

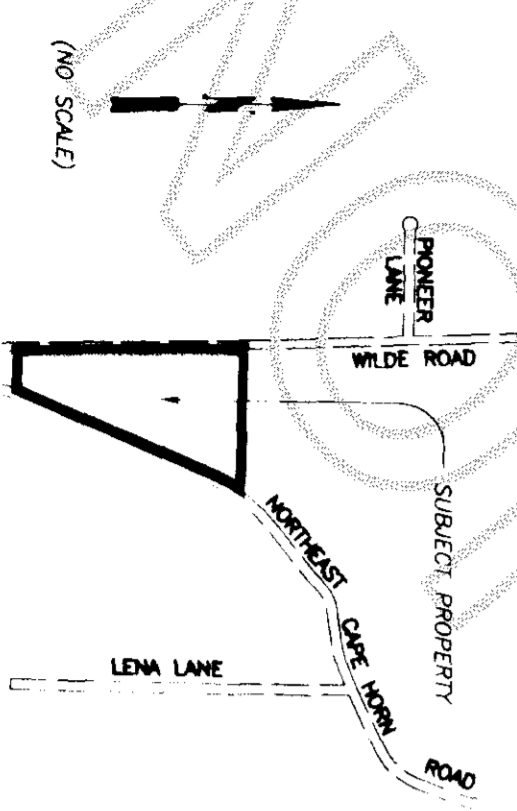
Survey in the NW1/4 of the NE1/4 of Section 14, Twp. 35 N., Rng. 7 E., W.M.

12/11/2001 Page 1 of 2 9:21AM
 Short Plat No. PL00-0011

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.
3. Basis-of-bearings - Assumed S01°29'20"W on the East line of the Northeast Quarter of Section 14.
4. Zoning - Residential Reserve (RR); Comprehensive Plan Designation - Rural Reserve.
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. Additional CoRD notes required by SCC 14.08.118(9)(c)(ii), (9)(b)(iii).
 - (a) Open Space within tracts, or restricted under NRE, 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 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 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, except for salt water islands separated from the UGA by an unbridged water way if critical tree ordinance (SCC 14.06)
 - (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
- (9)(b)(iii) Os-FD - The duration of the CoRD designation shall continue until the balance of the property is needed for future urban growth as determined through the Comprehensive Plan amendment process. Maintenance shall be through plat restriction and/or CCRs.
- (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.
11. See Open Space Easement/Agreement recorded under A.F.# 200112110027.

Vicinity Sketch



Legal Description

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 7 East, W.M., lying West of the County road, known as the Baker River and Cape Horn Road No. CXLII, and East of the County road along the West line of said Northwest 1/4 of the Northeast 1/4.

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.

Signature of Lawrence G. Cunningham
 Signature of Ardath Ann Parker
 Whidbey Island Bank

Acknowledgments

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

Notary signature: Shanda S. DeLuca Title: Notary
 Date: 11-23-01 My appointment expires: 1-21-05

State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that Ardath Ann Parker signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of Cunningham Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature: Shanda S. DeLuca Title: Notary
 Date: 11-23-01 My appointment expires: 1-21-05

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.

Signature of Treasurer: John G. Hanstad
 Date: 12-6-01

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 10th day of December 2001.
 Signature of Short Plat Administrator: John Kuller
 Signature of County Engineer: Ann Parker

Short Plat (CoRD)

for John and Ann Parker

AUDITOR'S CERTIFICATE
 Filed for record this 11th day of Dec,
2001 at 21 minutes past 9 o'clock,
 A.M.,
 as A.F.# 200112110026
 Signature of Auditor: Norma Brunner
 Signature of Deputy Auditor: Melody Jeroski
 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 January 2000 at the request of John and Ann Parker
 Signature of Surveyor: John L. Abenroth
 Date: 11/9/2001

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

DATE	1/28/01	PERFORMATED	ADDED EXISTING WELLS, ETC.	DATE	9/22/05	DRAWN	DATE	01/SEP/99	SHEET	1 OF 2
------	---------	-------------	----------------------------	------	---------	-------	------	-----------	-------	--------

