

Survey in the NE1/4 of the NW1/4 of Section 1, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL17-0490

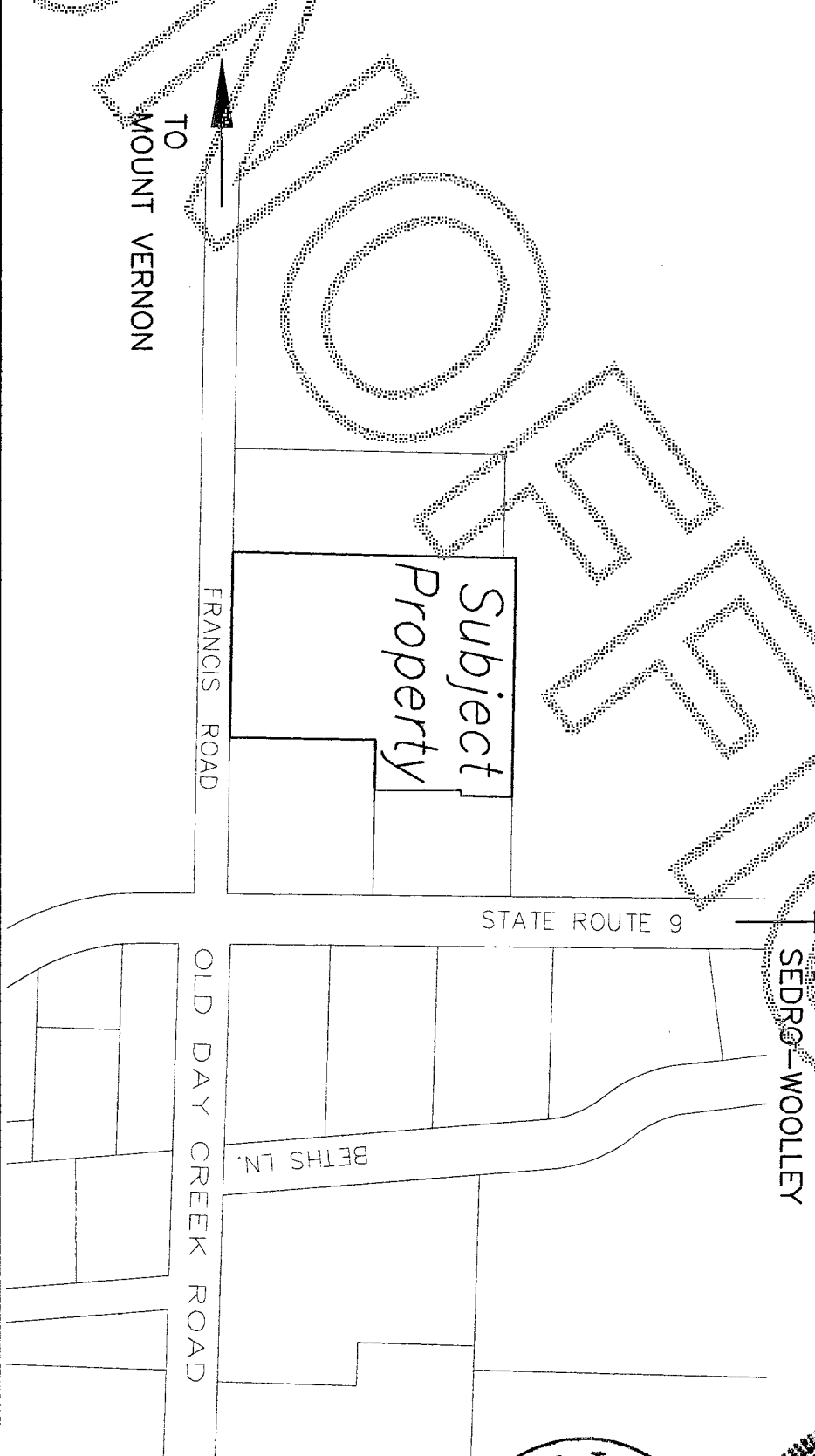
Date 11/13/18

1 of 2 9:59AM

Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. BASIS-OF-BEARINGS - ASSUMED N00°09'09"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1.
3. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL VILLAGE RESIDENTIAL (RVR).
4. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
5. THIS SURVEY WAS ACCOMPLISHED BY GPS USING THE VIRTUAL BASE STATION METHOD GENERATED BY THE WASHINGTON STATE REFERENCE NETWORK REAL TIME NETWORK AND A GLOMSS ENABLED TOPCON GR3 RECEIVER. FIELD TRAVERSING WAS PERFORMED USING A 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 352-150-090.
6. 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.
7. 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 PERMITS, 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 OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
8. WATER - WATER WILL BE SUPPLIED BY SKAGIT COUNTY PUD #1. ALL NEW AND EXISTING WATER WELLS ON THE SUBJECT PROPERTY OR ON ADJACENT PROPERTIES ARE REQUIRED TO HAVE 100-FOOT RADIUS WELL PROTECTION ZONES TO GUARD AGAINST WASTE AND CONTAMINATION. SOME EXAMPLES OF SOURCES OF POTENTIAL CONTAMINATION INCLUDE: SEPTIC SYSTEMS; MANURE LAGOONS; SEWAGE LAGOONS; INDUSTRIAL LAGOONS; LANDFILLS; HAZARDOUS WASTE SITES; SEA-SALT INTRUSION AREAS; CHEMICAL OR PETROLEUM STORAGE AREAS; PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL; LIVESTOCK BARNS; AND LIVESTOCK FEED LOTS. FOR WELLS DRILLED AFTER 1992 ON LOTS PLATTED AFTER 1992, THE WELL PROTECTION ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. THIS DEVELOPMENT IS IN A WATERSHED BASIN, IDENTIFIED BY WASHINGTON STATE DEPARTMENT OF ECOLOGY THAT HAS GROUNDWATER WITHDRAWAL LIMITATIONS. LEGAL ACCESS TO GROUNDWATER FOR FUTURE DEVELOPMENT IS NOT GUARANTEED. PLEASE CONTACT WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.
9. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
10. SUBJECT PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESTRICTIONS CONTAINED IN DOCUMENTS FILED IN 200910200074; 201511160202; 201602100037; 201609010112; 201704110026; 201704110027; 201705010192; 201704120034; AND 201705030045.
11. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 1.93 ACRES. (2.08 TO ROAD CENTERLINE).
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 HEREIN SHALL BE CONSIDERED LOTS A.F.# 201801030036.
