

DESCRIPTION

TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 30-84, APPROVED AUGUST 10, 1984, AND RECORDED AUGUST 18, 1984, IN VOLUME 8 OF SHORT PLATS, PAGE 154, UNDER AUDITOR'S FILE NO. 8902180002, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND AND SEALS THIS 22 DAY OF June 2002.

*Daniel Lint*  
DANIEL LINT, HUSBAND

*Cynthia Lint*  
CYNTHIA LINT, WIFE

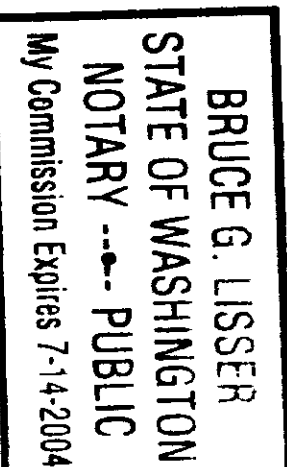
*Tamara M. Aziz*  
Tamara M. Aziz, Assistant Vice President of Chase Mortgage Company-west file as a Colorado corporation  
Nellaw Mortgage Corporation, a Colorado Corporation

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL LINT AND CYNTHIA LINT, HUSBAND AND WIFE, IS THE PERSONS WHO APPEARED BEFORE ME AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 23, 2002



*Bruce G. Lissner*  
BRUCE G. LISSNER  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7-14-04  
RESIDING IN *Wash. Union*

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

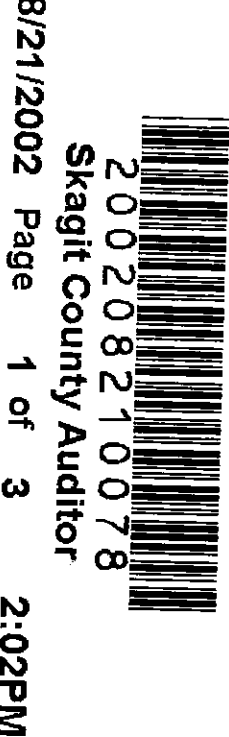
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Tamara M. Aziz* IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Assistant Vice President of Chase Mortgage Company-west, A COLORADO CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 31, 2002

*Mary Ditz*  
MARY APPOINTMENT EXPIRES 12/6/02  
RESIDING IN *Tampa, Florida*

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



200208210078  
Skagit County Auditor  
8/21/2002 Page 1 of 3 2:02PM

*Neema Summet*  
NEEMA SUMMET  
SKAGIT COUNTY AUDITOR

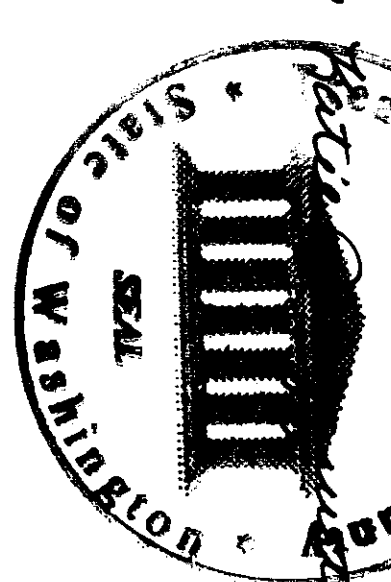
*Melody Derostoff*  
MELODY DEROSTOFF  
DEPUTY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2002.

