

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

Forrest A. Foss 4/17/09
Cheryl Rider Foss 4/17/09
Date

ACKNOWLEDGEMENT: STATE OF WASHINGTON COUNTY OF SKAGIT

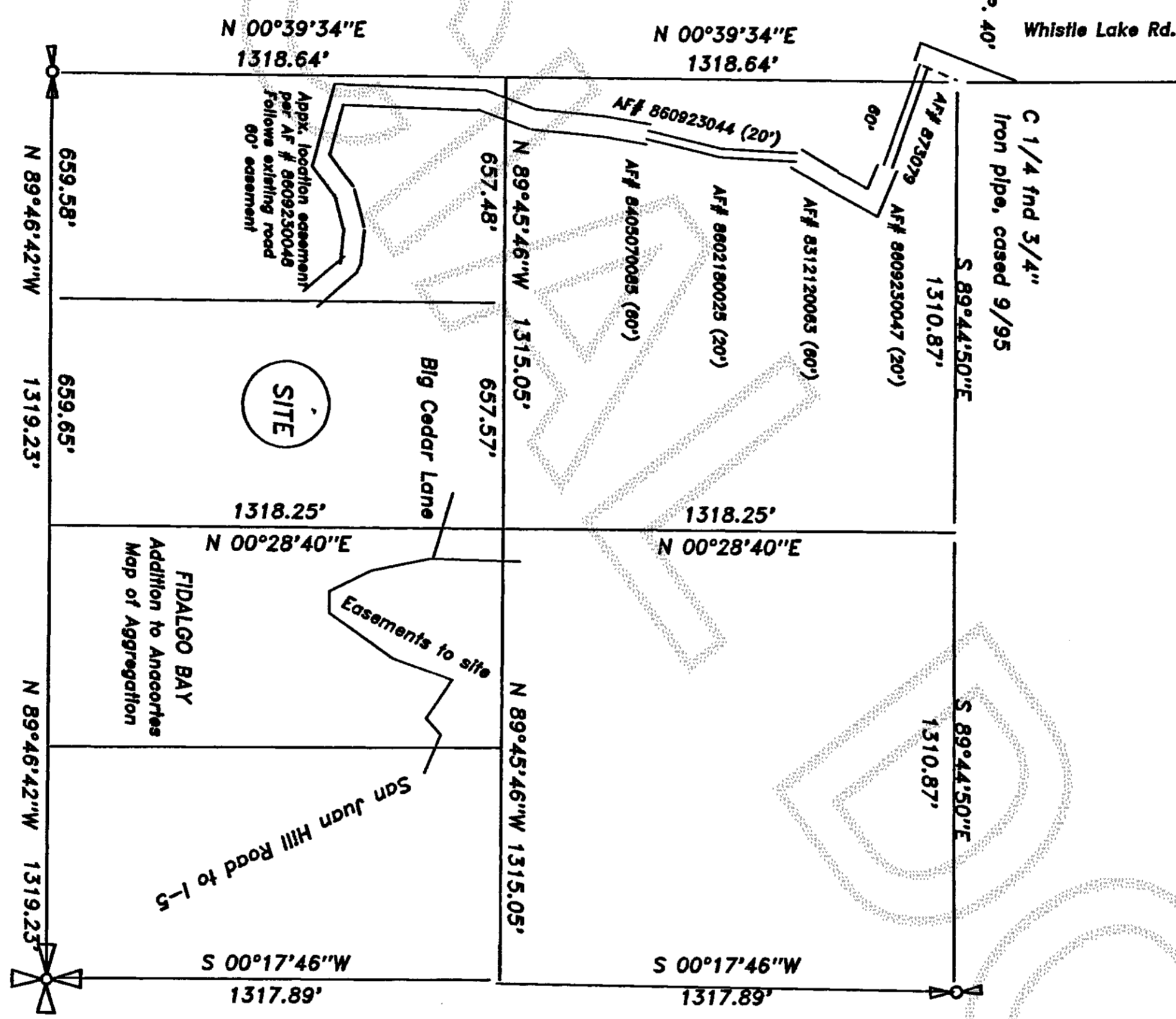
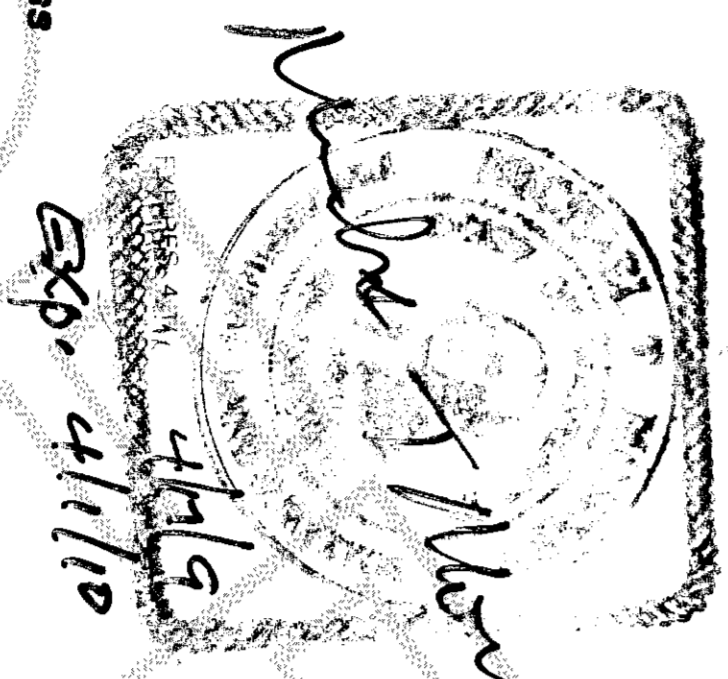
ON THIS 17th DAY OF April BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Forrest A. Foss & Cheryl Foss TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Skagit County, WA MY COMMISSION EXPIRES 08/08/2012

