

Survey in the NE1/4 of the SW1/4, in the SE1/4 of the SW1/4, in the SW1/4 of the SW1/4, and in the NW1/4 of the SW1/4, of Section 21, Twp. 36 N., Rng. 4 E., W.M. P103-0460

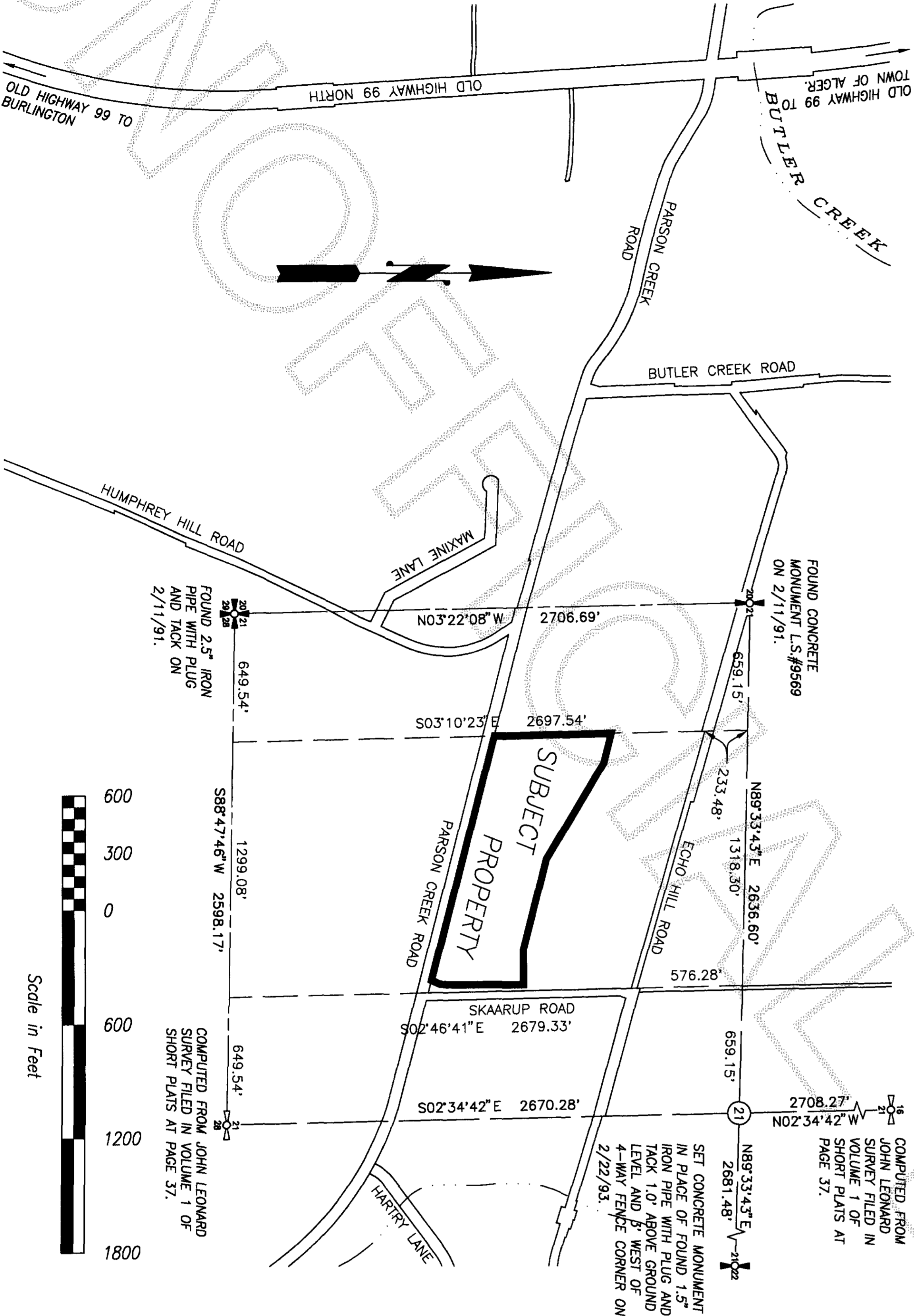
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N89°33'43"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS, AN ALTERNATIVE SYSTEM IS PROPOSED FOR LOT 1 OF THIS SHORT PLAT (CARD) WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
5. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING 3 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
6. 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.
7. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
8. 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. INORGANIC TESTING RESULTS FOR WELL AGR027 EXCEED MCL FOR STATE REQUIREMENTS. TREATMENT IS RECOMMENDED. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR MORE INFORMATION.
9. THE TOTAL AREA IN THIS SHORT SUBDIVISION (CARD) IS 15.00 ACRES.
10. SEE PROTECTED CRITICAL AREA EASEMENT AGREEMENT FILED IN A.F. #200309160142.
11. ALL MAINTENANCE AND CONSTRUCTION OF THE SHARED DRIVEWAY TO LOT 2 AND LOT 3 SHALL BE SHARED EQUALLY BETWEEN THE OWNERS OF LOT 2 AND LOT 3.
12. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
13. THE OPEN SPACE RECREATIONAL AMENITIES (OS-PA) DESIGNATION SHALL CONTINUE UNTIL THE OPEN SPACE AREA IS REDESIGNATED THROUGH A COMPREHENSIVE PLAN AMENDMENT. THE OPEN SPACE WILL BE MAINTAINED BY THE OWNERS OF LOT 2 OR THEIR HEIRS AND ASSIGNS.

