

Survey in the NE1/4 of the NE1/4 of Section 24, Twp. 36 N., Rng. 3 E., W.M. and in Government Lot 1 of Section 19, Twp. 36 N., Rng. 4 E., W.M.

Short Plat No. **PL00-0345**

Legal Description

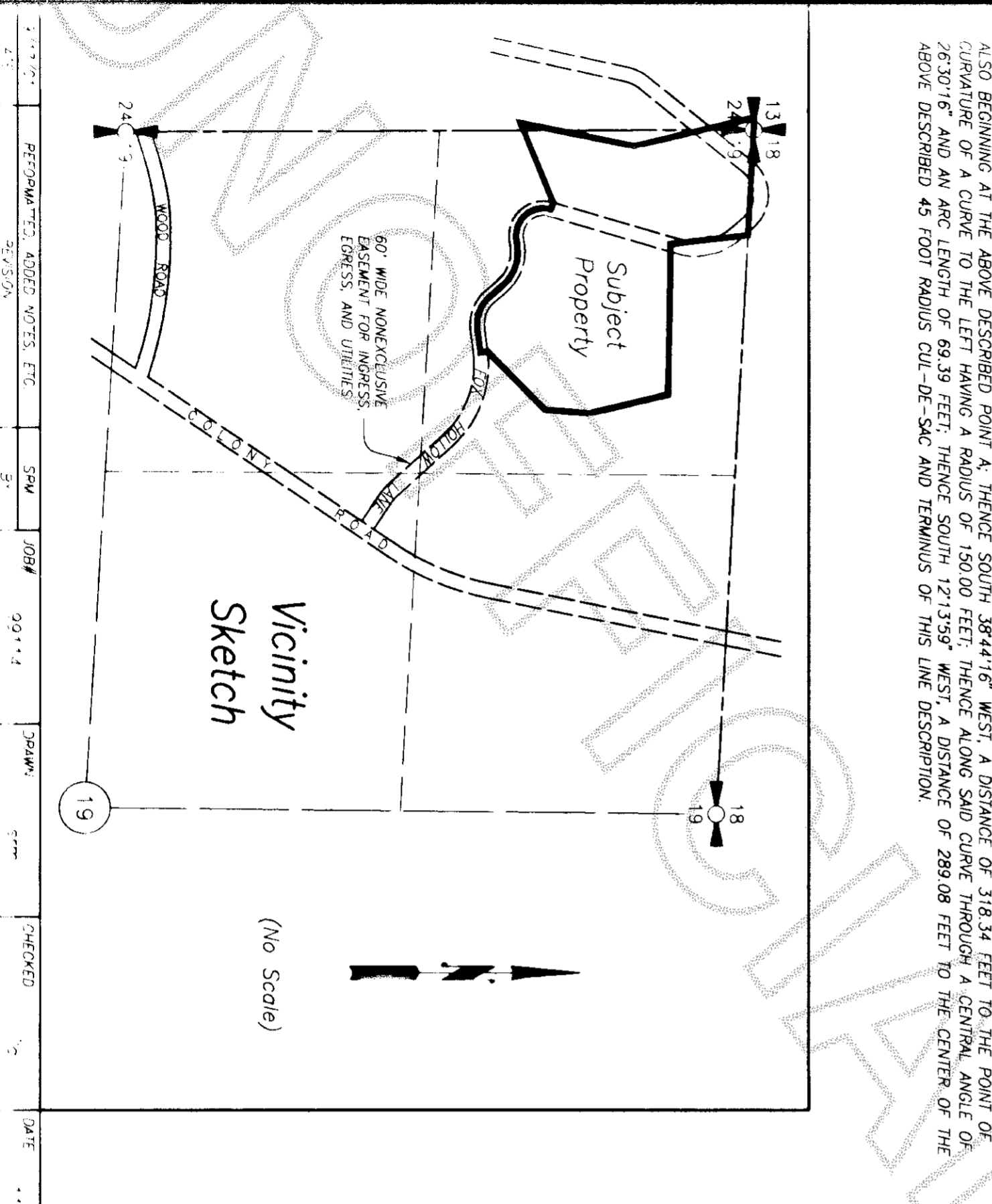
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 19, (THE WEST LINE OF SAID SECTION 19 BEARS NORTH 00°10'49" WEST); THENCE NORTH 05°13'21" WEST, A DISTANCE OF 341.32 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 67°34'15" EAST, A DISTANCE OF 353.41 FEET; THENCE SOUTH 73°54'46" EAST, A DISTANCE OF 30.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 43°10'28" EAST AND A RADIUS OF 115.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118°31'25" AND AN ARC LENGTH OF 237.89 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 166.85 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°56'19" AND AN ARC LENGTH OF 201.99 FEET; THENCE SOUTH 40°29'52" EAST, A DISTANCE OF 67.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.27 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'17" AND AN ARC LENGTH OF 148.63 FEET; THENCE NORTH 82°49'51" EAST, A DISTANCE OF 98.22 FEET; THENCE NORTH 07°10'09" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 45°17'49" EAST, A DISTANCE OF 340.99 FEET; THENCE NORTH 04°46'41" EAST, A DISTANCE OF 185.84 FEET; THENCE NORTH 13°28'37" WEST, A DISTANCE OF 338.38 FEET; THENCE NORTH 88°59'07" WEST, A DISTANCE OF 623.28 FEET; THENCE NORTH 06°29'49" WEST, A DISTANCE OF 323.51 FEET TO THE NORTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 19; THENCE NORTH 86°50'58" WEST ALONG SAID NORTH LINE, A DISTANCE OF 436.54 FEET; THENCE NORTH 88°27'07" WEST ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 50.00 FEET TO A POINT WHICH LIES 1,279.87 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE SOUTH 13°16'20" EAST, A DISTANCE