

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS

COUNTY OF SNAKE)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PAUL RUTTER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: September 30 2014.

NOTARY PUBLIC (BY HAND) FOR THE STATE OF WASHINGTON

Pat C. Severance

(NOTARY NAME TO BE PRINTED)

(SEAL)

RESIDING AT: Hastings, WA

MY APPOINTMENT EXPIRES 7/6/15

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS

COUNTY OF SNAKE)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Todd Anderson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FOR THE PRESIDENT OF BUSINESS BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: September 30 2014.

NOTARY PUBLIC (BY HAND) FOR THE STATE OF WASHINGTON

Tammy Smith

(NOTARY NAME TO BE PRINTED)

RESIDING AT: Wenatchee

MY APPOINTMENT EXPIRES 11-25-17

PAUL RUTTER SHORT CARD
SW 1/4 SECTION 30, T.34 N., R.5 E. WM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PAUL W. RUTTER AND BUSINESS BANK, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LEND HOLDERS OF THE LAND HEREBY SHORT PLAYED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAY WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL RESPONSIBLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 30th DAY OF SEPTEMBER, 2014.

PAUL W. RUTTER:

BUSINESS BANK

By: Todd A. Anderson, SVC

APPROVALS

EXAMINED AND APPROVED FOR SNAKE COUNTY, STATE OF WASHINGTON.

COUNTY PLANNING DIRECTOR

Todd A. Anderson DATE: 10/22/14

COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAY IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SNAKE COUNTY CODE TITLE 12.05 (ONSITE SEWAGE) AND 12.48 (WATERS). THIS 10th DAY OF October, 2014.

SNAKE COUNTY HEALTH OFFICER

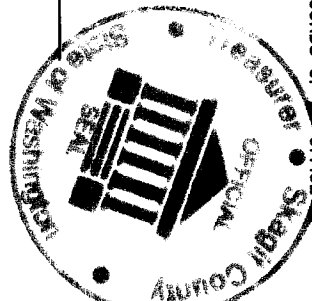
SNAKE COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF THE OFFICE OF THE SNAKE COUNTY TREASURER, AND INCLUDING THE YEAR OF 2014.

THIS 9th DAY OF October, 2014.

