

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT IS OUR FREE AND VOLUNTARY ACT AND DEED IN WITNESS WHEREOF WE HAVE SET OUR HANDS HEREIN AND SIGNED THIS 20 DAY OF August, 2014.

Sharon Bever
SHARON BEVER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHARON BEVER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/HE/H) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HE/H) WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20, 2014.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Paul Severen
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Mount Vernon
MY APPOINTMENT EXPIRES: 7/6/15

APPROVALS
THE WITHIN AND FOREGOING SHORT PLAT SUBMISSION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE THIS 24 DAY OF Sept, 2014.

Sharon Bever
DATE: 9/8/14
COUNTY ENGINEER
DATE: 8-26-14

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 2014. (ON-SITE SEWAGE) AND 12.48 (WATER). THIS 4 DAY OF Sept, 2014.

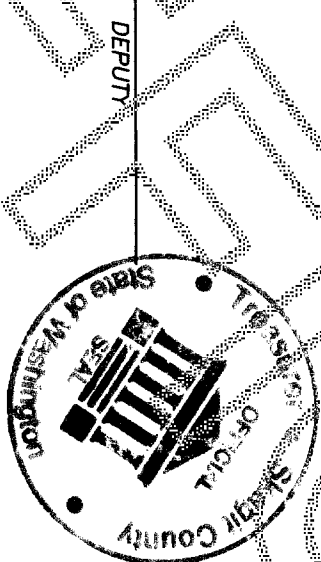
SKAGIT COUNTY HEALTH OFFICER

SKAGIT COUNTY 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 2014.

THIS 5th DAY OF Sept, 2014.

Sharon Bever
SKAGIT COUNTY TREASURER



SURVEYOR'S CERTIFICATE

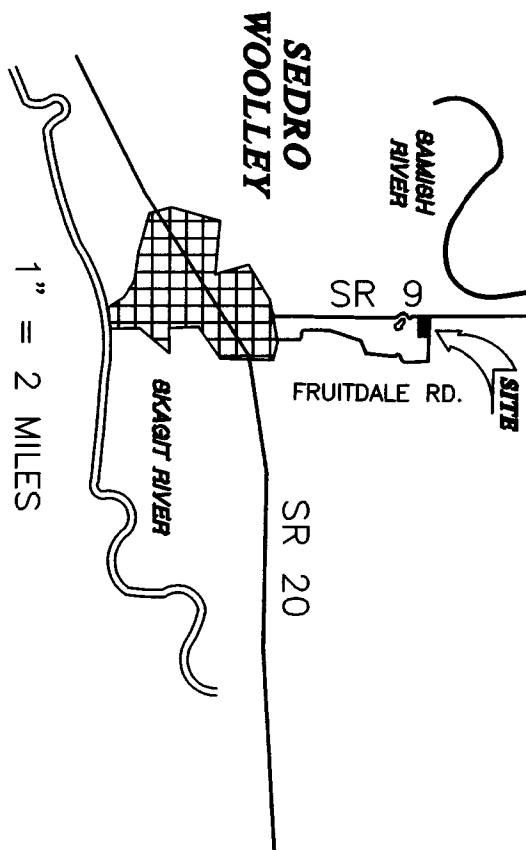
I HEREBY CERTIFY THAT THIS 2-LOT SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREIN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED ON THE GROUND AS NOTED AND I HAVE COMPLIED WITH THE PROVISIONS, STATUTES AND REGULATIONS OF SKAGIT COUNTY.

Michael E. Ware, P.L.S.
DATE: 8-7-2014



BEVER'S FINE HOMES 2-LOT SHORT PLAT

SW 1/4 SECTION 31, T.36 N., R.5 E. WM



NOTES AND RESTRICTIONS:

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN 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 THE PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ACCORDANT 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.

3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES.