OF 511.16 FEET; THENCE SOUTH 11°14'01" WEST, A DISTANCE OF 484.14 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60 FEET WIDE AND A 45 FOOT RADIUS CUL-DE-SAC, ALL FOR INGRESS, EGRESS AND UTILITIES, OVER UNDER AND THROUGH THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. AND GOVERNMENT LOT 4 OF SECTION 18, AND TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 01°10'49" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 213.52 FEET TO POINT A AND THE INITIAL POINT OF THIS CENTERLINE DESCRIPTION; THENCE NORTH 38°44'16" EAST A DISTANCE OF 240.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°26'51" AND AN ARC LENGTH OF 262.97 FEET; THENCE SOUTH 41°00'54" EAST, A DISTANCE OF 71.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 255.17 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'08" AND AN ARC LENGTH OF 255.17 FEET; THENCE SOUTH 16°05'14" WEST, A DISTANCE OF 552.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 118°31'25" AND AN ARC LENGTH OF 237.89 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 166.85 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°56'19" AND AN ARC LENGTH OF 201.99 FEET; THENCE SOUTH 40°29'52" EAST, A DISTANCE OF 67.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.27 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°40'17" AND AN ARC LENGTH OF 148.63 FEET; THENCE NORTH 82°49'51" EAST, A DISTANCE OF 98.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 421.41 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°12'12" AND AN ARC LENGTH OF 406.02 FEET; THENCE SOUTH 41°57'57" EAST, A DISTANCE OF 308.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°11'58" AND AN ARC LENGTH OF 49.57 FEET; THENCE SOUTH 56°09'54" EAST, A DISTANCE OF 159.02 FEET, MORE OR LESS, TO THE CENTERLINE OF COLONY ROAD AND TERMINUS OF THIS LINE DESCRIPTION.