SNAKE COUNTY TREASURER

DEPUTY



AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

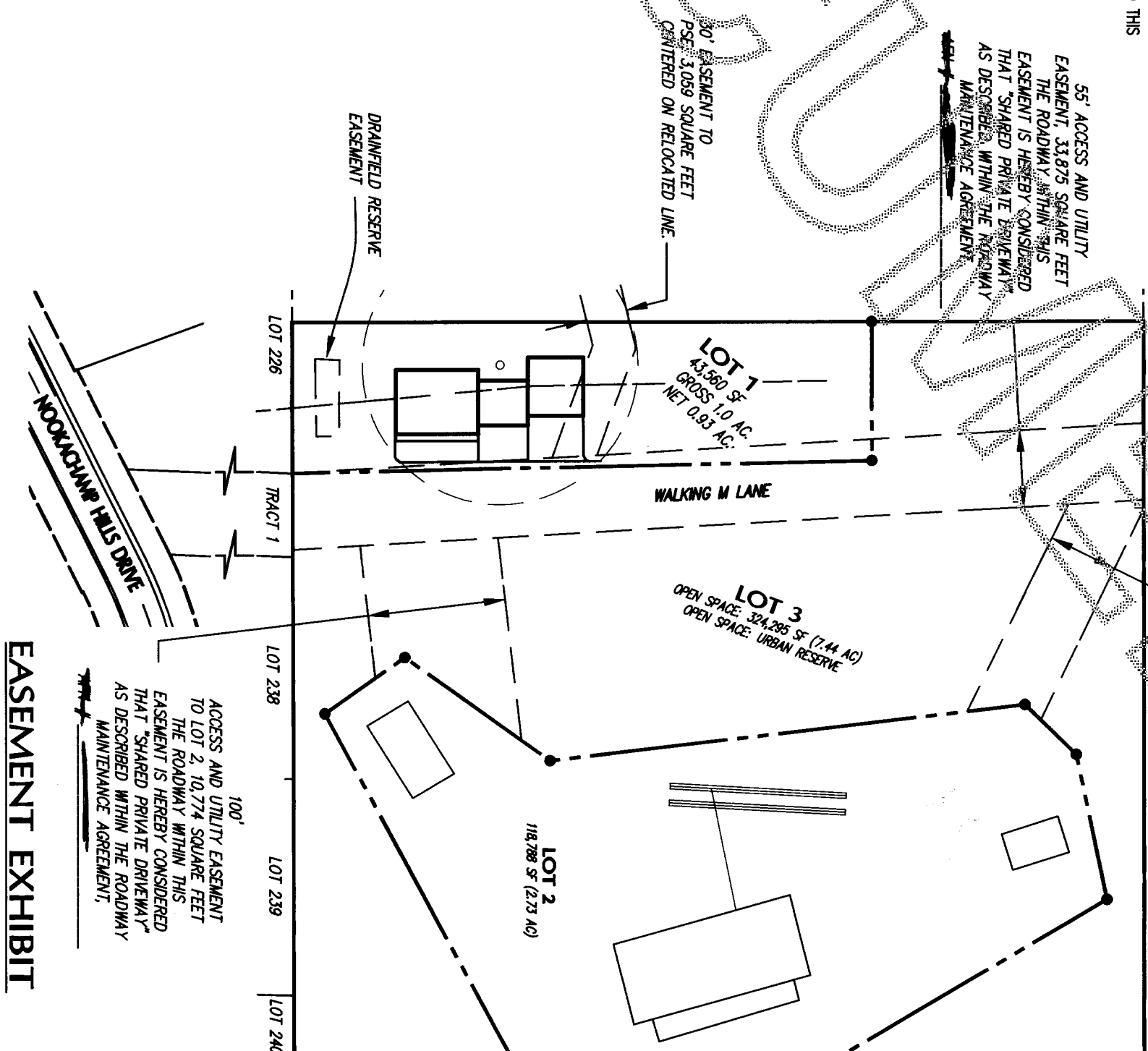
2014 10 22 00:00

Skagit County Auditor \$148.30
10/22/2014 Page 1 of 3 3:33PM

SKAGIT COUNTY AUDITOR

DEPUTY

50' ACCESS AND UTILITY EASEMENT TO LOT 2, 8,219 SQUARE FEET



EASEMENT EXHIBIT

SCALE: 1" = 100'

