

LEGAL DESCRIPTION

NOTES

NOTES CONTINUED:

AUDITOR'S CERTIFICATE

PARCEL "A":  
Government Lot 1, Section 13, Township 34 North,  
Range 1 East, W.M.,

EXCEPT:

a.) Beginning at the Northwest corner of said Lot;  
thence East 20 rods along the North line thereof;  
thence at right angles South 40 rods; thence at right  
angles West 20 rods; thence at right angles North  
along the West line thereof, 40 rods to the beginning;

AND EXCEPT:

b.) Beginning at a point 1,600 feet East of the corner  
to Section 11, 12, 13, and 14, Township 34 North,  
Range 1 East, W.M.; thence East along line fence  
about 480 feet to meander corner; thence Westerly  
along the meander line to a point South of the point  
of beginning; thence North about 220 feet the point  
of beginning;

TOGETHER WITH shorelands of second class adjoining;

AND ALSO EXCEPT:

c.) A portion of Government Lot 1, Section 13,  
Township 34 North, Range 1 East, W.M., described as  
follows:

Beginning at the Northwest corner of said Lot 1;  
thence South 400 feet; thence East 640 feet to the  
true point of beginning, being the Northwest corner of  
that parcel deeded to Arthur Iverson and Joyce  
Iverson, husband and wife, by instrument recorded  
under Auditor's File No. 699294, records of Skagit  
County, Washington; thence South along the West  
boundary of said Iverson parcel a distance of 200.00  
feet to the Southwest corner of said Iverson parcel;  
thence East along the South line of said Iverson  
parcel, a distance of 25.24 feet; thence South parallel  
with the Southerly extension of the West line of said  
Iverson parcel, a distance of 200.00 feet; thence West  
parallel to the South line of said Iverson parcel a  
distance of 150.00 feet; thence North, parallel to the  
West line of said Iverson parcel a distance of 400.00  
feet; thence East a distance of 124.76 feet to the  
true point of beginning;

AND ALSO EXCEPT:

d.) Beginning at the Northwest corner of said Lot 1  
thence South 400 feet; thence East 640 feet to the  
true point of beginning; thence South 200 feet; thence  
East 300 feet, more or less, to the shoreline of Lake  
Campbell; thence along the shoreline Northerly to a  
point directly East of the point of beginning; thence  
West 300 feet, more or less, to the point of  
beginning;

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of Government Lot 1, Section 13, Township  
34 North Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 1;  
thence South 400 feet; thence East 640 feet to the  
true point of beginning; thence South 200 feet; thence  
East 300 feet, more or less, to the shoreline of Lake  
Campbell; thence along the shoreline Northerly to a  
point directly East of the point of beginning; thence  
West 300 feet, more or less, to the point of  
beginning;

EXCEPT the West 25.24 feet.

Situate in the County of Skagit, State of Washington.

1. Certificate for Short Plat furnished by Land Title  
Company of Skagit County Order No. 149494-SA dated  
May 14, 2014 at 8:00 A.M.
2. The Short Plat Number and Date of Approval shall be  
included in all deeds and contracts.

3. Survey Method: Field Traverse  
Instrumentation: TOPCON PS-103  
Theodolite: Min. Resolution/Accuracy 3"  
E.D.M.: Accuracy  $\pm (1.55mm + 2ppm)$

4. For additional section subdivision information refer to  
Survey recorded under A.F. No. 9808040088 and Short  
Plat No. 21-85 filed in Volume 7 of Short Plats at  
Page 35 and recorded under A.F. No. 8508160026,  
records of Skagit County, WA.

5. Basis of Bearing - the North line of the Gov't. Lot 1 of  
Section 13, T. 34 N., R. 1 E.W.M. based upon existing  
monumentation as being S 89°01'02" E.

6. Meridian - Assumed.

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. Distances shown are in feet and decimals of a foot.

9. See SCC 14.16.320 (5) for building setback requirements.

10. Lots are served by overhead power and telephone, no  
utility poles along the West side of Donnell Road and  
southerly extension thereof by Essemment to RSE, Inc.  
filed under AF No. 201205290220, specified as 10  
feet wide, 5 feet on each side of centerline of  
grantee's facilities as now constructed, to be  
constructed, extended or relocated. (Deed Description  
includes all of Lots 1 and 2 of this Short Plat)

11. All runoff from impervious surfaces, roof drains, and  
yard drains shall be directed so as not to adversely  
effect adjacent properties.