ALSO BEGINNING AT THE ABOVE DESCRIBED POINT A, THENCE SOUTH 38°44'16" WEST, A DISTANCE OF 318.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°30'16" AND AN ARC LENGTH OF 69.39 FEET; THENCE SOUTH 12°13'59" WEST, A DISTANCE OF 289.08 FEET TO THE CENTER OF THE ABOVE DESCRIBED 45 FOOT RADIUS CUL-DE-SAC AND TERMINUS OF THIS LINE DESCRIPTION.



Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL 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 AGREEMENTS FILED UNDER A.F.#20011210071.
3. BASIS-OF-BEARINGS - ASSUMED 58°50'58" E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19.
4. ZONING - RURAL (RU); COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE.
5. SEWER - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1 THROUGH 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. CONTACT HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-090.
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 - FOX HOLLOW WATER SYSTEM, A CLASS B WATER SYSTEM.
10. ADDITIONAL CARD NOTES REQUIRED BY SCC 14.08.118(9)(C)(i):
 - (A) OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER WRE, 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-WRL (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 SEC 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 NRE, OF THE LAND DESCRIBED IN THE NRE 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 CARD DIVISION):
 - (I) FIFTY PERCENT (50%) IN RURAL AREA, NOT SERVED BY PUBLIC WATER AND/OR SEWER, AND
 - (II) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA; AND
 - (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 OR THE ORIGINAL PARCEL.
 - (D) SEE OPEN SPACE EASEMENT AGREEMENT RECORDED UNDER A.F.#20011130173.
 - (E) SEVENTY PERCENT (70%) OF THE OPEN SPACE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILLABLE STRUCTURES.
 - (F) THIS PROPERTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISIONS CONTAINED IN DOCUMENTS FILED IN A.F.#81712; A.F.#807290; 13. THE COUNTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISIONS CONTAINED IN DOCUMENTS FILED IN A.F.#81712; A.F.#807290 PRIOR TO ISSUANCE OF BUILDING PERMITS FOR SPREADERS MUST BE INSTALLED IN CONFORMANCE WITH THE STORM DRAINAGE STUDY PREPARED BY SKAGIT SURVEYORS AND ENGINEERS AND DATED SEPTEMBER 26, 2001. IF THE DRAINAGE PLAN PREPARED BY SKAGIT SURVEYORS AND ENGINEERS AND DATED SEPTEMBER 26, 2001, IF THE PROPOSED CONSTRUCTION IS INCONSISTENT WITH THE ASSUMPTIONS MADE IN THE STORM DRAINAGE STUDY OR DRAINAGE PLAN ADDITIONAL REVIEW WILL BE REQUIRED.
 - (G) THE TOTAL IMPERVIOUS SURFACE OF THE BUILDABLE AREA OF LOT 4 SHALL BE LIMITED TO 11,001 S.F. THE TOTAL IMPERVIOUS SURFACE COMBINED IS LIMITED TO 5 PERCENT OF THE TOTAL AREA OF THE PARENT PARCEL. IF THE PROPOSED DEVELOPMENT EXCEEDS THE ALLOWABLE IMPERVIOUS SURFACE STATED ABOVE, MITIGATION WILL BE REQUIRED THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE.

Consent

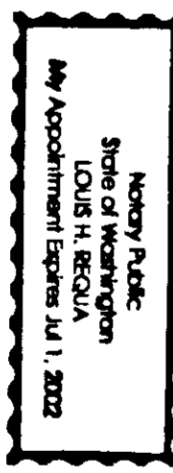
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

John Peth and Sons Inc.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **DAN PETH** SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **SECRETARY** OF JOHN PETH AND SONS, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *Dan Peth* TITLE **Secretary**
 DATE **11-9-2001** MY APPOINTMENT EXPIRES **July 1, 2002**



Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE 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**.

John Peth DATE **11-9-2001**

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS **13th** DAY OF **November** 2001.

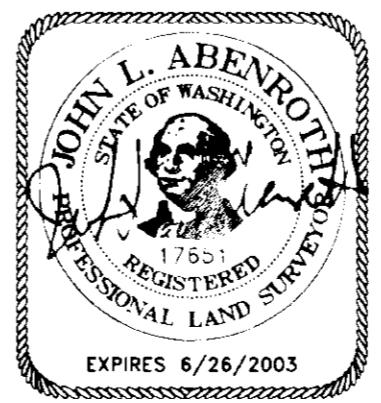
John Peth COUNTY ENGINEER
John Peth SHORT PLAT ADMINISTRATOR

Short Plat (CARD) for **John Peth and Sons Inc.**

11/13/2001 Page 1 of 2 3:03:13PM
 Skagit County Auditor

AUDITOR'S CERTIFICATE
 Filed for record this **13** day of **Nov** 2001 at **3** minutes past **3** o'clock, P.M.,
 as A.F.# **20011130172**
Cheryl L. Janis
 County Auditor or Deputy Auditor