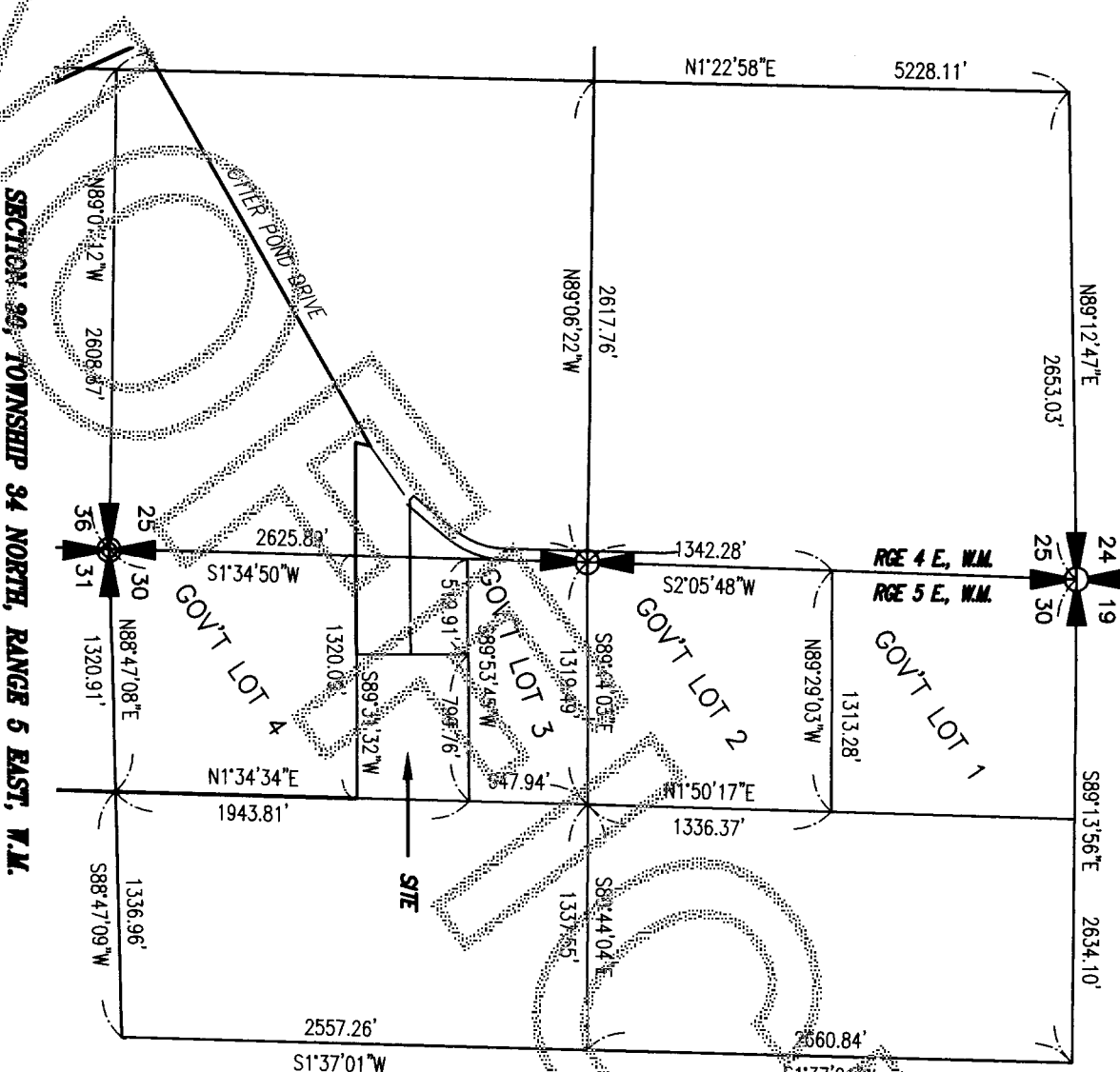
LOT AREAS AND ADDRESS RANGE

LOT AREA BEFORE CARD: 486,643 SF, 11.17 AC
LOT 1: NEW BLDG LOT: 43,560 SF, 1.0 AC
LOT 2: DEDICATED EASEMENT: 118,288 SF, 2.73 AC
LOT 3: OPEN SPACE LOT: 324,295 SF, 7.44 AC
2349-2449 NOKKACHUP HILLS DRIVE / 16389-16729 WALKING W LANE
2435 NOKKACHUP HILLS DRIVE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PAUL RUTTER 3-LOT CARD IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM, THAT THE CORNERS AND DISTANCES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AND I HAVE COMPLIED WITH THE PROVISIONS, STATUTES AND REGULATIONS OF SNAKE COUNTY.

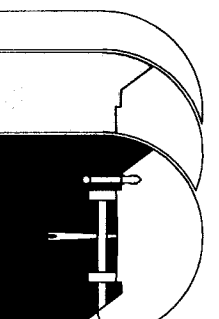
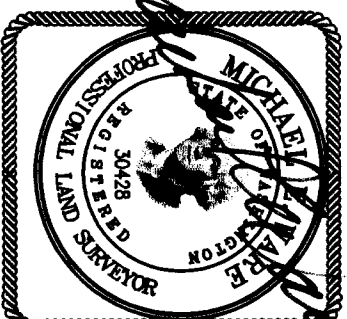
SECTION BREAKDOWN



LS NO 30428

MICHAEL E. WARE, F.L.S.

DATE: 9.30.2014



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

SKAGIT COUNTY SHORT CARD
3-LOT SHORT CARD FOR PAUL RUTTER

SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 08.26.14 BY: TAZ SCALE: AS NOTED
PROJECT NO. 13014 F.B.

PAUL RUTTER SHORT CARD
SW 1/4 SECTION 30, T.34 N., R.5 E. WM

LEGEND

- SET REBAR AND CAP STAMPED "LS 30428"
- RECOVERED 5/8" REBAR WITH CAP STAMPED "LS 21359" UNLESS OTHERWISE NOTED
- MEASURED DISTANCE
- D = DESCRIBED DISTANCE
- M = MEASURED DISTANCE
- WATER VALVE
- EXISTING UNDERGROUND POWER
- FENCE LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND PHONE
- EXISTING SANITARY SEWER
- WATER METER
- CATCH BASIN
- STORMDRAIN MANHOLE
- FIRE HYDRANT
- SEWER MANHOLE
- POWER VAULT
- GAS VALVE
- EXISTING ROAD MONUMENT

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE SS AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+/- 1 PPMM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING

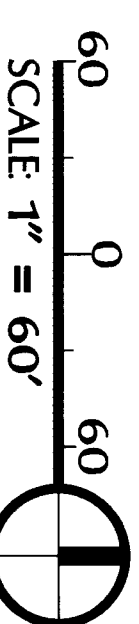
N 89° 01' 12" W BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 25 AS DERIVED FROM NOOKACHAMP HILLS PUD PHASE IIB, AFN 200508230082.

