

SHORT PLAT NO. 91-014		DATE
SURVEY IN A PORTION OF THE SW 1/4 OF SECTION 2, T. 34 N., R. 4 E., W.M. AND THE SE 1/4 OF SECTION 3, T. 34 N., R. 4 E., W.M. FOR: OOSTERHOF		
FB 58 PG 1	SEMRAU & LISSER	SCALE: 1" = 100'
MERIDIAN : ASSUMED	SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 PH 424-9566	JOB NO.90-127

SURVEY DESCRIPTION**PARCEL "A"**

The Northwest 1/4 of the Southwest 1/4 of Section 2, Township 34 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof as conveyed to Skagit County for road purposes by Deed recorded August 7, 1916 under Auditor's File No. 114598, in Volume 104 of Deeds, page 426, records of Skagit County, Washington.

PARCEL "B"

The Northeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof as conveyed to Skagit County for road purposes by deed recorded August 7, 1916 under Auditor's File No. 114598, in Volume 104 of Deeds, page 426, records of Skagit County, Washington.

PARCEL "C"

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 4 East, W.M., lying Northerly of Nookachamps Creek.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

NOTES

- All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- Zoning - Agricultural (See Variance No. V-90-033.REC)
- Sewage Disposal - Individual septic system.
- Water - P.U.D. No. 1
- - Indicates iron rod set with yellow cap - survey number LISSER 22960.
○ - Indicates existing rebar or iron rod found.
- Meridian - Assumed.
- Basis of Bearing - South line of the SW 1/4 of Section 2, T. 34 N., R. 4 E., W.M. = S. 86° 26' 41" E.
- Survey description is from First American Title Company of Skagit County, Certificate for Short Plat, Order Number 30250, dated October 11, 1990.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 761332, 808344, 7905310066, 8702200039.
- Instrumentation - LIETZ SET 4A Theodolite Distance Meter
- Survey Procedure - Field traverse.
- Property is located in the Flood Zone. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.
- Bench Mark Elevation = 34.3 Mean Sea Level
- There shall be no residential construction on Lot 3 unless approved by the appropriate county official.
- No portion of the ownership within Section 3, T. 34 N., R. 4 E., W.M. was surveyed as it is larger than 40 acres in area. Said ownership in Section 3 is to be considered a portion of Lot 3 as shown hereon for the purposes of future conveyances.
- The East-West and North-South centerlines of Section 2 were established from existing fence lines whose locations fit previous survey work done by Skagit County in 1915 and can be found in Skagit County Field book No. 66, pages 49-53.

The following notes are from First American Title Co. certificate for short plat mentioned under Note No. 9.

- There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Affects "Parcel "C" only !sub par
Affects Parcel "C" only

- Any question that may arise due to shifting or changing in course of Nookachamps Creek.

Affects Parcel "C"

- Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Affects Parcel "C"

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this short plat is made as their free and voluntary act and deed.

Clarence Oosterhof
Clarence Oosterhof

Joan M. Nystrom
Joan M. Nystrom, individually and executrix for the estate of Cecil E. White, deceased.

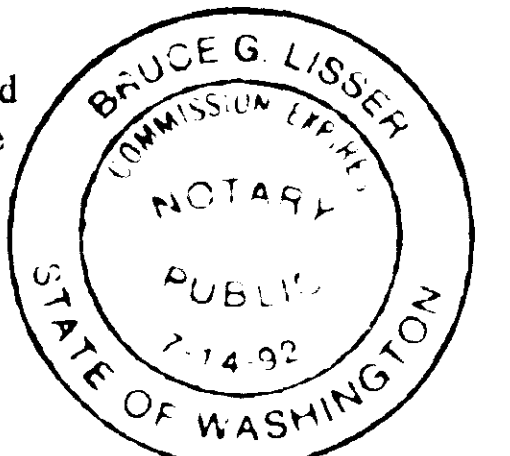
ACKNOWLEDGEMENTS

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence CLARENCE OOSTERHOF, as his separate property, signed this instrument and acknowledges it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated MAR. 29, 1991
Signature Clarence Oosterhof
Title Clarence Oosterhof
My appointment expires 7-14-92

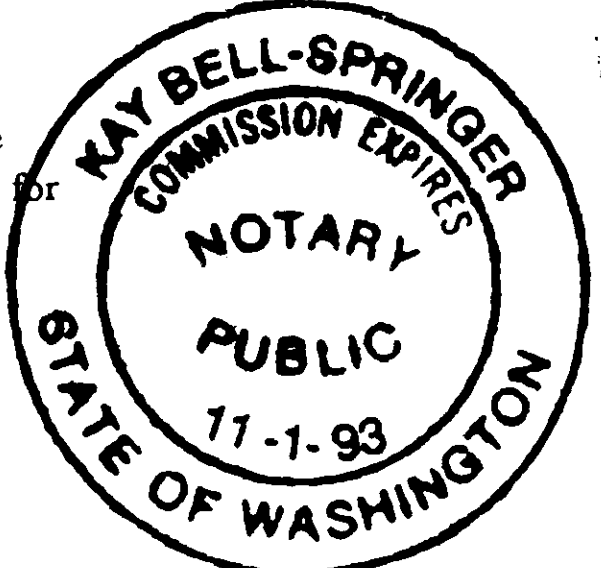


State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence JOAN M. NYSTROM, individually and as executrix for the estate of Cecil E. White deceased., signed this instrument and acknowledges it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated MAR. 29, 1991
Signature Joan M. Nystrom
Title Joan M. Nystrom
My appointment expires 11-1-93



State of Washington

County of _____

I certify that I know or have satisfactory evidence _____, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated _____
Signature _____
Title _____
My appointment expires _____

State of Washington

County of _____

I certify that I know or have satisfactory evidence _____, husband and wife, signed this instrument and acknowledges it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated _____
Signature _____
Title _____
My appointment expires _____

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 8th day of April.

Short Plat Administrator

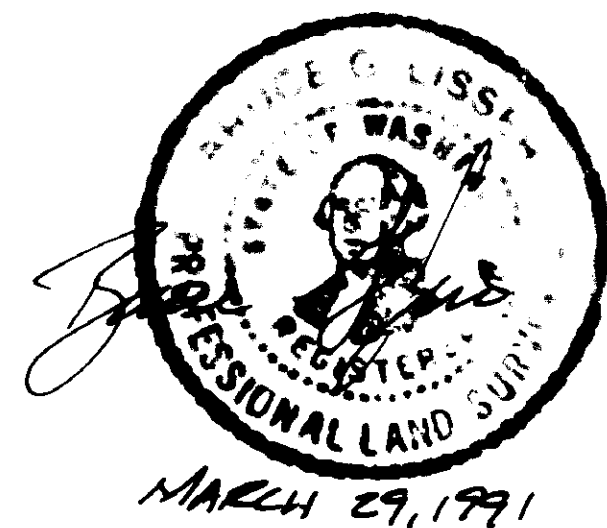
Mark D. Spahn 4/2/91
Skagit County Engineer

**TREASURERS 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 1991. This 8 day of April, 19 91.

Linda Patterson for Judyann Menash
Skagit County Treasurer

SHEET 2 OF 2



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