

PLAT NOTES

1. DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591 SET THIS SURVEY. DENOTES FOUND CORNERS PER RECORD OF SURVEY FILED IN VOL. 7 OF SURVEYS AT PG. 161, UNDER A.F. NO. 8802110046
2. SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
4. WATER: INDIVIDUAL WELLS. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100' RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE.
5. AN AQUIFER DEMONSTRATION WELL WAS LOCATED ON LOT 1
6. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS. LOT ONE HAS AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
7. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES, AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY A SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTIES SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY AND FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD. 201210290239
8. COMPREHENSIVE PLAN/ZONING DESIGNATION - RURAL RESERVE (RRV)
9. OWNER AND DEVELOPER: STUART AND COLLEEN VANBUREN, 17963 WOOD RD., BOW, WA. 98232
10. SKAGIT COUNTY TAX NO. P48170 and P48171.
11. LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM LAND TITLE COMPANY, SHORT PLAT CERTIFICATE NO. T-78872.
12. 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, PER 14.06.09 (1)(D). CURRENTLY IN SKAGIT COUNTY FIRE DISTRICT NO.14.
13. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
14. A CRITICAL AREAS REPORT PREPARED BY GRAHAM-BUNTING ASSOCIATES IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
15. LOT SETBACKS: FRONT: 35 FEET, 25 FEET ON MINOR STREETS ACCESS AND DEAD END, SIDE: 8 FEET ON INTERIOR LOT, REAR:25 FEET. ACCESSORY BUILDING SETBACKS SHALL BE PROVIDED UNDER SCC14.16.320(5).
16. 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 HEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED. SEE A.F. # 201210290237
17. SEE DRAINAGE REPORT PREPARED BY SEMRAU ENGINEERING AND SURVEYING ON FILE WITH THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
18. A PCAE IS ON FILE WITH THE SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES AND HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201210290238

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LYING NORTH OF THAT CERTAIN 60-FOOT WIDE COUNTY ROAD, AS CONVEYED TO SKAGIT COUNTY BY DEED DATED APRIL 4, 1949 AND RECORDED NOVEMBER 14, 1956, UNDER AUDITOR'S FILE NO. 544073, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 01°22'33" WEST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 348.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°34'07" WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 394.77 FEET; THENCE SOUTH 07°35' EAST PARALLEL TO AND 80.00 FEET EASTERLY (AS MEASURED PERPENDICULAR) TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 350 FEET MORE OR LESS, TO THE NORTHERLY MARGIN OF A 60-FOOT WIDE COUNTY ROAD AS RECORDED UNDER AUDITOR'S FILE NO. 544073; THENCE EAST ALONG THE NORTHERLY MARGIN OF SAID COUNTY ROAD, A DISTANCE OF 593 FEET MORE OR LESS, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 01°22'33" WEST, A DISTANCE OF 310 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 01°22'33" WEST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 348.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°34'07" WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 594.77 FEET; THENCE SOUTH 07°35' EAST PARALLEL TO AND 60.00 FEET EASTERLY (AS MEASURED PERPENDICULAR) TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 350 FEET MORE OR LESS, TO THE NORTHERLY MARGIN OF A 60-FOOT WIDE COUNTY ROAD AS RECORDED UNDER AUDITOR'S FILE NO. 544073; THENCE EAST ALONG THE NORTHERLY MARGIN OF SAID COUNTY ROAD, A DISTANCE OF 593 FEET MORE OR LESS, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 01°22'33" WEST, A DISTANCE OF 310 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for Record at the request of AZIMUTH NORTHWEST, INC.

201210290235
Skagit County Auditor

10/29/2012 Page 1 of 2 1:15PM

J. Youngquist
SKAGIT COUNTY AUDITOR

Megan Foster
DEPUTY

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Stuart B. VanBuren
STUART B. VANBUREN JR.

Colleen K. VanBuren
COLLEEN K. VANBUREN

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS:
ON THIS 10th DAY OF October, 2012
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED STUART B. VANBUREN JR. AND COLLEEN K. VANBUREN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS 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 HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

By: J. Youngquist
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 1000 1st Ave
MY COMMISSION EXPIRES 03/15/2016

