

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS.
3. BASIS-OF-BEARING: ASSUMED N89°53'45"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2 PER SURVEY OF SHORT PLAT 91-18, RECORDED UNDER SHORT PLAT, VOLUME 9, PAGE 360 (AF#9105200008).
4. ZONING/COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE(RR),
5. SEPTIC: ON-SITE SEWAGE DISPOSAL SYSTEM. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS OF SEPTIC SYSTEM APPROVAL REQUIREMENTS.
6. WATER: TWO CONNECTION RESIDENTIAL GROUP B PUBLIC SYSTEM WITH THE ID#40914C ON WELL AKKOS WHICH IS SUBJECT TO THE REQUIREMENTS IN CHAPTER 246-291 WASHINGTON ADMINISTRATIVE CODE AND CHAPTER 12.48 SKAGIT COUNTY CODE. THE SYSTEM PURVEYOR IS RESPONSIBLE FOR MAINTAINING THIS SYSTEM IN COMPLIANCE WITH THESE REGULATIONS. NO ADDITIONAL CONNECTION SHALL BE ADDED WITHOUT APPROVED QUANTITY AND ENGINEERING. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. *HA 201208310097*
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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.
9. SEE PROTECTED CRITICAL AREA AGREEMENT RECORDED UNDER AF# *201208240198*
10. 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.
11. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
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 CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF# *201208240198*
13. ARSENIC NOTED BELOW CURRENT MCL (MAXIMUM CONTAMINATE LEVEL), BUT ABOVE EPA MAXIMUM CONTAMINATE LEVEL. LEVELS MAY CHANGE IN THE FUTURE AND WELLS MAY REQUIRE TREATMENT.
14. 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).
15. THIS SUBDIVISION IS A SECTIONAL SUBDIVISION PER THE CURRENTLY ALLOWED SKAGIT COUNTY CODE (SCC14.18). THE LOT SIZES ARE SMALLER THAN 10 ACRES BUT IT IS DUE TO THE ORIGINAL PARCEL SIZE BEING LESS THAN SECTIONAL 40 ACRES. EACH SUBDIVIDED LOT WILL BE CONSIDERED AS A SECTIONAL 10 ACRE LOT AND WILL HAVE THE FUTURE DEVELOPMENT RIGHT AS A SECTIONAL 10 ACRE SUBDIVISION.
16. EASEMENT, INCLUDING TERMS AND PROVISIONS FOR ROAD PURPOSE PER AF# 416396 WITH POPE AND TALBOT, INC.
17. Open Space - Protection Areas (Os-PA). The purpose of this designation is to set areas of open space in a protective easement in order to protect critical areas without the expense of a detailed site assessment, historic sites and view sheds. All lands which have not received a site assessment pursuant to Chapter 14.24 SCC, Critical Areas Ordinance, shall be placed in this category. If in the future a critical area site assessment is performed and the critical areas have been delineated (see SCC 14.24.080), then the Os-PA parcel may be changed to another open space designation based on the criteria set forth in this Section with the critical areas identified as protected critical areas (PCAs). Amendments to the plat map and recorded easement shall be required. A revised plat map for this purpose will not be considered a plat amendment. Nonresidential historic sites and their landscape setting shall also be placed in this category. Historic sites used as residences may be located inside or outside of this open space. All open space designated Os-PA shall be preserved pursuant to SCC 14.24.080 and 14.24.090 until such time as a different open space designation is requested and Chapter 14.24 SCC is satisfied. The said open space area shall be responsibility of the open space tract owner to maintain it as natural as possible.

BUILDING SETBACK

BUILDING SETBACK: FROM A PUBLIC ROAD A MINIMUM OF 20 FEET. NO OTHER SETBACK SHALL BE REQUIRED BETWEEN THIS SHORT PLAT/COARD LOTS, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE CURRENT BUILDING CODE.

BUILDING SETBACK TO ADJACENT PARCELS (OUTSIDE OF THIS PLAT): FRONT-35 FEET, SIDE-8 FEET, REAR-25 FEET.