RESEARCH

THE PLATS OF NOOKACHAMP HILLS PUD'S PHASES IIB, 3 AND 4, PER AFN 200807240089, NOS AFN 9206160046 NOS AFN 9206160046 NOS AFN 9206160046 NOS AFN 9206160046 NOS AFN 200411190077

NOTES:

1. LOT 1 WELL SETBACK NOTE: THE BUILDING EASES SHALL NOT BE CONSTRUCTED CLOSER THAN 5' FROM EDGE OF EXISTING WELL.



NORTH

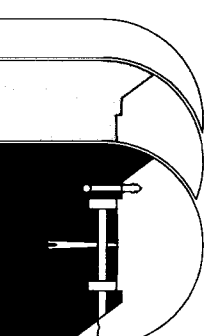
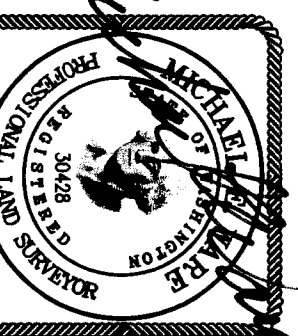
SHEET 2 OF 3

SKAGIT COUNTY SHORT CARD
3-LOT SHORT CARD FOR PAUL RUTTER

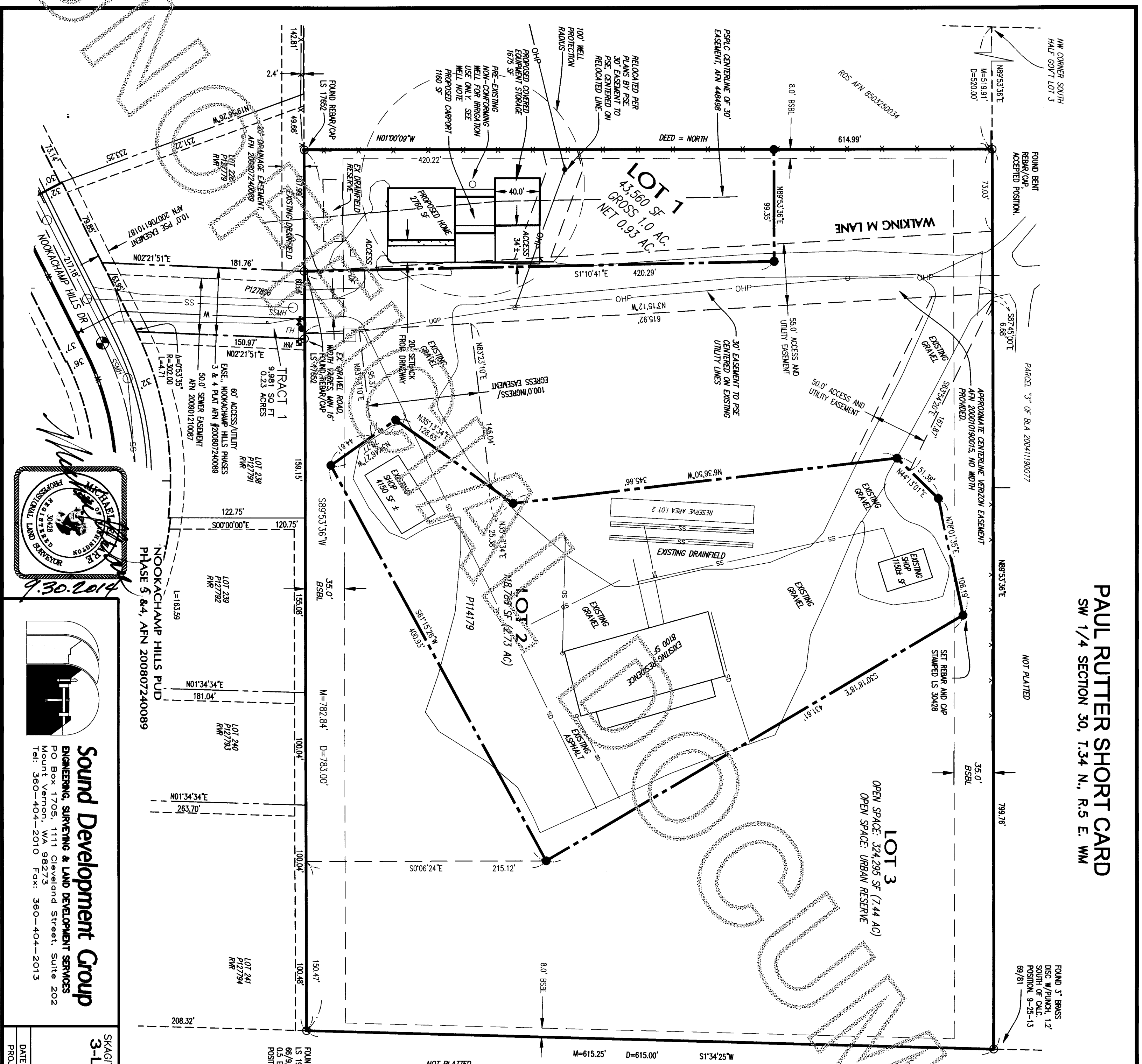
SW 1/4 OF SECTION 30, T.34 N., R.5 E. WM

SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 08.26.14 BY: TAZ SCALE: 1"=60'
PROJECT NO. 13014 F.B. 69/81



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PAUL RUTTER SHORT CARD
SW 1/4 SECTION 30, T.34 N., R.5 E. WM

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTH 1/2 OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF GOVERNMENT LOT 3, THENCE NORTH 89 DEGREES 53'45" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 520.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 00'00" WEST, A DISTANCE OF 614.99 FEET; THENCE NORTH 89 DEGREES 53'45" EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 1/2 OF GOVERNMENT LOT 3, A DISTANCE OF 783.00 FEET MORE OR LESS TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 1 DEGREE 34'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 615.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SOUTH 1/2; THENCE SOUTH 89 DEGREES 53'45" WEST ALONG SAID LINE, A DISTANCE OF 799.76 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT, ORDER NO. 105527, DATED FEBRUARY 15, 2013.

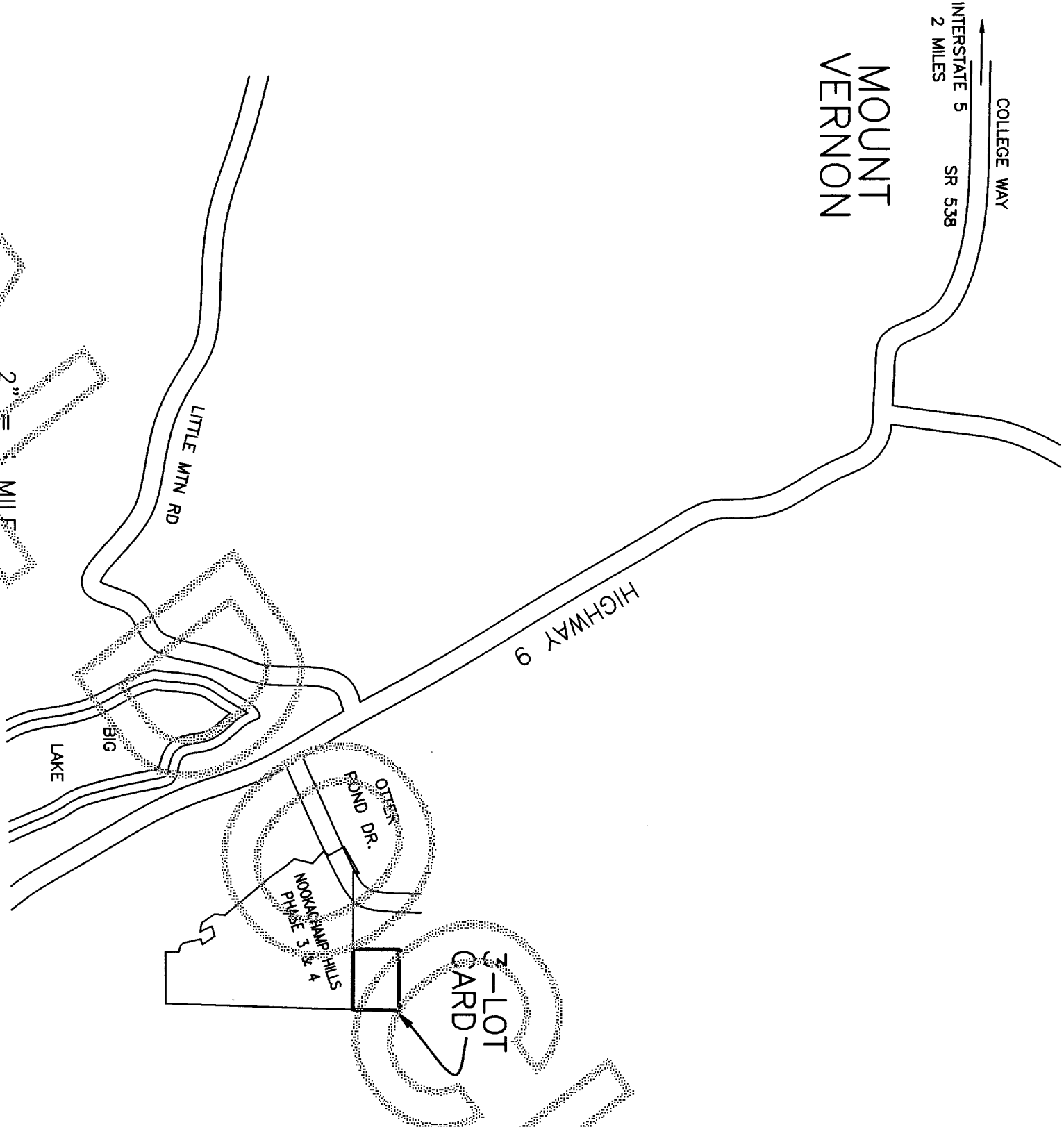
PARCEL B (TRACT 1 - ADJACENT PARCEL UNDER SAME OWNERSHIP)
TRACT 1, "NOOKCHAMP HILLS PUD PHASES 3 AND 4, LOT 7-0870" AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 200807240089 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT, ORDER NO. 105527, DATED FEBRUARY 15, 2013.

