

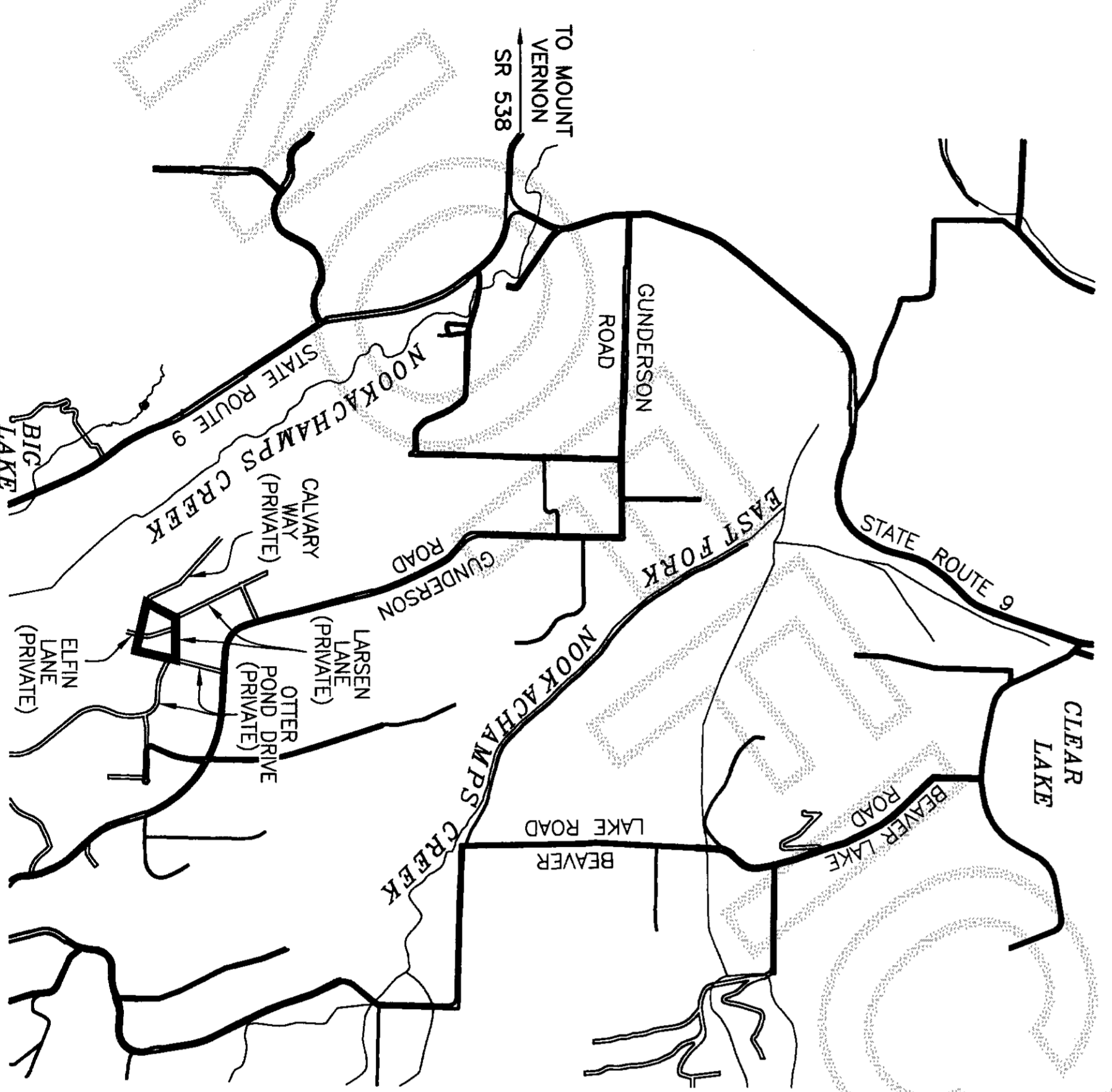
Survey in the SW1/4 of the SE1/4 of Section 24, Twp. 34 N., Rng. 4 E., W.M. and in the NW1/4 of the NE1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL05-0092

