

**Legal Description**

The Northwest 1/4 of the Northwest 1/4 of Section 29, Township 35 North, Range 6 East, W.M., EXCEPT the North 1/2 of the Northeast 1/4 thereof, AND EXCEPT the South Skagit Highway.

**Notes**

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement recorded under A.F.# 200106180183.
3. Basis-of-Bearings - Assumed N88°41'03"W on the North line of the Northwest Quarter of Section 29.
4. Zoning / Comprehensive Plan Designation - Rural Resource Natural Resource Land. Also see Administrative Decision PL#99-0670 dated December 28, 1999 and Administrative Decision Appeal PL#99-0670 dated April 17, 2000.
5. Sewer - Individual on-site sewage disposal systems.
6. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
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. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be 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 improvement or replacement.
10. This property lies within an area designated as rural resource by Skagit County. A variety of commercial forestry and agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including spraying, pruning, and harvesting, which may occasionally generate dust, smoke, noise and odor. Skagit County has established agriculture and forestry as a priority use on designated rural resource lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary agricultural and forestry operations, when performed in compliance with best management practices and local, state, and federal law.
11. See N.R.L.E. recorded under A.F.#
12. Additional CoRD notes required by SCC 14.08.118(9)(c)(ii).
  - (a) Open Space within tracts, or restricted under N.R.L.E. Use Covenants and/or plat restrictions shall remain essentially unimproved with no building, or other development allowed except that:
    - (i) recreational buildings in Os-RA and Os-NRL (except Ag-NRL) may be permitted only through a Special Use Permit if the Special Use application demonstrates their close association to the specific type of recreation proposed and such proposal is consistent with the policies of the Comprehensive Plan and SCC 14.04; and
    - (ii) in natural resource zoning districts, non-residential buildings accessory to natural resource production are permitted according to the terms of the plat note. And further-provided that within Ag-NRL no more than five percent (5%), or as indicated in the N.R.L.E. of the land described in the N.R.L.E. shall be covered by structures and/or non-tillable structures.
  - (b) Only a portion of the land in open space designation shall be used for future density computations, and only then by utilizing the Long Subdivision Ordinance, SCC 14.12, or the provisions of RCW 58.17.060 and furthermore, only after retaining the following percentages of open space from the original parcel (the land prior to any Short CoRD division):
    - (i) fifty percent (50%) in rural areas not served by public water and/or sewer
    - (ii) ten percent (10%) if the open space is designated Os-FD within one (1) mile of a UGA.
    - (iii) seventy-five percent (75%) in areas served by public sewer and water; and
    - (iv) ninety percent (90%) in areas designated Agriculture, Industrial Forest, Secondary Forest, Rural Resource-NRL and Mineral Resource lands in the County Comprehensive Plan.
  - (c) No Further subdivisions can allow density credits on any newly created parcel in excess of that allowed by the Comprehensive Plan on the original parcel.
13. This property may be affected by easements or restrictions contained in documents filed in A.F.#717657; A.F.#779097.

**Consent**

Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

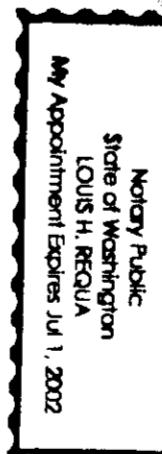
*Gene D. Morgan* Poperty Trust  
Gene D. Morgan Property Trust

5/18/2001 Page 1 of 2 2:43:37PM  
200106180183  
Skagit County Auditor

**Acknowledgments**

State of Washington, County of SKAGIT  
I certify that I know or have satisfactory evidence that Gene D. Morgan signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of Gene D. Morgan Property Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature *Louis H. Regula* Title Notary  
Date 5/19/01 My appointment expires July 1, 2002



**Treasurer's Certificate**

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2001.

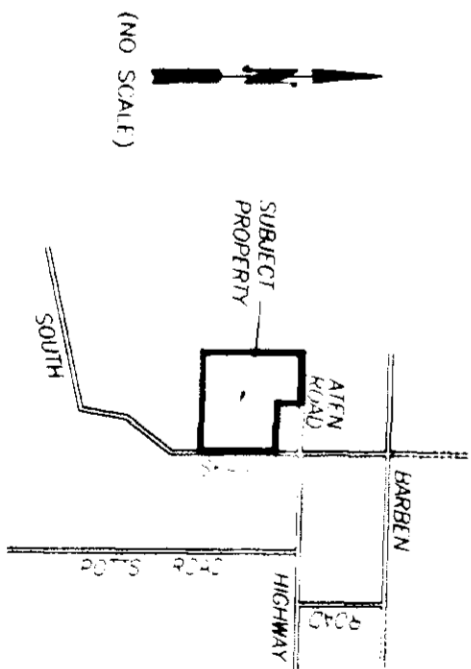
*Louis H. Regula*  
Skagit County Treasurer Date 5/19/01

**Approvals**

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 14th day of June 2001.

