

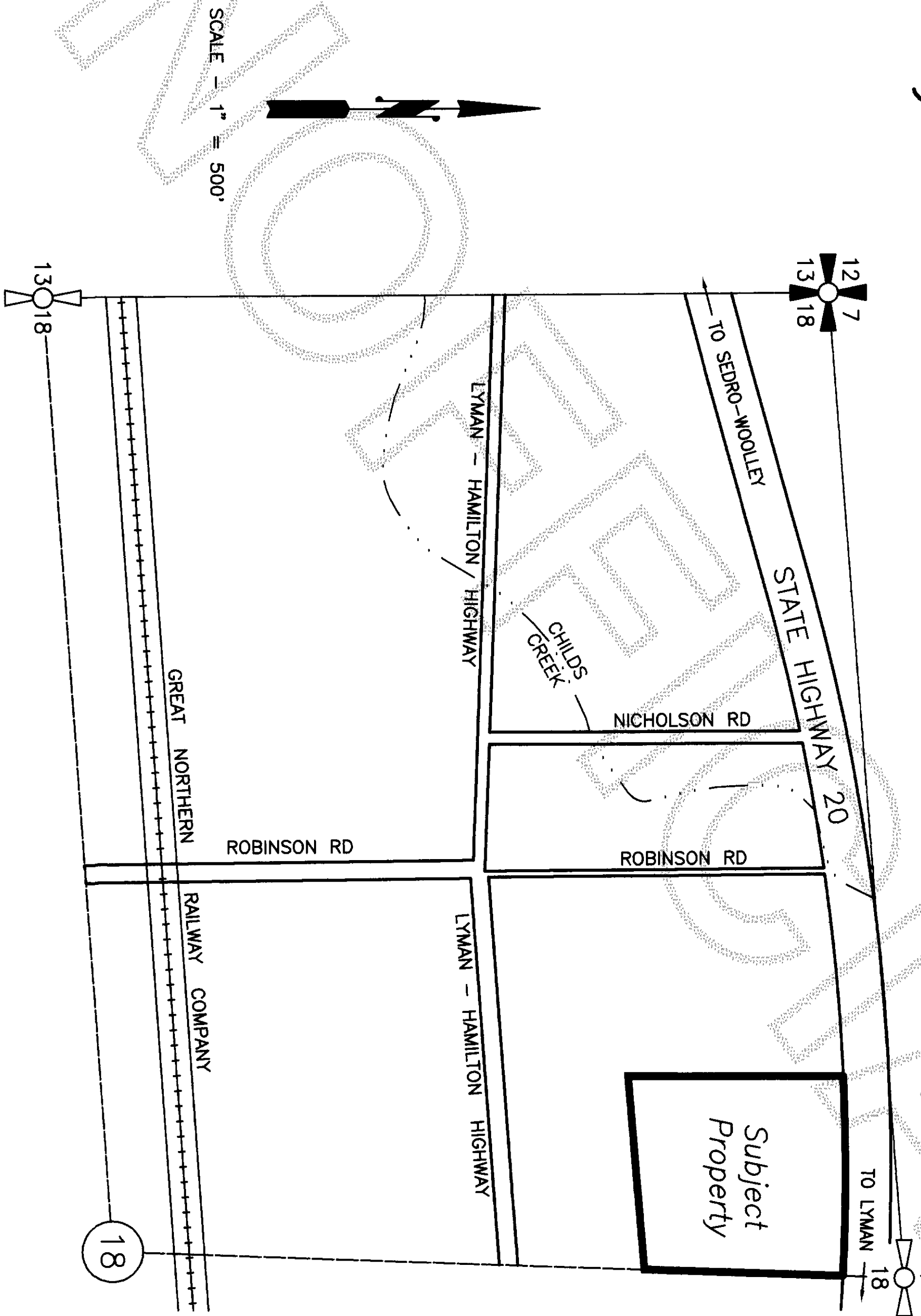
Survey in the NE1/4 of the NW1/4 of Section 18, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL06-0636

## Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD. SEE MAINTENANCE AGREEMENT FILED IN A.F.#200107240081.
3. 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 FULL, CURRENT COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
4. BASIS-OF-BEARINGS - ASSUMED N85°41'13"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18.
5. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RRV)
6. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
7. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 5 SECOND OR BETTER DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
8. 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.
9. 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. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.
10. WATER - WATER WILL BE SUPPLIED TO LOT 1 BY AN INDIVIDUAL WELL. WATER IS CURRENTLY AND WILL CONTINUE TO BE SUPPLIED TO LOT 2 BY THE TOWN OF LYMAN. STATE IDENTIFICATION NUMBER 49050.
11. 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 BARRS; AND LIVESTOCK FEED LOTS.
12. 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.
13. TO ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.
14. THE SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES CONTAINED IN THE FOLLOWING DOCUMENTS: A.F.#951107004; A.F.#2000929024; A.F.#200308100039; A.F.#200308100060.
15. THE TOTAL ACREAGE IN THIS SHORT SUBDIVISION IS 10.63 ACRES.
16. PER SCC 14.18.310 (5) (D) OPEN SPACE RURAL OPEN (OS-RO). THIS DESIGNATION IS TO PROVIDE FOR OPEN AREAS WITHIN THE RURAL PORTIONS OF THE COUNTY WITHOUT HAVING TO BE COMMITTED TO A SPECIFIC RECREATIONAL USE. IT IS INTENDED FOR OPEN SPACE PURPOSES AND/OR GREENBELTS. THIS OPEN SPACE MAY ONLY BE USED IN ACCORDANCE WITH THE FOLLOWING DESIGNATIONS: RURAL VILLAGE RESIDENTIAL, RURAL INTERMEDIATE AND RURAL RESERVE EXCLUDING FIDALCO ISLAND UNTIL SUCH TIME THAT A SUBAREA PLAN WHICH ALLOWS FOR THIS OPTION HAS BEEN COMPLETED IN CONJUNCTION WITH ANY RELEVANT AMENDMENTS TO THE COMPREHENSIVE PLAN FOR PURPOSES OF CONSISTENCY. ALL OPEN SPACE PLACED IN THIS DESIGNATION SHALL REMAIN IN OS-RO UNLESS THE COUNTY HAS ADOPTED A COMPREHENSIVE PLAN AMENDMENT AND IMPLEMENTING REGULATION RESULTING FROM THE COMPLETION OF A COUNTY-WIDE COMPREHENSIVE NEEDS ANALYSIS FOR FUTURE DEVELOPMENT, IN WHICH CASE THE OS-RO OPEN SPACE MAY BE REDESIGNATED TO OS-UR UPON APPLICATION TO THE COUNTY. SUCH APPLICATION SHALL REQUIRE AMENDMENTS TO THE PLAY MAP AND RECORDED EASEMENTS. A REVISED PLAY MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAY AMENDMENT.
17. THE REQUIREMENTS FOR OS-RO ARE: MAY HAVE THE SAME USES AS ALLOWED IN OS-RA.
18. ALL OPEN SPACE DESIGNATED OS-RO 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.#200107240081.

## Vicinity Sketch



## Legal Description

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE SOUTH 466.48 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JANUARY 14, 1958, UNDER AUDITOR'S FILE NO. 560636, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO EXCEPT THAT PORTION LYING NORTHERLY OF SAID HIGHWAY 20, CONVEYED TO ANTHONY G. HAMERSKI BY DEED RECORDED SEPTEMBER 10, 1991, UNDER AUDITOR'S FILE NO. 9109100026, RECORDS OF SKAGIT COUNTY, WASHINGTON.

## 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.

Brett A. Hanson Sharon K. Ripley Ed Jankla  
BRETT A. HANSON SHARON K. RIPLEY SKAGIT STATE BANK

## Acknowledgments

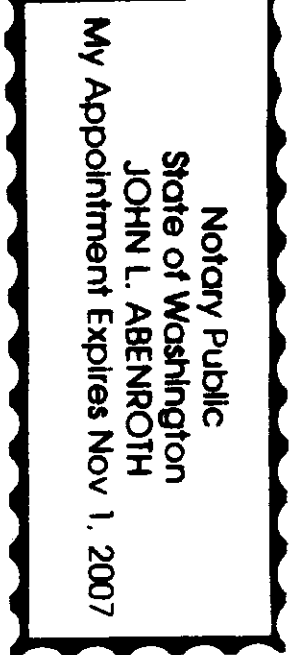
STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRETT A. HANSON SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary  
DATE 7/09/07 MY APPOINTMENT EXPIRES 11/1/07