THIS 21st DAY OF August 2002

*Daniel Patterson*  
DANIEL PATTERSON  
SKAGIT COUNTY TREASURER



APPROVALS

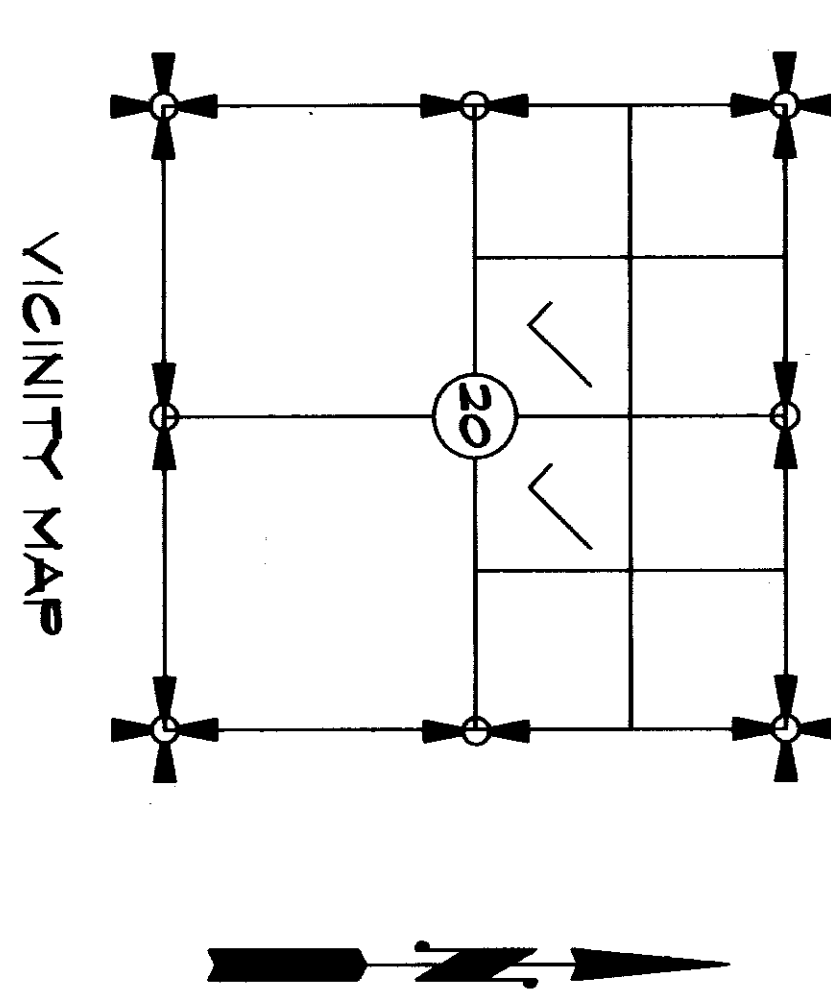
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 21st DAY OF August 2002.

*Julie Keller*  
JULIE KELLER  
SHORT PLAT ADMINISTRATOR

*Steve Hilde*  
STEVE HILDE  
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) § 12.46 (WATER) THIS 21st DAY OF August 2002.

*Richard*  
RICHARD  
SKAGIT COUNTY HEALTH OFFICER



VICINITY MAP  
N.T.S.

SHEET 1 OF 3

DATE: 5/24/02

SHORT PLAT NO. 30-84

R-02-0085

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON  
FOR: DANIEL LINT

|       |      |  |  |
|-------|------|--|--|
| FB 24 | PG 1 | LISSNER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-7442 | SCALE: 1" = 50'<br>DRAWING: 01-106.DWG |
|-------|------|--|--|

BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960  
LISSNER & ASSOCIATES, PLLC  
320 MILLWAUKEE, PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
EMAIL bruce@lissner.com

DATE: June 26, 2002



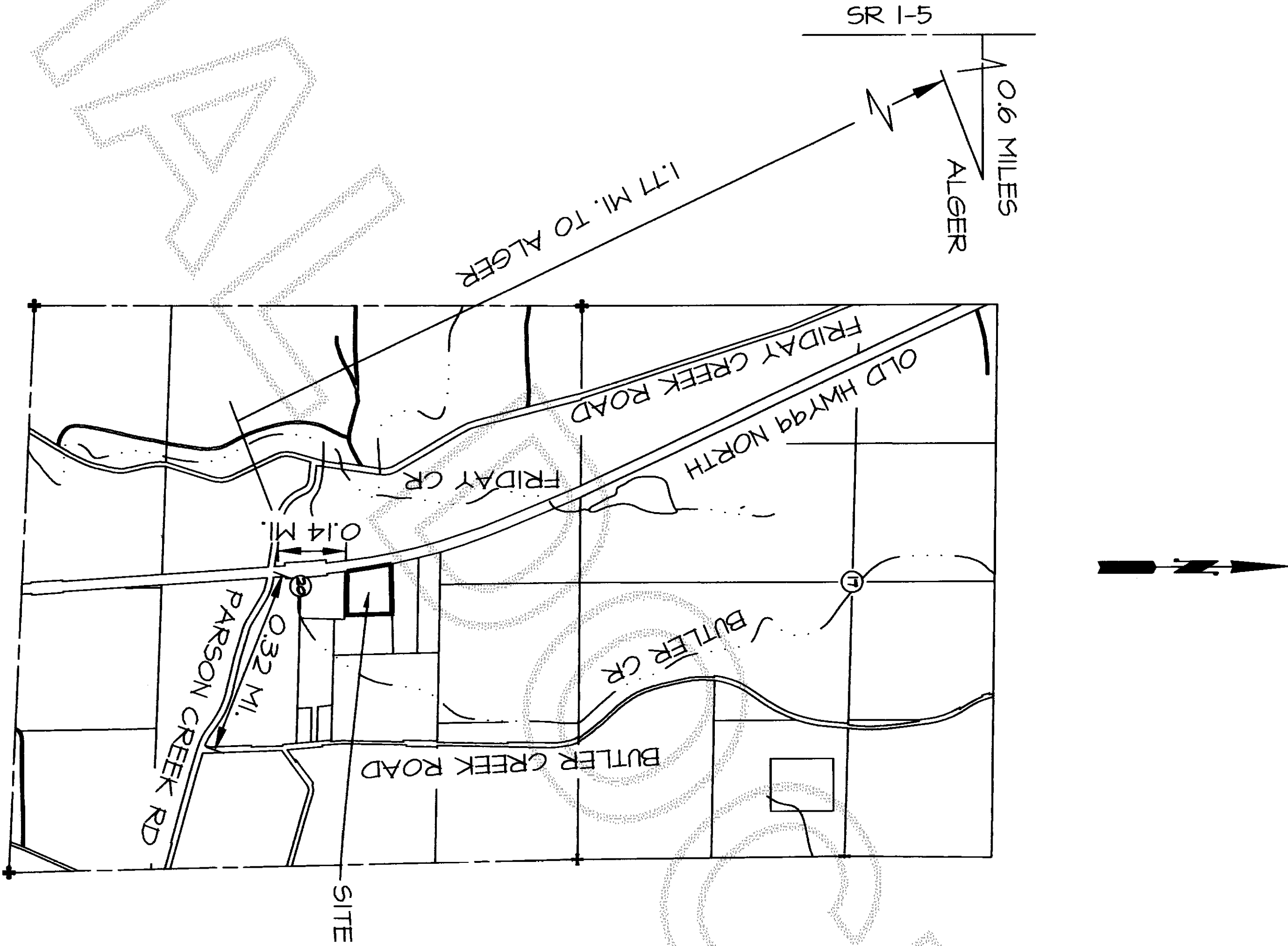
C-26-07



**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. A PRIVATE ROADWAY MAINTENANCE DECLARATION WAS RECORDED UNDER A.F. NO. **200208210079**.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: RURAL INTERMEDIATE
4. SEWAGE DISPOSAL: WHATCOM COUNTY WATER DISTRICT NO. 12 AND THE CITY OF BURLINGTON
5. WATER: INDIVIDUAL WELL  
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100-FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST 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. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 2. (NO. AEP 355)
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER L1568 22460.  
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: CALCULATED FROM THE NORTHWEST CORNER OF LOT B, SHORT PLAT NO. 30-84 TO THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.
9. SURVEY DESCRIPTION IS FROM ISL AND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 814213, DATED DECEMBER 3, 2001.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 30-84 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 154, AND RECORD OF SURVEY MAP RECORDED IN VOLUME 3 OF SURVEYS, PAGE 46, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 9103280038, 910130117, 19404090083 AND 8908180002.
12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER
16. A SINGLE SHARED ACCESS IS PROVIDED FOR LOTS 1 AND 2 OF THIS SHORT PLAT.
17. THE DRAINAGE REPORT PREPARED FOR THIS PROJECT BY RAVNIK & ASSOCIATES, INC. AND AVAILABLE AT SKAGIT COUNTY PLANNING RECOMMENDS DRIVEWAY GRADING AND CONSTRUCTION OF A DETENTION AREA FOR GROUND WATER RECHARGE. SEE REPORT FOR SPECIFIC DETAILS.
18. A HYDRO-GEOLOGICAL REPORT WAS PREPARED FOR THIS SITE BY NORTHWEST HYDROGEO CONSULTANTS AND IS AVAILABLE AT SKAGIT COUNTY PLANNING.
19. A CRITICAL AREAS SITE ASSESSMENT WAS PREPARED FOR THIS SITE BY NORTHWEST METLAND SOLUTIONS AND IS AVAILABLE AT SKAGIT COUNTY PLANNING. THE REPORT IS DATED FEB. 15, 2002. THE MITIGATION PLAN IS DATED MAY 28, 2002. SEE REPORT ON FILE FOR DETAILS.
20. BUILDING SETBACK REQUIREMENTS:  
FRONT: 35-FEET  
SIDE: 8-FEET  
REAR: 25-FEET
21. OWNER/DEVELOPER: DANIEL AND CYNTHIA LINT  
3401 OLD HIGHWAY 99 NORTH  
BURLINGTON WA 98233