*Shirley K. Bell* County Engineer  
*Gene D. Morgan* County Administrator

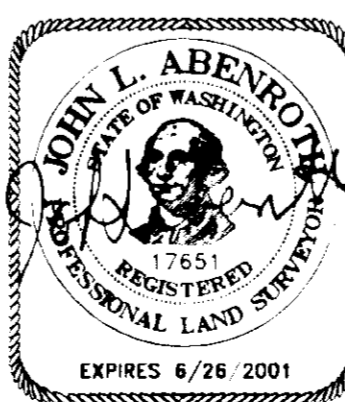
**Vicinity Sketch**



DATE	REVISION	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
		98296	SM	JH	18MA-00	none	1 OF 2

Short Plat (CoRD) for Mike Morgan

**Skagit Surveyors & Engineers**  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 2000 at the request of Mike Morgan.  
John L. Abenroth CERT#17651  
Date 6/15/2001

**AUDITOR'S CERTIFICATE**  
Filed for record this 18 day of June 2001 at 45 minutes past 2 o'clock, P.m.,  
as A.F.# 200106180183  
*Gene D. Morgan*  
County Auditor or Deputy Auditor

Survey in the NW1/4 of the NW1/4 of Section 29, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL00-0337

N88°41'03"W 2630.23'

FOUND CONCRETE MONUMENT WITH THE TOP BROKEN OFF ON 9/16/92

SET REINFORCING ROD 1.3' EAST OF FENCE LINE

10' ADDITIONAL RIGHT OF WAY DEDICATED TO SKAGIT COUNTY.

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND EMERGENCY VEHICLE TURN AROUND TO LOT 2 AND LOT 3

PROPOSED WELL PROTECTION ZONE EASEMENT TO LOT 3 FROM LOT 4

PROPOSED WELL PROTECTION ZONE EASEMENT TO LOT 2 FROM LOT 4

SET REINFORCING ROD 3.3' EAST AND 13.6' NORTH OF FENCE CORNER

SET REINFORCING ROD 6.6' NORTH OF FENCE LINE

SET REINFORCING ROD 6.6' NORTH OF FENCE LINE

FOUND CONCRETE MONUMENT IN CASE & COVER 9/16/92

FOUND CONCRETE MONUMENT IN CASE & COVER 9/16/92



S00°36'50"W 2640.78'

1320.39'

1290.59'

300.29'

320.39'

300.29'

FOUND REINFORCING ROD WITH YELLOW PLASTIC CAP L.S.#15042 9.5' EAST AND 20.0' NORTH OF FENCE CORNER ACCEPTED AS 1/16 CORNER. ALSO FOUND REINFORCING ROD WITH YELLOW PLASTIC CAP L.S.#21423 N 75° E 0.88'

OPEN SPACE NATURAL RESOURCE LANDS (OS-NRL) SEC. 14, 08, 11, 18(9), (10)

1,309,982 S.F. 30.07 ACRES

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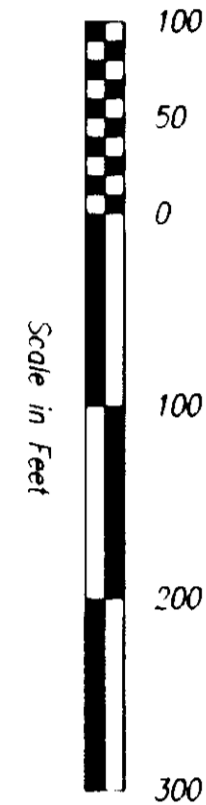
1,309,982 S.F. 30.07 ACRES

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LINE #	BEARING	DISTANCE
L1	S00°35'08"W	41.32'
L2	N88°39'29"W	24.34'
L3	S01°20'31"W	30.00'
L4	N01°20'31"E	30.00'
L5	N88°39'29"W	25.66'
L6	N00°35'08"E	41.86'

CURVE #	RADIUS	DELTA	LENGTH
C1	20.00'	90°45'23"	31.68'
C2	20.00'	89°14'37"	31.15'



Scale in Feet

Scale 1" = 100'

Scale 1" = 100'

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Scale 1" = 100'