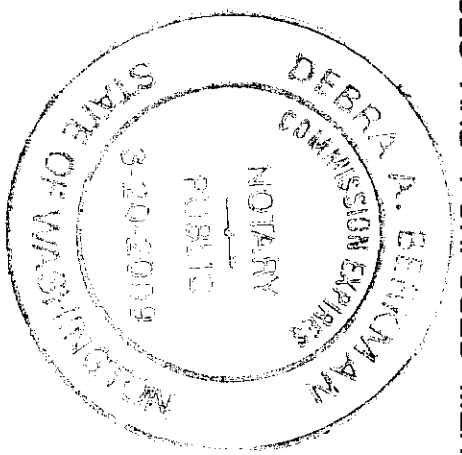


STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON K. RIPLEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE [Signature] TITLE Notary  
DATE 7/09/07 MY APPOINTMENT EXPIRES 11/1/07



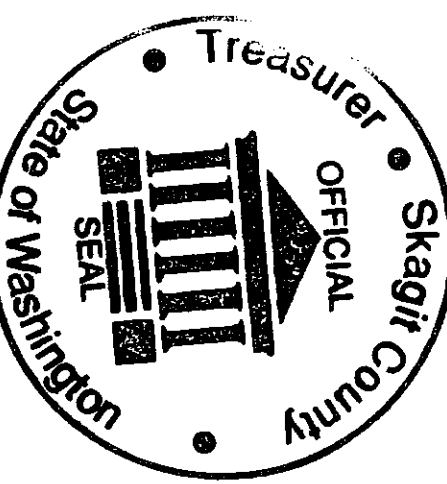
STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ed Jankla SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE vice president OF SKAGIT STATE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



## Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAKES 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 2007.

[Signature] DATE 7-19-07  
SKAGIT COUNTY TREASURER



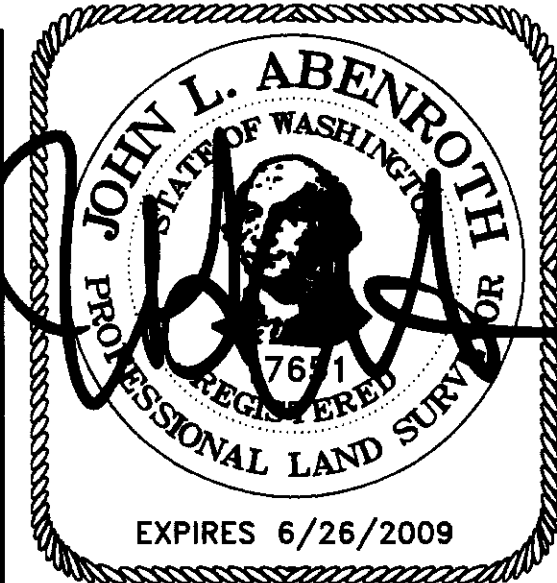
## Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE TITLE 14.18 (LAND DIVISIONS) THIS 23rd DAY OF July 2007.

[Signature] [Signature]  
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

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 23rd DAY OF July 2007.

[Signature]  
SKAGIT COUNTY HEALTH OFFICER



## 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 2007 at the request of Brett Hanson.

John L. Abenroth CERT#17651  
Date 7/10/07

## AUDITOR'S CERTIFICATE



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J. Youngquist  
County Auditor or Deputy Auditor

Survey in the NE1/4 of the NW1/4 of Section 18, Twp. 35 N., Rng. 6 E., W.M.

Short Plat No. PL06-0636

FOUND CONCRETE MONUMENT SET BY RADER AND LEONARD ON SURVEY AT PAGE 105, APRIL 30, 1929, SARCHED FOR AND NOT FOUND DURING SURVEY RECORDED UNDER A.F.#199912140015. APPARENTLY OBLITERATED BY SLOPE MOVEMENT.



