

**SURVEY IN A PORTION OF THE NW1/4 OF SEC. 26, TWP. 34 N, RNG. 4 E, W.M.
AND A PORTION OF THE SW1/4 OF SEC. 23, TWP. 34 N, RNG. 4 E, W.M.
SKAGIT COUNTY, WASHINGTON**

Short Plat No. PL13-0809 Date: 3-13-06

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skagit County Auditor
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Nina Burnett
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

Nina Burnett
BY DEPUTY

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 2006.

Talee Johnson
SKAGIT COUNTY TREASURER

Talee Johnson
DATE 3-9-06

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 13TH DAY OF March 2006.

Chris Peterson
SHORT PLAT ADMINISTRATOR

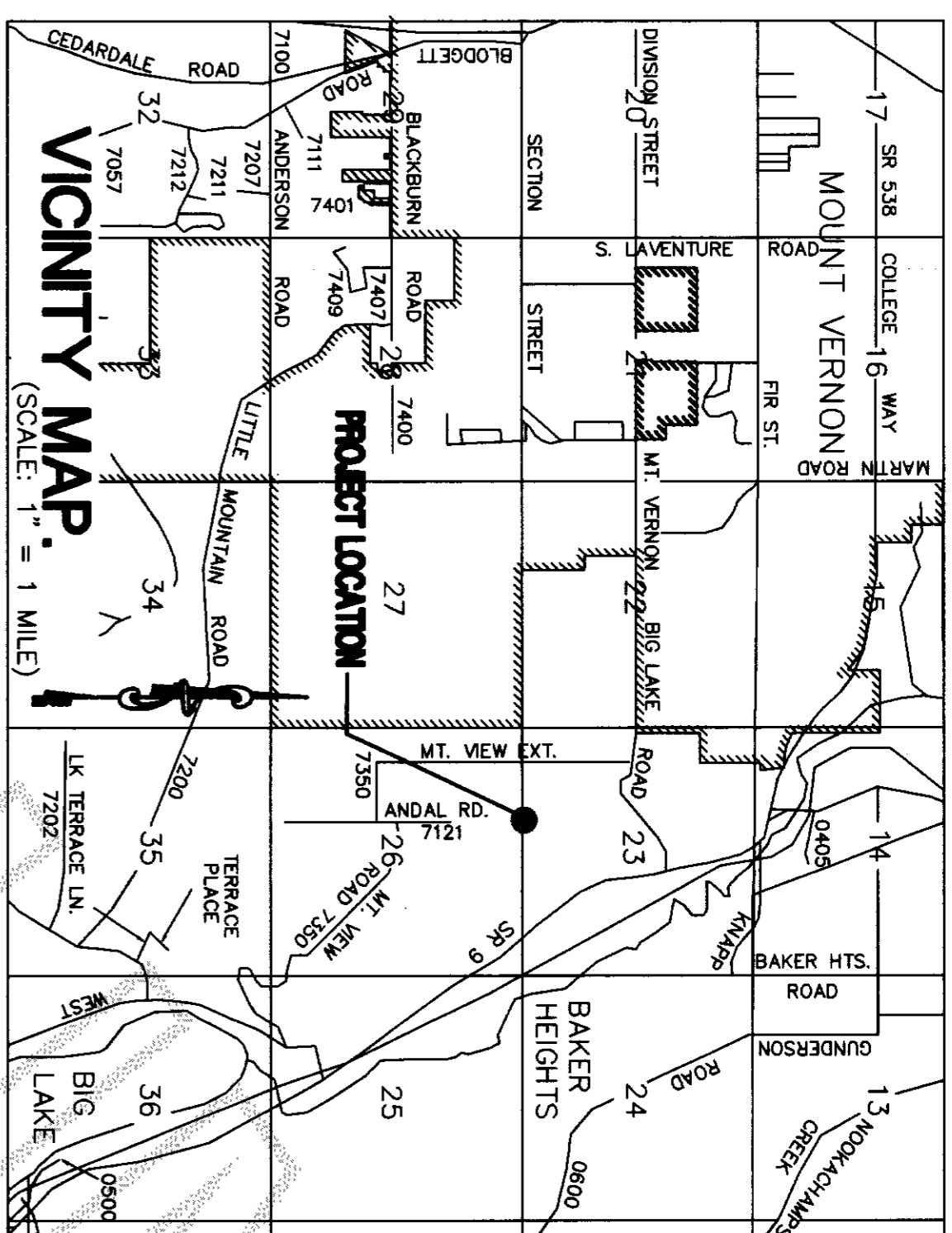
Chris Peterson

Burton Kammer, PS LS #10424
COUNTY ENGINEER

Burton Kammer

HEALTH OFFICER

Howard



LINE	LENGTH	BEARING
L1	31.14	S36°08'12"E
L2	26.20	S50°06'10"W
L3	36.97	N72°11'33"W
L4	35.53	S08°26'07"W
L5	44.60	S88°33'52"E
L6	17.61	N36°57'33"W
L7	54.38	S07°58'45"E
L8	40.00	N01°34'44"E
L9	60.08	S88°33'52"E
L10	19.03	S01°33'22"E
L11	76.71	S57°18'34"W

SURVEYORS CERTIFICATE

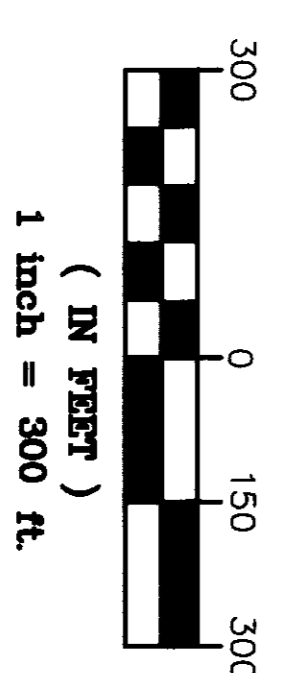
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "MADLYN YARCHO SHORT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23 & 26, TOWNSHIP 34N, RANGE 4E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS PER ROW 64.34.232.

DEVELOPERS/OWNERS

MADLYN M. YARCHO
16253 ANDAL ROAD
MOUNT VERNON, WA 98274

DECLARATION
WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Madlyn M. Yarcho
MADLYN M. YARCHO



SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

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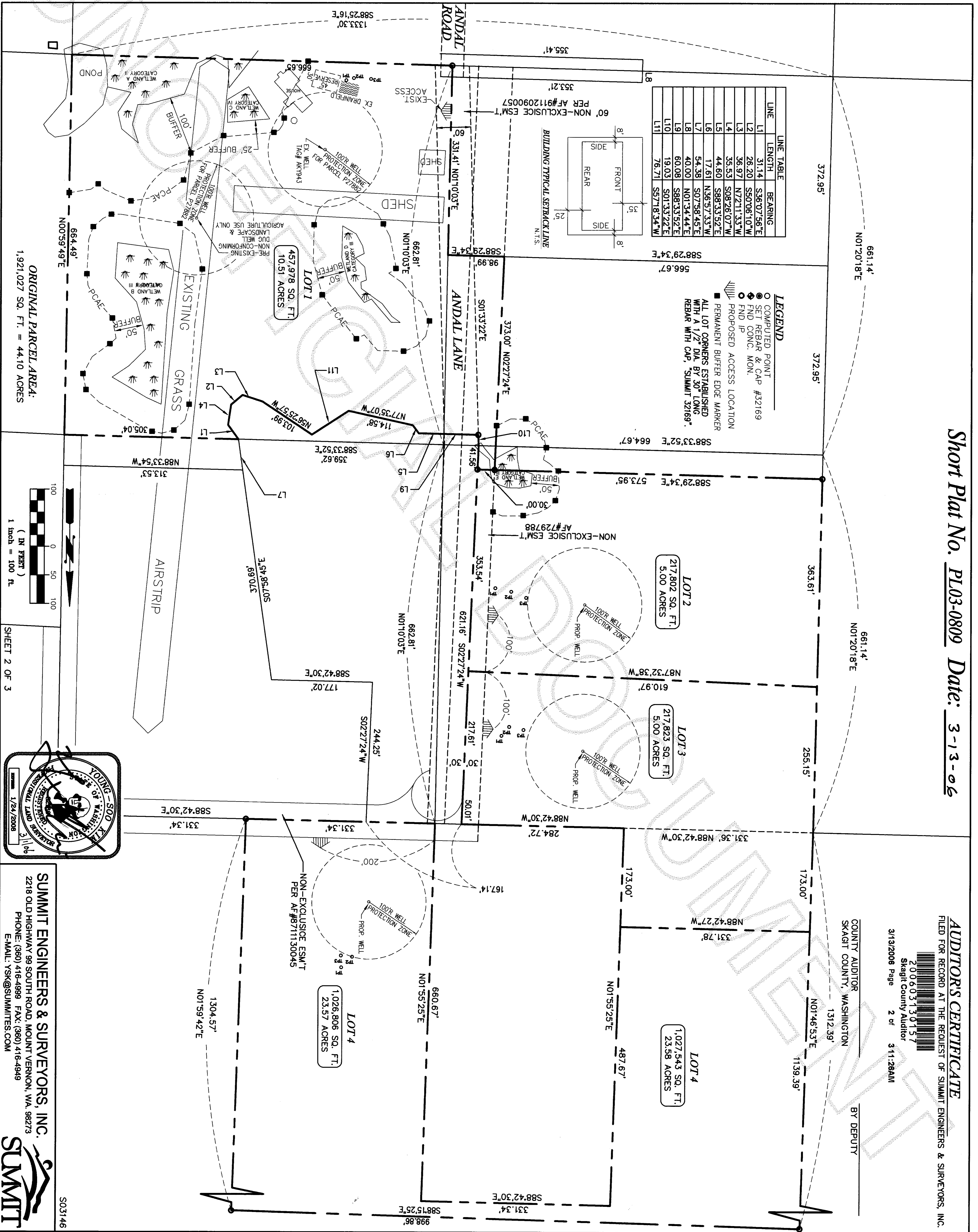
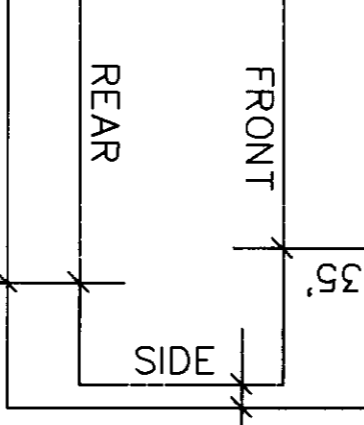
COUNTY AUDITOR
 SKAGIT COUNTY, WASHINGTON

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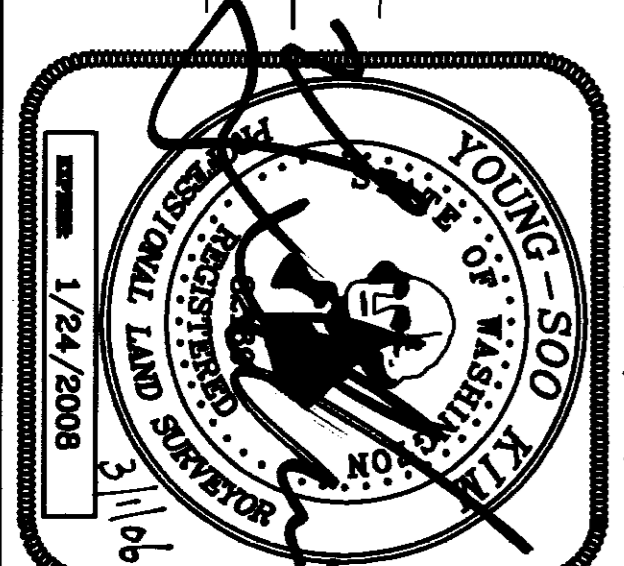
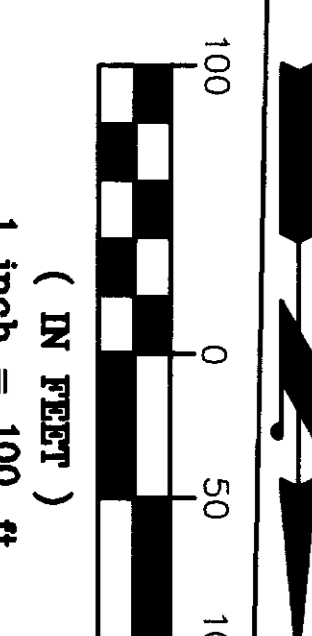
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L10	19.03	S01°33'22"E
L11	76.71	S57°18'34"W

LEGEND

- COMPUTED POINT
 - SET REBAR & CAP #32169
 - ⊙ FND CONC. MON.
 - ⊙ FND IP
 - ▤ PROPOSED ACCESS LOCATION
 - PERMANENT BUFFER EDGE MARKER
- ALL LOT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 30" LONG REBAR WITH CAP, "SUMMIT 32169".



