

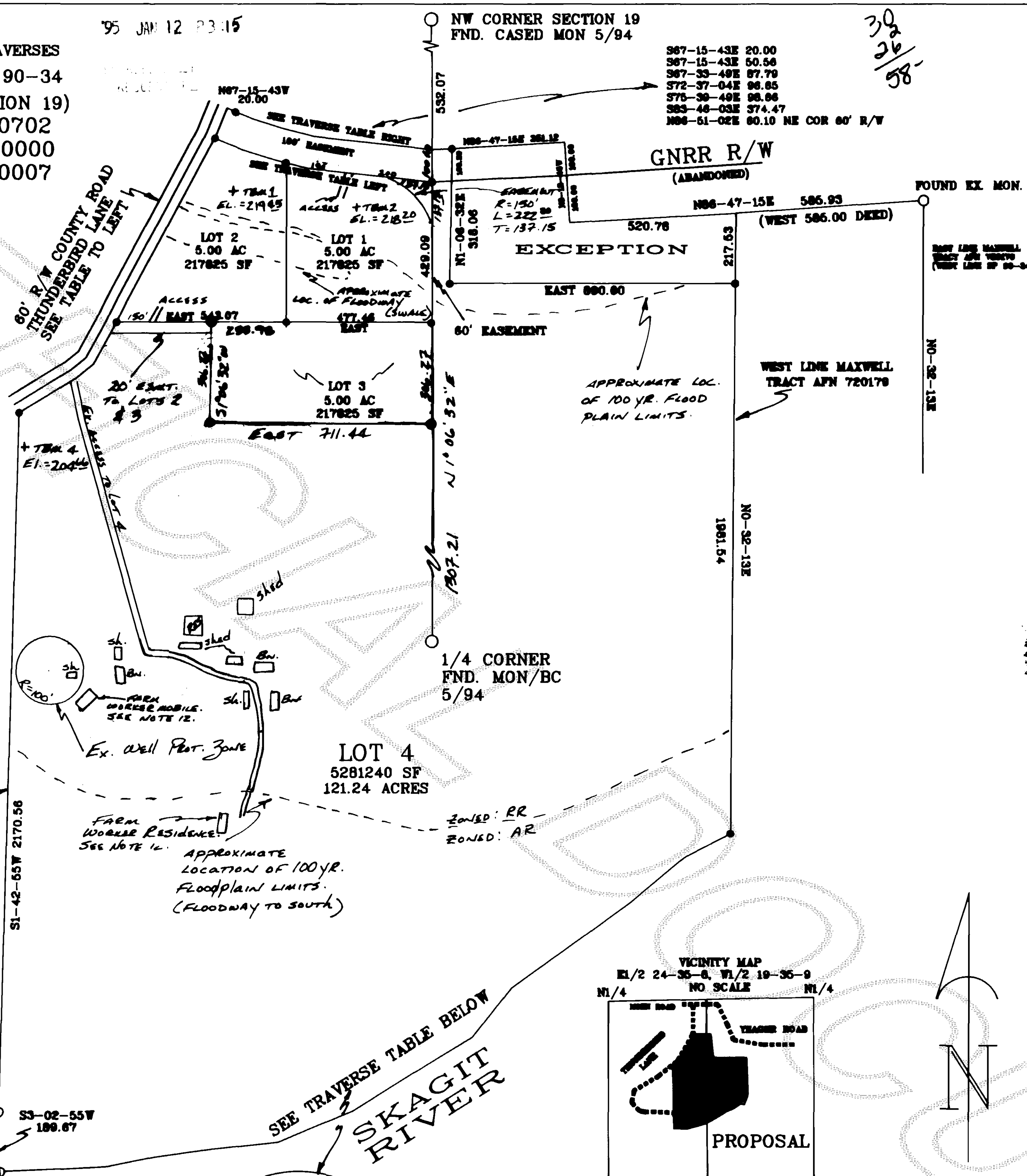
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95 JAN 12 3:15

METHOD OF SURVEY : THEODOLITE/EDM CLOSED TRAVERSES  
 BASIS OF BEARINGS : SKAGIT COUNTY SP 90-34  
 TAX PARCELS NO. : (SECTION 24) (SECTION 19)  
 00150200 00180702  
 10030008 00090000  
 10070004 00100007  
 00100001

