

Survey in the SW1/4 of the NE1/4 & the NW1/4 of the SE1/4 of Section 21, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. PL17-0321

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N89°33'43"E ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL 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 PERMITS 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 WILL BE SUPPLIED BY INDIVIDUAL WELLS.
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 BARRNS; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATED 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.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
11. NO INFILTRATION OR DISPERSION OF STORMWATER WITHIN WELL PROTECTION ZONE.
12. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.# 201111290014
13. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN A.F.#201407220139.
14. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 16.90 ACRES.
15. 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.# 201111290014
16. ALL OPEN SPACE DESIGNATED OS-PA SHALL BE RESERVED PURSUANT TO SCC 14.24.080 AND 14.24.090 UNTIL SUCH TIME AS A DIFFERENT OPEN SPACE DESIGNATION IS REQUESTED AND SCC 14.24 IS SATISFIED. USES AND PRESERVATION OF THE OS-PA SHALL OCCUR AS FOLLOWS:
 - j) CRITICAL AREAS - FOLLOW THE PARAMETERS SET FORTH IN SCC 14.24 FOR CONSERVATION AND MAINTENANCE.
 - k) MAINTENANCE & CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. MAINTENANCE AGREEMENT FILED UNDER AF NO. 201111290015
 - 17. THIS PARCEL LIES WITHIN AN AREA OR IS WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LAND (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 THOSE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.16.810, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
 - 18. IMPERVIOUS SURFACE ASSUMED FOR PURPOSES OF DRAINAGE MODELING IS 6,500 SQUARE FEET PER LOT AND INCLUDES BUILDING AREA AND ACCESS DRIVEWAY.
 - 19. 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, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

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Legal Description

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 NORTH OF THE NORTHERLY FORK OF THE OLD GRADE ROAD, SOMETIMES KNOWN AS THE OLD RAILROAD SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBSCRIBERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

KENNETH D. MILLER
 PHYLIS L. MILLER
 SVP

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KENNETH D. MILLER AND PHYLIS L. MILLER, H/W, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE Lorraine M. Bouza TITLE Notary Public Assistant
 DATE 11-29-17 MY APPOINTMENT EXPIRES 04-22-21



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2016 at the request of Kenny Miller Construction.

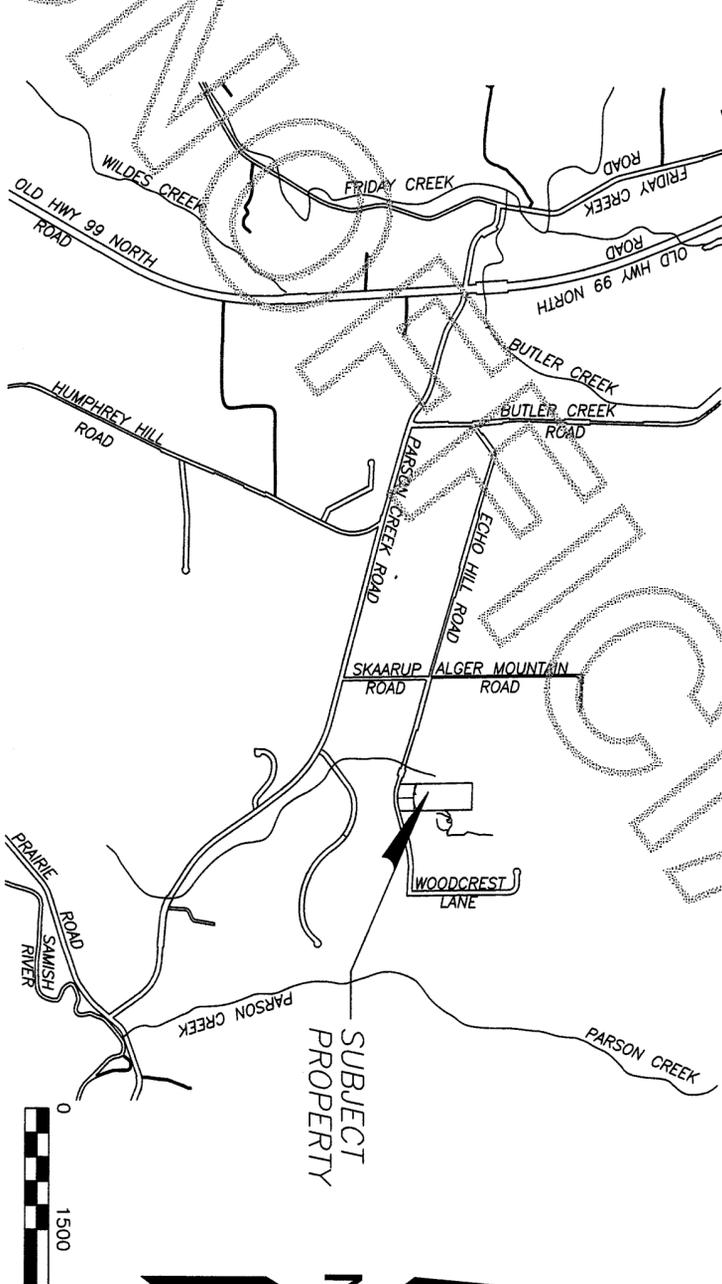
Louis H. Requa CERT#16224
 Date 11/29/17