5. SEWAGE DISPOSAL - ON-SITE PRIVATE SEPTIC / DRAINFIELD, WATER - ON-SITE WELL.

6. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPANCY INDICATORS IN ACCORDANCE WITH W.A.C. CH. 352.130. THESE OCCUPANCY INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

7. FOR ADDITIONAL SURVEY INFORMATION REFER TO: SHORT PLAT #N 7908170006, DATED MAY 04, 2012, SHORT PLAT #N 8904280036, DATED MAY 04, 2012, SHORT PLAT #N 8904280036, DATED MAY 04, 2012, SHORT PLAT #N 8904280036, DATED MAY 04, 2012.

8. A SKAGIT COUNTY EASEMENT RANGING HAS BEEN APPLIED TO THE ROAD STRIP IN THIS SURVEY. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

9. A LOT OR 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 #N 20140210049, 201409090050.

10. ALL RAINWATER FROM IMPERVIOUS SURFACES, ROOF DRAINS, SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

11. THE ONE HUNDRED (100) FOOT RADIAL 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 WITHIN THE REQUIRED WELL PROTECTION ZONE THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS.

TO THIS LOT 1 AND LOT 2 SHALL GRANT RECIPROCAL OVERLAPPING ONE HUNDRED (100) FOOT RADIAL WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS TO PROVIDE FOR AND THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND WITHIN THE REQUIRED WELL PROTECTION ZONE AND WHICH SHALL RUN WITH THE LAND.

12. RURAL RESERVE (RRV) - 14.16, 320

(A) SEWAGE, PRIMARY STRUCTURE.

(1) FRONT: 35 FEET, 25 FEET ON WIDER ACCESS AND DEAD-END STREETS.

(2) SIDE: 8 FEET, 25 FEET ON WIDER ACCESS AND DEAD-END STREETS.

(3) REAR: 25 FEET.

(4) FRONT: 35 FEET.

(5) SIDE: 8 FEET.

(6) REAR: 25 FEET.

(7) FRONT: 35 FEET.

(8) SIDE: 8 FEET.

(9) REAR: 25 FEET.

(10) FRONT: 35 FEET.

(11) SIDE: 8 FEET.

(12) REAR: 25 FEET.

(13) FRONT: 35 FEET.

(14) SIDE: 8 FEET.

(15) REAR: 25 FEET.

(16) FRONT: 35 FEET.

(17) SIDE: 8 FEET.

(18) REAR: 25 FEET.

(19) FRONT: 35 FEET.

(20) SIDE: 8 FEET.

(21) REAR: 25 FEET.

(22) FRONT: 35 FEET.

(23) SIDE: 8 FEET.

(24) REAR: 25 FEET.

(25) FRONT: 35 FEET.

(26) SIDE: 8 FEET.

(27) REAR: 25 FEET.

(28) FRONT: 35 FEET.

(29) SIDE: 8 FEET.

(30) REAR: 25 FEET.

(31) FRONT: 35 FEET.

(32) SIDE: 8 FEET.

(33) REAR: 25 FEET.

(34) FRONT: 35 FEET.

(35) SIDE: 8 FEET.

(36) REAR: 25 FEET.

(37) FRONT: 35 FEET.

(38) SIDE: 8 FEET.

(39) REAR: 25 FEET.

(40) FRONT: 35 FEET.

(41) SIDE: 8 FEET.

(42) REAR: 25 FEET.

(43) FRONT: 35 FEET.

(44) SIDE: 8 FEET.

(45) REAR: 25 FEET.

(46) FRONT: 35 FEET.

(47) SIDE: 8 FEET.

(48) REAR: 25 FEET.

(49) FRONT: 35 FEET.

(50) SIDE: 8 FEET.

LEGAL DESCRIPTION

TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 26-79, APPROVED AUGUST 15, 1979 AND RECORDED AUGUST 17, 1979, AS AUDITOR'S FILE NO. 7908170006, IN BOOK 3 OF SHORT PLATS, PAGE 163, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE NORTH 1/4 OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M.

SITUATE IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT.

LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT, ORDER NO. 106853, DATED 8 NOVEMBER, 2013.