13. MAINTENANCE & CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
14. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR AN 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 FILL CURRENT COUNTY ROAD STANDARDS AND A RIGHT OF WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

Vicinity Sketch



Legal Description

THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 1, TOWNSHIP 34 N., RANGE 4 E., W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE WEST 435 FEET; THENCE NORTH 365 FEET; THENCE EAST 435 FEET; THENCE SOUTH 365 FEET TO THE POINT OF BEGINNING; EXCEPT COMMENCING AT A POINT 215 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE WEST 150 FEET; THENCE NORTH 150 FEET; THENCE EAST 150 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING; AND EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N. 00°09'09" E. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 200.00 FEET; THENCE S. 89°59'11" W. PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 22.50 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 9 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. 89°59'11" W. A DISTANCE OF 192.57 FEET; THENCE S. 00°00'49" E. A DISTANCE OF 175.00 FEET TO THE NORTH RIGHT OF WAY LINE OF FRANCIS ROAD; THENCE N. 89°59'11" E. ALONG THE NORTH LINE OF FRANCIS ROAD, A DISTANCE OF 194.03 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID STATE ROUTE 9; THENCE N. 08°29'37" W. ALONG THE WEST LINE OF STATE ROUTE 9, A DISTANCE OF 175.01 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N. 00°09'09" E. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 200.00 FEET; THENCE S. 89°59'11" W. PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 22.50 FEET TO THE WEST LINE OF STATE ROUTE 9 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S. 89°59'11" W. A DISTANCE OF 132.07 FEET; THENCE N. 00°56'17" W. A DISTANCE OF 103.47 FEET; THENCE N. 88°37'14" E. A DISTANCE OF 6.55 FEET TO A POINT ON THE WEST LINE OF THE EAST 150.00 FEET OF SAID GOVERNMENT LOT 3; THENCE S. 00°09'09" W. A DISTANCE OF 88.81 FEET TO A POINT 215.00 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE N. 89°59'11" E. PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 127.33 FEET TO THE WEST LINE OF STATE ROUTE 9; THENCE S. 00°29'37" E. A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF FRANCIS ROAD, CONTAINING 1.93 ACRES, NET, (2.05 ACRES TO FRANCIS ROAD CENTERLINE).