AUDITOR'S CERTIFICATE

Filed for record this 29 day of Nov., 2017 at M. in book ... of ... at page ... at the request of

James J. ...
 County Auditor or Deputy Auditor

Vicinity Sketch



Owner/Developer
 KENNETH D. MILLER & PHYLIS L. MILLER
 17460 GOLDEN VIEW AVENUE
 LA CONNER, WA 98257

Short Plat (CARD)
 KENNY MILLER CONSTRUCTION

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2017.

Paloma ...
 SKAGIT COUNTY TREASURER
 DATE 11-17-17



Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 27 DAY OF November 2017

Paloma ...
 COUNTY ENGINEER

SKAGIT COUNTY HEALTH OFFICER



Survey in the SW1/4 of the NE1/4 & the NW1/4 of the SE1/4 of Section 21, Twp. 36 N., Rng. 4 E., W.M.

Address Range

FROM 19786 TO 20885 ECHO HILL ROAD
THE EXISTING SITE ADDRESS - 20683 ECHO HILL ROAD
WILL REMAIN FOR PROPOSED LOT 2 UNLESS THE ACCESS
LOCATION CHANGES.

Short Plat No. PL17-0321

Date 11-29-17

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FOUND CONCRETE
MONUMENT MARKED
"S9569" 2/11/91

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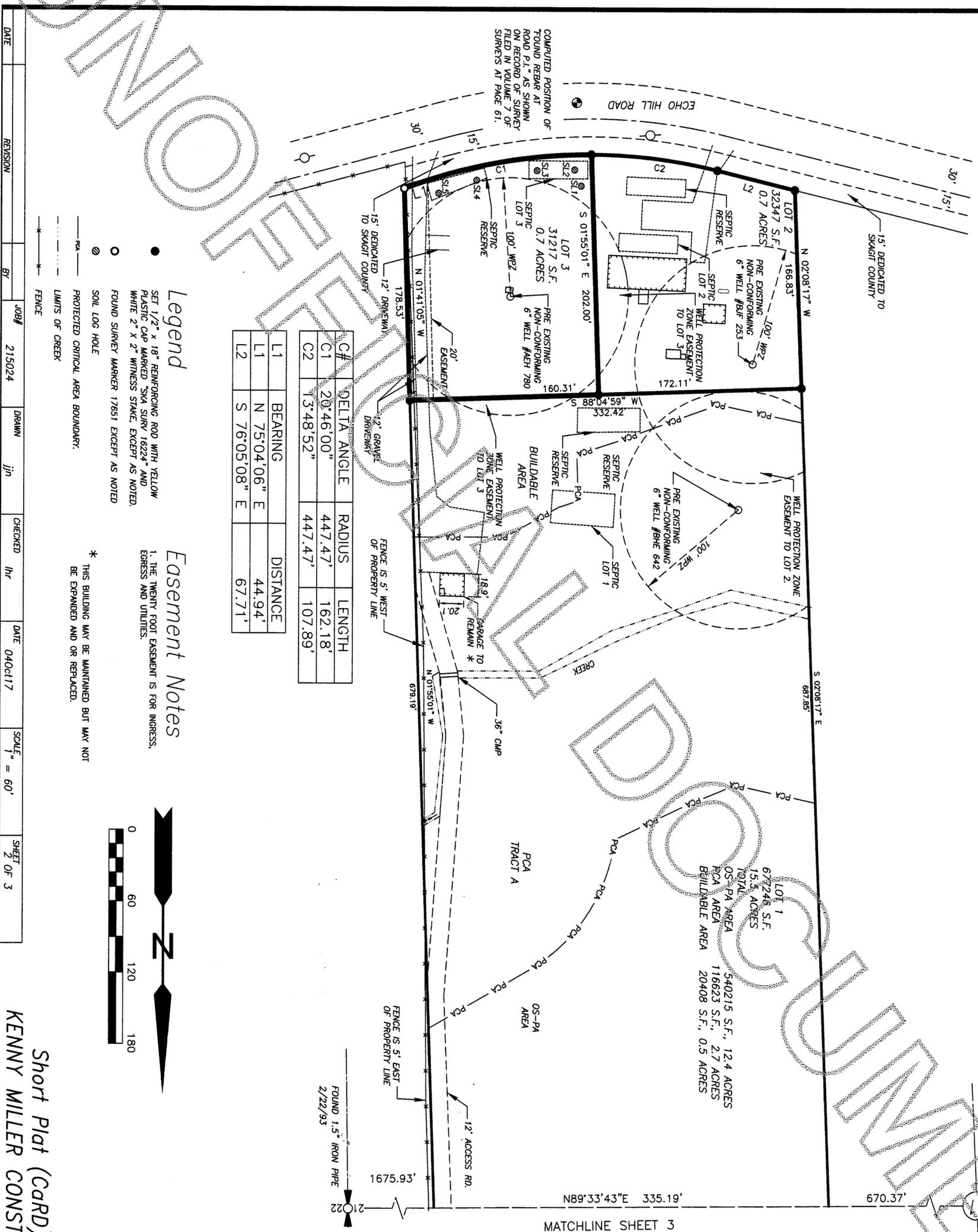
SURVEYOR'S CERTIFICATE