Owners/Developers

Fred L. Charlton, the Charlton Family Revocable Living Trust, and the Estate of Pauline Charlton
 1410 Grant Street
 Bellingham, Wa. 98225
 (360) 671-0708

Vicinity Sketch and Section Subdivision Information



Legal Description

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER AND OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 N., RANGE 4 E., W.M. LYING NORTH OF THE C.C.G. ROAD (NOW KNOWN AS THE PARSON CREEK ROAD) AND SOUTHERLY OF THE BEGINNING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE PARSON CREEK ROAD AND THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE N 03°01'25\"/>

Consent

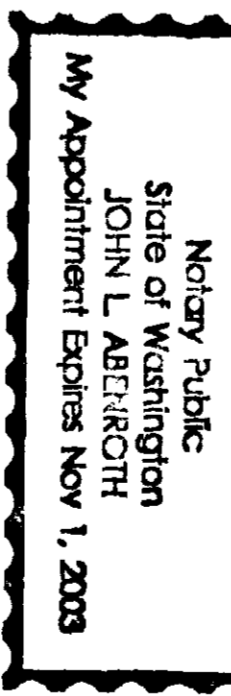
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Fred L. Charlton
 FRED L. CHARLTON, TRUSTEE OF THE CHARLTON FAMILY REVOCABLE LIVING TRUST
Pauline Charlton
 PAULINE CHARLTON, BY FRED CHARLTON, GUARDIAN
Fred L. Charlton
 FRED L. CHARLTON

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT FRED L. CHARLTON SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

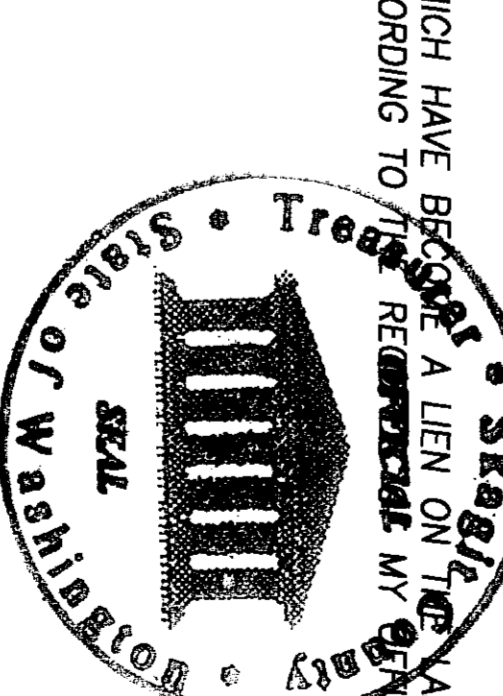
NOTARY SIGNATURE *John A. Abernethy* TITLE *Notary*
 DATE *Aug 28 2003* APPOINTMENT EXPIRES *Nov 1 2003*



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 PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS DAY OF *Sept* 2003.

Kala Wenzel DATE *9-9-2003*
 SKAGIT COUNTY TREASURER



Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS DAY OF *Sept* 2003.

