

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 and that none of these lands has been included within a previous Short Plat within the last five years.

James H. Lovell
James H. Lovell
Richard E. Gifford
Richard E. Gifford
Susan B. Gifford
Susan B. Gifford

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 2006.

Skagit County Treasurer
Robert Thompson
Date 1-25-07



APPROVALS:
The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Subdivision Ordinance, this 31st day of January, 2006.
Chris Rankin
Chris Rankin
Skagit County Planning Dept.
Title
Deanna P.E.
Deanna P.E.
Skagit County Engineer
Date 1/23/07
Rebecca Bruner
Rebecca Bruner
Deputy Director

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 North Shore Drive
Beginning range 32815
Ending range 35401

Additional plat notes:

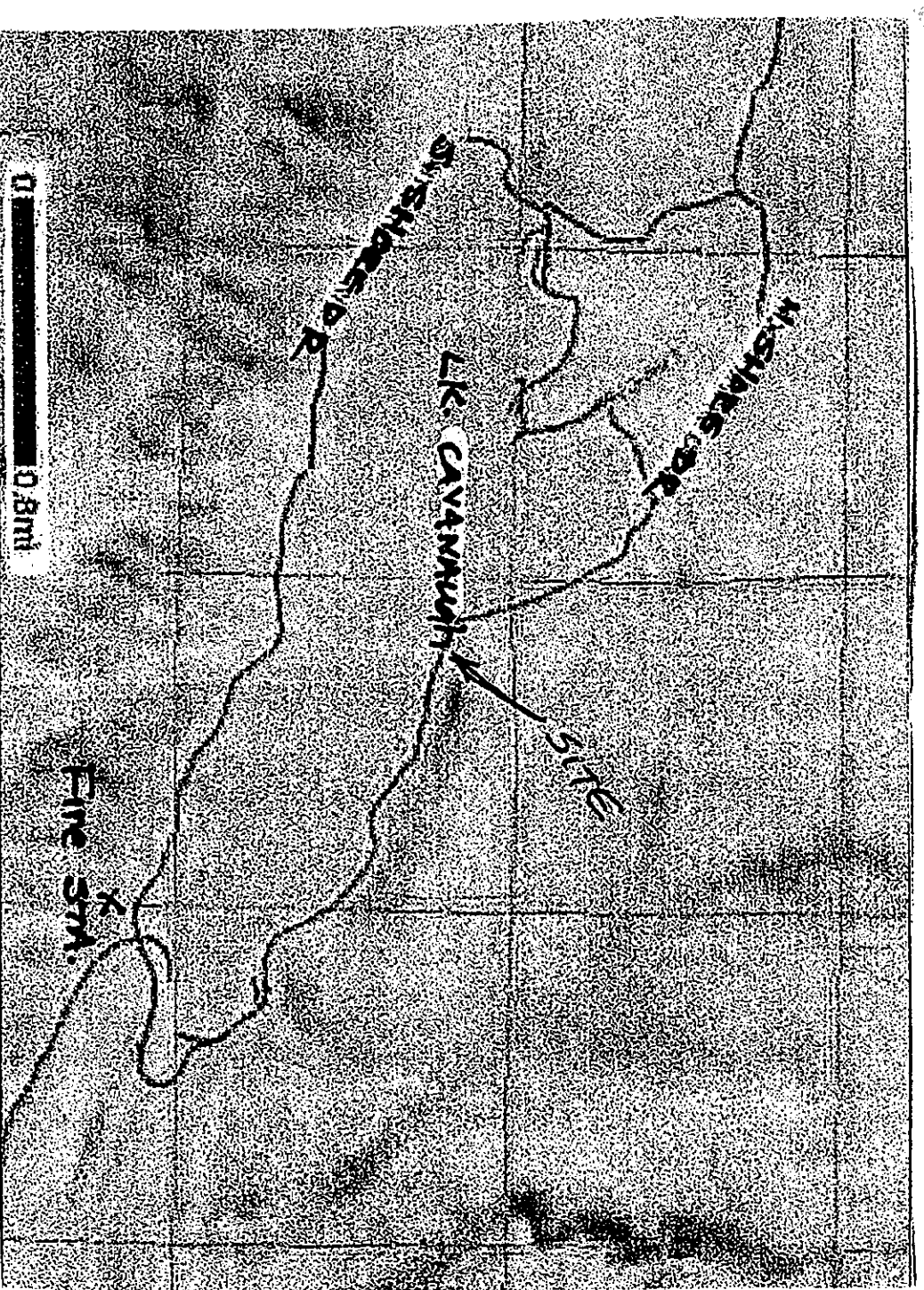
1. A portion of the subject property is located within the shoreline jurisdiction of Lake Cowanough. Any development within 200 feet of the Ordinary High Water Mark (OHWM) of Lake Cowanough will need to comply with the Skagit County Shoreline Management Master Program.
2. This parcel lies within an area or within 500 feet of area designated as a natural resource lands (agricultural, 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 lands, and area residents should be prepared to accept such incompatibilities, or disorient 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.
3. A Lot or 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 therein shall be considered Lots of Record for conveyance and development purposes unless otherwise restricted. See document filed under Auditor's File No. 20060109