- CONTINUED -



VICINITY MAP  
SCALE: 1" = 1300'



22. THIS SHORT PLAT IS LOCATED WITHIN AN AREA IDENTIFIED AS A LOW FLOW AREA PER SCC 14.243101(A) AND IS SUBJECT TO THE FOLLOWING CODE REQUIREMENTS:  
SCC 14.243501(A)(II) INTERIM WELLS. EACH WELL WITHIN THIS SHORT PLAT IS TO BE CONSIDERED AN INTERIM WELL AND SHALL BE LIMITED TO A MAXIMUM WITHDRAWAL OF 400 GALLONS PER DAY, AS A LOW FLOW MITIGATION. EACH LOT WITHIN THIS SHORT CARD SHALL PARTICIPATE IN ANY ULID WITH RESPECT TO POTABLE WATER AT SUCH TIME AS ONE IS FORMED OR SHALL CONNECT TO A PUBLIC WATER SOURCE IF ONE BECOMES AVAILABLE ALONG THE ROAD FRONTAGE OF THIS SHORT CARD.  
SCC 14.243501(A)(II) IMPERVIOUS SURFACES. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5% OF THE TOTAL LOT AREA, UNLESS THE PROPOSED DEVELOPMENT PROVIDES MITIGATION 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. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AN APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER. THIS SHORT CARD HAS PROVIDED A RECHARGE AREA (SEE NOTE 17) AS A MITIGATION FOR THE IMPERVIOUS AREA REQUIREMENTS.

SCC 14.243501(A)(IV) LAWN WATERING: NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH UNLESS AN APPROVED ALTERNATE WATERING SYSTEM BECOMES AVAILABLE.

23. SHORT PLAT NO. 30-84 REFLECTS THE FORMAL SUBDIVISION APPROVAL OF THAT CERTAIN SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 46. THE SHORT PLAT INDICATES THAT THEY ACCEPTED CORNERS AT ALL OF THE POINTS AS SET BY OTHERS. ADDITIONALLY, SHORT PLAT NO. 30-84 SHOWS AN ANGLE POINT FROM THE CENTER OF SECTION 20 TO THE NORTH 1/4 CORNER WITH A BEARING OF NORTH 0°53'04" WEST 2686.61 FEET, THE PREVIOUS RECORD OF SURVEY OF THE PROPERTY, RECORDED IN VOLUME 3 OF SURVEYS, PAGE 46, DOES NOT SHOW AN ANGLE POINT AT THE CENTER OF SECTION AND SHOWS A BEARING OF NORTH 0°52'13" WEST 2685.13 FEET TO THE NORTH 1/4 CORNER. BASED UPON FIELD TIES IN DECEMBER 2001 THE SOLUTION SHOWN ON THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS, PAGE 46, IS A BETTER FIT BETWEEN THE FOUND CORNERS AND THE NORTH 1/4 CORNER. I HELD THE RECORD OF SURVEY SUBDIVISION WITH RESPECT TO THE POSITION OF THE PROPERTY IN RELATIONSHIP TO THE SECTION.