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Louis H. Requa
Louis H. Requa CERT#16224
Date 11/27/17

Jamie J. ...
County Auditor or Deputy Auditor



C#	DELTA ANGLE	RADIUS	LENGTH
C1	20°46'00"	447.47'	162.18'
C2	13°48'52"	447.47'	107.89'

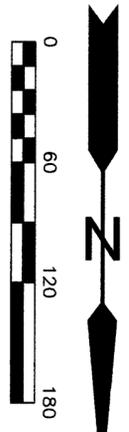
L1	BEARING	DISTANCE
L1	N 75°04'06" E	44.94'
L2	S 76°05'08" E	67.71'

Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 16224" AND WHITE 2" x 2" WITNESS STAKE, EXCEPT AS NOTED.
- FOUND SURVEY MARKER 17651 EXCEPT AS NOTED
- SOIL LOG HOLE
- PROTECTED CRITICAL AREA BOUNDARY.
- LIMITS OF CREEK
- FENCE

Easement Notes

1. THE TWENTY FOOT EASEMENT IS FOR INGRESS, EGRESS AND UTILITIES.
- * THIS BUILDING MAY BE MAINTAINED BUT MAY NOT BE EXPANDED AND OR REPLACED.



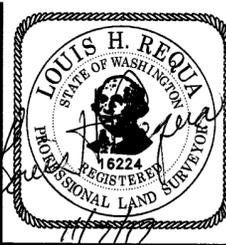
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			215024	jln	lhr	04/04/17	1" = 60'	2 OF 3