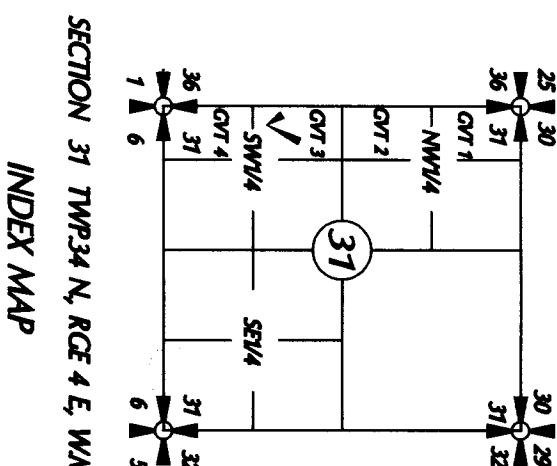
SCHEDULE B-1 EASEMENTS

- A. AFN 106801, JANUARY 20, 1915 RIGHTS TO ALLOW WATER PIPE LINE FOR DOMESTIC PURPOSES, LOCATION UNKNOWN.
B. AFN 363282, JUNE 25, 1946 UNITED STATES OF AMERICA, POWER TRANSMISSION LINES.
C. AFN 545100, SEPTEMBER 13, 1966 PACIFIC NORTHWEST PRELINE CORPORATION, PRELINE EASEMENT, EXACT LOCATION UNKNOWN.
D. AFN 637412, JUNE 19, 1963 UNITED STATES OF AMERICA, POWER TRANSMISSION LINES AND ACCESS ROAD.
E. AFN 752725, MAY 17, 1971 EPRASO NATURAL GAS CORPORATION PRELINE EASEMENT, EXACT LOCATION UNKNOWN.
F. AFN 7908170006, AUGUST 17, 1979, SHORT PLAT 26-79, ALL EASEMENTS, COVENANTS, RESTRICTION AND OTHER MATTERS ON THE FACE OF THE SURVEY PLAT.
G. AFN 8204280033, APRIL 26, 1982 SKAGIT COUNTY CONDITIONAL USE PERMIT.
H. AFN 20020520063, MAY 23, 2002 NORTHWEST PIPELINE CORPORATION, PIPELINE EASEMENT.
I. AFN 200910150034, OCTOBER 15, 2009, NORTHWEST PIPELINE CORPORATION, ACCESS ROAD AGREEMENT.
J. AFN 201007130014, JULY 13, 2010, NORTHWEST PIPELINE CORPORATION, FACILITY EASEMENT.

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

J. Young
SKAGIT COUNTY AUDITOR

201409090049
\$143.00
Skagit County Auditor
9/9/2014 Page 1 of 2 2:10:37AM



INDEX MAP

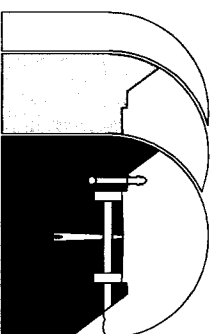
SKAGIT COUNTY SHORT PLAT

PL 14-0036

2-LOT SHORT PLAT FOR SHARON BEVER

SW 1/4 OF SECTION 31, T.36 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 8/18/14 BY: M.W. SCALE: AS NOTED
PROJECT NO. 12059 F.B. 69/81