Skagit County Health Officer
Howard

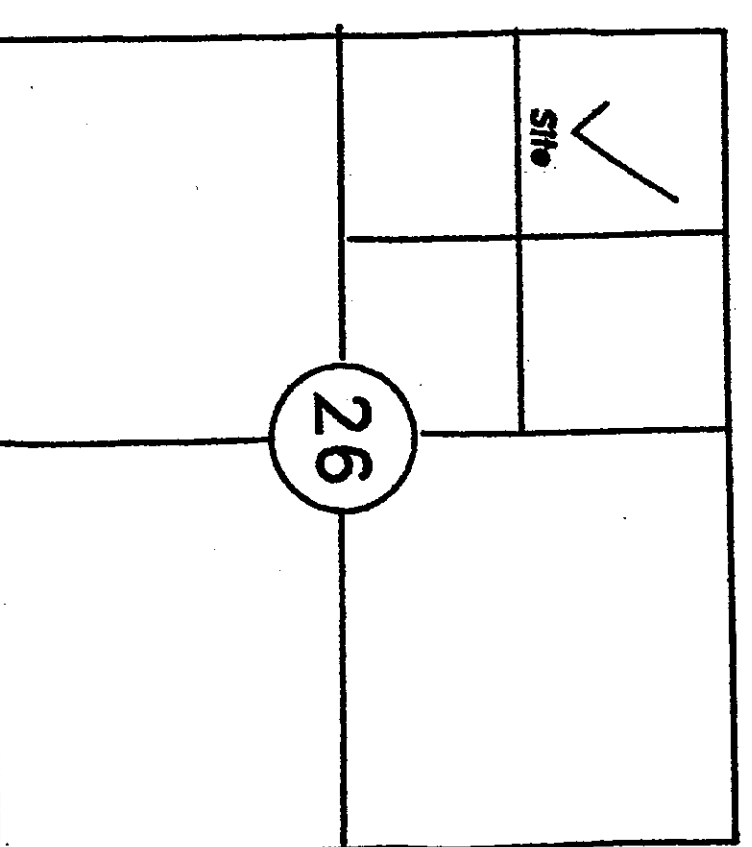
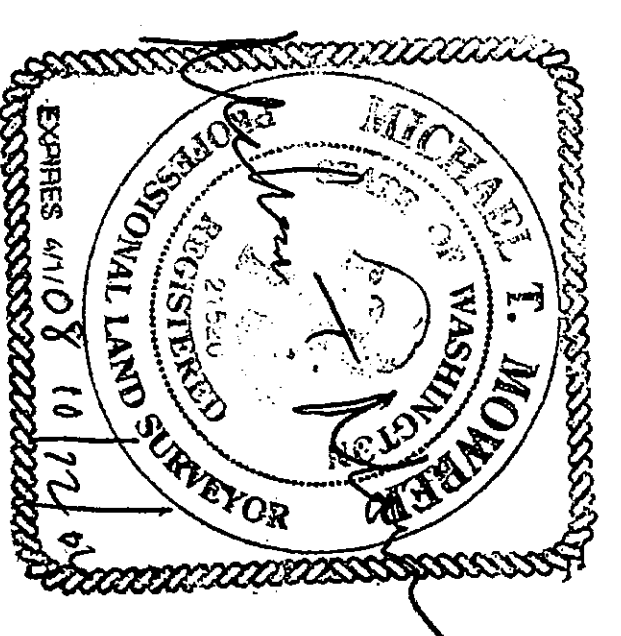
NOTES:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning: 1. Rural Village Residential
2. Secondary Forest
Lot 2 contains two zoning designations. No further land divisions based on these zoning designations shall be allowed on this lot until such time as zoning would allow.
4. Sanitation systems: Lot 1 and 2 have existing septic systems.
5. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
6. Prospective buyers should be aware of planting and other requirements contained in "Fish and Wildlife Habitat Assessment and Geo-technical report prepared by Edison Engineering dated 04/21/06."

ACKNOWLEDGEMENT:
STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS
ON THIS 17th DAY OF May, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael Soren Gilford TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR MENTIONED.
Michael Soren Gilford
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MT Vernon
MY COMMISSION EXPIRES 10/20/08



Neighboring Map and Directions
From intersection of College Way and SR 9, go South on SR 9 approx. 4 miles to Lake Cowanough Road. Left on solid road, approx. 9 miles to North Shore Drive. Left on solid road approx. 2 miles to 34287 N. Shore Dr.



Located in section 26, Twp. 33 N., Rng. 6 E.,

I hereby certify that this Short Plat is based upon an actual survey, which is retraced and based upon a true subdivision of the section, and that the distances, courses and angles are shown correctly thereon and that monuments have been set and lot corners staked on the ground as shown on the Short Plat or shown thereon as per previous surveys and/or Short Plats in accordance with the provisions contained in Chapter 352-130 WAC.

MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
17424 Mallard Cove Lane, Mount Vernon, Wa. 98274
(360) 422-6097

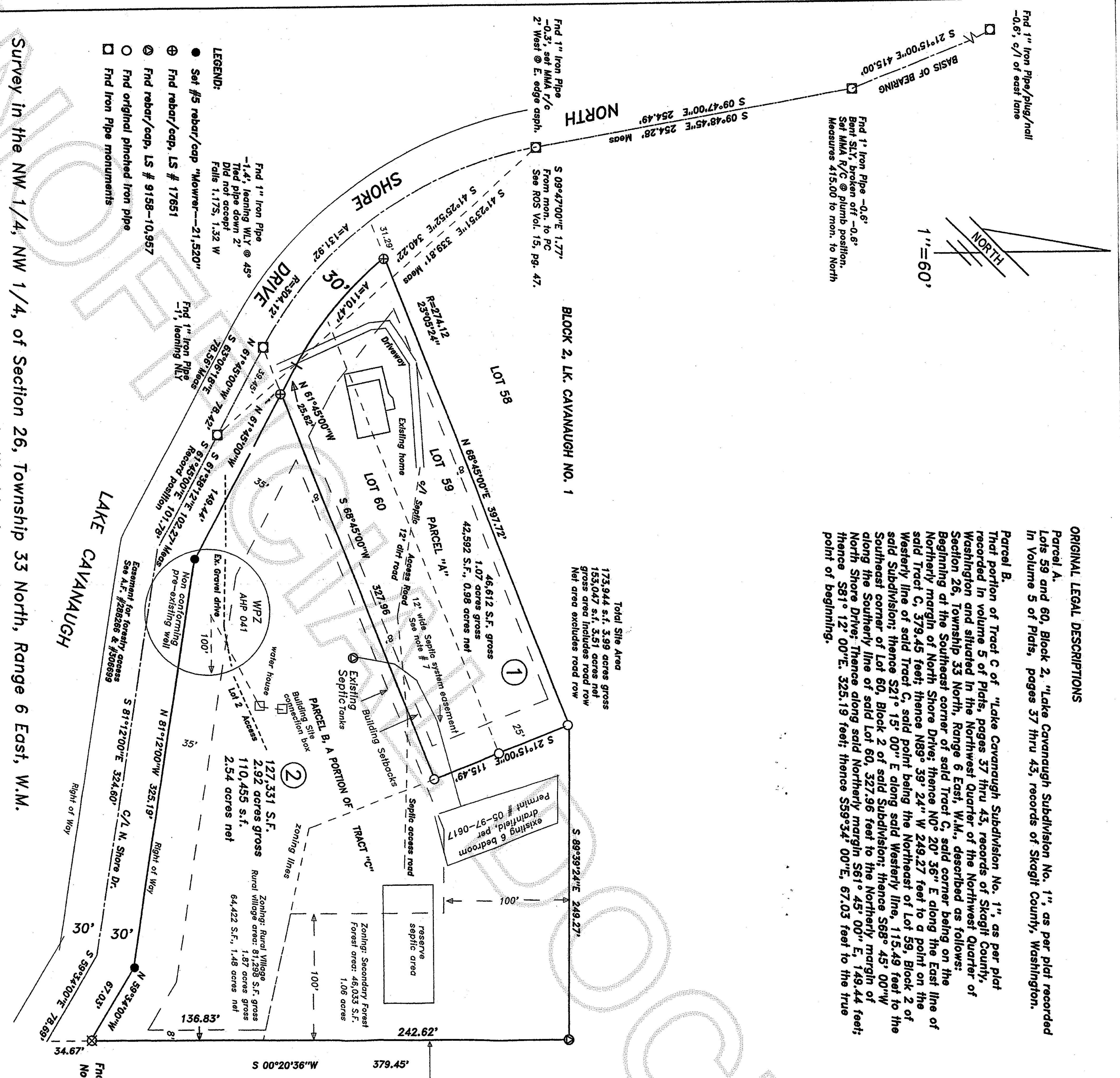
Short Plat		FOR	
WARREN OTTESON		Date: May, 2006	
Scale: 1"=60'	Date: May, 2006	Job No: 03-20	Sheet 2 of 2
Drawn by: Mike	CHK'd by: MTM		

Filed for record this 31 day of January 2007 at 1:01 P.M.
at the request of Mike Mowrer, Records of Skagit County, Wa.
Michael T. Mowrer, County Auditor
Deanna P.E., County Auditor
CERTIFICATE

ORIGINAL LEGAL DESCRIPTIONS

Parcel A.
 Lots 59 and 60, Block 2, "Lake Cavanaugh Subdivision No. 1", as per plat recorded in Volume 5 of Plats, pages 37 thru 43, records of Skagit County, Washington.

Parcel B.
 That portion of Tract C of "Lake Cavanaugh Subdivision No. 1", as per plat recorded in volume 5 of Plats, pages 37 thru 43, records of Skagit County, Washington and situated in the Northwest Quarter of the Northwest Quarter of Section 26, Township 33 North, Range 6 East, W.M., described as follows:
 Beginning at the Southeast corner of said Tract C, said corner being on the Northernly line of said Tract C, said point being the Northeast of Lot 59, Block 2 of said Tract C, 379.45 feet; thence N89° 39' 24" W 249.27 feet to a point on the said Subdivision; thence S21° 15' 00" E along said Westernly line, 115.48 feet to the Southeast corner of Lot 60, Block 2 of said Subdivision; thence S68° 45' 00" W along the Southernly line of said Lot 60, 327.96 feet to the Northernly margin of North Shore Drive; thence along said Northernly margin S61° 45' 00" E, 149.44 feet; thence S81° 12' 00" E, 325.19 feet; thence S59° 34' 00" E, 67.03 feet to the true point of beginning.