ORIGINAL PARCEL AREA:
 1,921,027 SQ. FT. = 44.10 ACRES



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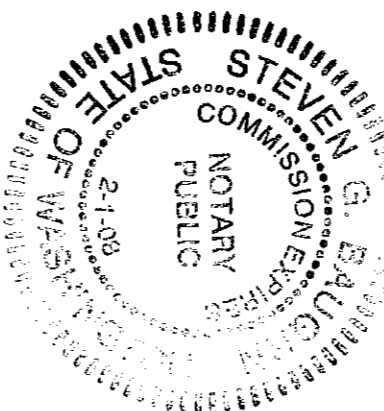
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COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
BY DEPUTY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
ON THIS 7th DAY OF FEBRUARY 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MADALYN M. WELCH
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE



Madalyn M. Welch
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT Mount Vernon

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF REVISED SKAGIT COUNTY SHORT PLAT NO. 79-79, APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981 IN VOLUME 5 OF SHORT PLATS AT PAGE 78, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF BOTH THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AND NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE THREE FOLLOWING DESCRIBED PARCELS:

- A) THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26, AND
- B) TRACTS 1 AND 2 OF SKAGIT COUNTY SHORT PLAT NO. 93-064, APPROVED AUGUST 11, 1993 AND RECORDED AUGUST 11, 1993 AS AUDITOR'S FILE NO. 9308110107 IN VOLUME 10 OF SHORT PLATS AT PAGE 222.

C) BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 585 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN 60 FOOT WIDE EASEMENT DESCRIBED IN REAL ESTATE CONTRACT RECORDED AS AUDITOR'S FILE NO. 8711130045, THENCE NORTH ALONG SAID WEST LINE TO A POINT ON A LINE 373 FEET NORTH OF AND PARALLEL WITH THE ABOVE REFERENCED NORTH LINE OF SAID SOUTH 1/2; THENCE WEST ALONG SAID PARALLEL LINE 585 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 26; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THOSE PORTIONS OF THE TWO FOLLOWING DESCRIBED EASEMENTS THAT LE OUTSIDE THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT:

- 1. NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER A 60 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 47' 10" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 709.30 FEET TO THE BEGINNING OF THIS CENTERLINE DESCRIPTION; THENCE SOUTH 00 DEGREES 57' 04" WEST A DISTANCE OF 1,150 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF THAT COUNTY ROAD KNOWN AS THE ANDAL ROAD AND THE TERMINUS OF THIS CENTERLINE; SAID EASEMENT BEING THE SAME EASEMENT ESTABLISHED ON THE RECORD AS AUDITOR'S FILE NO. 8711130045.

- 2. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER AN EXISTING 60 FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT DELINEATED ON THE FACE OF SKAGIT COUNTY SHORT PLAT NO. 93-64 RUNNING GENERALLY SOUTHERLY FROM A POINT NEAR THE SOUTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT TO THE NORTHERLY BOUNDARY OF THAT COUNTY ROAD KNOWN AS THE ANDAL ROAD AND THE TERMINUS OF THIS EASEMENT, SAID EASEMENT BEING THE SAME EASEMENT ESTABLISHED ON THE RECORD AS AUDITOR'S FILE NO. 9112090057.