LEGAL DESCRIPTION

LOT 1 AS DELINEATED ON SKAGIT COUNTY SHORT PLAT NO. PLO6-0298, AS APPROVED FEBRUARY 27, 2007 AND RECORDED FEBRUARY 28, 2007 UNDER AUDITOR'S FILE NO. 200702280173, BEING A PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 91-18, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A 50-FOOT ACCESS AND UTILITY EASEMENT AS DELINEATED ON SAID SHORT PLAT PLO6-0298, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DECLARATION

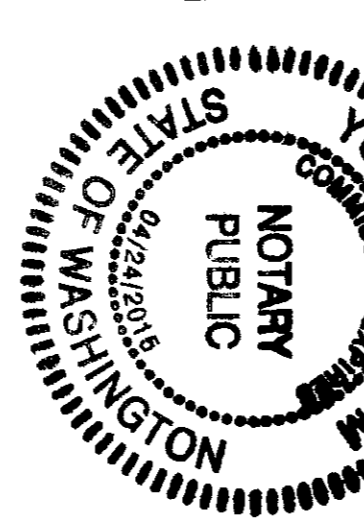
WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT WAS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Robert J. Withers
 WITHERS FAMILY TRUST & WITHERS ROBERT J. TRUSTEE
Jeanne Withers
 WITHERS JEANNE TRUSTEE

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT J. WITHERS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.
 DATED: 7/30/2012

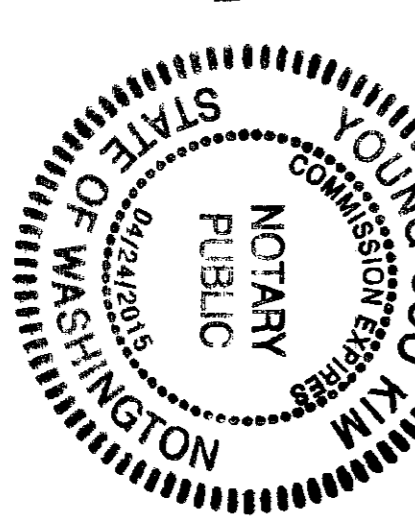
SIGNATURE: *[Signature]*
 (PRINT NAME) Yvonne-Sea Kim
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT 14001 VERNON
 MY APPOINTMENT EXPIRES 11/30/12



REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEANNE WITHERS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN THE INSTRUMENT.
 DATED: 7/30/2012

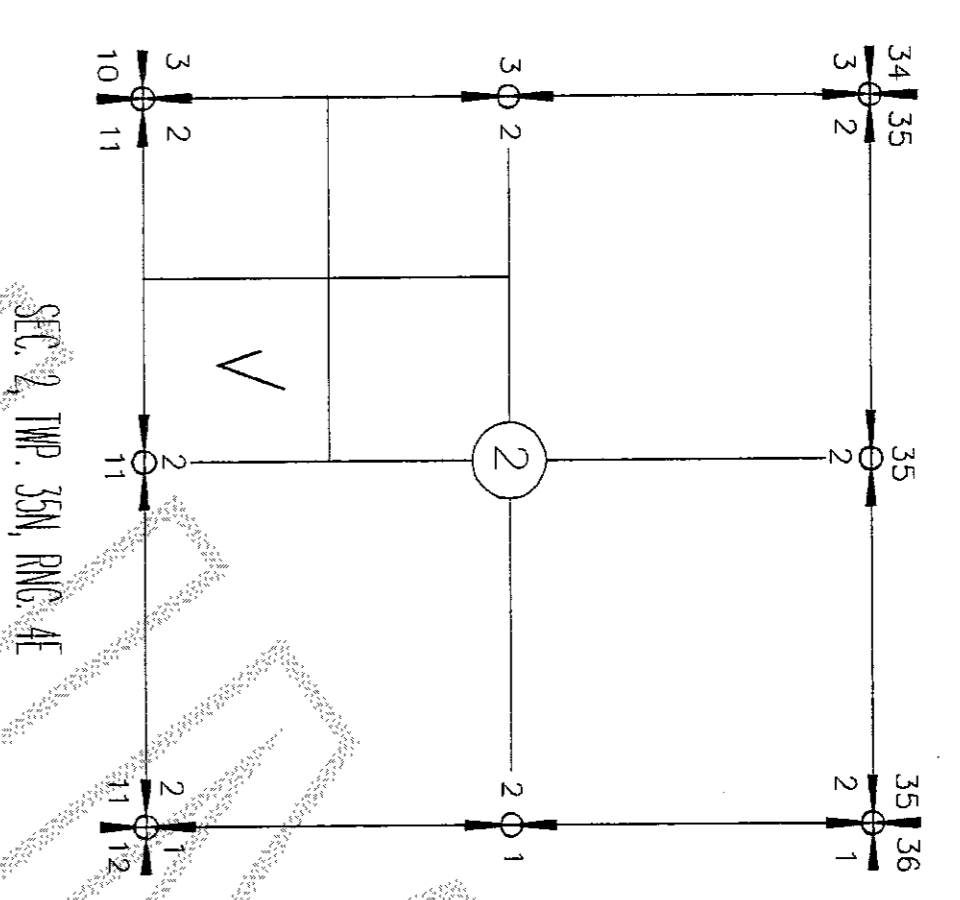
SIGNATURE: *[Signature]*
 (PRINT NAME) Yvonne-Sea Kim
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT 14001 VERNON
 MY APPOINTMENT EXPIRES 11/30/12