Consent

WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

GARY LOHMAN Gary Lohman JAMES COOK James Cook
 GAIL LOHMAN Gail Lohman TERRY COOK Terry Cook

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT
 I, GARY LOHMAN, OR HAVE SATISFACTORY EVIDENCE THAT GARY LOHMAN & GAIL LOHMAN SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 NOTARY SIGNATURE Maureen Walsh TITLE Notary
 DATE 12-19-2018 MY APPOINTMENT EXPIRES 10/13/2021

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 2017.
 SKAGIT COUNTY TREASURER Gabe O'Connell DATE 12/19/17

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 21 DAY OF December 2017.
 SHORT PLAT ADMINISTRATOR Freda Bell COUNTY ENGINEER
 SKAGIT COUNTY HEALTH OFFICER [Signature]

Owner/Developer

GARY & GAIL LOHMAN
 8795 DISTRICT LINE RD.
 BURLINGTON, WA 98233
 (360) 421-5193

Short Plat for
 Gary Lohman

DATE	REVISION	BY	JOB#	DRAWN	CHECKED	DATE	SCALE	SHEET
			217008A	Jin	Jhr	28Aug17	1" = 300'	1 OF 2

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

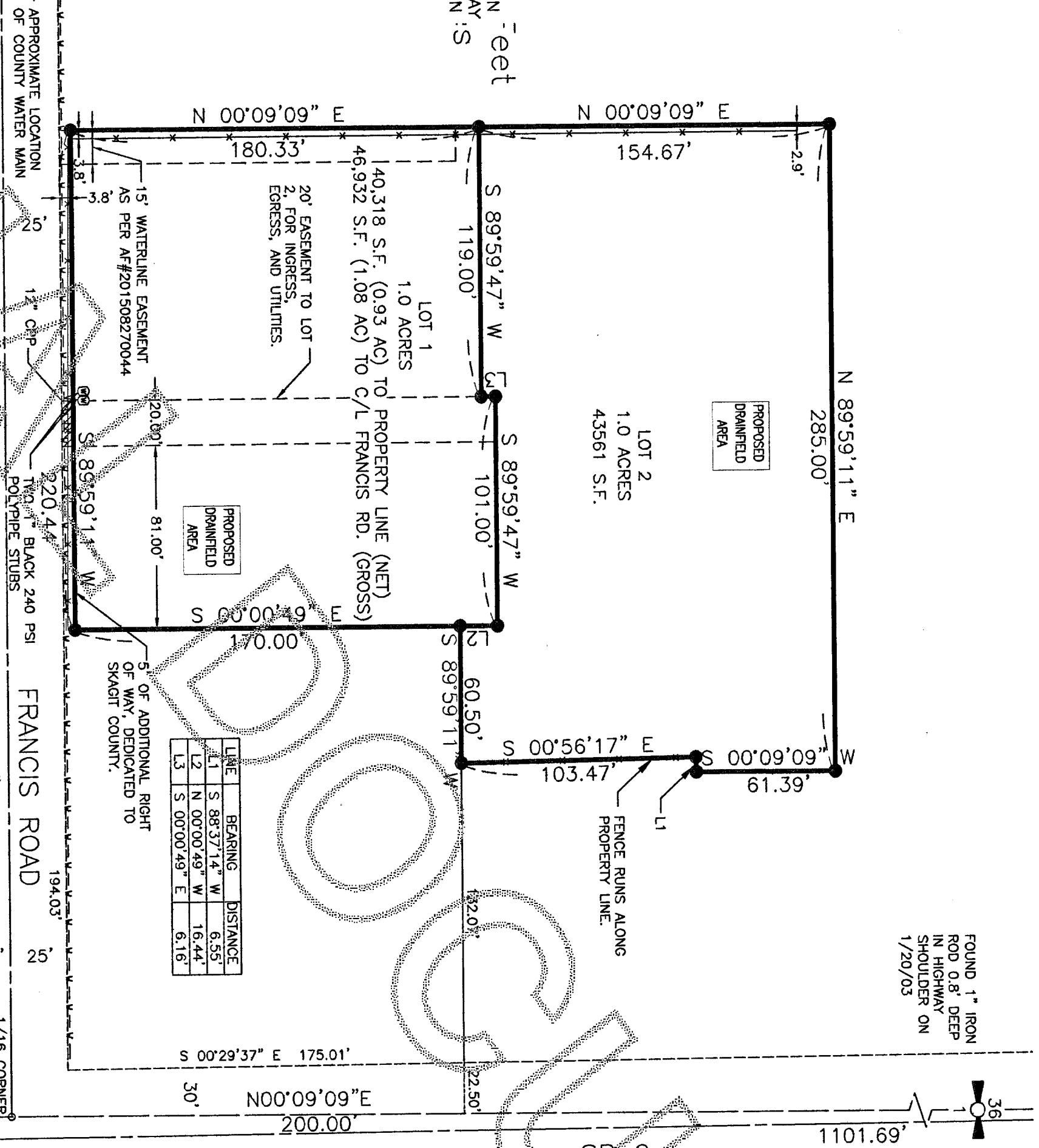
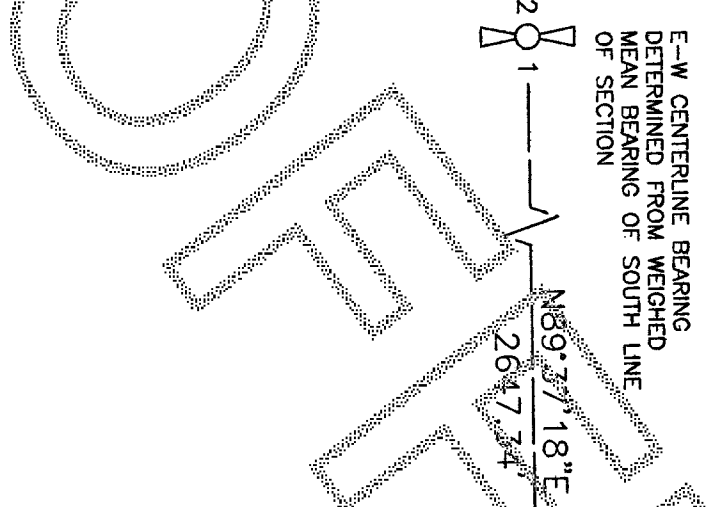
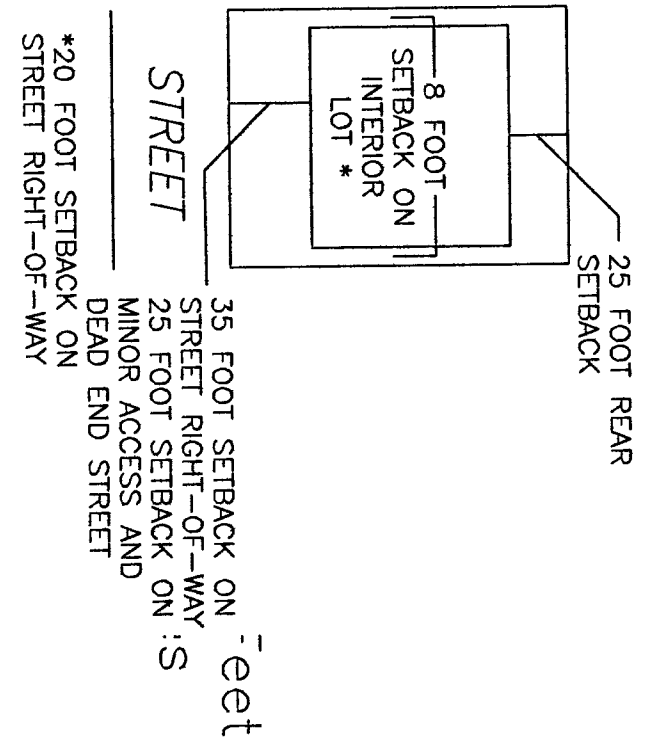


SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2017 at the request of Gary Lohman.
 Louis H. Regua CERT#16224 Date 12/19/2017

AUDITOR'S CERTIFICATE
 Filed for record this 30 day of Nov 2018 at 4:30 PM in book 1 of ... at page ... at the request of
 Louis H. Regua County Auditor or Deputy Auditor

Survey in the NE1/4 of the NW1/4 of Section 1, Twp. 34 N., Rng. 4 E., W.M.

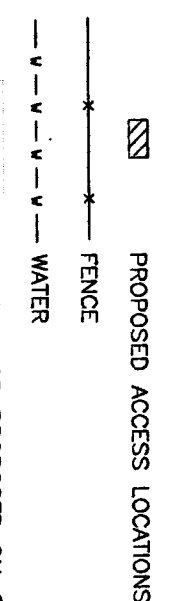
Minimum Setback Requirements



Address Range
FROM 20652 TO 23449 FRANCIS ROAD
FROM 0 TO 24001 STAE ROUTE 9

Legend

Note
THE ENTIRE PARCEL IS WITHIN THE A7 FLOOD ZONE PER MAP PANEL 5301510275C DATED JANUARY 3, 1985.



Short Plat No. PL17-0490
Date 1/31/18

Short Plat for Gary Lohman

SURVEYOR'S CERTIFICATE

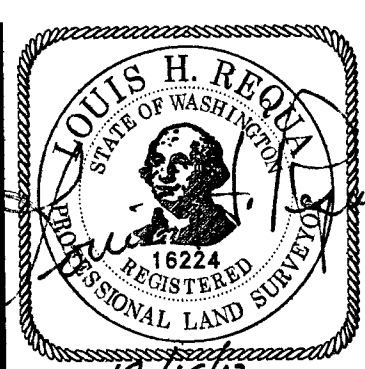
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 2017 at the request of Gary Lohman.

Louis H. Requa
Louis H. Requa CERT#16224
Date 12/19/2017

AUDITOR'S CERTIFICATE

Filed for record this ... day of ..., 20... at ...M. in book ... of ... at page ... at the request of

County Auditor or Deputy Auditor



Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658