Short Plat (CARD) for
KENNY MILLER CONSTRUCTION

Skagit Surveyors & Engineers

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

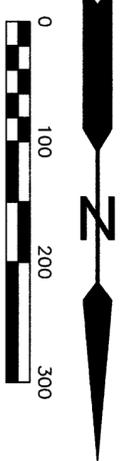
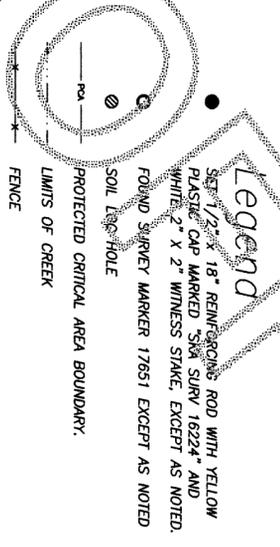
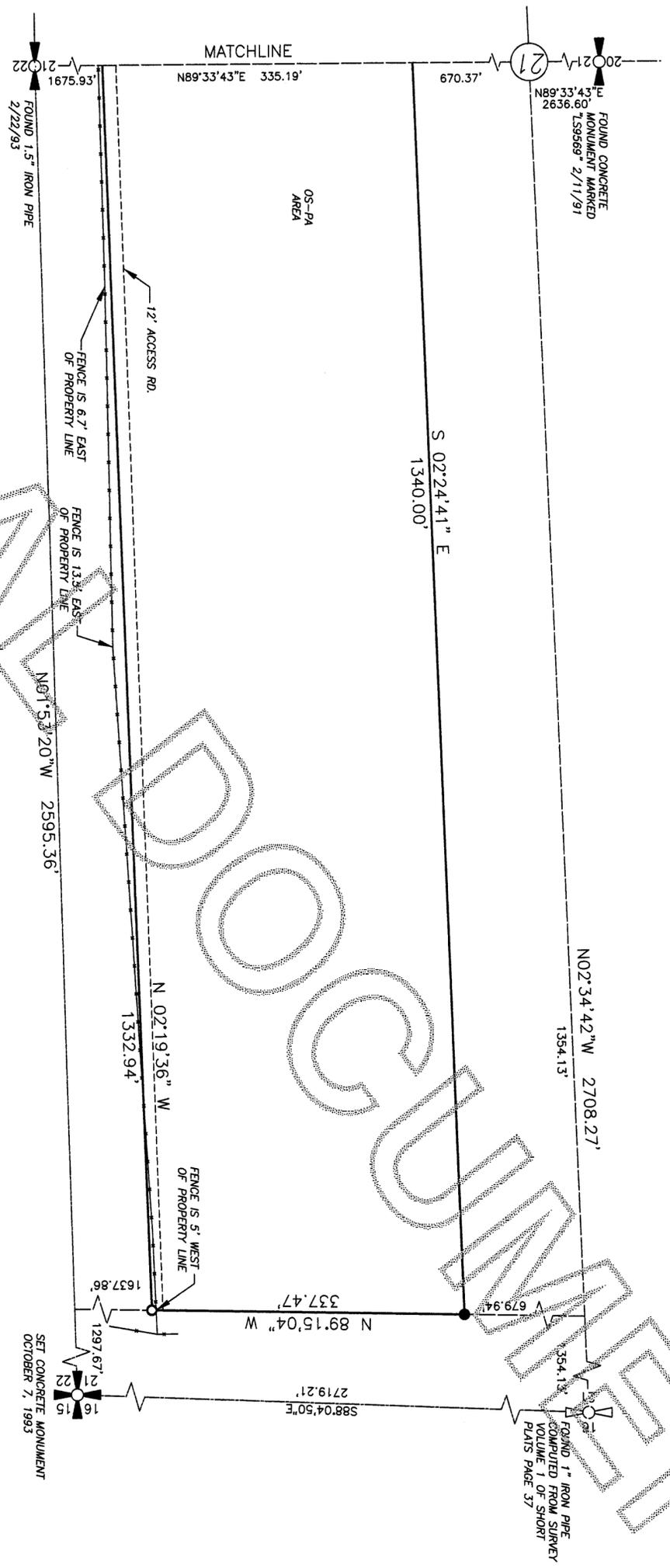
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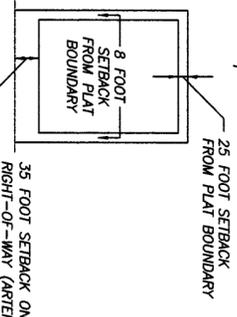
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Minimum Setback Requirements



PER SCC 14.18.310(9)(g), NO INTERNAL SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UNIFORM BUILDING CODE.

LOT 3 HAS A 20' SIDE YARD SET BACK FROM THE ACCESS EASEMENT ALONG THE EAST PROPERTY LINE.

SURVEYOR'S CERTIFICATE

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Louis H. Requa
 Louis H. Requa | CERT#16224
 Date 11/7/17

AUDITOR'S CERTIFICATE

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Skagit Surveyors & Engineers

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DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			215024	jln	lhr	04 Oct 17	1" = 100'	3 OF 3