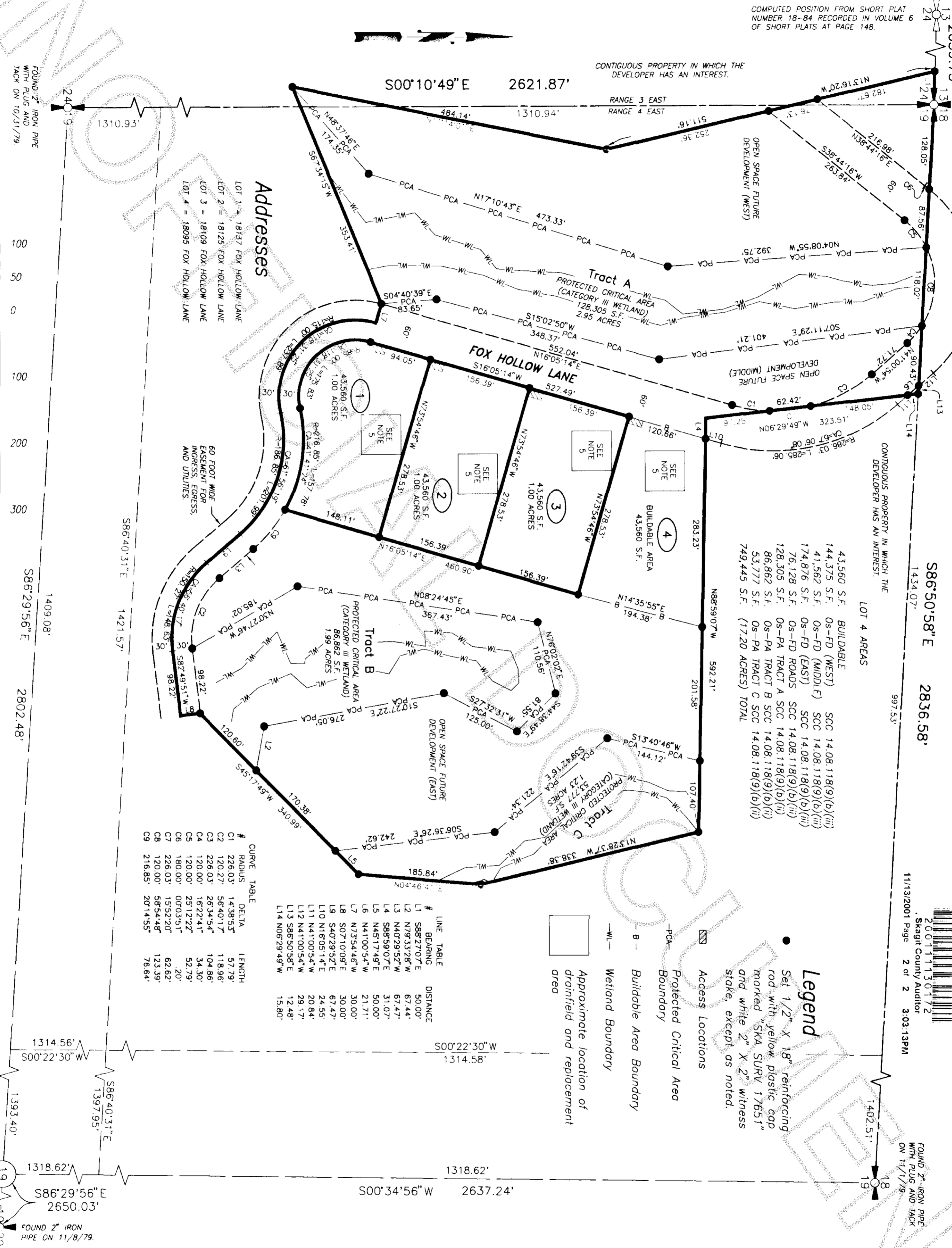
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2001 at the request of John Peth and Sons Inc.
 John L. Abenroth CERT#17651
 Date **10/23/2001**



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

Survey in the NE1/4 of the NE1/4 of Section 24, Twp. 36 N., Rng. 3 E., W.M. and in Government Lot 1 of Section 19, Twp. 36 N., Rng. 4 E., W.M.