12. A Lot or 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 Lot of  
Record for conveyance and development purposes  
unless otherwise restricted. See AF#201501080046

13. Change in location of access may necessitate a  
change of address, contact Skagit County Planning and  
Development Services.

14. All private roads (driveways), easements, community  
utilities and properties shall be owned and maintained  
by the 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.

15. 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 full, current County  
road system have been brought up to full County  
Road Standards and a right-of-way deed has been  
transferred to and accepted by the County.

16. Water: Individual wells. Water will be supplied from  
individual water systems. Contact the Skagit County  
Planning and Development Services to determine if  
additional water quality or quantity testing will be  
required for building permit approvals.

17. Skagit County requires a 100' radius well protection zone  
for new individual water systems. The zone must be  
contained entirely on the lot owned in fee simple and/or  
provided through appropriate covenants or easements.  
Present and future owners of lots with an existing well  
shall preserve a 100 foot radius well protection zone for  
existing well improvements or replacement.

18. Subject to an easement for road purposes, along the  
presently existing road in Gov't. Lot 1 was conveyed to  
Joyce Ariene Iverson and her husband, Arthur Iverson,  
Grantees by AF No. 699284 per Exception B of Land  
Title Company Subdivision Guarantee Order No.  
149494-SA.  
And Further Subject to an easement for road purposes  
along the presently existing road to Joyce Ariene Iverson  
and Frank E. Marrott under AF No's. 9612990087 and  
9612090088, per Exception C of Land Title Company  
Subdivision Guarantee Order No. 149494-SA.

19. Flood Zone(s) Upland area is Zone C, lowland area is  
Zone A (the elevation determined) as depicted hereon  
per FEMA, FIRM Community-Panel Number 530151  
0225 C, effective date January 3, 1985.

20. In accordance with SCC 14.32, an Engineered Drainage  
Plan for residential construction upon Lots 1 and 2 of  
this short subdivision has been prepared by Herrigstad  
Engineering, P.S., Dale Herrigstad, PE and is currently on  
file with the Skagit County Planning and Development  
Services Department. Any future construction must  
comply with the requirements of said Engineered  
Drainage Plan and report as contained therein and/or  
the county drainage regulations in effect on the date of  
building permit application.

21. The method of sewage disposal shall be by individual  
septic drainfield systems based upon the required soil  
logs for this short plat which are on file with the Skagit  
County Planning and Development Services Department.  
See Skagit County Health Officer for details. Drainfield  
areas upon Lot 2 have been reproduced from these  
records.

22. Lot 1: Existing on-site septic drainfield installed and  
approved as on-site sewage permit number SW12-0157  
currently on record with the Skagit County Planning &  
Development Services.

23. Lot 2: Septic Soil/Site Evaluation permit number  
SW13-0047 approved 3-22-13 currently on record with  
the Skagit County Planning & Development Services.

24. Well protection Zones are subject to Skagit County Code  
(SCC) 12.48.240 entitled Water Requirements For Land  
Divisions.

25. In accordance with Skagit County Code, existing  
structures that are located in what will be the PCAE may  
be repaired and maintained but may not be replaced.  
The barn upon Lot 1 of this Short Plat may be repaired  
and maintained but not replaced.

26. The dug well inside the well house located upon Lot 1  
as shown on the face of the plat map serves the  
existing residence at 14081 Donnell Road (P110590).

Notes Continued on Sheet 3

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my  
direction in conformance with the requirements of the Survey  
Recording Act in September 2014 at the request of Harold Mousel.

LEERO & ASSOCIATES  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

DENNIS D. LEERO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 11-25-14

SHORT PLAT No.: PL14-0304

LAKE CAMPBELL INVESTMENTS, LLC

PTN. GOV'T. LOT 1  
SEC. 13, T. 34 N., R. 1 E., W.M.  
SKAGIT COUNTY, WASHINGTON

Sheet 1 of 3 Sheets

Filed for the record at the request of LeGro & Associates.

