

Survey in the NW1/4 of the NE1/4 of Section 17, Twp. 35 N., Rng. 7 E., W.M. Short Plat No. SP96-0069

Legal Description

Tract 2, Short Plat No. 51-79, being a portion of the North 1/2 of The Northeast 1/4 of Section 17, Township 35 North, Range 7 East, W.M., approved in July of 1979 and recorded July 31, 1979 in Volume 3 of Short Plats, page 151, under Auditor's File No. 7907310040, records of Skagit County, Washington.

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 lot owners. See Maintenance Agreement filed in A.F.# 200509230109.
- In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full, current County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
3. Basis-of-bearings - Assumed N89°46'25"E on the north line of the northeast quarter of Section 17.
4. Zoning - Residential Reserve (RR).
5. Sewer - Individual on-site sewage disposal systems.
6. 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.
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. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Development Services.
9. Water - Water will be supplied by Skagit County Water District #1, (State Certification #00392). All new and existing water wells on the subject property or on adjacent properties are required to have 100-foot radius Well Protection Zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems; manure lagoons; sewage lagoons; industrial lagoons; landfills; hazardous waste sites; sea-salt intrusion areas; chemical or petroleum storage areas; pipelines used to convey materials with contamination potential; livestock barns; and livestock feed lots. For wells drilled after 1992 on lots platted after 1992, the Well Protection Zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
10. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
11. The total acreage in this short subdivision is 10.00 acres.
12. Potential buyers should recognize that a creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
13. This parcel lies within an area or within 500 feet of area designated as a natural resource land (agriculture, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact the Skagit County Planning and Development Services for details.
14. A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the Lot Certification, all lots herein shall be considered lots of record for conveyance and development purposes unless otherwise restricted. See A.F.# 200509230111.

Consent

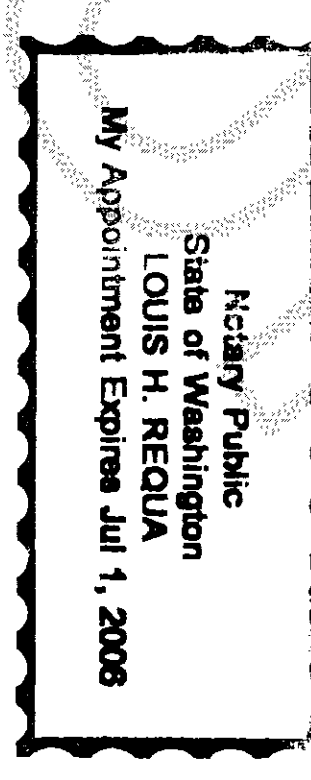
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

David L. Hamilton Joyce Hamilton
 David L. Hamilton Joyce Hamilton

Acknowledgments

State of Washington, County of Skagit
 I certify that I know or have satisfactory evidence that David L. Hamilton and Joyce Hamilton, H/W, signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature Louis H. Regula Title Notary
 Date 8/31/05 My appointment expires July 1, 2005



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 the Office of the Auditor.