Survey Notes and Procedures

This survey was performed by standard field traverse with a 03" electronic total station and complies with the minimum required survey precision of 1:10,000 per WAC 130-130-090.

Survey References: Surveys filed in Vol. 2, Pg 52; Vol. 12, Pg. 147 & 148; Vol. 13, Pg. 151; Vol. 17, Pg. 119 Short plats numbered 27-78 REV.; 127-79; 92-055.



SE 1/4, Section 31, Township 35 North, Range 2 East, W.M. 1"=500'

Owners: Forrest and Cheryl Foss 6742 Big Cedar Lane Anacortes, Wa. 98221 360-293-5579

ADDRESSES: 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: Big Cedar Lane Beginning range: 6672 Ending range: 6803

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APPROVALS

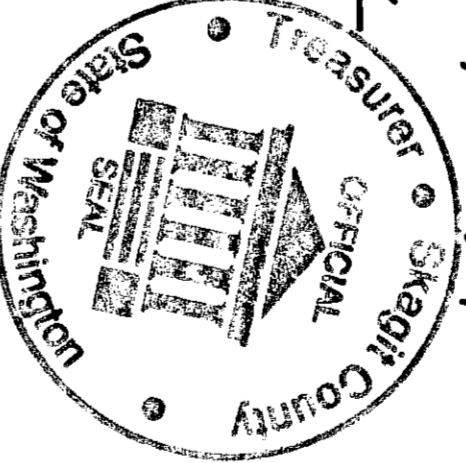
The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Subdivision Ordinance this 5th day of May 2009

Deputy Mayor 4.22.09
Skagit County Planning Dept.
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) and 12.48 (water) this 27th day of April, 2009

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 2009.



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 - Rural Intermediate; 1 dwelling unit per 2.5 acres.
4. Water - Anacortes public water system.
5. Sanitation - On site individual septic systems.
6. Fire protection - Fire District #11.
7. Wetlands in southeast portion of site per data provided by client during surveys by K&M, dated 9/95.
8. Natural gas pipeline is shown as as-built location determined from plastic markers set throughout the property. Easements granting ROW do not define the location and Cascade Natural Gas Co. could not provide additional details.
9. Setbacks - a 20' minimum from a public road. No other setbacks shall be required, except that fire separation may be required based on UBC. Internal setbacks may be established by private covenant.
10. In no case shall the County accept a dedication or any obligations 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 a right-of-way deed has been transferred to and accepted by the County.
11. No building permit shall be issued for any residential/commercial structures, which are not, at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
12. 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 convenience and development purposes unless otherwise restricted. See AF# 200905120080
13. Change in access location may necessitate a change of address. Contact Skagit County Planning and Development Services.
14. Any future development within the area designated as Os-PA shall require a critical area site assessment for that portion of the Os-PA within 200 feet of the proposed development area(s).
PLAT RESTRICTIONS:
The open space areas shall be maintained by owners of lot 1.

I hereby certify that this Short Plat is based upon an actual survey, which is retracable and based upon a true subdivision of the section, that the distances, courses and angles are shown correctly thereon and the 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 332-130 WAC.

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