201501080038  
\$148.00  
1 of 3 1:35PM

J. Younquist  
Deputy  
Skagit County Auditor

OWNERS' CONSENT AND DEDICATION

Knew all men by these presents that we the undersigned  
owners in fee simple or contract purchaser and/or  
mortgage holder of the land included within this SHORT  
PLAT, do hereby CERTIFY that the decision to make this  
SHORT PLAT was our free and voluntary act and deed. In  
witness whereof we have hereunto set our hands and  
seals this 26<sup>th</sup> day of November, 2014.

LAKE CAMPBELL INVESTMENTS, LLC:

Signature  
Harold W. Mousel - MANAGER

Print Name  
Harold W. Mousel

ACKNOWLEDGEMENT

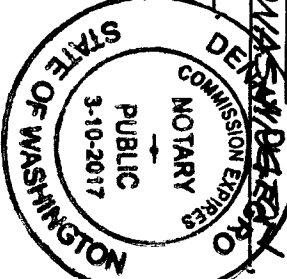
State of Washington  
County of Skagit } S.S.

This is to Certify that on this 26<sup>th</sup> day of  
November, 2014, before me, the  
undersigned, a Notary Public, personally appeared  
Harold W. Mousel and

to me known to be the  
MANAGER and  
LAKE CAMPBELL INVESTMENTS, LLC, a Washington Limited  
Liability Company, which company has executed the  
foregoing instrument and each of said named officers  
acknowledged the said instrument to be the free and  
voluntary act and deed of the company, of which he is  
an officer, and on oath stated that he was authorized  
to execute the said instrument, and that the seal affixed  
is the corporate seal of the said company.

Witness my hand and official seal.

Notary Public in and for the State of Washington  
residing at Mount Vernon



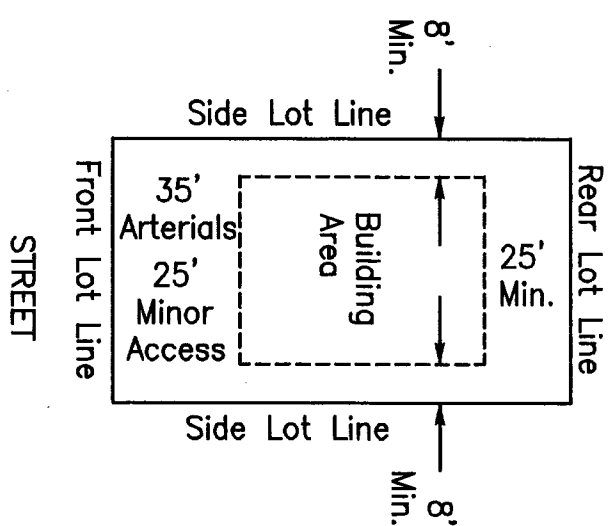
ADDRESS RANGES

Road Name	Beginning Range	Ending Range
Donnell Road	13518	14183

A Skagit County address range has been applied to the  
road system in this subdivision. At the time of  
application for building permit and/or access, Skagit  
County GIS will assign individual addresses in accordance  
with the provisions of Skagit County Code 15.24.  
The existing address of 13955 Donnell Road will remain  
the same unless the access changes.