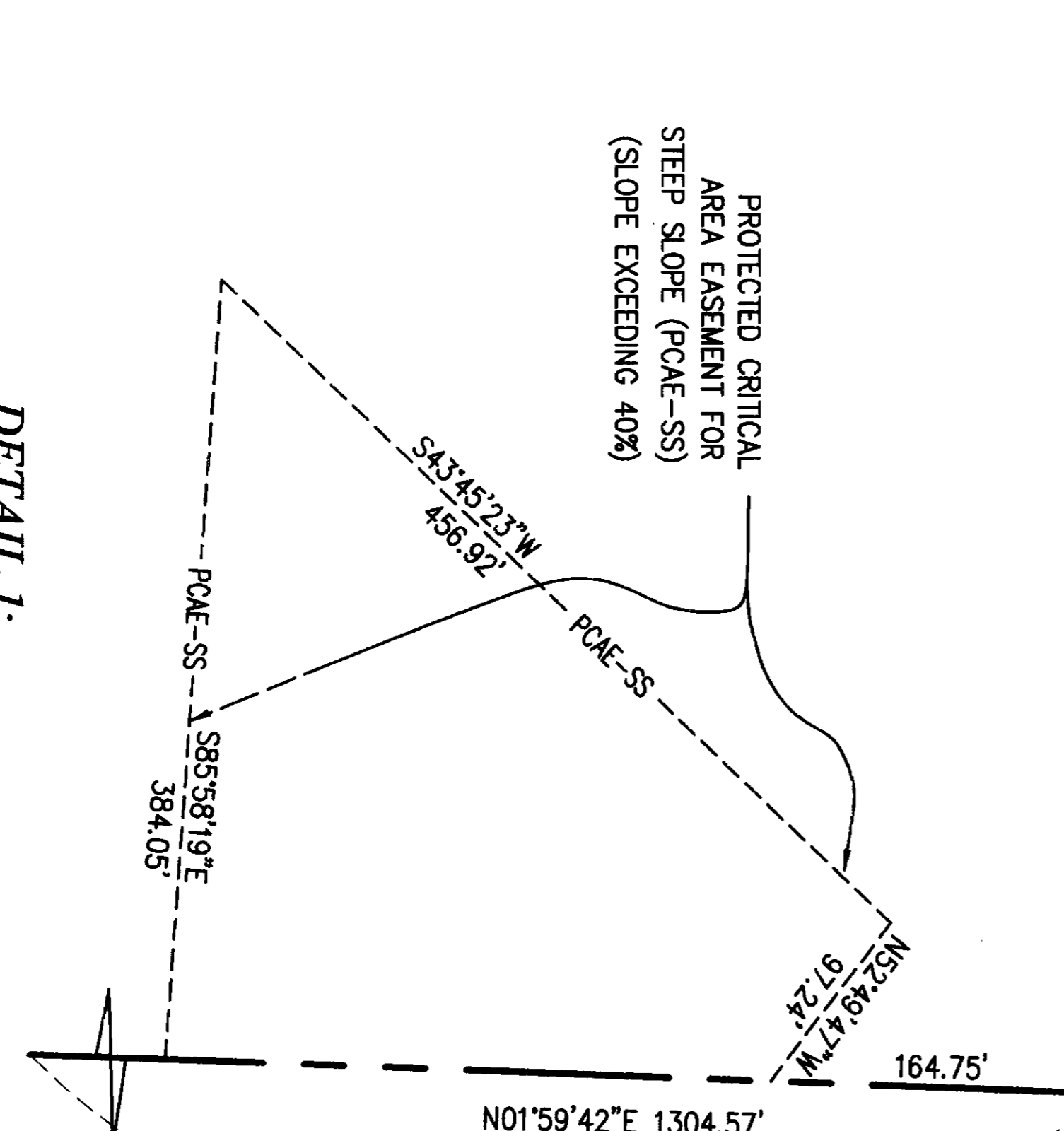
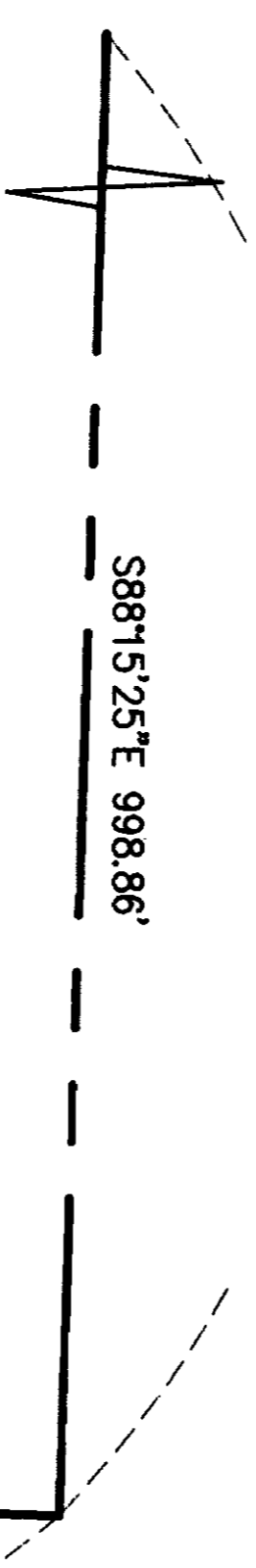
ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS EAST 30 FEET OF LOT 3 OF REVISED SHORT PLAT NO. 79-79 AS RESERVED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 8204010056.