SURVEYOR'S CERTIFICATE

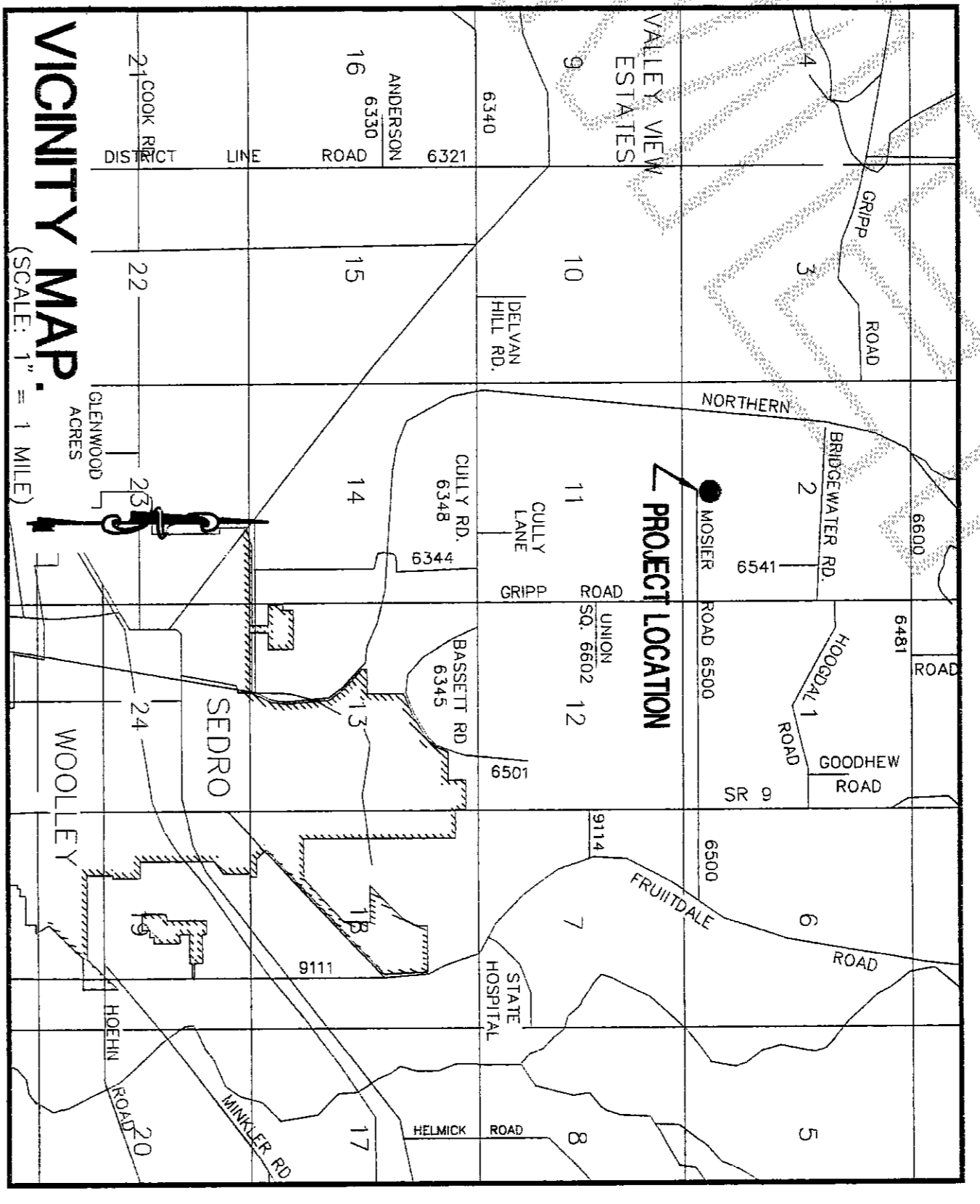
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "WITHERS SHORT C.A.R.D." IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 2, TOWNSHIP 35N., RANGE 4E., W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS PER ROW 84.34.232.