Tarae J. Jurgens Date 9-11-05
 Skagit County Treasurer

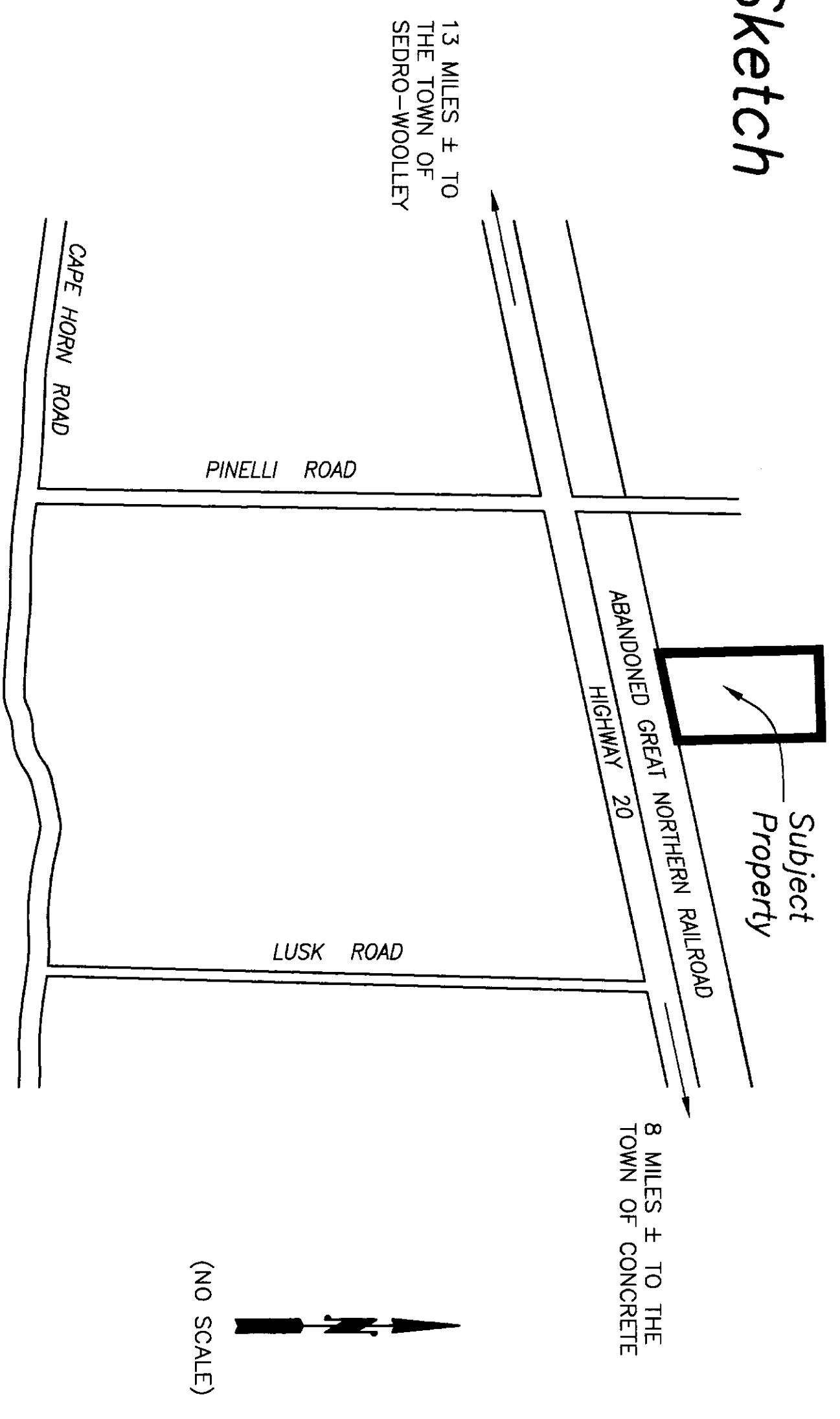


Approvals

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 14.18 (Land Divisions) this 19th day of August 2005.
David L. Hamilton County Engineer
 Short Plat Administrator

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 8th day of Sept 2005.
Wendy Skagit County Health Officer