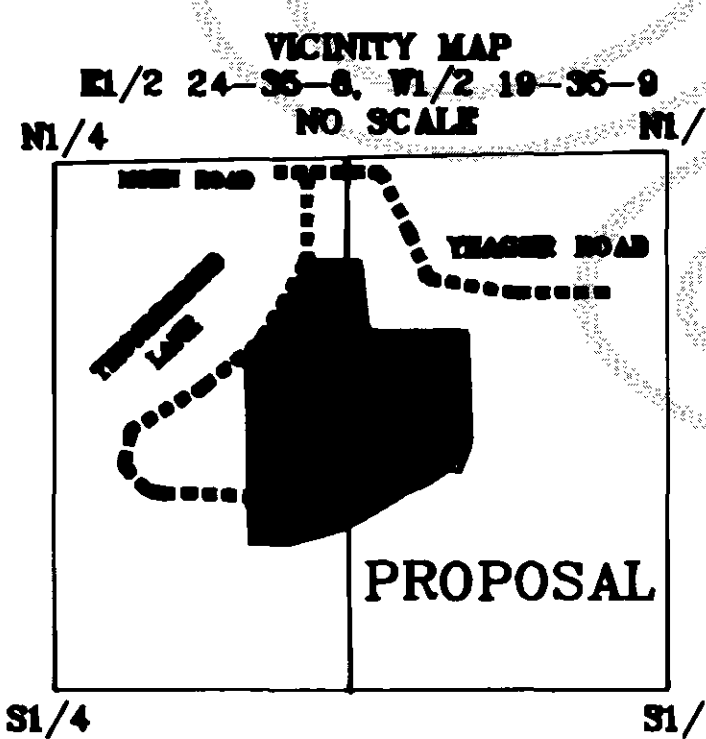
TRAVERSE TABLE

N83-46-03W	4.48	NE COR. LOT1
N83-46-03W	386.03	
N75-39-49W	17.58	NE COR. LOT2
N75-39-49W	90.82	
N72-37-04W	103.72	
N67-33-49W	92.47	
N67-15-43W	43.89	NW COR. LOT2
S28-15-43W	371.55	
S28-32-01W	202.15	
S26-28-49W	85.61	SW COR. LOT2
S26-28-49W	7.92	
S26-52-52W	128.54	
S51-20-09W	87.85	
S58-44-18W	210.86	NW COR. LOT4

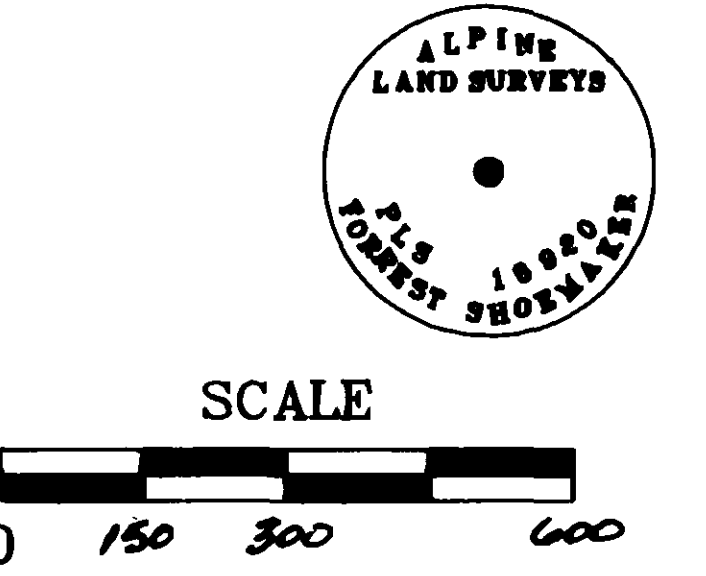


PROPERTY LINE AGREEMENT  
 PER APN 9405130075

APPROXIMATE  
 LOCATION OF 100 YR.  
 FLOODPLAIN LIMITS.  
 (FLOODWAY TO SOUTH)



LEGEND  
 ● SET 5/8" ALUMINUM ROD WITH 2" CAP



NOTES :