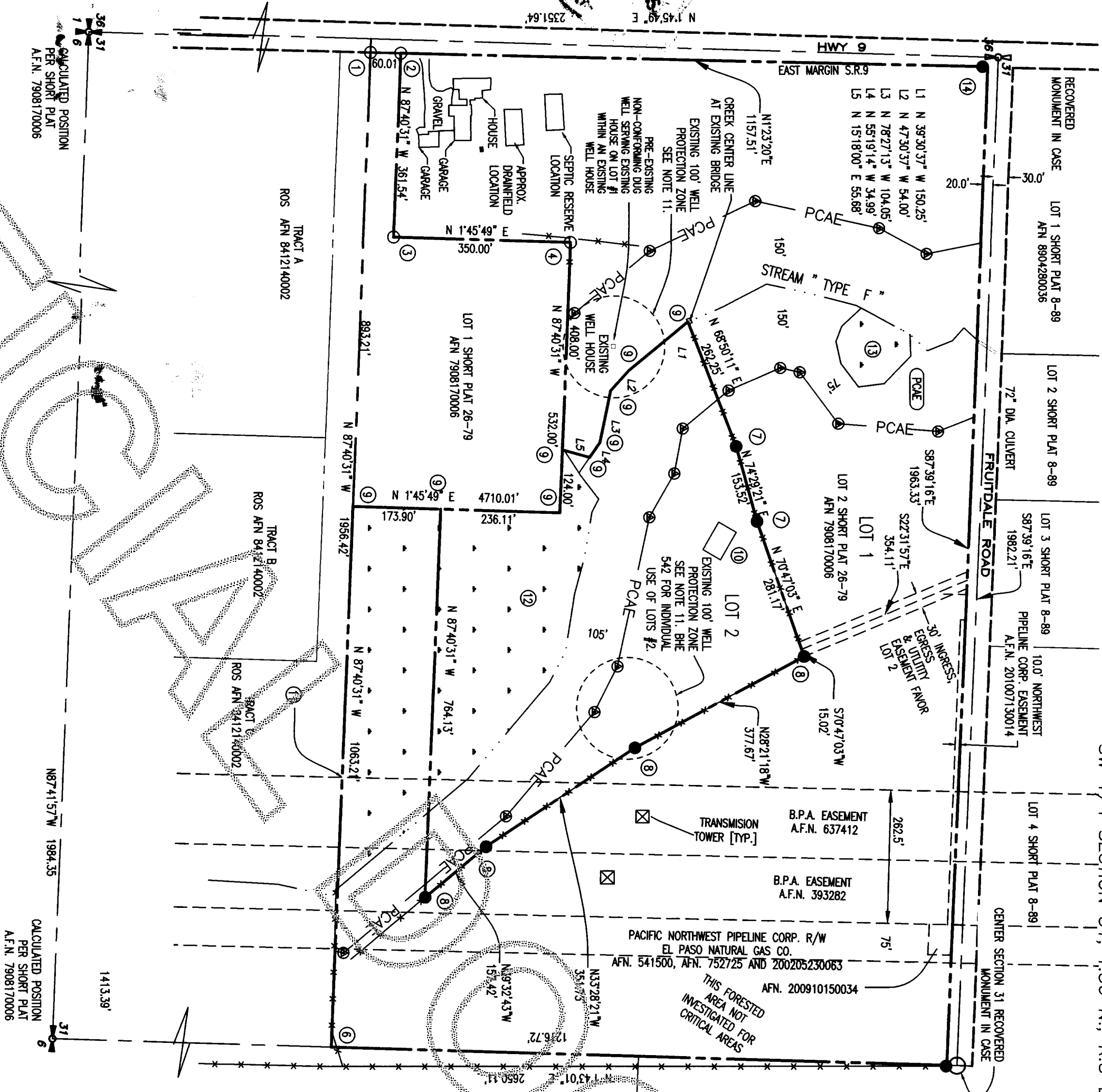
Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

BEVERS FINE HOMES 2-LOT SHORT PLAT

SW 1/4 SECTION 31, T.36 N., R.5 E. WM



20140900049 \$143.00
Skagit County Auditor
9/9/2014 Page 2 of 2 2:10:37AM



LEGEND

- SET REBAR AND CAP STAMPED "LS 30428"
- RECOVERED R/C "LS 9656" UNLESS NOTED
- CRITICAL AREA MARKER SET 5' "TEE"
- POST WITH PAINTED TOP
- PROTECTED CRITICAL AREA EASEMENT
- FENCE LINE

LOT AREAS AND ADDRESS RANGE

LOT 1
5705 STATE ROUTE 9
1,709,125 SQ.FT.
39.24 ACRES

LOT 2
5482-10635 FRUITDALE ROAD
435,362 SQ.FT.
10.00 ACRES

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S6 AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPMM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING

N 87° 39' 16" W BETWEEN THE WEST QUARTER CORNER AND THE MONUMENTED CENTER OF SECTION 30, T36 N., R5E, W4E, A/N 7908170006.

