

NOTES

NOTES CONTINUED:

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AUDITOR'S CERTIFICATE

1. Legal Description is from Subdivision Guarantee issued by First American Title Insurance Company and furnished by Guardian Northwest Title Company Order No. 110173, effective date September 22, 2015 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 ± (1.55mm + 2ppm)

4. For additional section subdivision information refer to: Survey recorded under A.F. No. 8505150027, and Skagit County Short Plat No.s. 92-047 filed in Volume 10 of Short Plats at Pages 169 and 170 and recorded under A.F. No. 9301280022 and PL03-0266 recorded under Auditor's File No. 200403100070, all records of Skagit County, WA.

5. Basis of Bearing - the North line of the NE 1/4 of Section 15, T. 35 N., R. 3 E., W.M. based upon existing monumentation as being N 89°23'13" 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 officially designated boundary of a Skagit County fire district.

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

9. See SCC 14.16.400(5)(i) for non-residential building setback requirements in Ag-NRL:  
 (A) Front: 35'; (B) Side: 15'; (C) Rear: 35'

10. Lots are served by overhead power and telephone via utility poles along the South side of Field Road and is also available along the West side of Thomas Road.

11. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely affect adjacent properties. A drainage report was not required as a condition of this Short CaRD, as no additional development rights will be created as a result of this subdivision.

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 AF# 201603180072.

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

14. 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.

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 alley 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 of sufficient quantity and/or quality is currently being supplied to Lot 1 of this Short Plat (15694 Field Road) from the Blanchard Edison Water Association pipeline in Field Road.

17. Flood Zone(s): Buyer should be aware that this property is located in the flood plain, identified as Zone AG upon FEMA FIRM Community-Panel Number 530151 0250 C, effective date January 3, 1985.

18. The method of sewage disposal shall be by individual septic drainfield systems. See Skagit County Health Officer for details. The drainfield system upon Lot 1 has been mapped as observed during the course of this survey. See on-site sewage permit number SW15-0129 serving home and accessory dwelling unit currently on record with the Skagit County Planning and Development Services.

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 subdivision guarantee referred to in note number 1 above and listed under Title Exceptions hereon.

20. Setbacks for all buildings within the CaRD development shall meet the requirements of SCC 14.18.310(8):  
 (g) From a public road, a minimum of 20 feet. For lots designated Ag-NRL, IF-NRL, and SF-NRL, lots shall be configured so that houses are no more than 200 feet from adjacent public roads;  
 (b) A 200-foot shall be observed from adjacent NRL designated parcels. In those instances where the building lots are separated from the adjacent NRL parcel by a public road, the width of the road right-of-way can be included in the 200-foot setback calculation;  
 (c) Fire separation shall be required pursuant to the IBC;  
 (d) Underlying zoning setbacks shall be required from the exterior boundaries of the CaRD development except as provided in Subsection (8)(c) of this Section;  
 (e) Internal setbacks may be established by private covenant.

21. There are no residential building rights for any portion of Lot 2 of this Short CaRD.

22. The Open Space within Lot 2 will be designated natural resource lands (OS-NRL) with all ownership and maintenance responsibilities being borne by the owner of said Lot 2.

23. SCC 14.18.310(5)(b) Open Space (OS-NRL). The purpose of this open space is to preserve the natural resource lands within the County by clustering development and leaving the remainder open for resource production. The open space within CaRDs zoned Ag-NRL, IF-NRL, SF-NRL, or NR-NRL shall be placed in this category, unless designated OS-PA, subject to the provisions of Chapter 14.24 SCC, the Critical Areas Ordinance. All open space designated OS-NRL shall be placed in a natural resource lands easement (NRL), which restricts the grantor and its heirs, successors and assigns from exercising rights to use and subdivide the land for any other all residential, recreational, commercial, and industrial purposes and activities, which are not incidental to the purpose of the NRL until such time that the land no longer has long-term commercial significance or the production of food, agriculture products, timber or extraction of minerals. Property is restricted to natural resource production as defined in the NRL; provided, that it may be used for those uses outlined in the underlying zone (except for a dwelling unit). In the case of Agriculture and Industrial Forest lands, restrictions defined in the NRL may only be extinguished upon a declaration in a court of competent jurisdiction finding that it is no longer possible to commercially use the property for the production of food, agriculture products, timber, or extraction of minerals.

24. See NRLE document recorded under Auditor's File No. 201603180072 for additional information.

25. This parcel lies within an area or within 500 feet of land designated as Natural Resource Lands (Agriculture, 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 14.16.810. Contact Skagit County Planning and Development Services for details.

26. The domestic well previously serving the residence upon Lot 1 of this Short Plat has been decommissioned and a 10 foot radius Well Protection Zone (WPZ) has been established around the old well for future septic setback. See well decommission Notice of Intent No. 032159, dated 1/25/2015.