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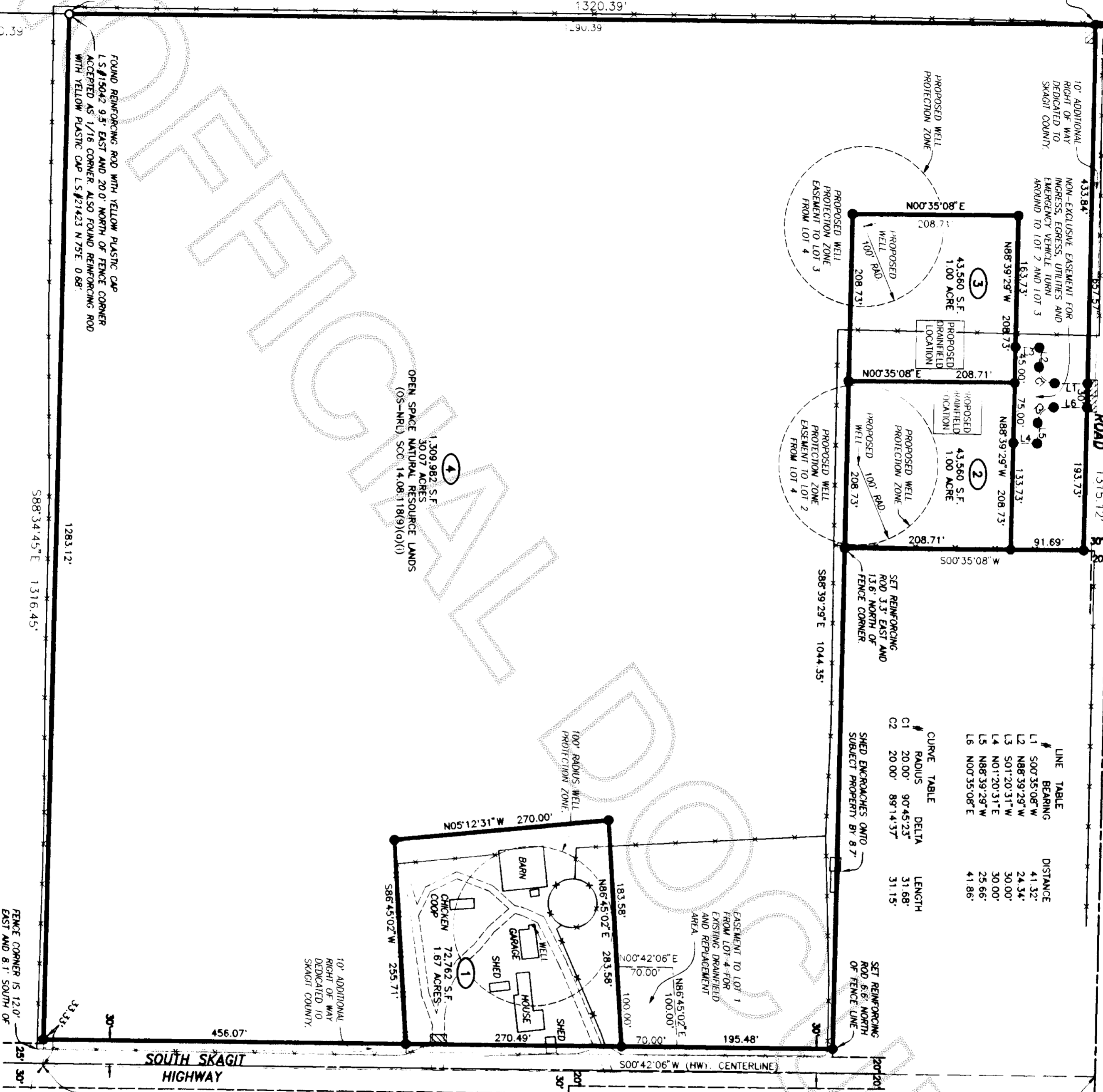
Scale 1" = 100'

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Scale 1" = 100'

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SOUTH SKAGIT HIGHWAY

S00°42'06"W (HW) CENTERLINE

S00°33'27"W 1322.82' (1/16 LINE)

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Aten Road Dedication

Know all persons by these presents that Gene D Morgan Property Trust, the owner, in fee simple of the land hereby short subdivided under Short Plat number 00-0337, hereby declare this short plat and dedicate to the public forever an additional 10 feet of right of way along the westerly lines of the existing South Skagit Highway right of way and on an additional 10 feet of right of way along the southerly lines of Aten Road as shown on said short plat.

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Access Locations
- Existing Driveways

Addresses

- Lot 1 = 31409 South Skagit Hwy.
- Lot 2 = 31092 Aten Road
- Lot 3 = 31088 Aten Road
- Lot 4 = 31006 Aten Road

NOTE: See survey filed in Volume 12 of Short Plats at page 123 (A.F.#9607290027), for section subdivision

Short Plat (CARD) for Mike Morgan

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

JOHN L. ABENROTH  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
17651  
EXPIRES 6/26/2001

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 2000 at the request of Mike Morgan.  
John L. Abenroth CERT#17651  
Date 6/15/2001

AUDIT CERTIFICATE  
Filed 200 6/18/2001 Page 2 of 2  
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County Auditor or U.S. 2:43:37PM