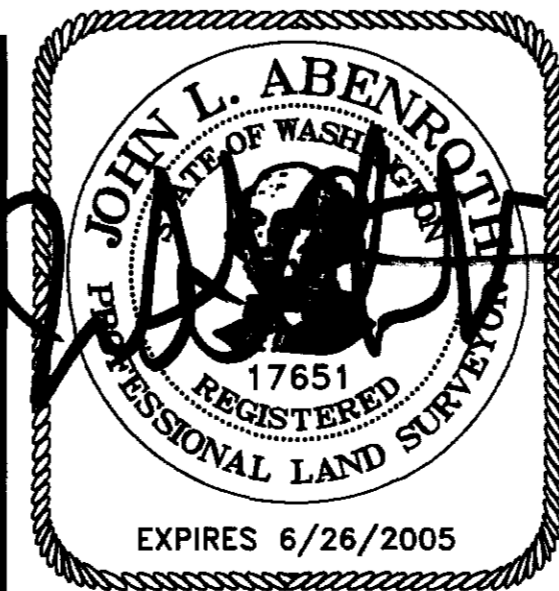
Pauline Charlton SHORT PLAT ADMINISTRATOR
Kala Wenzel COUNTY ENGINEER
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS DAY OF *Sept* 2003.
John A. Abernethy SKAGIT COUNTY HEALTH OFFICER

Short Plat (CARD)
 for Fred Charlton

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			202121	djm	jia	06/JUN/03	NONE	1 OF 2

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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 February 2003 at the request of Fred Charlton.
 John L. Abernethy CERT#17651
 Date *8/21/03*

AUDITOR'S CERTIFICATE
 200309160142
 Skagit County Auditor
 9/16/2003 Page 1 of 2 2:40PM
Norma Brummett County Auditor or Deputy Auditor

Survey in the NE1/4 of the SW1/4, in the SE1/4 of the SW1/4, in the SW1/4 of the SW1/4, and in the NW1/4 of the SW1/4, of Section 21, Twp. 36 N., Rng. 4 E., W.M. Short Plat No. PL03-0460

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.

* Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", and 5/16" X 48" steel post painted white with label marked "PCA".

— PCA — Protected Critical Area Boundary.

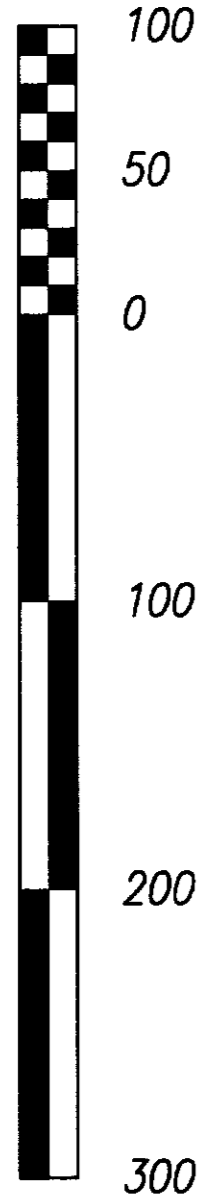
— WL — Limits of wetlands

▨ Proposed Access Locations.

⋯ Proposed sewage disposal and/or replacement area

Addresses

- Lot 1 = 20133 Parson Creek Road
- Lot 2 = 3772 Skarrup Road
- Lot 3 = 3766 Skarrup Road



Minimum Setback Requirements

MAXIMUM LOT COVERAGE BY STRUCTURES 35 PERCENT

NO OTHER SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. SCC 14.18.310.(8)(c)

20 FOOT SETBACK ON A PUBLIC ROAD SCC 14.18.310.(9)(c)

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			202121	djm	jio	06/JUN/03	1" = 100'	2 OF 2

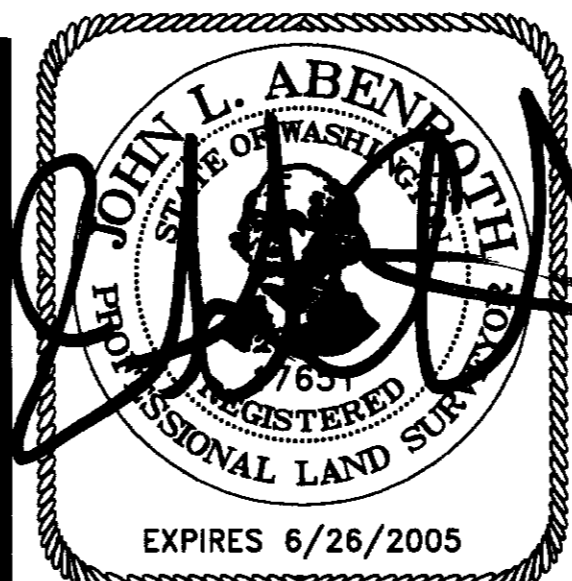
Short Plat (CARD) for Fred Charlton

LINE #	BEARING	DISTANCE
L1	S00°45'02"E	15.00'
L2	S01°43'41"E	15.00'

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County Auditor or Deputy Auditor