SCHEDULE B-1 EASEMENTS

- A. AEN 7908310024, RIGHTS TO WATER USAGE, SEPTIC MAINTENANCE, AND INGRESS / EGRESS RELATING TO SUCH, BENEFITING DAVID G. MCINTIRE, UNKNOWN LOCATION.
- B. AEN 76334, MINERAL AND RIGHTS OF ENTRY RESERVED.
- C. AEN 448498, 30' EASEMENT TO PSPdL, CURRENT EASEMENT SHOWN ON MAP.
- D. AEN 9801250140, BOUNDARY LINE ADJUSTMENT.
- E. AEN 200010190015, EASEMENT TO VERZON, CURRENT EASEMENT LOCATION AND SIZE UNKNOWN.
- F. AEN 200206190049, DEVELOPMENT ACTIVITIES ON OR ADJACENT TO NATURAL RESOURCE LANDS.
- G. AEN 200702140164, DEVELOPMENT AND ACCESS AGREEMENT TO ISLAND CONSTRUCTION INC.
- H. AEN 9804200002, RESERVATIONS, PROVISIONS AND EXCEPTIONS BENEFITING PAUL RUTTER, UNKNOWN LOCATION.
- I. AEN 704645, EASEMENT TO SKAGIT VALLEY TELEPHONE COMPANY, CURRENT EASEMENT LOCATION AND SIZE UNKNOWN.
- J. AEN 7908310024, RIGHTS TO WATER USAGE, SEPTIC MAINTENANCE, AND INGRESS / EGRESS RELATING TO SUCH, BENEFITING DAVID G. MCINTIRE, UNKNOWN LOCATION.
- K. AEN 8212100052, INGRESS, EGRESS DRAINAGE AND UTILITIES BENEFITING NEARBY PARCELS, DOES NOT AFFECT THIS PARCEL.
- L. AEN 76334, MINERAL AND RIGHTS OF ENTRY RESERVED.
- M. AEN 448498, 30' EASEMENT TO PSPdL, CURRENT EASEMENT SHOWN ON MAP.
- N. AEN 221300, EASEMENT TO PSPdL, CURRENT EASEMENT SHOWN ON MAP, DOES NOT AFFECT PARCEL.
- O. AEN 80143, INGRESS AND EGRESS ON EXISTING ACCESS ROAD THAT TRAVERSES THE PROPERTY, BENEFITING DUNCAN WICKAY.
- P. AEN 8310310059, RESERVATIONS BENEFITING OTTER POND ASSOCIATION. DOES NOT AFFECT THIS PARCEL.
- Q. AEN 9009130061, 60' EASEMENT TO PUD #1 OF SKAGIT COUNTY, DOES NOT AFFECT THIS PARCEL. (DIFFERENT SECTION)
- R. AEN 200609160140, MULTIPLE SEWER EASEMENTS TO SKAGIT SEWER DISTRICT NO. 2, DOES NOT AFFECT THE CURRENT PROPERTY.
- S. AEN 200605180169, DEVELOPER AGREEMENT WITH SKAGIT SEWER DISTRICT NO. 2, DOES NOT AFFECT THE CURRENT PROPERTY.
- T. AEN 200610060124, BROOD AGREEMENT BENEFITING SKAGIT SEWER DISTRICT NO. 2, DOES NOT AFFECT THE CURRENT PROPERTY.
- U. AEN 200702140164, ACCESS AND DEVELOPMENT AGREEMENT BENEFITING ISLAND CONSTRUCTION.
- V. AEN 20070610187, EASEMENT TO PSE, CURRENT EASEMENT LOCATION AND SIZE SHOWN ON MAP.
- W. AEN 200807240089, NOOKCHAMP HILLS PUD, PHASES 3 AND 4.
- X. AEN AEN 801020185, COVENANTS AND EASEMENTS, NOOKCHAMP HILLS LLC, UPDATED PER AEN 200508230053, 200807240091, 200812310104, PARKING RESTRICTIONS ON PARCEL 121806.
- Y. AEN 200807240090, LOT CERTIFICATIONS, DOES NOT AFFECT THIS PROJECT.
- Z. ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY NOOKCHAMP HILLS PUD HOMEOWNERS ASSOCIATION.
- AA. AEN 200901210087, EASEMENT TO SKAGIT COUNTY SEWER DISTRICT NO. 2, EASEMENT SHOWN ON MAP.