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. SEE EXISTING EASEMENT AND MAINTENANCE AGREEMENTS FILED UNDER AF#802040045, AF#8212100052, AF#8412060043, AND AF#9006280053. 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°12'47"E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 PER SURVEY OF UPLAND TRACTS FILED IN VOLUME 4 OF SURVEYS AT PAGES 56-61 AS AF#8212140010.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRB)
5. SEWER - AN ALTERNATIVE SYSTEM IS PROPOSED FOR LOT 2 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS. LOT 1 OF THIS SHORT PLAT HAS AN EXISTING ALTERNATIVE SYSTEM CURRENTLY IN USE WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
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 P.U.D. NO. 1 OF SKAGIT COUNTY. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADII WELLS PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE 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.
10. 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 CONVEYMENTS OR EASEMENTS.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
12. SEE PROTECTED CRITICAL AREAS EASEMENT AGREEMENT FILED IN A.F.#199912160010.
12. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: AF#8212100052; AF#8412060043; AF#802040045; AF#9006280053; AF#9212140010; AF#9705300052.
13. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 10.48 ACRES.
14. THE TOTAL IMPERVIOUS SURFACE OF LOT 1 SHALL BE LIMITED TO 11,392 S.F. THE TOTAL IMPERVIOUS SURFACE OF LOT 2 SHALL BE LIMITED TO 11,392 S.F. THE TOTAL IMPERVIOUS SURFACE ALLOWED FOR BOTH BUILDABLE IMPERVIOUS SURFACE IS LIMITED TO 5 PERCENT OF THE TOTAL AREA OF THE PARENT PARCEL. IF THE PROPOSED DEVELOPMENT EXCEEDS THE ALLOWABLE IMPERVIOUS SURFACE LISTED 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.
15. PER SCC 14.18.310 (5) (D) OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS EXCLUDING FIDALGO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPEN SPACE HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS. A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAN AMENDMENT.
16. ALL OPEN SPACE DESIGNATED OS-RO MAY HAVE THE SAME USES AS ALLOWED IN OS-RA.
16. 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.#2005110017.

Vicinity Sketch



SCALE - 1" = 3000'

Legal Description

LOT 1 OF SHORT PLAT NO.99-025, AS APPROVED DECEMBER 14, 1999, AND RECORDED DECEMBER 16, 1999, UNDER AUDITOR'S FILE NO.199912160009, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

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.
 Lisa Conyers
 William Christopher Conyers
 Peoples Bank

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM CHRISTOPHER CONYERS AND LISA CONYERS H/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES MENTIONED IN THE INSTRUMENT.
 Notary Signature: Sara Robinson TITLE: Notary Public
 DATE: 11/19/05 MY APPOINTMENT EXPIRES: March 14, 2008

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 2005.
 Sara Robinson
 Skagit County Treasurer
 DATE: 11/19/05

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 15th DAY OF November 2005.
 Sara Robinson, PE, LS
 COUNTY ENGINEER

PUD Easement Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL, RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR. GRANITOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Owner/Developer

WILLIAM CONYERS AND LISA CONYERS, H/W
 15965 ELFIN LANE
 MOUNT VERNON, WA. 98274
 (360) 422-7063
 Short Plat (CARD) for
 William And Lisa Conyers

AUDITOR'S CERTIFICATE
 200511180018
 Skagit County Auditor
 11/18/2005 Page 1 of 2 10:30AM
 Norma Brummet 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 October 2005 at the request of William and Lisa Conyers.
 John L. Abenroth CERT#17651
 Date 11/03/05

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658
 COPYRIGHT 2004 SKAGIT SURVEYORS, INC.