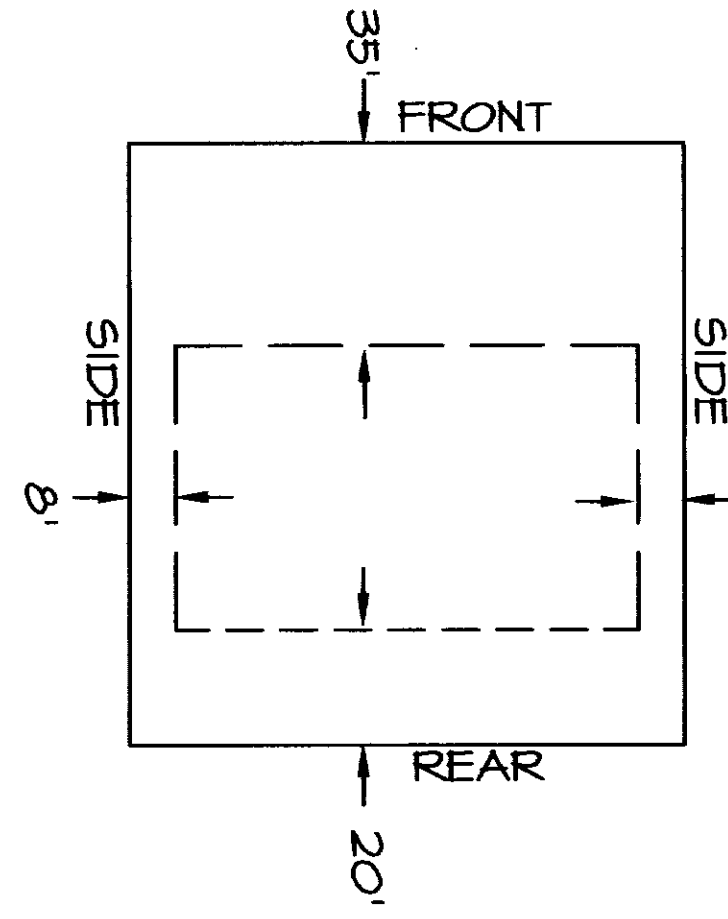
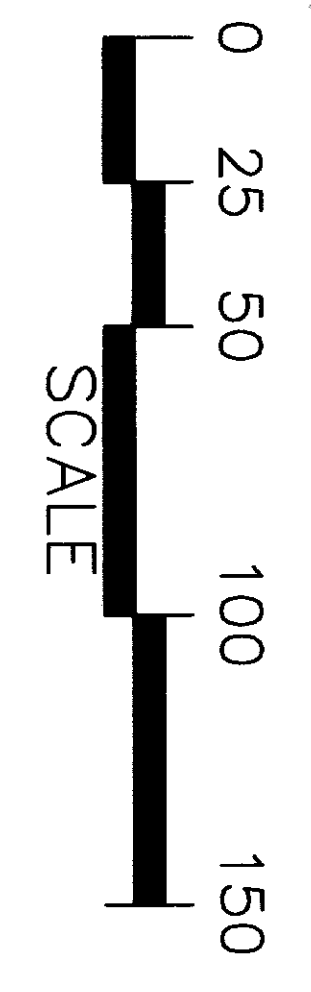
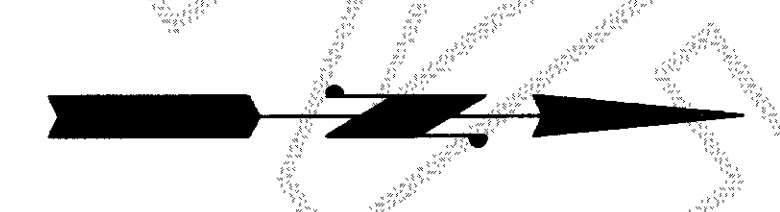
24. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCA/E) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN THEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY NORTHWEST METLANDS SOLUTIONS REPORT DATED FEBRUARY 15, 2002, WHICH IS ON FILE WITH SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORT RECOMMENDS BUFFER AREAS HAVING LINES EXTENDING LANDWARD AS SHOWN FROM THE EDGE OF THE DELINEATED METLANDS. THE PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. **200208210088**

SHORT PLAT NO. **P2-02-0085**  
SHEET 2 OF 3  
DATE: 5/30/02

SURVEY IN A PORTION OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4  
SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.,  
SKAGIT COUNTY, WASHINGTON  
FOR: DANIEL LINT

|            |   |                                    |
|------------|---|------------------------------------|
| FB 24 Pg 1 | LISSENER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-415-1742 | SCALE: 1" = 50'<br>DRAWING: 01-106 |
|------------|---|------------------------------------|





TYPICAL BUILDING SET BACK (NTS)

**LOT AREA AND ADDRESS INFORMATION**

- LOT 1 3395 OLD HWY 99 NORTH  
 110,455 SQ. FT. 2.54 ACRES  
 (INCLUSIVE OF RIGHT OF WAY)  
 102,987 SQ. FT. 2.36 ACRES  
 (EXCLUSIVE OF RIGHT OF WAY)
- LOT 2 3401 OLD HWY 99 NORTH  
 113,299 SQ. FT. 2.60 ACRES  
 (INCLUSIVE OF RIGHT OF WAY)  
 99,212 SQ. FT. 2.28 ACRES  
 (EXCLUSIVE OF RIGHT OF WAY)