NOTES AND RESTRICTIONS:

1. ZONING/COMPREHENSIVE PLAN - RURAL RESERVE (RRV)
2. TOTAL AREA, INCLUDING ROADS = 11.2 ACRES.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIVE YEAR ZONE.
4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ACCESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
5. SEWAGE DISPOSAL - PRIVATE SEPTIC / DRAINAGE
WATER - SKAGIT COUNTY PUD - POWER - PRIVATE GRID ENERGY
TELEPHONE - FRONTIER - GAS - CASCADE NATURAL GAS
CABLE - CABLE SERVICE
6. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC CH 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
7. THIS PARCEL LIES WITHIN AN AREA OF 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 DEVICES 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 FEDERAL, STATE, AND LOCAL LAWS. IN THE CASE OF MINERAL LANDS, APPLICATION MUST 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 SOC 14.6.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
8. SETBACKS:
SETBACKS FOR ALL BUILDINGS WITHIN THE DEVELOPMENT: (A) FROM PUBLIC ROAD, A MINIMUM OF 20 FEET, FOR LOTS DESIGNATED AG-WL, IF-WL, AND SF-WL, LOTS SHALL BE CONFIGURED SO THAT HOUSES ARE NO MORE THAN 200 FEET FROM ADJACENT PUBLIC ROADS. (C) FIRE SEPARATION SHALL BE REQUIRED, BLISSANT TO THE BIC. (D) UNDERLYING ZONING SETBACKS SHALL BE REQUIRED FROM THE EXTERIOR BOUNDARIES OF THE CARD DEVELOPMENT EXCEPT AS PROVIDED IN SECTION (A) OF THIS SECTION. (E) INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.
UNDERLYING ZONING SETBACKS:
FRONT - 35', 25' ON MINOR ACCESS.
SIDE - 8',
REAR - 25',
ACCESSORY - FRONT 35', SIDE 8', HOWEVER A 3' SETBACK IS PERMITTED WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75' FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE. WHEN THE ACCESSORY BUILDING IS A MINIMUM OF 75' FROM THE FRONT PROPERTY LINE OR WHEN THERE IS AN ALLEY ALONG THE REAR PROPERTY LINE.

9. THE PLAT NAME, NUMBER AND DATE OF APPROVAL, SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

10. OWNER / DEVELOPER
PAUL W. RUTTER
PO BOX 1325
MOUNT VERNON, WA 98273

11. 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.

12. 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 **47-20141022-0089**

13. 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 A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

14. ALL RAINOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

15. THE ONE HUNDRED (100) FOOT RADIAL WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN THE SAMPLE, OR THE OWNER MUST MAKE THE RIGHT TO EXERCISE COMPLETE SWIMWAY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.