- 1) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL CONTRACTS.
- 2) ZONING : RURAL RESIDENTIAL (R5), AGRICULTURAL RESERVE (BELOW 100 YR. FLOOD PLAIN LINE)
- 3) SEWAGE DISPOSAL - ON SITE SEPTIC SYSTEMS.
- 4) WATER - INDIVIDUAL WELLS; WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPT. TO DETERMINE IF ADDITIONAL WATER QUANTITY OR QUALITY TESTING SHALL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE REQUIRES A 100 FT. RADIUS WELL PROTECTION ZONE FOR ALL NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN THE SIMPLE AND/OR PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PROVIDE A 100 FT. RADIUS WELL PROTECTION ZONE FOR EXISTING
- 5) EASEMENTS, RESERVATIONS, COVENANTS AND CONDITIONS, ENCROACHMENTS, AND UNWRITTEN RIGHTS, IF ANY, APPARENT OR OF RECORD, MAY APPLY. THIS SURVEY DOES NOT PURPORT TO WARRANT TITLE.
- 6) ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS.
- 7) ADDRESSES : LOT 1-902 Thunderbird Lane  
 LOT 2-900 Thunderbird Lane  
 LOT 3-910 Thunderbird Lane  
 LOT 4-912A Thunderbird Lane (EXISTING)
- 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. (ADDRESS No. 10)
- 9) SEE PAGE 2 OF 2 FOR FURTHER NOTES.

N87-31-45E	173.84
N87-13-45E	132.47
N78-48-50E	154.41
N82-03-40E	168.16
N83-11-58E	212.63
N83-52-06E	221.10
N87-28-34E	253.63
N57-55-19E	210.20
N58-33-32E	227.18
N38-28-15E	196.72
N54-48-09E	190.61
N54-18-09E	258.03
N50-20-21E	180.50

WELL IMPROVEMENT OR REPLACEMENT.  
 AN AQUIFER DEMONSTRATION WELL WAS  
 LOCATED ON LOT 4.

ALPINE LAND SURVEYING  
 FORREST SHOEMAKER, PLS  
 1636 ANDIS ROAD, BURLINGTON  
 WASHINGTON, 98233 (206) 757-2606

PROJECT NO.  
 94-063

SHORT PLAT NO. 94-044 DATE:

CONSENT

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

*Robert V. Sjoboen*  
 ROBERT V. SJOBOEN  
*Marion Sjoboen*  
 MARION SJOBOEN

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
 COUNTY OF SKAGIT  
 ON THIS 17th DAY OF July, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

*Robert Sjoboen* AND *Marion Sjoboen*

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHOM EXECUTED THE WITHIN 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 FIRST WRITTEN.

*Michelle L Zitzkovich*  
 NOTARY PUBLIC, RESIDING AT  
 Concrete, WASHINGTON.



APPROVALS :

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLATTING ORDINANCES THIS 17th DAY OF Jan., 1995

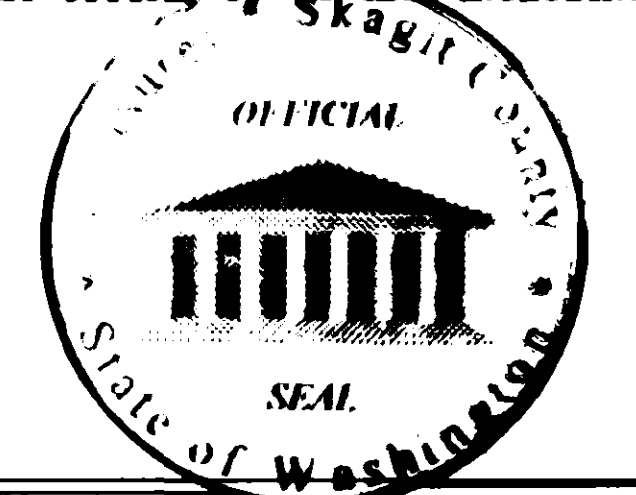
*Robert Sjoboen*  
 SHORT PLAT ADMINISTRATOR

*Janette Kaim*  
 COUNTY ENGINEER

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 1994.