Survey in the SW1/4 of the SE1/4 of Section 24, Twp. 34 N., Rng. 4 E., W.M. and in the NW1/4 of the NE1/4 of Section 25, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL05-0092

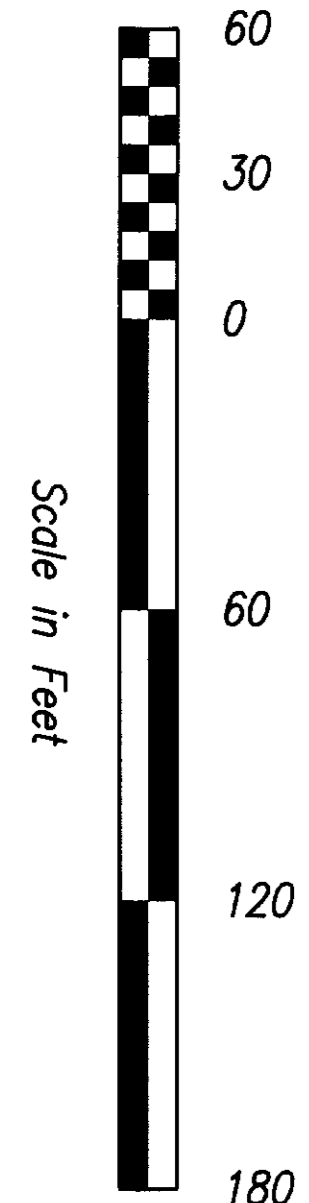
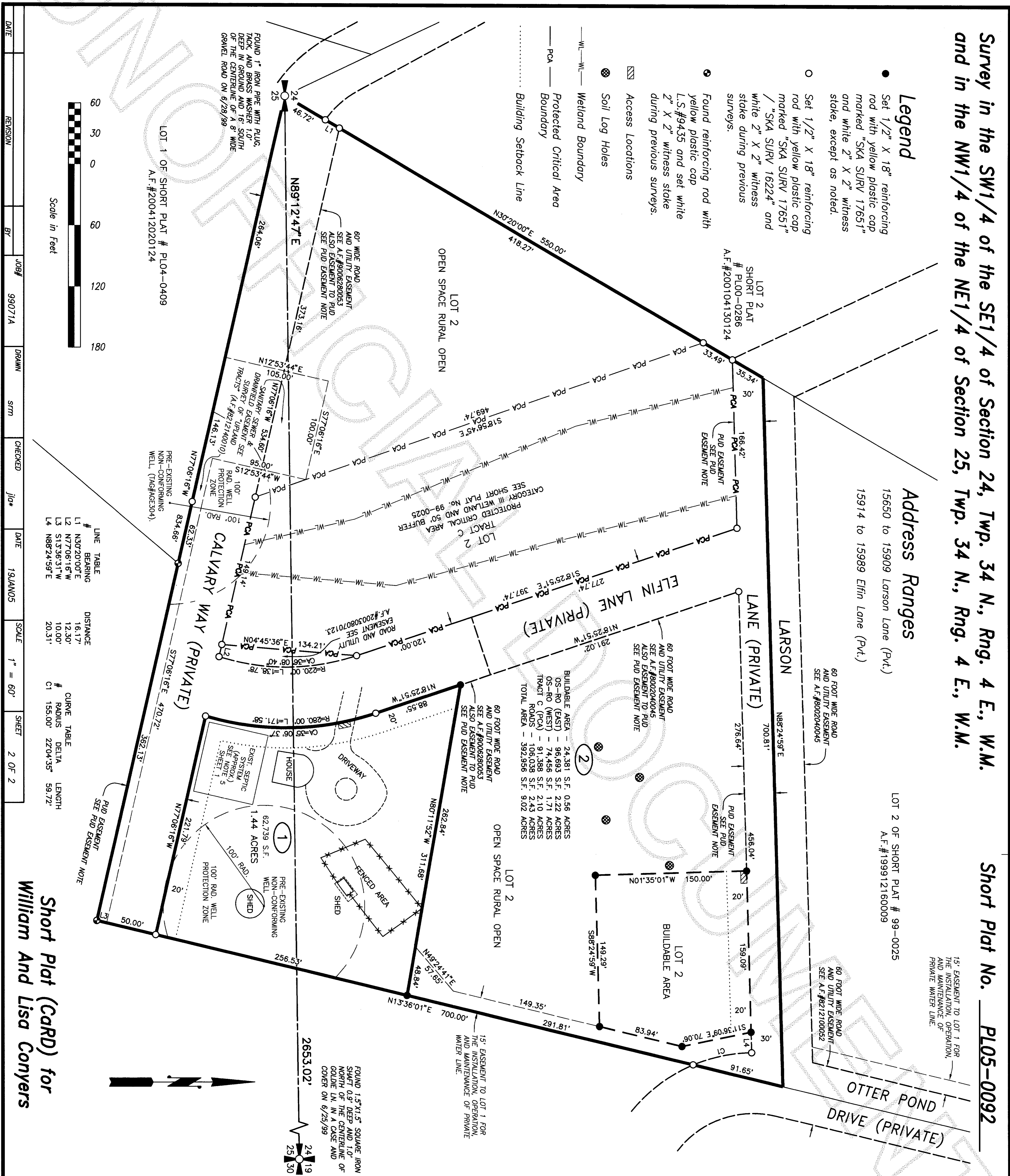
Legend

