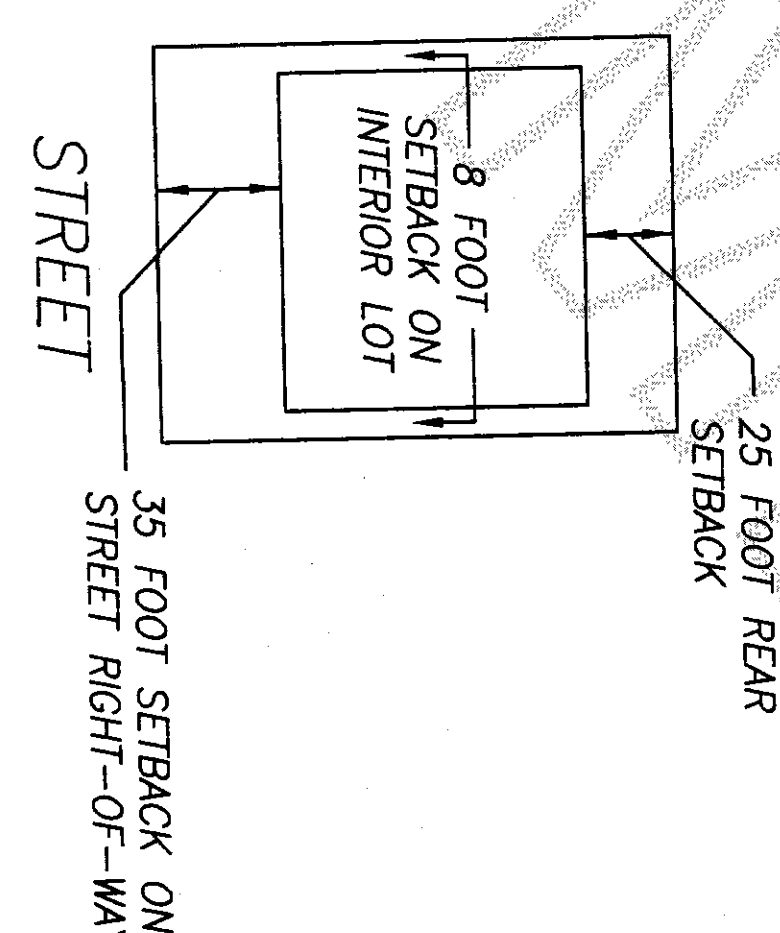
John L. Abenroth CERT#17651
Date *7/11/13*



Survey in the SE1/4 of the SW1/4 and in the SW1/4 of the SW1/4 of Section 32, Twp. 35 N., Rng. 3 E., W.M.

Short Plat No. PL13-0060
Date

Minimum Setback Requirements



View Easement Note

THE ENTIRE VIEW EASEMENT AREA SHOWN ON THIS DRAWING IS SUBJECT TO THE PROVISIONS OF THE DOCUMENT RECORDED UNDER APN 200506240128.
THE AREA INCLUDED IN THE VIEW EASEMENTS IS EQUAL TO 37,565 S.F. THIS AREA WILL SERVE AS THE 10% OPEN SPACE REQUIRED UNDER SCC14.16 AIRPORT ENVIRONS.

AUDITOR'S CERTIFICATE



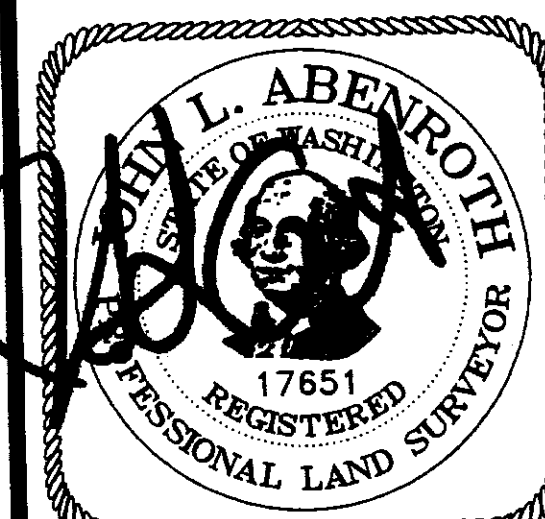
201307300071
Skagit County Auditor \$143.00
7/30/2013 Page 2 of 2 2:10:41AM

J. Vandegriff by: [Signature]
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 March 2013 at the request of Art & Vicki Jensen.

John L. Abenroth CERT#17651
Date 7/11/13



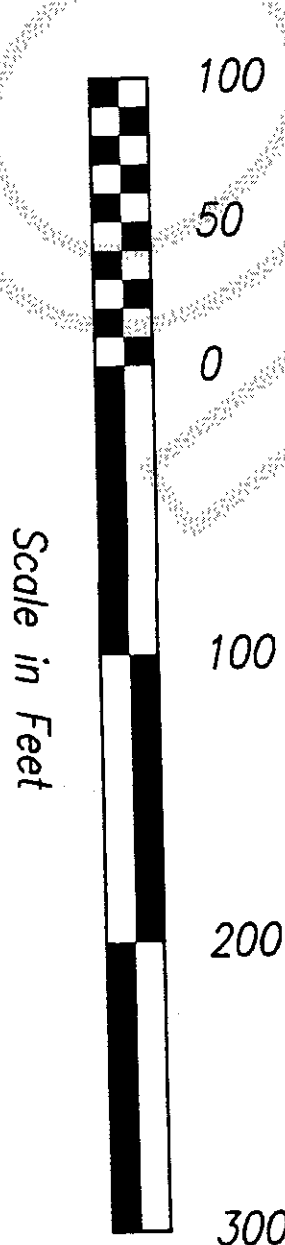
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Skagit Surveyors & Engineers

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

Address Ranges

From 13234 to 14001 Bayview Road
From 6174 to 13617 Bayview-Edison Road
From 13188 to 13317 Starvation Ridge Lane



Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED X SKA SURV 17651 AND WHITE 2" x 2" WITNESS SPIKE, EXCEPT AS NOTED.
- PROPERTY CORNERS SET OR FOUND DURING SURVEY OF SHORT PLAT NO. 97-0015 FILED IN VOLUME 13 OF SHORT PLATS AT PAGE 46, JN#9709300100.
- ▢ ACCESS LOCATION
- WATER METER
- UNDERGROUND WATER AND ELECTRICAL SERVICE LINES

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			213003	mm/mma	jla	23APR13	1" = 100'	2 OF 2