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 OF 2012

Robert D. ...
SKAGIT COUNTY TREASURER

BY: _____ DEPUTY

APPROVALS

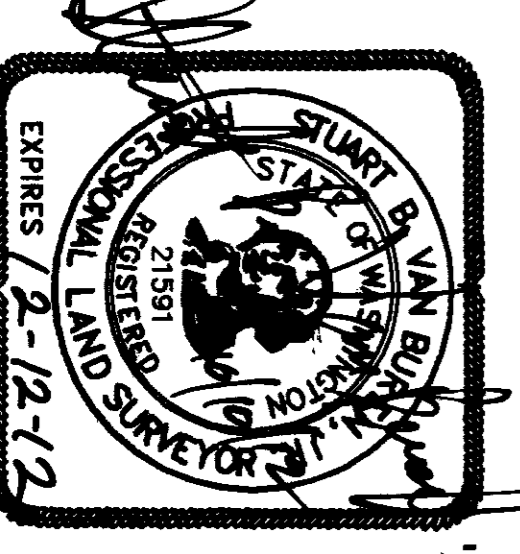
THE WITHIN AND FOREGOING SHORT PLAT APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 20th DAY OF October, 2012

Stuart B. VanBuren
SHORT PLAT ADMINISTRATOR

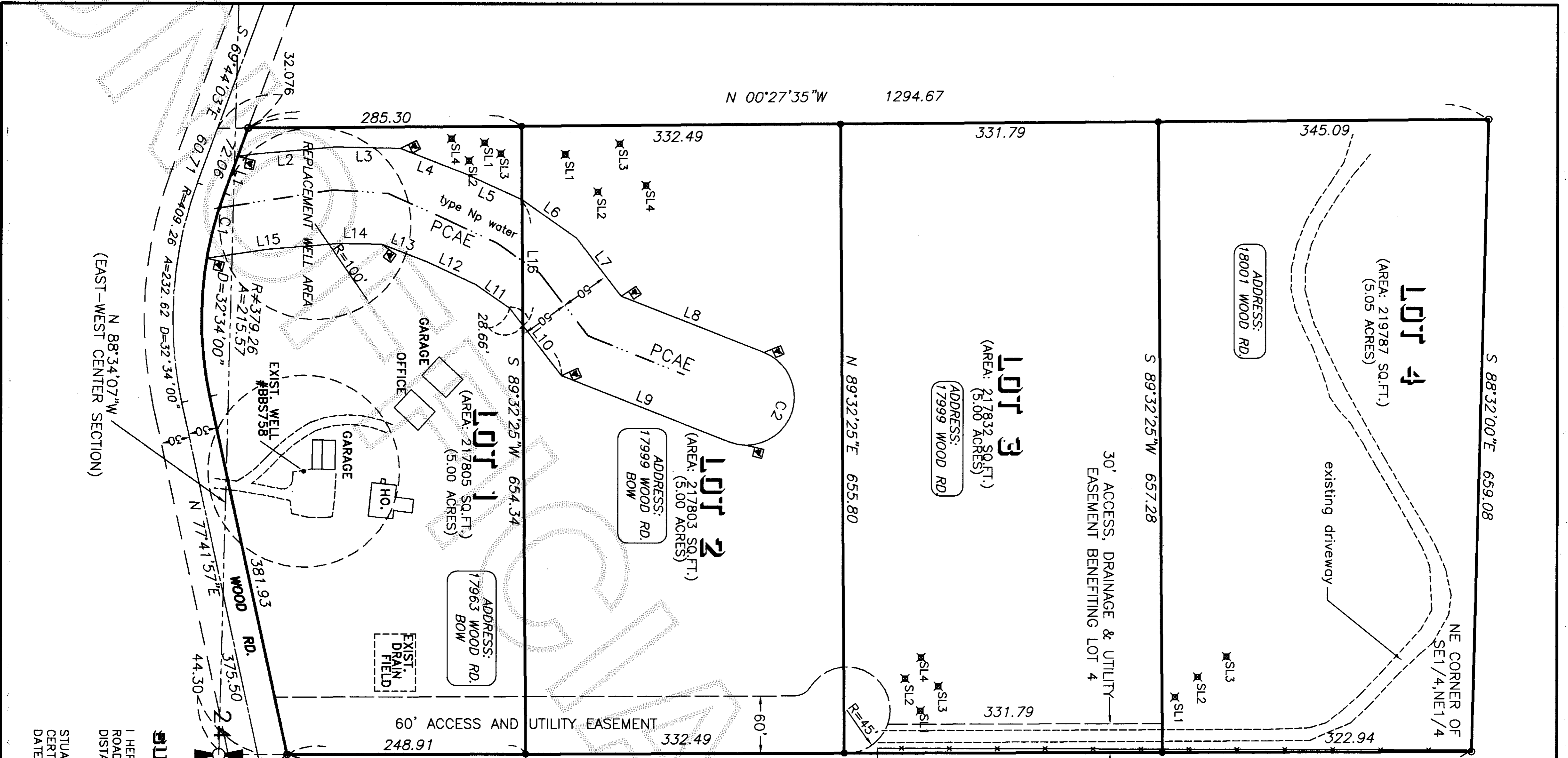
Patricia A. ...
COUNTY ENGINEER

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 29th DAY OF October, 2012

Heard
SKAGIT COUNTY HEALTH OFFICER