- 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" / "SKA SURV 16224" and white 2" X 2" witness stake during previous surveys.
- Found reinforcing rod with yellow plastic cap L.S.#9435 and set white 2" X 2" witness stake during previous surveys.
- ▣ Access Locations
- Soil Log Holes
- WL—WL— Wetland Boundary
- PCA — Boundary
- ⋯ Building Setback Line

Address Ranges

15650 to 15909 Larson Lane (Pvt.)
 15914 to 15989 Elfin Lane (Pvt.)

15' EASEMENT TO LOT 1 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PRIVATE WATER LINE.



LINE TABLE

#	BEARING	DISTANCE
L1	N30°20'00"E	16.17'
L2	N77°06'16"W	12.30'
L3	S13°36'31"W	10.00'
L4	N88°24'58"E	20.31'

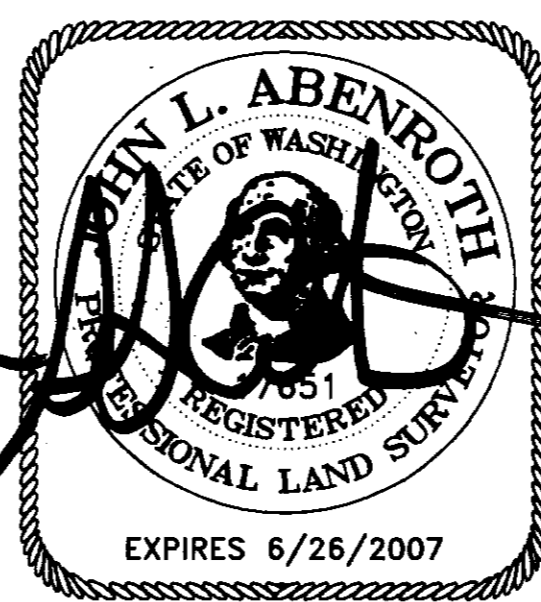
CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	155.00'	22°04'35"	59.72'

Short Plat (CARD) for William And Lisa Conyers

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			99071A	SM	JG+	19JAN05	1" = 60'	2 OF 2

Skagit Surveyors & Engineers
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SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2005 at the request of William and Lisa Conyers.
 John L. Abenroth CERT#17651
 Date 11/03/05

AUDITOR'S CERTIFICATE
 200511180018
 Skagit County Auditor
 11/18/2005 Page 2 of 2 10:30AM
 N. Bammatt County Auditor or Deputy Auditor