FOUND HUB & TACK IN MONUMENT CASE AND COVER.

| #   | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | S01°30'53"W | 12.18'   |
| L2  | S01°30'53"W | 20.00'   |
| L3  | S01°30'53"W | 20.00'   |
| L4  | S01°30'53"W | 20.00'   |
| L5  | S04°31'47"E | 28.23'   |
| L6  | S04°31'47"E | 19.06'   |
| L7  | N88°29'07"W | 42.75'   |
| L8  | N88°29'07"W | 10.06'   |
| L9  | N88°29'07"W | 34.39'   |
| L10 | S85°46'08"W | 37.07'   |
| L11 | S85°46'08"W | 25.13'   |
| L12 | S88°29'07"E | 68.32'   |
| L13 | S88°29'07"W | 68.32'   |
| L14 | S88°29'07"E | 27.40'   |
| L15 | N88°29'07"W | 27.40'   |

THE WEST HALF OF SECTION 18 IS UNUSUALLY IRREGULAR DUE TO ANGLUARY IN THE WEST LINE AND COMPLICATIONS OF THE SKAGIT RIVER. IN 1891 A. G. MOSIER COUNTY SURVEYOR SUSPECTED FOR THE PORTION OF THE JOHN ROBINSON ROAD ALONG THE EAST LINE OF COYT LOT 1. HE MEASURED 1320' WEST ALONG THE SECTION LINE FROM THE NORTH 1/4 CORNER AND THEN RAN SOUTH. AN ACCOMPANYING SKETCH SUGGESTS THAT HE THOUGHT THIS LINE WAS THE 1/16th LINE. IN 1905 SKAGIT COUNTY REFERRED TO THIS LINE AS THE 1/16th LINE IN A RIGHT OF WAY DEED FOR THE MUNKER ROAD WEST OF THIS LINE (A.F.#33726). I HAVE ESTABLISHED THE 1/16th LINE IN THE SAME WAY AS A. G. MOSIER DID IN 1891.

THE 1/16th LINE APPEARS TO CREATE SUBSTANTIAL CONFORMANCE TO OCCUPATION LINES IN THE NE1/4 OF THE NW1/4 AND IT FALLS VERY NEAR THE WEST RIGHT OF WAY FENCE OF THE ROBINSON ROAD.

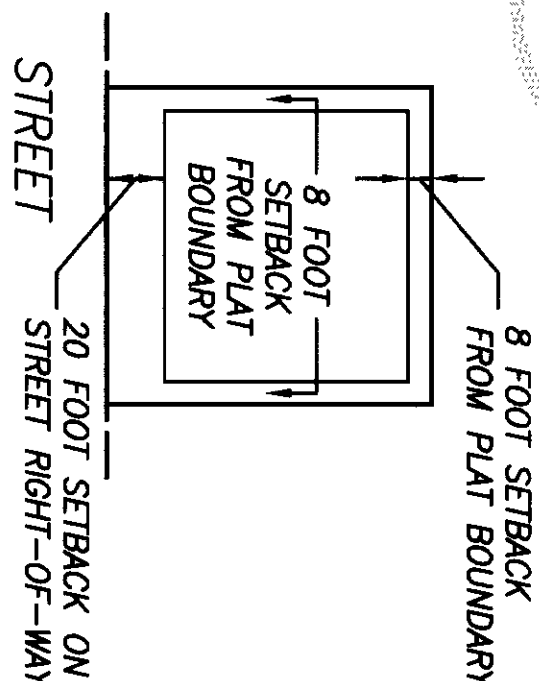
**Owner/Developer**  
Brett Hanson  
P.O. Box 323  
Bow, WA, 98232  
(360) 766-4011

**Legend**

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake set during previous surveys filed in A.F.#199912140015 and A.F.#200009290024.