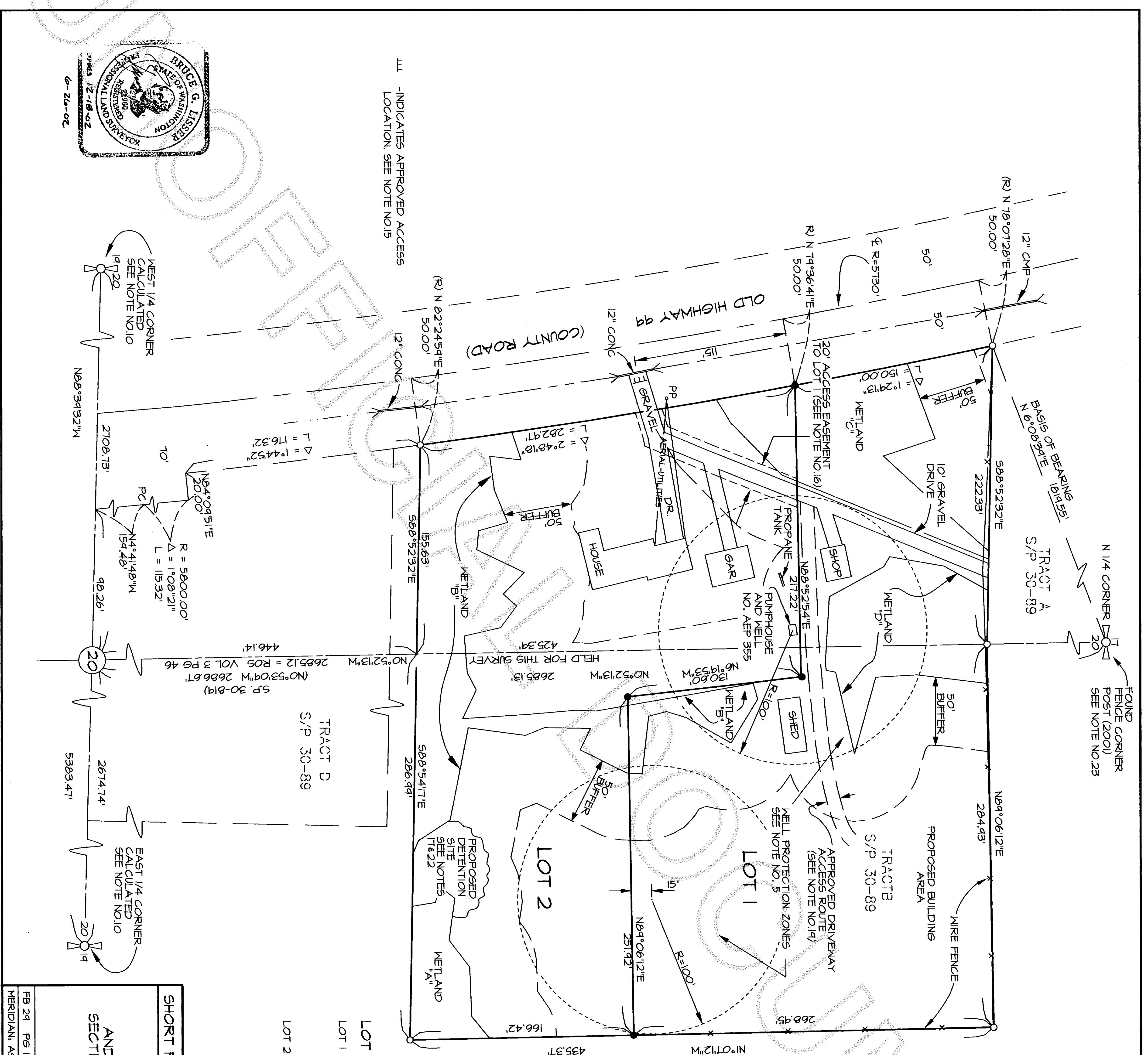
SHEET 3 OF 3

DATE: 6/26/02

SHORT PLAT NO. **P2-02-0085**

SURVEY IN A PORTION OF THE  
 SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4  
 SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, N.M.  
 SKAGIT COUNTY, WASHINGTON  
 FOR: DANIEL LINT

|                   |  |                 |
|-------------------|--|-----------------|
| FB 24 Pg 1        | LISSEK & ASSOCIATES, PLLC                | SCALE: 1" = 50' |
| MERIDIAN: ASSUMED | SURVEYING & LAND USE CONSULTATION        | DRAWING: 01-106 |
|                   | MOIST VERSION: 1A (8/21/02) 360-441-1442 |                 |



--- INDICATES APPROVED ACCESS LOCATION. SEE NOTE NO. 15