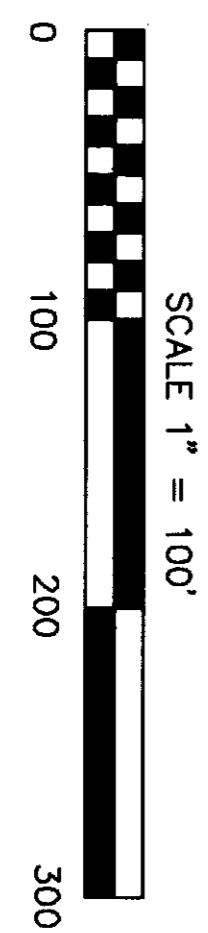


SHORT PLAT NO. 95-035	SURVEY IN NORTHEAST QUARTER SECTION 24, TWN 36N., RNG 3E., W.M.	
	FOR STUART AND COLLEEN VANBUREN	
FLD BK 71	AZIMUTH NORTHWEST, INC.	SHEET 2 OF 2
CHKD SUR	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 95.0277



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL THE DISTANCES AND BEARINGS ARE ACCURATE.
 STUART B. VANBUREN, JR., P.L.S.
 CERTIFICATE NO. 21591
 DATE: 10/10/2012

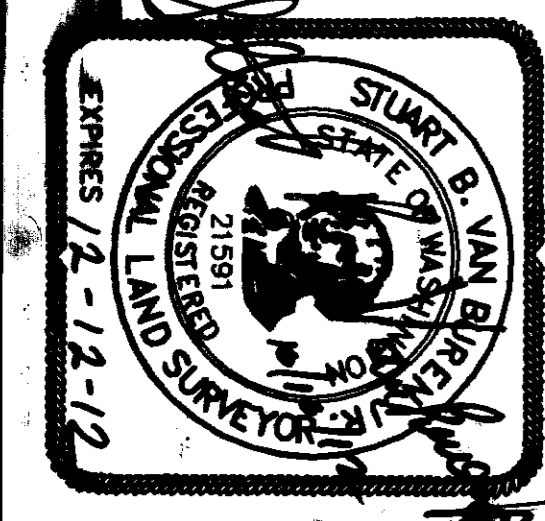
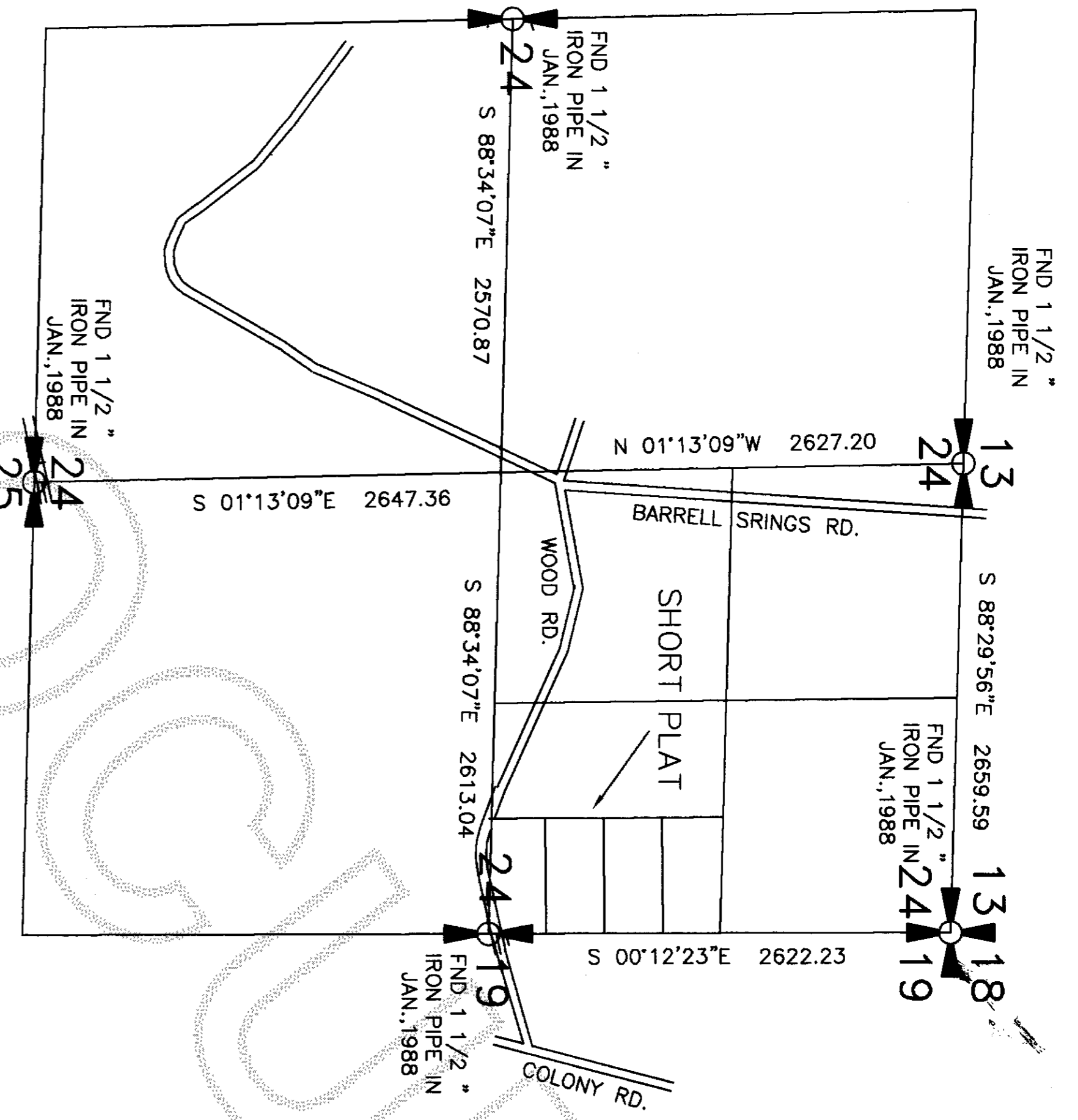
SECTION 24
 EAST 1/4 CORNER



