



LEGAL DESCRIPTION

- Lot 2, Short Plat Number PL14-0304, approved January 7, 2015, recorded January 8, 2015, under Auditor's File No. 201501080038, records of Skagit County, Washington.
Being a portion of Government Lot 1, Section 13, Township 34 North, Range 1 East, W.M.
Stude in the County of Skagit, State of Washington.
EASEMENTS, RESTRICTIONS, RESERVATIONS OF RECORD
Property subject to the matters furnished by Land Title and Escrow Company of Skagit County Order No. 01-165933-F under Schedule "B-1" Exceptions:
A. Perpetual Easement to City of Anacortes with right to flood a maximum of 4 acres during periods when water is running into lake by that instrument recorded July 27, 1928 in Volume 147 of Deeds, Page 606 under 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 'bottle boards' as it existed on July 16th, 1928. (Exact location not determined by this survey)
B. Easement for road purposes along the presently existing road, location of easement not described, in Gov't. Lot 1 to Joyce Alene Iverson and her husband Arthur Iverson by instrument dated November 16, 1967 and recorded May 18, 1967 under Auditor's File No. 699284.
C. Easement for road purposes along the presently existing road, location of easement not described, to Joyce Alene Iverson and Frank E. Mayvick recorded December 9, 1996 under Auditor's File No. 9612090087 and 9612090088.
D. Reservations contained in deed executed by Joyce Alene Iverson whereby property will be combined or aggregated with contiguous property owned by the Iversons, and that the Boundary Line Adjustment is not for the purpose of creating an additional building lot, by that instrument recorded December 9, 1996 under Auditor's File No. 9612090087.
E. Lot certification recorded November 18, 2005 under Auditor's File No. 200511180004.
F. Matters disclosed by Record of Survey prepared by Azimuth Northwest, Inc. recorded August 4, 1998 under Auditor's File No. 9808040088.
G. Any prohibition or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
H. Question of location of lateral boundaries of second-class tide (or shore) lands.
I. Easement and the terms and conditions thereof granted to Puget Sound Energy, Inc., a Washington Corporation for one or more utility systems along a strip 10 feet wide, 5 feet on each side of centerline of grantee's facilities as now constructed, to be constructed, extended or relocated by that instrument dated April 18, 2012 and recorded May 29, 2012 under Auditor's File No. 201205290220.
J. Notice of on-site sewage system status and the Terms and Conditions thereof between Skagit County and Lake Campbell Investments LLC by that instrument recorded August 13, 2012 under Auditor's File No. 201208130081.
K. Covenants, conditions, restrictions, easements, notes, dedications, provisions and survey matters as described and/or delineated on the face of Short Plat No. PL14-0304, recorded January 8, 2015, under Auditor's File No. 201501080038.
L. Protected critical area site plan and/or easement, and the terms and conditions thereof by that instrument executed by Lake Campbell Investments LLC recorded January 8, 2015 under Auditor's File No. 201501080039.

EASEMENTS, RESTRICTIONS, RESERVATIONS OF RECORD CONTINUED:

- M. Lot certification and the terms and conditions thereof recorded January 8, 2015 under Auditor's File No. 201501080040.
N. Easement for well, as located, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080041.
O. Easement for well, as located, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080042.
P. Easement to Joyce Alene Iverson for ingress, egress and utilities, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080043.
Q. Easement for driveway, utilities and drainage area, as located, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080044.
R. Easement for driveway, utilities and drainage area, as located, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080045.
S. Easement for beneficial access and utility easement with maintenance provisions, as located, and the terms and conditions thereof by that instrument recorded January 8, 2015 under Auditor's File No. 201501080046.

NOTES

- 1. Certificate for Attention of Final Plat furnished by Land Title and Escrow Company of Skagit County Order No. 01-165933-F dated October 24, 2017 at 8:00 A.M.
2. The Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Survey Method: Field Traverse
4. Instrumentation: TOPCON PS-103
Theodolite; MIN. Resolution/Accuracy 3"
E.D.M.: Accuracy +/- (1.55mm + 2ppm)
5. For additional section subdivision information refer to Survey recorded under A.F. No. 9809040088 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.
6. Basis of Bearing - the North line of Gov't. Lot 1 of Section 13, T. 34 N., R. 1 E.W.M. based upon the monumentation as being S 89°10'02" E.
7. Meridian - Assumed.
8. 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.
9. Distances shown are in feet and decimals of a foot.
10. See SCC 14.16.320 (5) for building setback requirements.
11. Lots are served by overhead power and telephone via utility poles along the West side of Donnell Road and Southern extension thereof by Easement to PSE, Inc. filed under A.F. No. 201205290220. (See Note 1)
12. All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely affect adjacent properties.
13. 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 Lot of Record for conveyance and development purposes unless otherwise restricted. See A.F. # 201208130081.
14. Change of address, contact Skagit County Planning and Development Services.

NOTES CONTINUED:

- 15. 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.
16. 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, currents and/or ditches 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.
17. 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.
18. 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.
19. Flood Zone(s): Upland area is Zone C, lowland area is Zone A (no 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 Lot 2 was prepared by Herrigstad Engineering PS, 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 2: Septic Soil/Site Evaluation permit number SM13-0049 approved 5-22-13 currently on record with the Skagit County Planning & Development Services.
23. Well Protection Zones are subject to Skagit County Code (SCC) 12.48.240 entitled Water Requirements For Land Divisions.
24. The dug well inside the well house located upon Lot 1 of Short Plat No. PL14-0304, as shown on the face of the plat map serves the existing residence at 14081 Donnell Road (P110300).
25. The #12 depicted as a proposed well location serving Lot 2 of this plat has been placed upon the face of the plat map for informational purposes only. The location of the well is subject to the requirements of the Skagit County Health & Assessorial Department. The most appropriate location for the well is the most appropriate for the subject location. Actual final well positioning may be subject to expert opinion at the time of installation.
Notes Continued on Sheet 3

AUDITOR'S CERTIFICATE

Filed for the record at the request of State of Washington Parks & Recreation Commission.

2018-08-080054
Cheryl Klapp, Auditor
Skagit County Auditor

OWNERS CONSENT AND DEDICATION

Know all men by these presents that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land indicated within this ALTERATION OF FINAL SUBDIVISION, do hereby CERTIFY that the decision to make this ALTERATION OF FINAL SUBDIVISION was our free and voluntary act and deed, in witness whereof, we have hereunto set our hands and seals this 25th day of APRIL, 2018

LAKE CAMPBELL INVESTMENTS, LLC:
Clyde Klapp, Manager
Signature
Cheryl Klapp, Auditor
Print Name

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
This is to certify that on this 25th day of APRIL, 2018 before me, the undersigned, a Notary Public, personally appeared CHELYN KLOPP and

to me known to be the MANAGER and 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.



Table with 2 columns: ADDRESS RANGES, Beginning Range, Ending Range. Row 1: Donnell Road, 13518, 14183



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Surveying Act in September 2017 at the request of Mr. Clyde Klapp, LEERO & ASSOCIATES, LLC, Professional Land Surveyor 1321 South 2nd Street Mount Vernon, WA 98273 Phone: (360) 356-3220

ALTERATION OF FINAL SUBDIVISION No. PL17-0607
LAKE CAMPBELL INVESTMENTS, LLC
ALTERATION OF FINAL SUBDIVISION OF LOT 2 OF SHORT PLAT No. PL14-0304
PTN. GOVT. LOT 1, SEC. 13, T. 34 N., R. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON



