

DESCRIPTION

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M,
EXCEPT THE SOUTH 30 FEET THEREOF;
AND EXCEPT ROAD.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

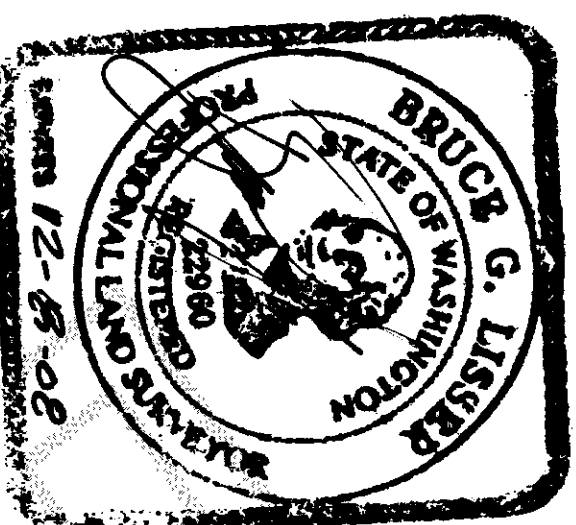
OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FREE SIMPLE OR CONTRACT PURCHASER AND OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON, FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE MATTERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE MATTERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF I HAVE HEREINTO SET MY HAND AND SEAL THIS 11th DAY OF June, 2008.

Nick Cecotti
NICK CECOTTI, AS HIS SEPARATE PROPERTY
MILDBERY ISLAND BANK

BY: *Jack W. Eisser*
PRINT NAME: Jack W. Eisser
TITLE: _____



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACGEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120-WAC.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 414-1442
FAX (360) 414-0561
E-MAIL BRUCE@LISSER.COM

DATE June 11, 2008

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NICK CECOTTI, AS HIS SEPARATE PROPERTY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: June 11, 2008

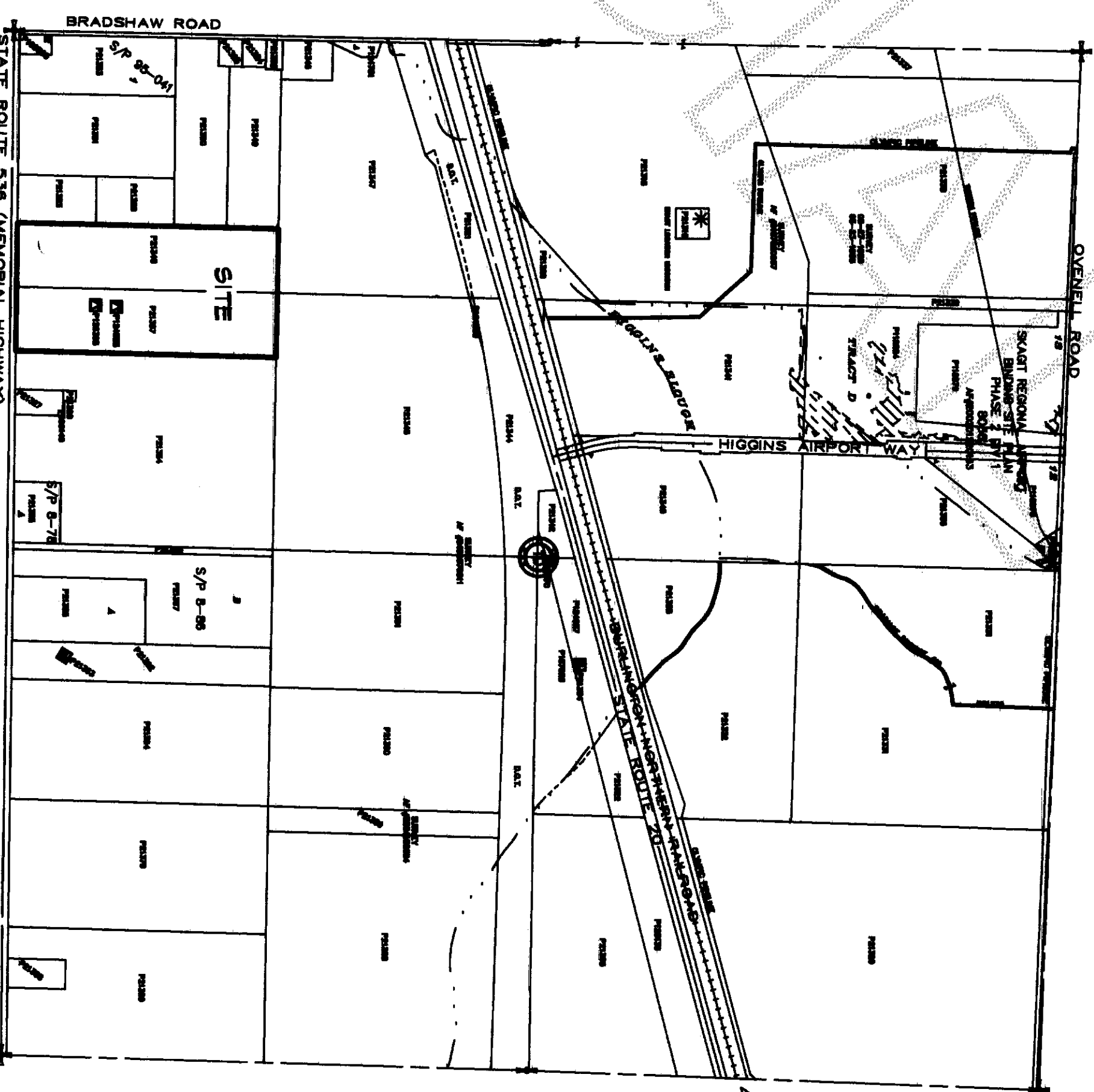
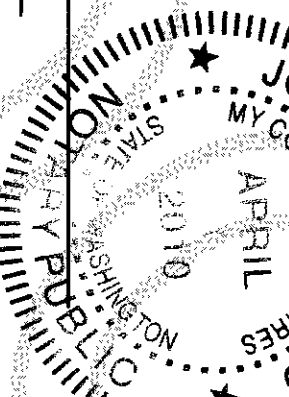
BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7/14/2008

Jack W. Eisser
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-08
RESIDING AT Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jack W. Eisser IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF Mildbery Isl. and Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT DATED: June 11, 2008

Oliver Reed
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 4/1/10
RESIDING AT Burlington



SKAGIT COUNTY ASSESSOR'S MAP
SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.
N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200807250063
Skagit County Auditor
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J. Youngquist
J. YOUNGQUIST
SKAGIT COUNTY AUDITOR
DEPUTY



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2008.

Katie Quingwood
Katie Quingwood
SKAGIT COUNTY TREASURER

APPROVALS

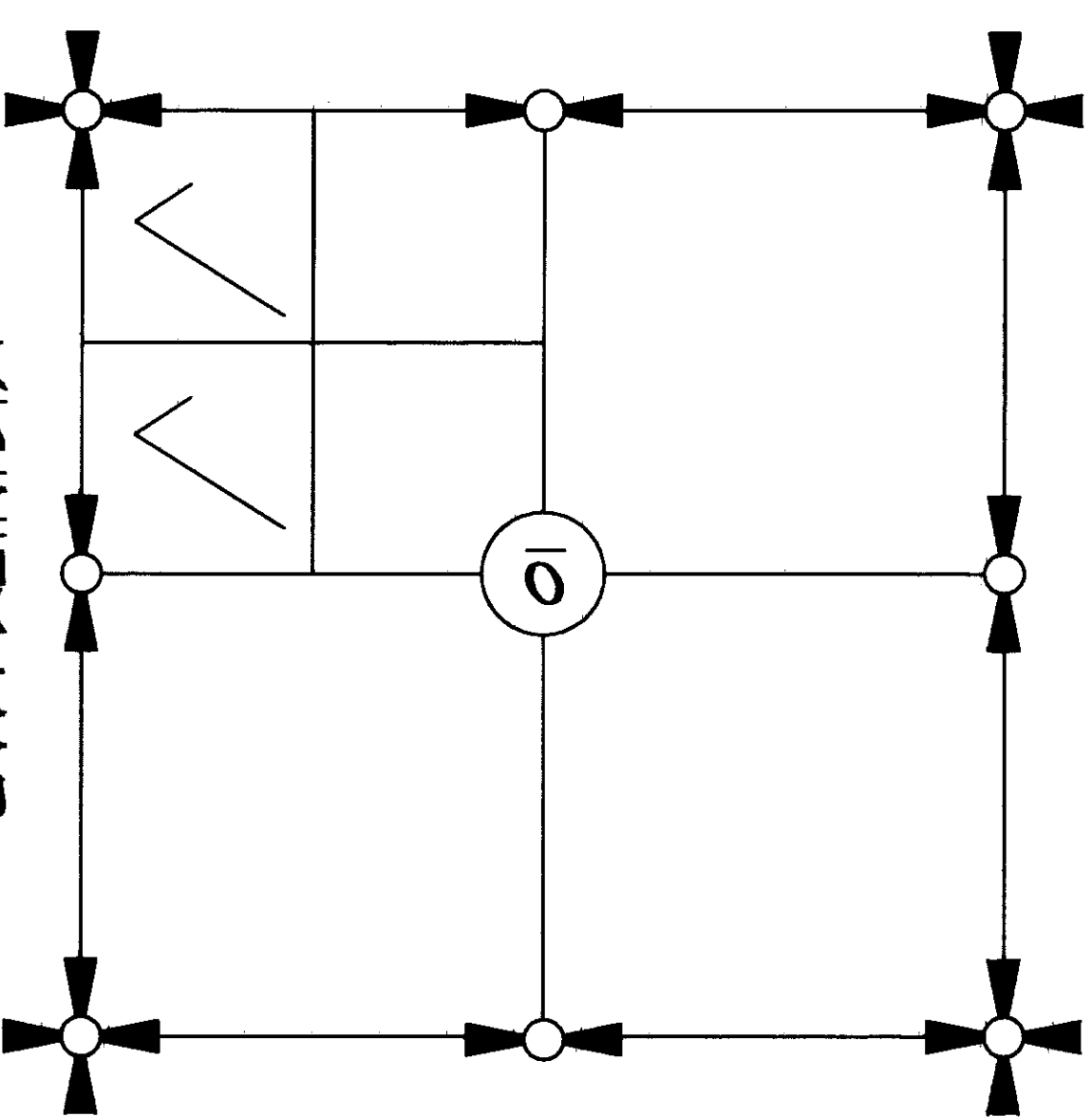
THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS 11th DAY OF June, 2008.

Bill True
Bill True
SHORT PLAT ADMINISTRATOR

Steve Elletts
Steve Elletts
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 11th DAY OF June, 2008.

William Lind
William Lind
SKAGIT COUNTY HEALTH OFFICER



SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, 11M.

SHEET 1 OF 4

06/10/08

SKAGIT COUNTY SHORT PLAT NO. PL-08-0043

SURVEY IN A PORTION OF THE
SW 1/4 OF SECTION 10, T. 34 N., R. 3 E., 11M.
SKAGIT COUNTY, WASHINGTON

FOR: NICK CECOTTI AND SKAGIT COUNTY FIRE DISTRICT NO. 2

FB 292 Pg 70 LISSER & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442 DRAWING: 07-0975P
MERIDIANI: ASSIGNED

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. 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 STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANFERRED TO AND ACCEPTED BY THE COUNTY.

A ROADWAY MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY IS RECORDED UNDER AUDITORS FILE NO. **2008 07 25 0063**

2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

3. COMPREHENSIVE PLANNING DESIGNATION = AG-NRL

4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. ALTERNATIVE SYSTEMS, ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.

5. WATER: P.U.D. NO. 1

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSEB 22460
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 3 EAST, 41M, BEARING = NORTH 84°21'04" EAST

9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 127433-P, DATED SEPTEMBER 11, 2007.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 2409701, 250415004, 200412200125 AND 20071224016, AND BINDING SITE PLAN RECORDED UNDER AUDITORS FILE NO. 200201220163, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER

12. SURVEY PROCEDURE: FIELD TRAVERSE

13. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

14. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION 14412 TO 14915 STATE ROUTE 536. 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 IN ADDRESS, CONTACT THE PLANNING AND DEVELOPMENT SERVICES FOR SPECIFICS.

15. BUILDING SETBACKS ARE REQUIRED IN THE RURAL AG-NRL AS FOLLOWS:
DIMENSIONAL STANDARDS:
RESIDENTIAL
FRONT: 35 FEET MINIMUM 200 FEET MAXIMUM FROM PUBLIC ROAD
MAXIMUM SETBACK MAY BE MAIVED BY THE PLANNING AND PERMIT CENTER WHERE CRITICAL AREAS ARE LOCATED WITHIN 200 FEET OF THE ROAD, PREVENTING THE PLACEMENT OF A HOUSE WITHIN THE SETBACK AREA. THE MAXIMUM SETBACK MAY ALSO BE MAIVED BY THE PLANNING AND PERMIT CENTER IN CASES WHERE NON-FLOODPLAIN OR NON-PRIME AGRICULTURAL LAND IS LOCATED ON THE LOT OUTSIDE OF THE SETBACK AREA, WHICH WOULD PROVIDE FOR A MORE APPROPRIATE PLACEMENT OF A HOUSE.

8 FEET ADJACENT TO A PROPERTY LINE
REAR: 35 FEET
ACCESSORY: SAME AS PRINCIPAL STRUCTURES
NON-RESIDENTIAL
FRONT: 35 FEET
SIDE: 15 FEET
REAR: 35 FEET
MAXIMUM HEIGHT: 30 FEET OR SHALL CONFORM TO THE SKAGIT COUNTY BUILDING CODE
HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.

16. OWNER:
NICK CECOTTI
1545 STATE ROUTE 536
MOUNT VERNON WA 98273
PHONE: (360) 428-3034

DEVELOPER:
SKAGIT COUNTY FIRE
PROTECTION DISTRICT #2
1504D SUNSET LANE
MOUNT VERNON WA 98273
PHONE: (360) 424-3932

(CONT.)

17. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY SKAGIT VALLEY ENGINEERING CONSULTANTS DATED FEBRUARY 5, 2009, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES. THE REPORT RECOMMENDS DIRECTING DOWNSPOUT WATER AWAY FROM THE RESIDENCES. SEE REPORT FOR SPECIFICS. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

18. PROPERTY IS LOCATED IN FLOOD ZONE AT ELEVATION 13 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 53015-0250-C DATED JANUARY 3, 1985. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING ELEVATION REQUIREMENTS.
BENCHMARK: COMMON SPIKE IN SOUTH FACE OF SOUTHERLY 6" X 6" SUPPORT POST FOR "LEFEBER TURN" SIGN AT 1545 SR 536
ELEVATION = 12.6' NGVD24

19. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 4 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 160748, 20031008012, 20031008013, 20040204018, 200608180078, 200010050010, 200105230028, 2006240005, 2408280001, 240910011, 566227, 4702110054, AND 4701290048 AND SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 24797.

20. 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 SPREADING, 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 PERMIT CENTER FOR DETAILS.

21. LOT 3 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS OF THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT. THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING THE NON-BUILDABLE PORTION OF LOT 3 SHOWN HEREON. THE EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. **2008 07 25 0063**.

22. 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 THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AUDITOR FILE NO. **2008 07 25 0064**.

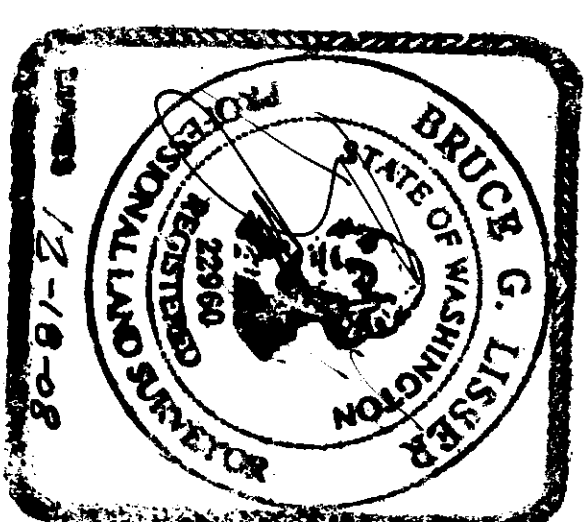
23. FUTURE LAND USE AND DEVELOPMENT ACTIVITIES MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24, THE CRITICAL AREAS ORDINANCE.

24. THIS SHORT PLAT IS BEING PERFORMED UNDER THE PROVISIONS OF THE AGRICULTURAL LAND PRESERVATION PROVISIONS FOUNDS IN SKAGIT COUNTY CODE 14.16.860 TOGETHER WITH THE PROVISIONS OF SKAGIT COUNTY CODE 14.16.850(8), WHICH PROVIDES FOR THE DEVELOPMENT OF PUBLIC SAFETY FACILITIES IN THE AGRICULTURAL-NATURAL RESOURCE LANDS WITHOUT MEETING MINIMUM LOT SIZE REQUIREMENTS.

25. LOT 1 OF THIS SHORT PLAT MAY ONLY BE UTILIZED FOR DEVELOPMENT PURPOSES CONSISTENT WITH SKAGIT COUNTY CODE 14.16.850(8). AT THE TIME OF THIS SHORT PLAT APPROVAL, THE INTENDED USE IS FOR SITING OF A SKAGIT COUNTY FIRE DISTRICT NO. 2 STATION.
26. THE EXISTING SHARED ACCESS POINT HAS BEEN APPROVED FOR THIS SHORT PLAT BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. THE APPROVAL REQUIRES THAT EXISTING LOT 3 DRIVEWAY BE ELIMINATED AND FOR LOT 3 TO ALSO SHARE ACCESS FROM SR 536/MEMORIAL HIGHWAY AT THE ENTRANCE POINT.

AT SUCH TIME AS LOT 1 IS DEVELOPED BY SKAGIT COUNTY FIRE DISTRICT NO. 2, A NEW ACCESS PERMIT WILL BE REQUIRED DUE TO THE CHANGE IN USE. THE PERMIT MAY REQUIRE UPGRADES TO THE CURRENT DRIVEWAY WIDTH AND SURFACING. SEE THE DEPARTMENT OF TRANSPORTATION FOR SPECIFIC REQUIREMENTS.

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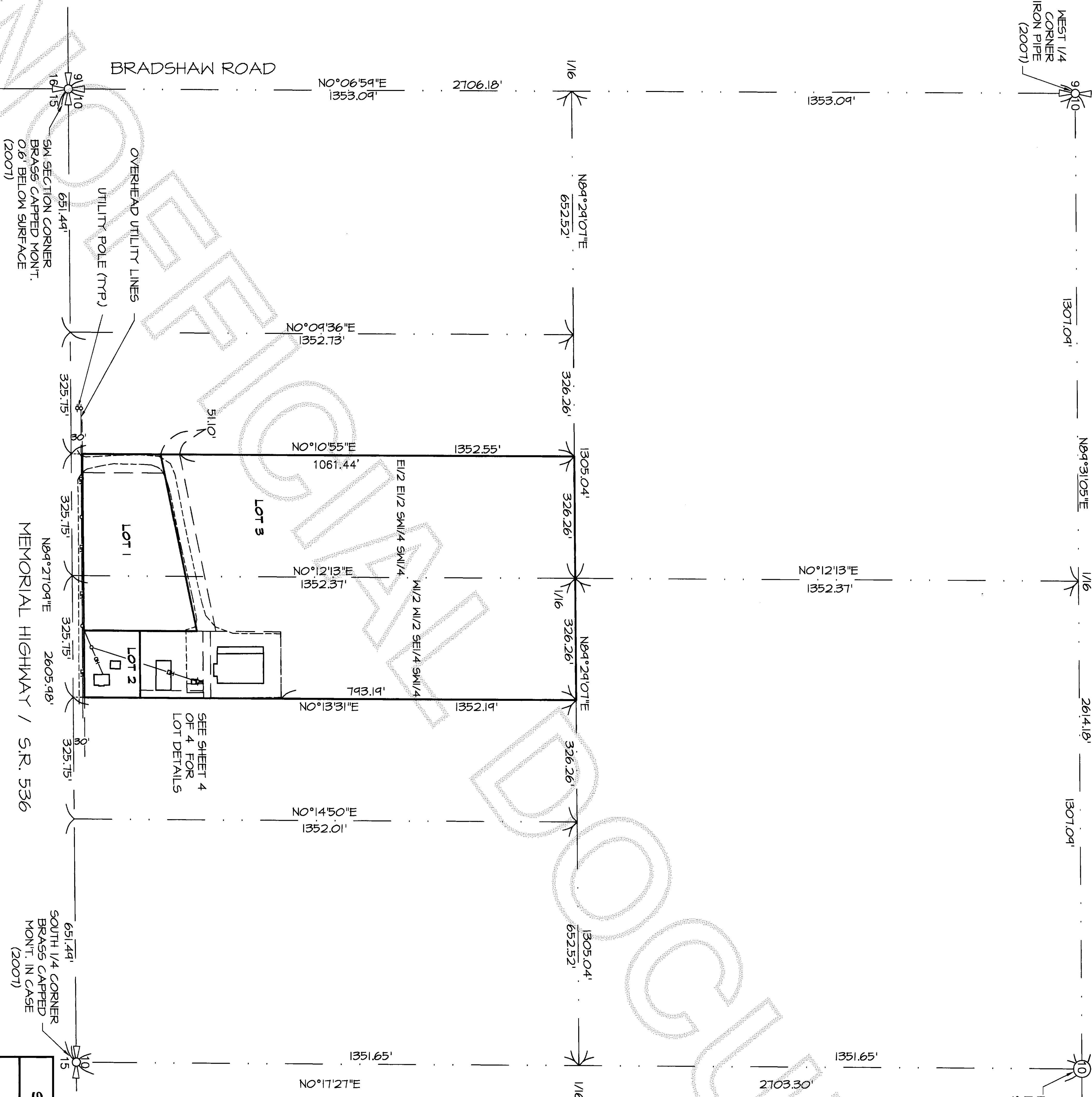
SKAGIT COUNTY SHORT PLAT NO. PL-08-0043

SURVEY IN A PORTION OF THE
SW 1/4 OF SECTION 10, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR: NICK CECOTTI AND SKAGIT COUNTY FIRE DISTRICT NO. 2

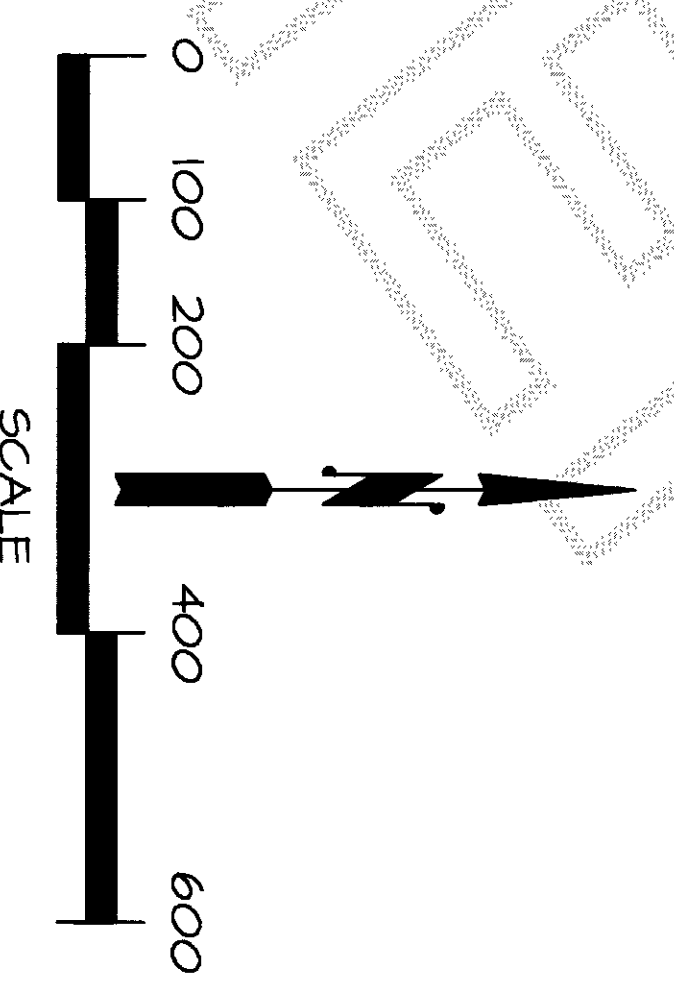
FB 242 Pg TO LISSEB & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION DRAWING: 07-0975P
MOUNT VERNON, WA 98273 360-414-7442

WEST 1/4
CORNER
IRON PIPE
(2007)



HELD CENTER OF SECTION
LOCATION PER RECORD OF
SURVEY A.F. NO. B50415000-4.

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LOT AREA INFORMATION

LOT 1	FIRE HALL PARCEL	59 FT = 121,704	2.79 ACRES
LOT 2	EXISTING RESIDENCE	59 FT = 26,649	0.61 ACRES
LOT 3	DEVELOPED PORTION	59 FT = 41,665	2.10 ACRES
LOT 3	CONSERVATION EASEMENT	59 FT = 622,072	14.29 ACRES
TOTAL	19.78 ACRES (EXCLUSIVE OF ROAD RIGHT-OF-WAY)		

SHEET 3 OF 4 06/10/08

SKAGIT COUNTY SHORT PLAT NO. PL-08-0043

SURVEY IN A PORTION OF THE
SM 1/4 OF SECTION 10, T. 34 N., R. 3 E., W.M.,
SKAGIT COUNTY, WASHINGTON

FOR: NICK CECOTTI AND SKAGIT COUNTY FIRE DISTRICT NO. 2

FB 242	Pg 70	LISSEB & ASSOCIATES, PLLC	SCALE: 1"=200'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	DRAWING: 07-0975P