[Signature]
 YOUNG-SOO KIM, P.L.S. #32169



DEVELOPERS/OWNERS

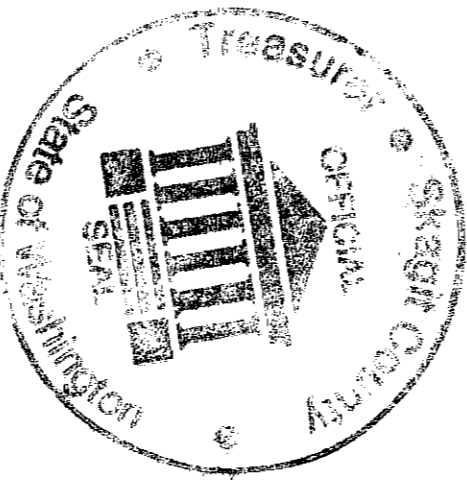
WITHERS FAMILY TRUST & WITHERS ROBERT J. TRUSTEE
 WITHERS ROBERT J. TRUSTEE
 WITHERS JEANNE TRUSTEE
 21611 45TH AVE. SE
 BOTHELL, WA 98021



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 2012.

[Signature]
 SKAGIT COUNTY TREASURER
 DATE 8-14-2012



APPROVALS

THE WITHIN AND FOREGOING SHORT C.A.R.D. IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 WATER THIS 21st DAY OF August 2012.

[Signature]
 SHORT PLAT ADMINISTRATOR

[Signature]
 COUNTY ENGINEER

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 WATER THIS 20 DAY OF August 2012.

[Signature]
 SKAGIT COUNTY HEALTH OFFICER

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 GAS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

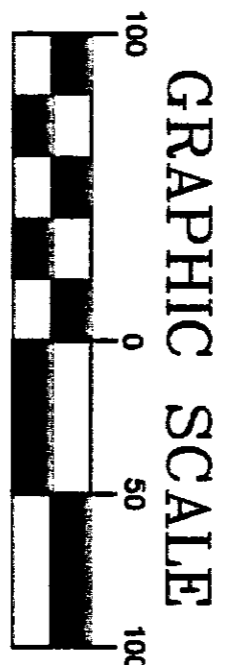
ROAD NAME	BEGINNING RANGE	ENDING RANGE
HOMELL LANE	6888	7045
MOSIER ROAD	22530	24405

SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA, 98273
 PHONE: (360) 416-4899 FAX: (360) 416-4949
 E-MAIL: YSK@SUMMITES.COM

COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON

201208240195
Skagit County Auditor
8/24/2012 Page 2 of 2 2:20PM

BY DEPUTY



DATE: AUGUST - 2005

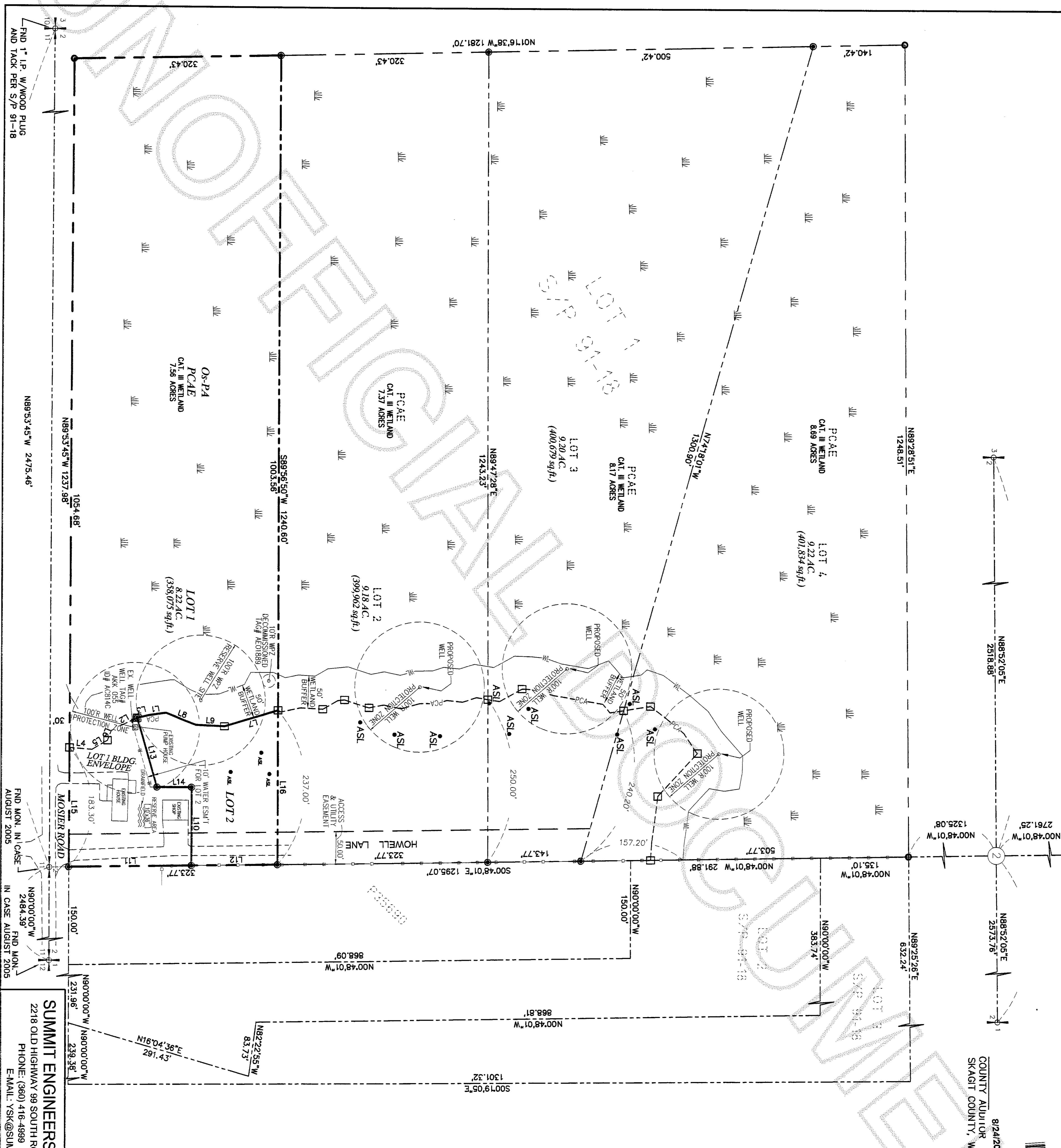
LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- ⊙ FND CONC. MON.
- FND R/C. APRIL 2004
- ▬ PROPOSED ACCESS LOCATION
- ASL APPROVED SOIL LOC. FOR DRAIN FIELD
- W.P.Z. WELL PROTECTION ZONE
- PERMANENT BUFFER EDGE MARKER

LOT AREA

ORIGINAL TOTAL PARCEL ACREAGE:
9.162 AC. (399,099 S.F.) WITHOUT R.O.W.
10.015 AC. (436,234 S.F.) WITH R.O.W.
LOT 2 PARCEL SIZE: 0.852 AC. (37,112 S.F.)
LOT 1 PARCEL SIZE: 8.310 AC. (361,987 S.F.)
BUILDING ENVELOPE: 0.752 AC. (32,741 S.F.)
OS-PA: 7.558 AC. (329,246 S.F.)

LINE	LENGTH	BEARING
L1	27.34	N08°29'58"W
L2	44.00	N25°18'43"W
L3	17.47	S13°06'40"E
L4	34.38	S04°26'44"W
L5	28.23	S29°29'36"E
L6	17.17	S68°11'01"E
L7	86.34	S16°41'25"E
L8	50.33	S21°19'56"W
L9	44.58	S02°48'55"W
L10	120.29	S89°57'12"W
L11	190.20	S00°48'01"E
L12	133.57	S00°48'01"E
L13	110.78	S73°41'23"W
L14	53.61	N00°00'51"W
L15	183.30	N89°53'45"W
L16	237.04	S89°56'50"W



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