16. MAXIMUM LOT SIZE IS ONE ACRE. A LARGER LOT IS NEEDED FOR LOT 2, FOR THE FOLLOWING REASONS.

(i) TO SATISFY INDIVIDUAL WATER SYSTEM SUPPLY (CHAPTER 12.48 SDC) AND/OR ON-SITE SEWAGE SYSTEM REQUIREMENTS (CHAPTER 12.06 SDC), OR

(ii) TO CONTAIN BOTH AN EXISTING RESIDENTIAL BUILDING AND EXISTING ACCESSORY BUILDINGS).

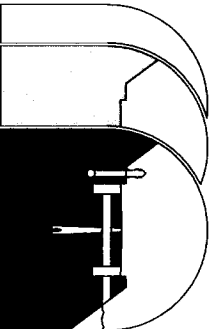
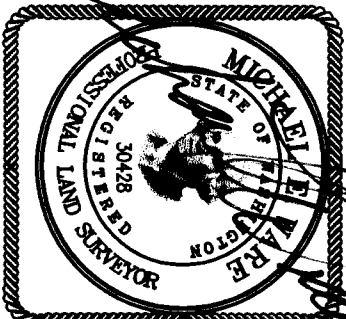
17. OWNER OF LOT 3 WILL MAINTAIN OPEN SPACE.

18. SOC14.6.310 (5)(C) OPEN SPACE URBAN RESERVE (OS-UR). THIS DESIGNATION IS TO RETAIN AREAS OF OPEN SPACE UNTIL SUCH TIME THAT URBAN DEVELOPMENT IS DEEMED APPROPRIATE FOR THAT AREA AND THEN TO CONTINUE TO REQUIRE A PORTION OF THAT ORIGINAL SPACE TO BE PRESERVED. THIS OPEN SPACE MAY ONLY BE USED WITHIN CARDS ON LANDS ZONED RURAL, URBAN, RESIDENTIAL, RURAL INTERMEDIATE, OR RURAL RESERVE, AND ONLY IF THESE AREAS ARE LOCATED ON A PARCEL OF WHICH SOME OR GREATER IS LOCATED WITHIN ONE-QUARTER MILE OF URBAN GROWTH AREAS OR RURAL VILLAGES EXCLUDING THOSE AREAS SUBJECT TO SUBSECTIONS (5)(A) AND (B) OF THIS SECTION, AND EXCLUDING FOLLOWS ISLAND UNTIL SUCH TIME THAT A SUBURBAN PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSENT. THIS OPEN SPACE DESIGNATION IF SUPPORTED BY A 20-YEAR RESERVE ANALYSIS MAY ALSO BE APPLIED TO AREAS LOCATED OUTSIDE ONE-QUARTER MILE OF A UGA FOLLOWING THE APPROPRIATE COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENTS. THE REQUIREMENTS FOR OS-UR ARE:

(i) FUTURE URBAN DEVELOPMENT ALLOWED, WHEN LAND WITH AN OS-UR DESIGNATION GOES INTO AN URBAN GROWTH AREA OR A RURAL VILLAGE, RESIDENTIAL, ADDITIONAL DEVELOPMENT IS ALLOWED ON THE OS-UR DESIGNATED LAND, EXCEPT WITHIN A MINIMUM OF 30% OF THE PARENT PARCEL, WHICH IS TO REMAIN IN OPEN SPACE, THROUGH A PLAT RESTRICTION UNLESS AND UNTIL THE PARCEL IS ANNEXED INTO A CITY OR TOWN. THAT LAND WHICH IS NOT DESIGNATED AS OPEN SPACE IN A PLAT RESTRICTION THEN BECOMES AVAILABLE FOR URBAN DEVELOPMENT PURSUANT TO THE UNDERLYING URBAN ZONING DESIGNATION. AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS SHALL BE REQUIRED WITH THE AGREEMENT. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.

(ii) OPEN SPACE URBAN RESERVE LAND USES. ALL OPEN SPACE DESIGNATED OS-UR MAY HAVE THE SAME USES AS ALLOWED IN OS-RA, THAT OS-UR LAND CONVERTED TO PERMANENT OPEN SPACE BY AGREEMENT OF THE OWNER AND COUNTY MAY BE USED FOR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL PERMIT IS OBTAINED, AND FOR GREENBELTS OR TRAILS.

19. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF THE PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-PRATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY AND FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.



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