ADDRESS NOTE:

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.

ROAD NAME	BEGINNING RANGE	ENDING RANGE
ANDAL LANE	16000	16251
ANDAL ROAD	16250	16427

- NOTES**
1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. ZONING - RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION - URBAN RESERVE RESIDENTIAL
 3. SEWAGE: ON-SITE-SEPTIC
 4. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
 5. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PERMIT CENTER.
 6. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
 7. WATER: WELL ON SITE
 8. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER APN: 000603130157
 9. WITH THE EXCEPTION OF ACTIVITIES IDENTIFIED AS ALLOWED WITHOUT STANDARD REVIEW UNDER SCC 14.24.100, ANY LAND USE ACTIVITY THAT CAN IMPAIR THE FUNCTIONS AND VALUES OF CRITICAL AREAS OR THEIR BUFFERS THROUGH A DEVELOPMENT ACTIVITY OR BY DISTURBANCE OF THE SOIL OR WATER, AND/OR BY REMOVAL OF, OR DAMAGE TO, EXISTING VEGETATION SHALL REQUIRE CRITICAL AREAS REVIEW AND WRITTEN AUTHORIZATION PURSUANT TO SCC 14.24.
 10. BASIS OF BEARING - NORTH LINE OF THE NW 1/4, SECTION 26, TOWNSHIP 34N, RANGE 4E, W.M. = NORTH 88° 42' 30" WEST PER APN: 9308110107, VOL. 10, SHORT PLAT PAGE 222
 11. SURVEY EQUIPMENT & PROCEDURE: THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON 09-2003.
 12. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBER.
 13. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
 14. 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 COUNTY ROAD STANDARDS AND RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
 15. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE APN: 000603130157
 16. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
 17. THE ONE HUNDARD (100) FOOT-RADIUS-WELL-PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN-FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.
 18. MINIMIZE THE FOLLOWING ACTIVITIES NEAR PCAE-SS AREA:
 - * ADDING SIDE-CAST DEBRIS TO THE SLOPE.
 - * INCREASING THE SURFACE WATER RUNOFF AND GROUNDWATER FLOW ON THE SLOPE.
 - * REMOVAL OF THE VEGETATION ON THE SLOPE.
 - * HEAVY CONSTRUCTION EQUIPMENT TRAFFIC ON THE SLOPE.
 - * PLACING EXCAVATED SOIL NEAR THE SLOPE CRESTS.
 - * STRUCTURES SHALL NOT BE SITED CLOSER THAN 40 FEET FROM THE CREST OF EROSION GULLIES AND STREAM BANKS.
 19. EXISTING VEGETATION SHALL NOT BE REMOVED WITHIN PCAE AREA.
 20. UPON FURTHER DEVELOPMENT OF THESE PARCELS, VEGETATION SHOULD BE PLANTED IN A BUFFER ZONE FROM THE CREST FOR A DISTANCE 10 FEET WHERE SPACE IS AVAILABLE. SEE PROJECT GEOTECHNICAL REPORT FOR PLANTING GUIDANCE. ALSO, CUT BANK FROM PREVIOUS LOGGING OR OTHER GRADING OPERATIONS SHOULD BE STABILIZED WITH THE ADDITION OF RIP-RAP FOR NEAR VERTICAL BANKS AND WITH VEGETATION FOR MORE GRADUAL SLOPES.



DETAIL 1:
SCALE: 1"=100'