RESEARCH

SHORT PLAT A/N 7908170006
SHORT PLAT A/N 8904280038
ROS A/N 8412140002
MSD07 S89 S2800 WOOLLEY TO WHATCOMB COUNTY LINE

ESTIMATED POCA AREA INVESTIGATED

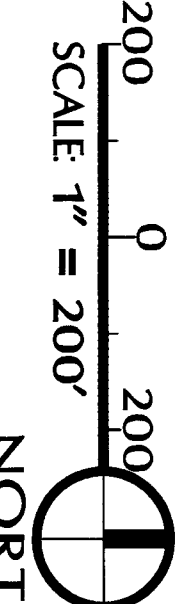
GROSS 662,729 SQ.FT.
LESS:
WETLAND B 245,576 SQ.FT.
WETLAND A 15,572 SQ.FT.

NET POCA AREA [OUTSIDE WETLANDS] 401,581 SQ.FT.

LOT 1 PCA CONTAINS 394,374 SQ.FT.
LESS WETLAND A 15,572 SQ.FT.
NET [OUTSIDE WETLAND] 378,802 SQ.FT.

LOT 2 PCA CONTAINS 268,355 SQ.FT.
LESS PORTION WETLAND B 128,383 SQ.FT.
NET [OUTSIDE WETLAND] 139,972 SQ.FT.

1. FND R/C 9659 0.1 E AND S OF CALC POSITION
2. FND R/C 9659
3. FND R/C 9659 0.4 E AND S OF CALC POSITION
4. FND R/C 9659 0.1 E AND S OF CALC POSITION
5. FND R/C 9659 0.3 S OF CALC POSITION IN FENCE LINE
6. FND R/C UNDER HEMLOCK AS PER 841214002
7. SET R/C ± 0.4' NORTH OF FENCE LINE
8. SET R/C ± 0.4' EAST OF FENCE LINE
9. CORNER NOT SET FALL IN WATER WAY
10. PROPOSED DRAINFIELD AND RESERVE FAVOR LOT 2
11. SOUTH LINE OF THE NORTH 1/4 OF THE SW 1/4 OF SEC. 30
12. WETLAND B CATEGORY 1 ON-SITE = 245,576 SQ. FT.
13. WETLAND A CATEGORY 3 ON-SITE = 15,572 SQ. FT.
14. SET CORNER 10.00' SOUTH OF CORNER ON ROW LINE IN FENCE



SHEET 2 OF 2

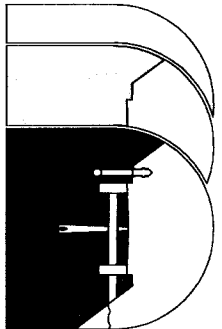
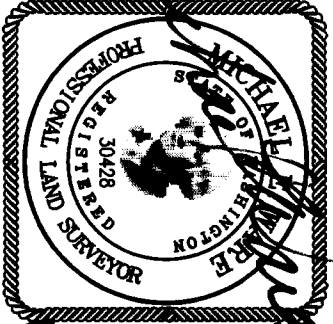
SKAGIT COUNTY SHORT PLAT

PL 14-0036

2-LOT SHORT PLAT FOR SHARON BEVER

SW 1/4 OF SECTION 31, T.36 N., R.5 E. WM
SKAGIT COUNTY, STATE OF WASHINGTON

DATE: 8.12.14 BY: M.W. SCALE: 1"=200'
PROJECT NO. 12059 F.B. 69/81



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 17005, 1111 Cleveland Street, Suite 202
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