- Access Locations
- Soil Log Holes
- Existing Roadway

**Minimum Setback Requirements**



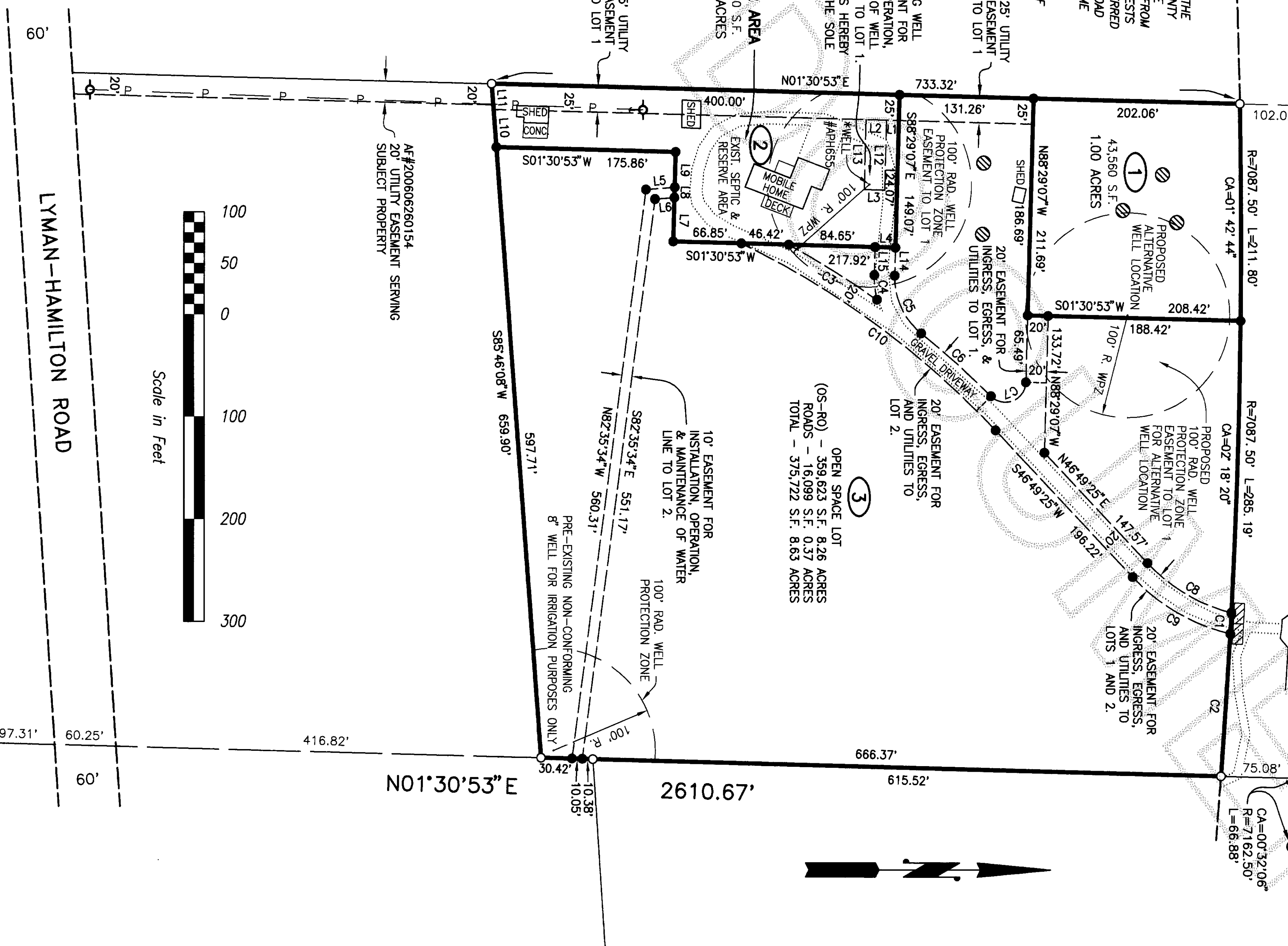
PER SCC 14.18.310(8)(c) NO INTERNAL SETBACKS SHALL BE REQUIRED, EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UNIFORM BUILDING CODE.

**Address Range**

From 4000 to 92823 State Route 20

NORTH QUARTER CORNER ESTABLISHED FROM FENCES ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 18. SEE SURVEY OF SHORT PLAT NO. 97-00026 FILED IN AUDITORS FILE NUMBER 199912140015 FOR ADDITIONAL INFORMATION.

**STATE ROUTE 20**



Short Plat (CARD) for Brett Hanson

**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 2007 at the request of Brett Hanson.

John L. Abenroth CERT#17651  
Date 7/10/07

**AUDITOR'S CERTIFICATE**



200707260087  
Skagit County Auditor  
7/26/2007 Page 2 of 2 2:24PM

County Auditor or Deputy Auditor



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