PROTECTED CRITICAL AREAS EASEMENT

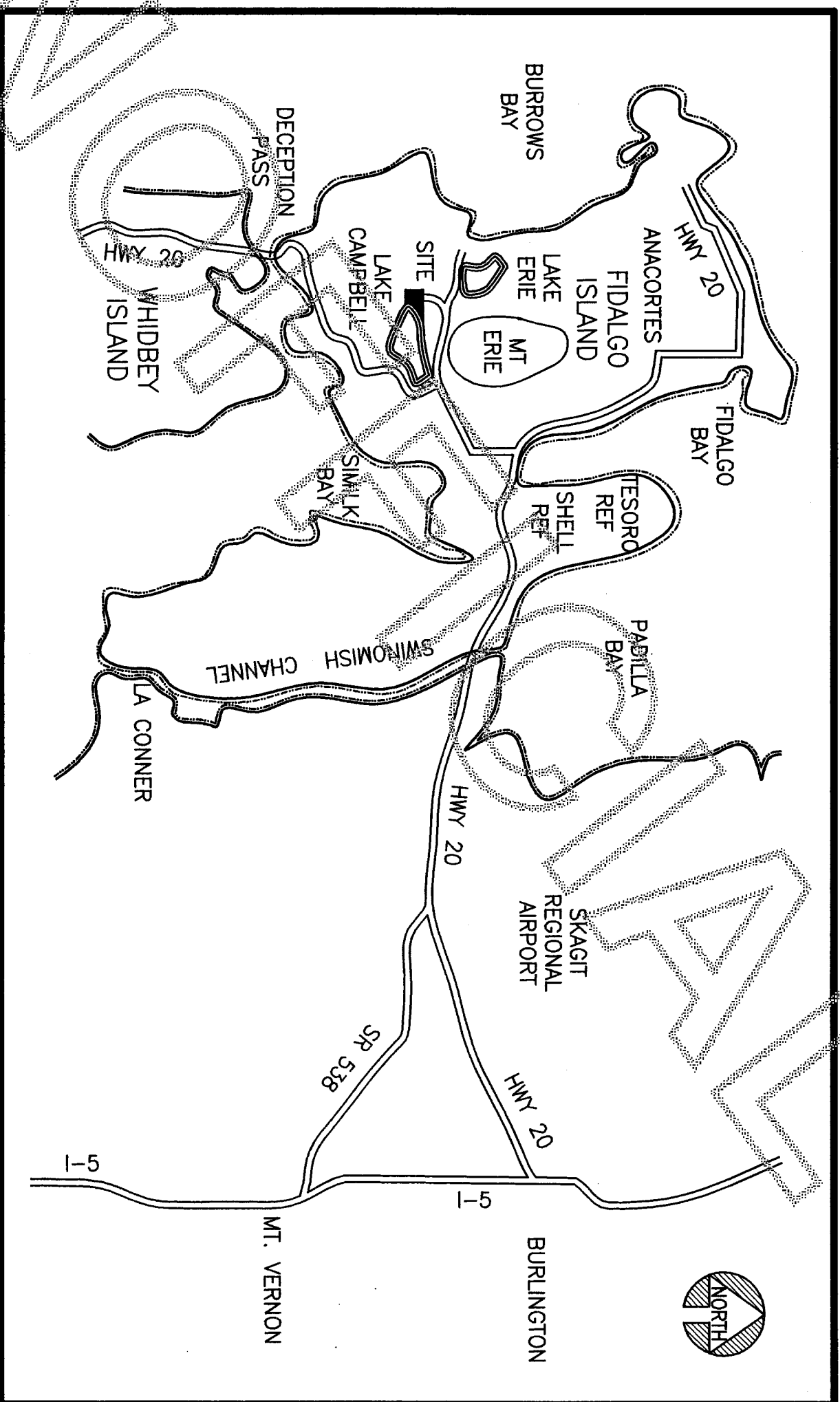
Protected Critical Areas Easement (PCAE) Agreement  
Recorded under AF #201501080039