Survey Notes and Procedures
 This survey was performed by standard field traverse with a 02" electronic total station and complies with the minimum required survey precision of 1:5000 per WAC 130-130-090.

Basis of Bearings:
 Monumented C/L as shown hereon
 Monuments were visited on 08/23/03. Corners set 08/27/03.

Survey references:
 ROS filed in vol. 15, pg. 47; Unrecorded survey by D. Hartman & D. Burns; Subject plat

Monuments were visited on 06/4; Lot corners set 05/06

The boundaries of Lots 59 & 60 and that portion of Tract "C" shown hereon were compiled at plot locations so as to reconcile this survey with ROS filed in vol. 15, pg. 47 as well as the unrecorded survey mentioned above rather than trying to fit said lots and tract to the existing monuments in the roadway. Found pipes and rebars fit extremely well to this method.

- NOTES:**
- Slopes steeper than 15° are evident on the lower portions of both lots.
 - Sanitation system is onsite common septic system serving Tract 1 and Tract 2; said system and associated easements as shown hereon are per Easement and Maintenance Agreement recorded under AF No. 200408120065, as amended by Instrument recorded under AF No. 20051290082.
 - Drainage plan has been submitted by Herrigstad Engineering on 04/21/2006.
 - Lot 1 has an approved individual residential alternative water source. Additional residential development shall require an approved drilled well water source.
 - Lot 2 is served by AHP 041 as an individual use well. Further residential development shall require additional testing.
 - 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.

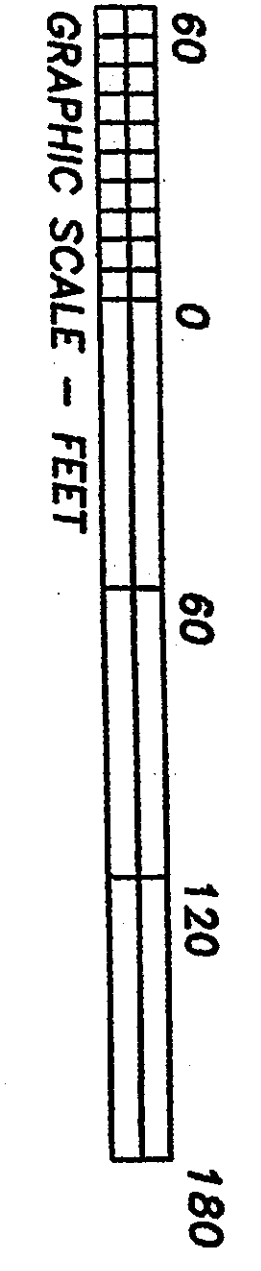
The one hundred (100) foot radius well protection zone for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements. (Ord. 14063 (part) 1991)

5. Estimate of total impervious surface is 14,910 s.f. All runoff from impervious surface roof drains shall be directed so as not to adversely affect adjacent properties.

6. The zoning line between Rural Village and Secondary Forest shown in Lot 2 was computed from data furnished by Skagit County GIS office. Tract 1 is Rural Village; Tract 2 has split zoning, Rural Village and Secondary Forest.

7. A perpetual, non-exclusive easement for utilities over, under and across Parcel A and B for the purposes of ingress, egress, maintenance and repair of the shared septic system is recorded under A.F. # 200401130089. See said document for full details.

1/16 line, sec. 26, twp. 33 n., rng. 6 e., w.r.n. East line, nw 1/4, nw 1/4



Located in NW/NW, Sec. 26, Twp. 33 N., Rng. 6 E., W.M.

Filed for record this _____ day of _____, 2006, at _____ M.
 at the request of Michael Mowrer, Records of Skagit County, Wa.
 County Auditor or Deputy Auditor

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MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
 17424 Mallard Cove Lane, Mount Vernon, Wa. 98274
 (360) 422-6097

SHORT PLAT	
For	
WARREN OTTESON	
Scale: 1"=60'	Date: Sept. 2006
Drawn by: _____	Chk'd by: MTM
_____	Job No: 03-20
_____	Sheet 1 of 2