THIS 9th DAY OF January 1995.  
*Judith M. Merrill*  
 SKAGIT COUNTY TREASURER



RECORDING CERTIFICATE  
 FILED FOR RECORD THIS 12 DAY OF Jan 1995 AT 3:15 PM  
 IN BOOK 11 OF SHORT PLATS AT PAGE 163 AT THE  
 REQUEST OF ROBERT SJOBOEN  
 9501120094 Kathy Hill  
 FILE NO. COUNTY AUDITOR BY DEPUTY

*E. Shoemaker 7/92*  
 DRAWN BY DATE  
*E. Shoemaker 7/92*  
 CHECKED BY DATE

SURVEYORS CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS THE FIELD NOTES OF A SURVEY MADE BY MR. OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT.  
*Forrest R. Shoemaker PLS 18920* 10 July 1994  
 LAND SURVEYOR DATE



SHORT PLAT SURVEY  
 FOR  
 ROBERT SJOBOEN  
 WITHIN GOVERNMENT LOTS 4 & 5, SECTION 19, T35N R9E, AND  
 WITHIN GOVERNMENT LOT 8, NE1/4NE1/4, & SE1/4NE1/4, SECTION 24, T35N R8E, W. MER.,  
 SKAGIT COUNTY, WASHINGTON

V-11 Sh-Plat Pg 1/63

950120094

SHORT PLAT NO. 94-044 DATE: \_\_\_\_\_

SHEET 2 OF 2

LEGAL DESCRIPTION, PARENT PARCEL : (PARCEL A)

THAT PORTION OF GOVERNMENT LOT 4 LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND GOVERNMENT LOT 5 OF SECTION 19, T35N R9E, W. Mer., LYING WEST OF THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY WITH THE WEST LINE OF THAT CERTAIN TRACT SOLD TO JOHN W. MAXWELL BY CONTRACT DATED NOV. 5TH, 1968 AND RECORDED NOV. 8TH, 1968 UNDER AFN 720179; THENCE WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 585 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID MAXWELL TRACT 1845 FEET MORE OR LESS TO THE NORMAL HIGH WATER MARK OF THE SKAGIT RIVER; THENCE EAST ALONG SAID RIVER TO THE WEST LINE OF SAID MAXWELL TRACT; THENCE NORTH ALONG SAID WEST LINE 1465 FEET MORE OR LESS TO THE POINT OF BEGINNING.

GOVERNMENT LOT 8, THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; AND THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T35N R8E, W. Mer., LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WESTERLY OF THE EASTERLY LINE OF THE COUNTY ROAD AS IT EXISTED ON SEPTEMBER 4, 1942. ALSO EXCEPT THAT PORTION, IF ANY, LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, BLOCK 4, PLAT OF THUNDERBIRD LANE, AS RECORDED IN VOL. 8 OF SURVEYS AT PAGES 76 AND 77, SKAGIT COUNTY RECORDS; THENCE N2-00-06E, 187.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 37, SAID LINE ALSO BEING ALONG AN EXISTING FENCE LINE NOW IN PLACE AND IDENTICAL WITH THE LINE AS AGREED TO BE THE BOUNDARY LINE IN 1964 AS SHOWN ON SAID PLAT OF THUNDERBIRD LANE; THENCE CONTINUING N2-00-06E ALONG SAID EXISTING FENCE LINE 2175 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF THUNDERBIRD LANE COUNTY ROAD.

(PARCEL B)

ALL THAT PORTION WHICH IS EAST OF THUNDERBIRD LANE COUNTY ROAD AND WHICH WAS FORMERLY RAILROAD RIGHT OF WAY, BEING 100 FEET IN WIDTH, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, T35N R8E, W. Mer., AND WHICH WAS ACQUIRED BY THE SEATTLE AND NORTHERN RAILWAY COMPANY, PREDECESSOR IN INTEREST OF THE GRANTOR HEREIN, BY DEED FROM CLARENCE A. ROWLEY DATED JAN. 10TH, 1900, RECORDED IN BOOK 40, PAGE 263, JAN. 15TH, 1900.

TOGETHER WITH THE WESTERLY 415 FEET, MORE OR LESS, OF LOT 4 OF WHAT WAS FORMERLY RAILROAD RIGHT OF WAY, BEING 100 FEET IN WIDTH, LOCATED IN THE NORTHWEST 1/4 OF SECTION 19, T35N R9E, W. Mer., AND WHICH WAS ACQUIRED BY THE SEATTLE AND NORTHERN RAILWAY COMPANY, PREDECESSOR IN INTEREST OF THE GRANTOR HEREIN, BY DEED FROM RED E. PAPE AND ANNA B. PAPE, AND THE MILLION INVESTMENT AND TRUST COMPANY, A CORPORATION, DATED FEBRUARY 1ST, 1900, RECORDED IN VOL. 41, PAGE 44, JUNE 1, 1900.