COMPUTED POSITION FROM SHORT PLAT NUMBER 18-84 RECORDED IN VOLUME 6 OF SHORT PLATS AT PAGE 148.



Addresses
 LOT 1 = 18137 FOX HOLLOW LANE
 LOT 2 = 18125 FOX HOLLOW LANE
 LOT 3 = 18109 FOX HOLLOW LANE
 LOT 4 = 18095 FOX HOLLOW LANE

LOT 4 AREAS

43,560 S.F. BUILDABLE	SCC 14.08.118(9)(b)(iii)
144,375 S.F. OS-FD (WEST)	SCC 14.08.118(9)(b)(iii)
41,562 S.F. OS-FD (MIDDLE)	SCC 14.08.118(9)(b)(iii)
174,876 S.F. OS-FD (EAST)	SCC 14.08.118(9)(b)(iii)
76,128 S.F. OS-FD ROADS	SCC 14.08.118(9)(b)(iii)
128,305 S.F. OS-PA TRACT A	SCC 14.08.118(9)(b)(iii)
86,862 S.F. OS-PA TRACT B	SCC 14.08.118(9)(b)(iii)
53,777 S.F. OS-PA TRACT C	SCC 14.08.118(9)(b)(iii)
749,445 S.F. (17.20 ACRES) TOTAL	

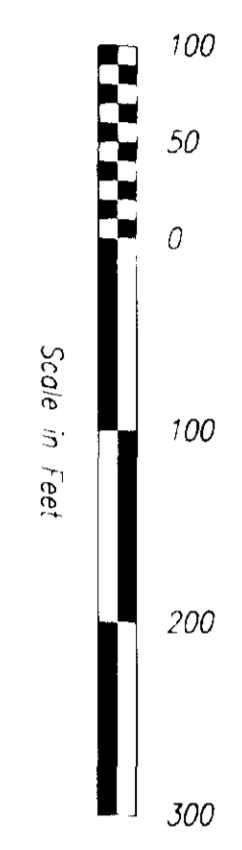
CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	226.03'	143.855°	57.79'
C2	120.27'	56.4017°	118.96'
C3	226.03'	263.5454°	104.86'
C4	120.00'	167.2241°	34.30'
C5	120.00'	251.2227°	52.79'
C6	180.00'	07.0351°	.20'
C7	226.03'	155.220°	62.62'
C8	120.00'	58.5448°	123.39'
C9	216.85'	207.1455°	76.64'

LINE TABLE

#	BEARING	DISTANCE
L1	S88°27'07"E	50.00'
L2	N79°33'28"W	67.44'
L3	N40°29'52"W	67.47'
L4	S88°59'07"E	31.07'
L5	N45°17'49"E	50.00'
L6	N41°00'54"W	21.71'
L7	N73°54'46"W	30.00'
L8	S07°10'09"E	30.00'
L9	S40°29'52"E	67.47'
L10	N16°05'14"E	24.55'
L11	N41°00'54"W	20.84'
L12	N41°00'54"W	29.17'
L13	S88°50'58"E	12.48'
L14	N06°29'49"W	15.80'

- 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
 - Protected Critical Area
 - Buildable Area Boundary
 - Wetland Boundary
 - Approximate location of drainfield and replacement area



Short Plat (CARD) for John Peth and Sons Inc.

PROPOSED ADDRESS: 18137 FOX HOLLOW LANE
 JOB# 02114
 DRAWN BY: J.P.
 CHECKED BY: J.P.
 DATE: 11/1/79
 SCALE: 1"=100'
 SHEET: 2 OF 2

Skagit Surveyors & Engineers
 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 6/26/2003

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in September 2001 at the request of John Peth and Sons Inc.
 John L. Abenroth CERT#17651
 Date: 01/23/2001

AUDITOR'S CERTIFICATE
 Filed for record this 13 day of Nov 2001 at 3 minutes past 3 o'clock P.M.
 as A.F.# 200111130172
 County Auditor or Deputy Auditor