Notes Continued on Sheet 3.

APPROVALS

The within and foregoing Short CaRD subdivision is approved in accordance with the provisions of the Skagit County Short CaRD subdivision ordinance on this 25th day of February, 2016.

*[Signature]*  
 Short CaRD Administrator

*[Signature]*  
 Skagit County Engineer

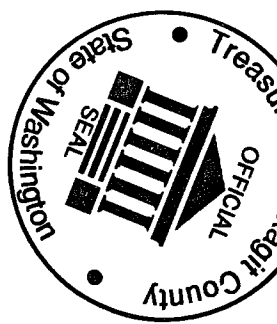
The within and foregoing Short CaRD is approved in accordance with the provisions of the Skagit County Code Title 12.05 (on-site sewage) and 12.48 (water) this 7 day of March, 2016.

*[Signature]*  
 Skagit County Health Officer

COUNTY 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 2016.

*[Signature]*  
 Skagit County Treasurer



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



201603180072  
 Skagit County Auditor  
 3/18/2016 2:29:16 PM

*[Signature]*  
 Skagit County Auditor

OWNERS' CONSENT AND DEDICATION

I, the undersigned, do hereby CERTIFY that the decision to make this SHORT CaRD was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown hereon and 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 on this SHORT CaRD in the original reasonable grading of said streets and avenues shown hereon.

In witness whereof we have hereunto set our hands and seals this 25th day of FEBRUARY, 2016

ARDTRASNA, LLC:  
*[Signature]*  
 Signature

*[Signature]*  
 Print Name

ACKNOWLEDGEMENT

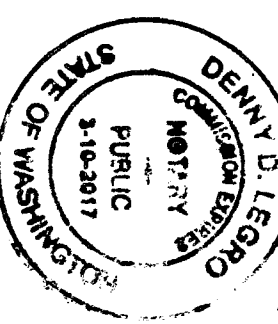
State of Washington }  
 County of SKAGIT } S.S.

This is to Certify that on this 25th day of FEBRUARY, 2016, before me, the undersigned, a Notary Public, personally appeared JACK WALLACE and MAUER to me known to be the

respectively, of ARDTRASNA, 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.

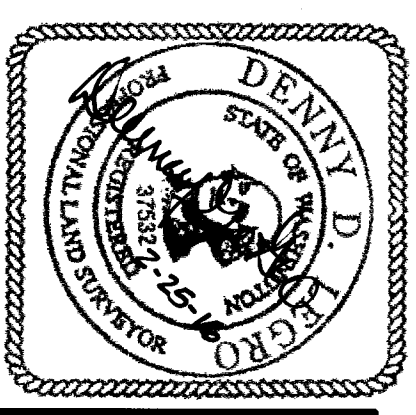
*[Signature]*  
 Notary Public in and for the State of WASHINGTON, residing at MOUNT VERNON  
 MY APPOINTMENT EXPIRES: 3-10-17



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 November 2015 at the request of ARDTRASNA, LLC.

LEGR0 & ASSOCIATES  
 Professional Land Surveyor  
 1321 South 2nd Street  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3220



SHORT CaRD No.: PL15-0265

ARDTRASNA, LLC PROPERTY SURVEY

PTN. W 1/2 NE 1/4  
 SEC. 15, T. 35 N., R. 3 E., W.M.  
 SKAGIT COUNTY, WASHINGTON

201503180076  
 Skagit County Auditor  
 3/18/2018, Page 2 of 3 2:01PM  
 \$167.00

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Washington, County of Skagit, and is described as follows:  
 The Northwest 1/4 of the Northeast 1/4 and the North 438 feet of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 35 North, Range 3 East, W/4.

EXCEPT road and ditch rights-of-way.

**OWNER-DEVELOPER**

ARDTRASNA, LLC  
 P.O. Box 569  
 Burlington, WA. 98233

**ZONING/COMPREHENSIVE PLAN DESIGNATION**

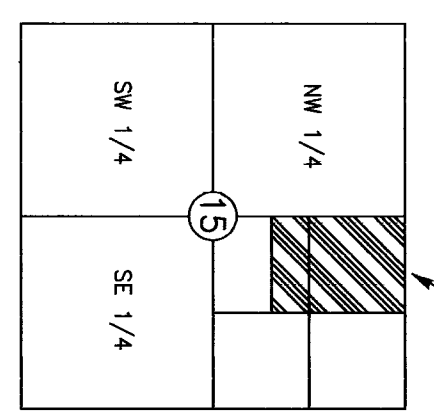
AG-NRL - AGRICULTURAL NATURAL RESOURCE LAND

**TOTAL SITE AREA**

Lot 1 = 48,299 Sq. Ft. = 1.11 Ac.  
 Lot 2 = 2,201,275 Sq. Ft. = 50.53 Ac.  
 (As measured along 25 ft. right-of-way)