Vicinity Sketch

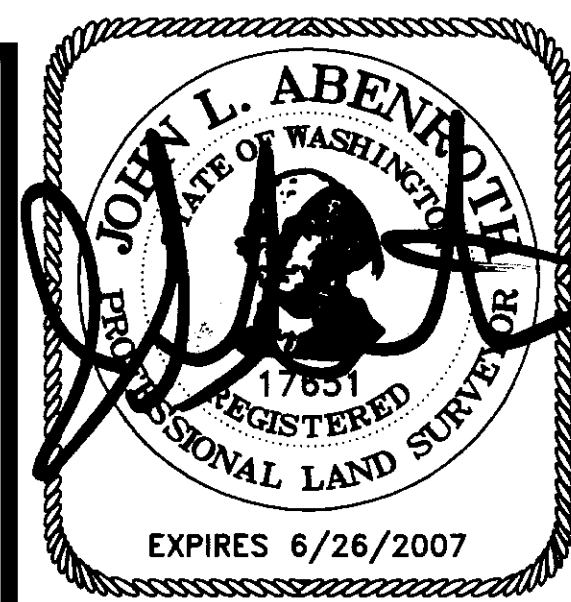


1/13/05	ADDED NOTES, REVISED VIC. SKETCH, ETC.	S.R.M.	JOB#	96044	DRAWN	fm/smm	CHECKED	jq/not	DATE	28MAR06	SCALE	N/A	SHEET	1 OF 2
	REVISION	BY												

Short Plat for David and Joyce Hamilton

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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 January 2005 at the request of David Hamilton.
 John L. Abenroth CERT#17651
 Date 8/31/05

AUDITOR'S CERTIFICATE

200509230113
 Skagit County Auditor

9/23/2005 Page 1 of 2 2:15PM

Norma Brummett
 County Auditor or Deputy Auditor

Survey in the NW1/4 of the NE1/4 of Section 17, Twp. 35 N., Rng. 7 E., W.M.

Short Plat No. SP96-0069

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.
- Found reinforcing rod with yellow plastic cap marked "L.S.8992"
- ⊙ Soil Log Hole
- ▣ Access locations.

POWERLINE NOTE: NO RIGHT OF WAY WIDTH GIVEN IN A.F.#183087. WIDTH IS BASED ON DISCUSSION WITH BILL GRACE FROM PUGET POWER DURING SURVEY OF SHORT PLAT #5-81 RECORDED IN VOLUME 5 OF SHORT PLATS AT PAGE 110.

RIGHT-OF-WAY LINE

TRANSMISSION LINE CENTERLINE

PRINCIPAL CENTERLINE

TRANSMISSION LINE CENTERLINE

RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE

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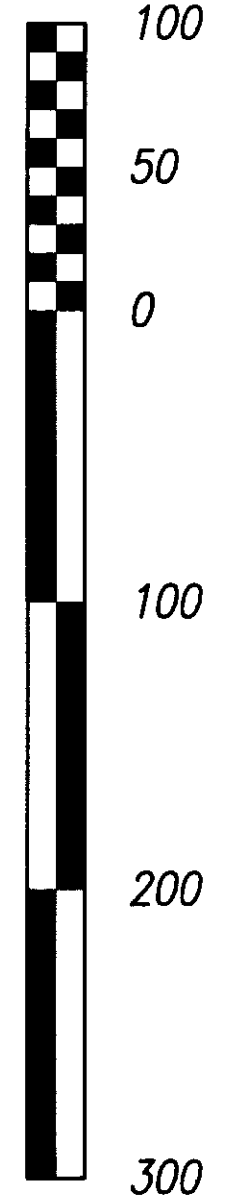
RIGHT-OF-WAY LINE

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RIGHT-OF-WAY LINE



Scale in Feet

LINE #	BEARING	DISTANCE
L1	S31°59'02"W	31.41'

Address Ranges

From 8221 to 8005 Pinelli Road
From 37757 to 37617 State Route 20

Short Plat for David and Joyce Hamilton

DATE	REVISION	S.R.M.	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
1/13/05	REVISED DWG. & CONVERTED TO 2 SHIFTS	BY	96044	fm/srm	jld/not	28MARR06	1" = 100'	2 OF 2

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

JOHN L. ABENROTH
REGISTERED PROFESSIONAL LAND SURVEYOR
17651
EXPIRES 6/26/2007

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John L. Abenroth CERT#17651
Date 8/31/05

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Skagit County Auditor
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County Auditor or Deputy Auditor