TYPICAL BUILDING SETBACK DIAGRAM

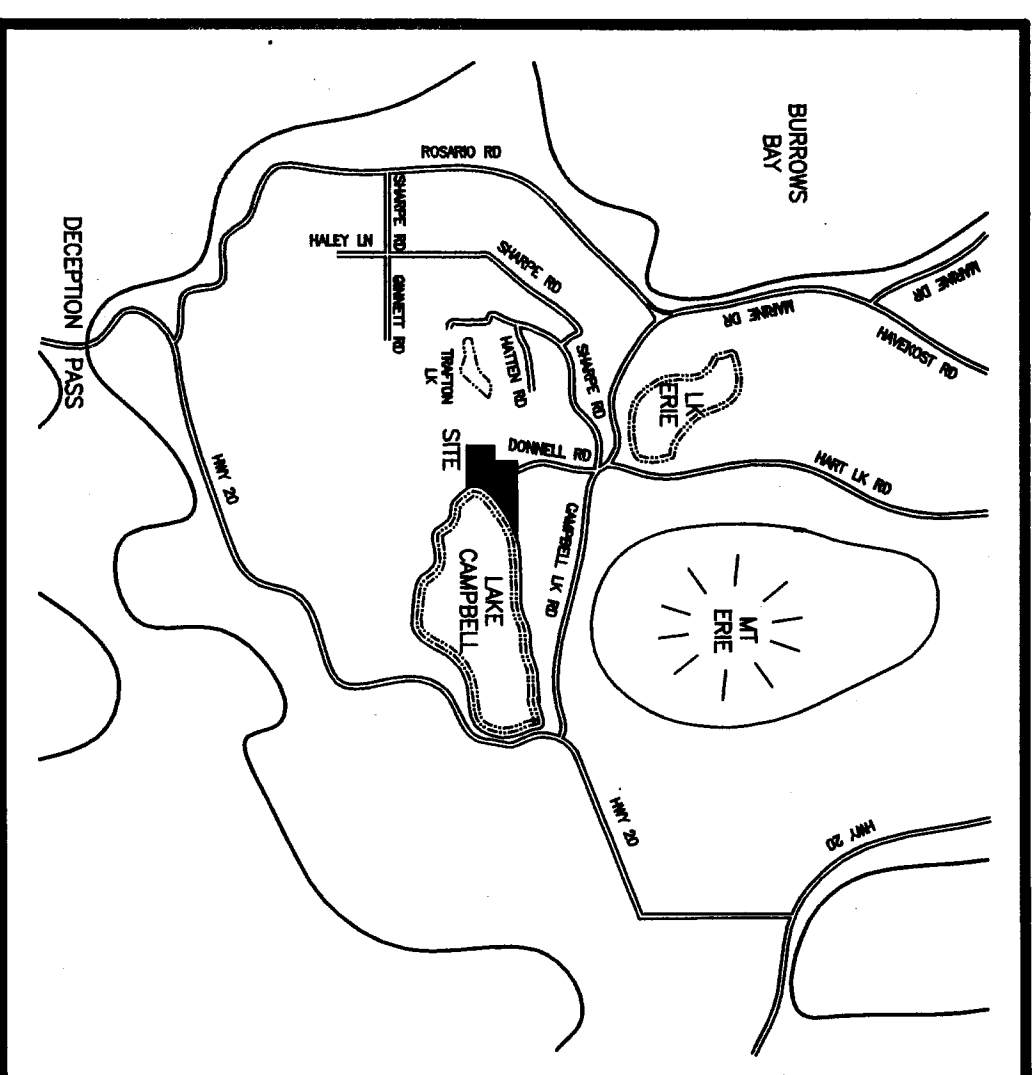
The setbacks shown above are the typical setbacks for the R/V zoning designation per SCC 14.18.310(5) as follows:

- R/V Dimensional Standards:
- Primary Structure: Front 35', 25' on minor access; Side 8'; Rear 25'
- Accessory Structure: Front 35'; Side 8'; Rear 25'
- Setbacks from NRL per SCC 14.16.810(7)
- Max. Ht.: 40'
- Min. Lot Size: 10 Acres
- Min. Lot Width at the building line: 150'
- Max. Lot Coverage: 35%



NOTES (CONTINUED FROM SHEET 1 OF 3)

- Perpetual Easement to City of Anacortes with right to flood a maximum of 4 acres during periods when water is running into the lake by that instrument recorded in Volume 147 of Deeds, Page 606 under Skagit County Auditor's File No. 215291. Easement boundary described as being the shoreline of the lake at a point 12" above the City of Anacortes Campbell Lake dam outfall, adjusted by removable "baffle boards", as it existed on July 16th, 1928. Exact location not determined by this survey.
- The WPZ depicted as a proposed well location serving Lot 2 of this short plat has been placed upon the face of the plat as a condition of plat approval by Skagit County. Legro & Associates, Inc. is the responsibility or liability that subject location is the most economical or productive future well site. Actual final well positioning may be subject to expert opinion at the time of installation.
- Lots 1 and 2 shall be prevented from certain practices within said 100 foot well radius easement areas in accordance with SSC. Such practices at a minimum shall include the following: cesspools, sewers, privies, septic tanks, manure piles, garbage of any kind, or decomposition, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals or insecticides or liquid or dry chemicals, herbicides or insecticides.
- Subject to reservation contained in deed under AF No. 9612090087 executed by Joyce Arlene Iverson whereby Boundary Line Adjustment is not for the purpose of creating an additional building lot, per Exception D of Land Title Co. Subdivision Guarantee Order No. 149494-SA.



APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of Skagit County Code 14.18.  
This day of January, 2015.

Adrian K. Legro  
Short Plat Administrator County Engineer

Skagit County Health Officer

TREASURER'S CERTIFICATE

This is to Certify that all taxes here-to-fore levied and which have become a lien upon the land herein described have been fully paid and discharged according to the records of my office, up to and including the year of 2014.

Skagit County Treasurer Date 12/30/14

VICINITY MAP

N.T.S.

SHORT PLAT No.: PL14-0304

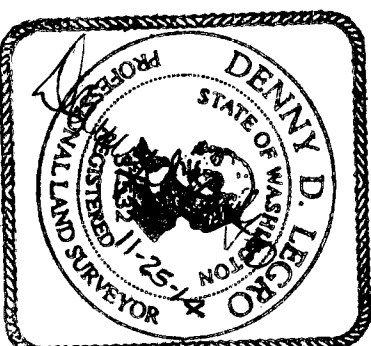
Sheet 3 of 3 Sheets

LAKE CAMPBELL INVESTMENTS, LLC

PTN. GOV'T. LOT 1

SEC. 13, T. 34 N., R. 1 E., W.M.

SKAGIT COUNTY, WASHINGTON





LINE TABLE	
LINE	BEARING
A	44.00 S 89°01'02" E
B	12.63 S 89°01'02" E
C	142.37 S 21°11'10" E
D	60.56 S 35°57'45" E

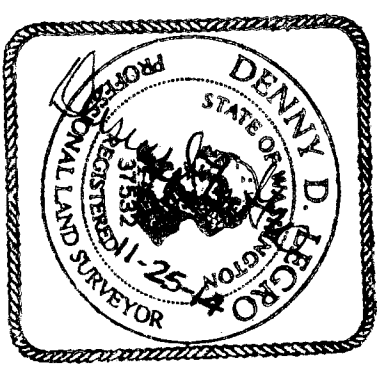
**OWNER-DEVELOPER**  
Lake Campbell Investments, LLC  
13955 Donnell Road  
Anacortes, WA. 98221

**ZONING/COMPREHENSIVE  
PLAN DESIGNATION**  
RRV - RURAL RESERVE

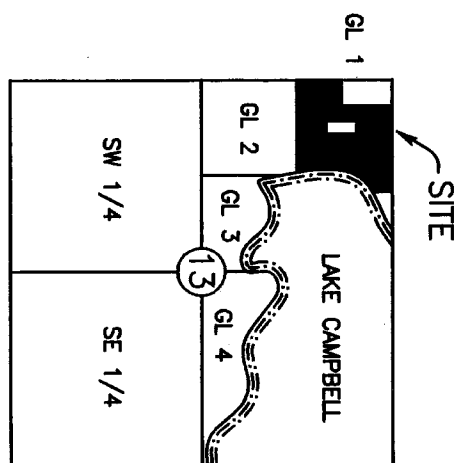
**TOTAL SITE AREA**  
Lot 1 = 442,839 Sq. Ft. = 10.17 Ac.  
Lot 2 = 720,922 Sq. Ft. = 16.55 Ac.  
(Measured along shoreline 6-11-14)

**LEGEND**

- PROP COR
- Property Corner
- Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap
- Imprinted: "LEGRO 37532"
- Found Rebar w/ Yellow Plastic Cap Imprinted: "AZIMUTH NW 21591"
- Found PK Nail
- △ Access Location.
- △ Soil Log 3SD
- Protected Critical Area Easement
- PCAE
- Boundary Line
- Wetland Buffer Boundary Limits
- Marker - Metal Fence Post Painted Green with White Top
- Well Protection Zone (R = 100')
- Barbed Wire Fence
- Power Pole
- OHP/T Overhead Power and Telephone
- Protected Critical Areas Easement - Buffer Limits Line
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.



**VICINITY MAP**  
(Not to Scale)  
Sec. 13, T. 34 N., R. 1 E.



**LAKE CAMPBELL**

SHORT PLAT No. PL14-0304

**LAKE CAMPBELL INVESTMENTS, LLC**

PTN. GOV'T. LOT 1  
SEC. 13, T. 34 N., R. 1 E., W.M.  
SKAGIT COUNTY, WASHINGTON