ALSO EXCEPT THE FOLLOWING PORTIONS OF HEREIN DESCRIBED PARCELS A AND B: BEGINNING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED FILED IN VOL. 951, PAGE 191, SKAGIT COUNTY RECORDS, AT AFN 9101070067, SAID CORNER BEING AN EXISTING MONUMENT AS SHOWN ON THAT CERTAIN RECORD OF SURVEY DATED JANUARY 1991 AND FILED IN VOL. 10 OF SURVEYS, PAGE 189, RECORDS OF SAID COUNTY, THENCE S86-7-15W 188.24 FEET TO A MONUMENT, BEING ON THE EASTERLY LINE OF A 60 FOOT RIGHT OF WAY AS REVEALED ON SKAGIT COUNTY SHORT PLAT FOR ROBERT SJOBOEN, THENCE S1-06-32W 418.34 FEET, MORE OR LESS, ALONG THE EAST LINE OF SAID 60 FOOT RIGHT OF WAY TO A MONUMENT, THENCE EAST 890.68 FEET, MORE OR LESS, TO THE WEST LINE OF THE MAXWELL TRACT AS DESCRIBED IN DEED RECORDED AT AFN 720179, BEING AN EXISTING MONUMENT, THENCE N0-32-13E 217.53 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, BEING AN EXISTING MONUMENT, THENCE S86-47-15W 520.78 FEET ALONG THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY TO AN EXISTING MONUMENT, THENCE N3-12-45W 250 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, AN EXISTING MONUMENT, THENCE S86-47-15W 184.88 FEET ALONG THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES, MORE OR LESS.

SUBJECT TO RESERVATION OF MINERAL RIGHTS IN DEED FROM BURLINGTON NORTHERN, INC, DATED MARCH 9, 1977, RECORDED NOV. 20, 1980 UNDER AFN 8011200058 (AFFECTS PARCEL B)

NOTES :

- 8.) Buyer should be aware that this short subdivision is located in a floodplain and portions of some lots are located in designated floodways. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the flood plain may require significant elevations of the first living floor.
- 9.) SEE SP90-34, SKAGIT COUNTY RECORDS, FOR SECTION SUBDIVISION.
- 10.) THE APPROXIMATE LOCATION OF FLOODWAY AND FLOODPLAIN LIMITS ARE SHOWN AS DASHED LINES ON SHEET 1. NO WARRANTY AS TO LOCATION OR ACCURACY IS EXPRESSED OR IMPLIED. BUYER/DEVELOPER SHALL INVESTIGATE TRUE LOCATION AND ELEVATIONS PRIOR TO ANY FUTURE CONSTRUCTION. THE APPROXIMATE LINES SHOWN ARE AS DERIVED FROM FEMA FIRM MAP NO. 530151 0305 C, DATED 3 JAN. 1985, AND ARE SHOWN FOR INFORMATION ONLY TO ALERT SAID BUYER/DEVELOPER TO THEIR EXISTANCE.
- 11.) LOT 1 IS SUBJECT TO EASEMENT FOR FUTURE DEVELOPMENT OF LOT 4 AS SHOWN ON SHT. 1/2.
- 12.) THE EXISTING RESIDENCE & MOBILE HOMES ARE USED FOR FARM WORKER HOUSING AND WILL BE REMOVED WHEN NO LONGER USED WITH FARMING ACTIVITIES.

PROJECT NO. 94-063

ALPINE LAND SURVEYING  
FORREST SHOEMAKER, PLS  
1636 ANDIS ROAD, BURLINGTON  
WASHINGTON, 98233 (206) 757-2606



Forrest B. Shoemaker 7/94  
DRAWN BY DATE  
Forrest B. Shoemaker 7/94  
CHECKED BY DATE

SHORT PLAT SURVEY  
FOR  
ROBERT SJOBOEN  
WITHIN GOVERNMENT LOTS 4 & 5, SECTION 19, T35N R9E, AND  
WITHIN GOVERNMENT LOT 8, NE1/4NE1/4, & SE1/4NE1/4, SECTION 24, T35N R8E, W. MER.,  
SKAGIT COUNTY, WASHINGTON

V.11sh Act 7/9/64