**LEGEND**

- Prop cor Property Corner
  - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
  - Found Old 1 1/2" Diam. Iron Pipe
  - Cased
  - 1-1/2" IP
  - Cased
  - \* Barbed and/or Hog Wire Fence
  - Approximate Location of Water Line
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

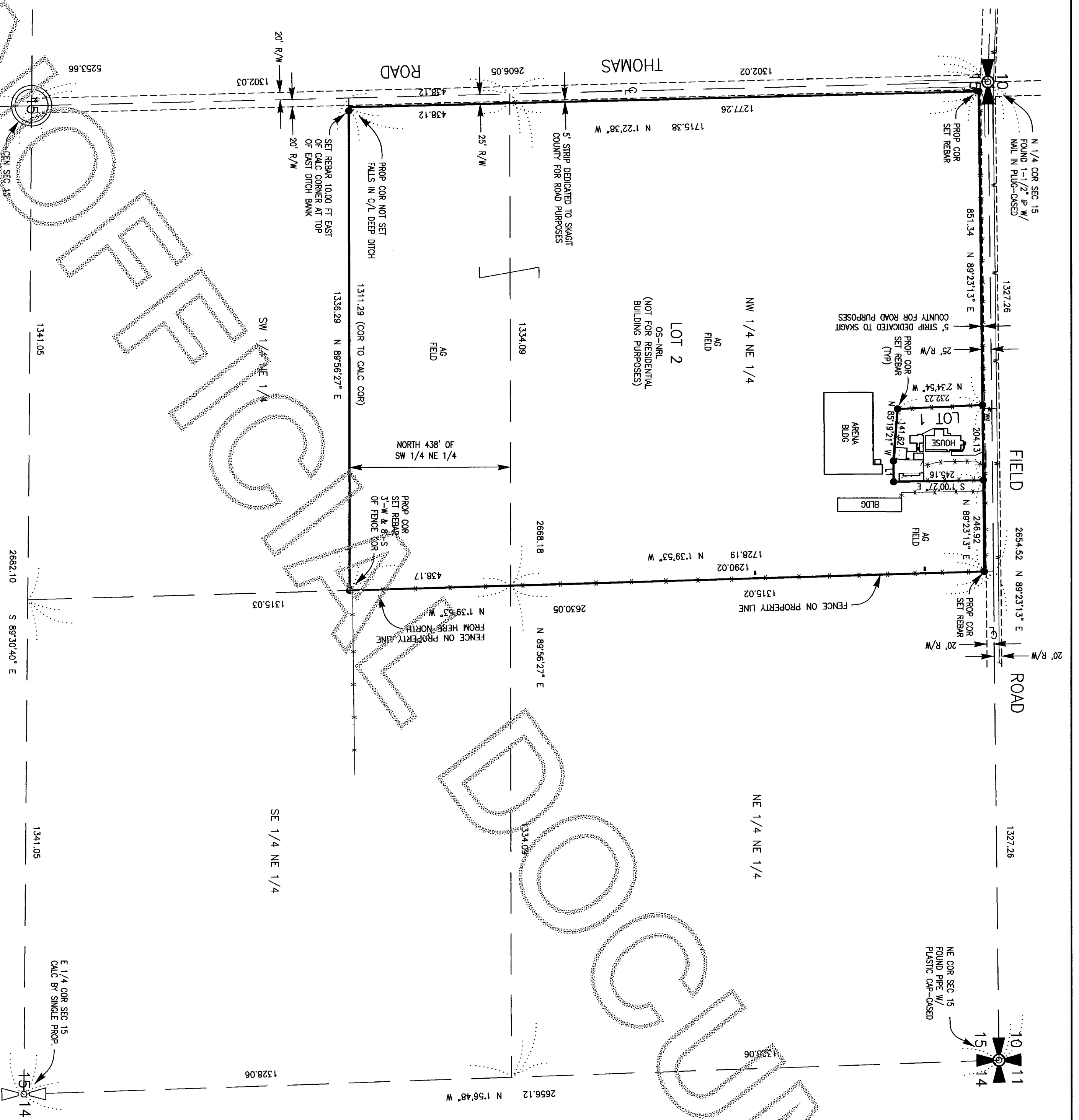


**VICINITY MAP**  
 (Not to Scale)  
 Sec. 15, T. 35 N., R. 3 E.

SHORT CARD No. PL15-0265

**ARDTRASNA, LLC PROPERTY SURVEY**

PTN. W 1/2 NE 1/4  
 SEC. 15, T. 35 N., R. 3 E., W.M.  
 SKAGIT COUNTY, WASHINGTON



**PLAN**

Scale: 1" = 200'



LINE TABLE		
LINE	DISTANCE	BEARING
L1	56.83	S 89°23'13" W