LINE	BEARING	DISTANCE
L1	S69°44'03"E	41.00'
L2	N05°30'09"W	98.25'
L3	N00°59'39"E	68.30'
L4	N21°02'22"E	72.20'
L5	N25°08'29"E	69.83'
L6	S34°59'18"W	65.36'
L7	S22°28'05"W	76.46'
L8	S21°30'57"W	160.17'
L9	S21°30'57"W	187.85'
L10	S22°28'05"W	88.77'
L11	N24°59'18"E	43.00'
L12	S24°52'22"W	55.80'
L13	S21°02'22"W	51.18'
L14	S00°59'39"W	45.45'
L15	S06°32'33"E	134.37'
L16	S89°32'25"W	133.32'

LINE	ARC	RADIUS	DELTA
C1	69.98'	379.26'	10°34'19"
C2	157.08'	50.00'	180°00'00"

VICINITY MAP
 SURVEY IN SECTION 24, T.36N., R.3E., W.M.



SURVEYOR'S NOTES

1. BASIS OF BEARING: N07°12'23"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24, PER RECORD OF SURVEY FILED IN BOOK 7 OF SURVEYS, AT PAGE 161 UNDER A.F.#8802110046
2. TOTAL PLATTED ACREAGE: 873232 SQ. FT. (20.05 ACRES) TO RD. CENTERLINE
3. WOOD ROAD RIGHT OF WAY CALCULATED FROM CONVEYANCE TO SKAGIT COUNTY IN A.F. # 544073
4. PCAE AREAS: LOT 1 = 33372 SQ. FT.; LOT 2 = 31705 SQ. FT.
5. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.

LEGEND

- 5/8" REBAR WITH YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.
- FOUND CORNER AS NOTED.
- ⊙ SOIL LOG POSITION
- ▬ INDICATES PCAE BOUNDARY POSTS SET THIS SURVEY
- ▬▬▬ INDICATES EXISTING FENCE

SHORT PLAT NO. **95-035**
 SURVEY IN NORTHEAST QUARTER SECTION 24, TWN 36N., RNG 3E., W.M.
 FOR
 STUART AND COLLEEN VANBUREN

FLD BK 74	AZIMUTH NORTHWEST INC.	SHEET 1 OF 2
CHKD 98	17963 WOOD RD. BOW, WASHINGTON 98232	JOB NO. 95.0277

AUDITOR'S CERTIFICATE
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