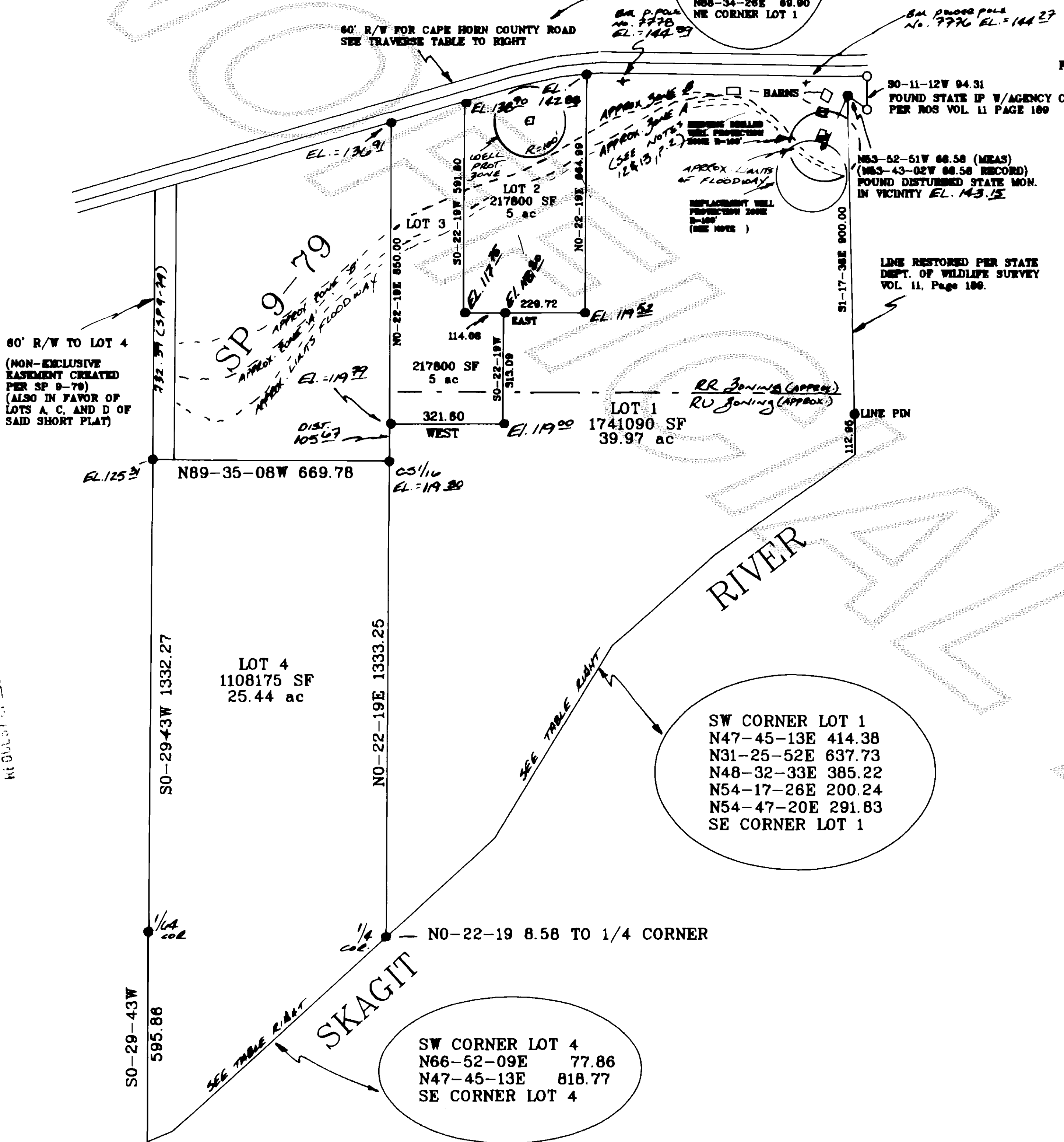
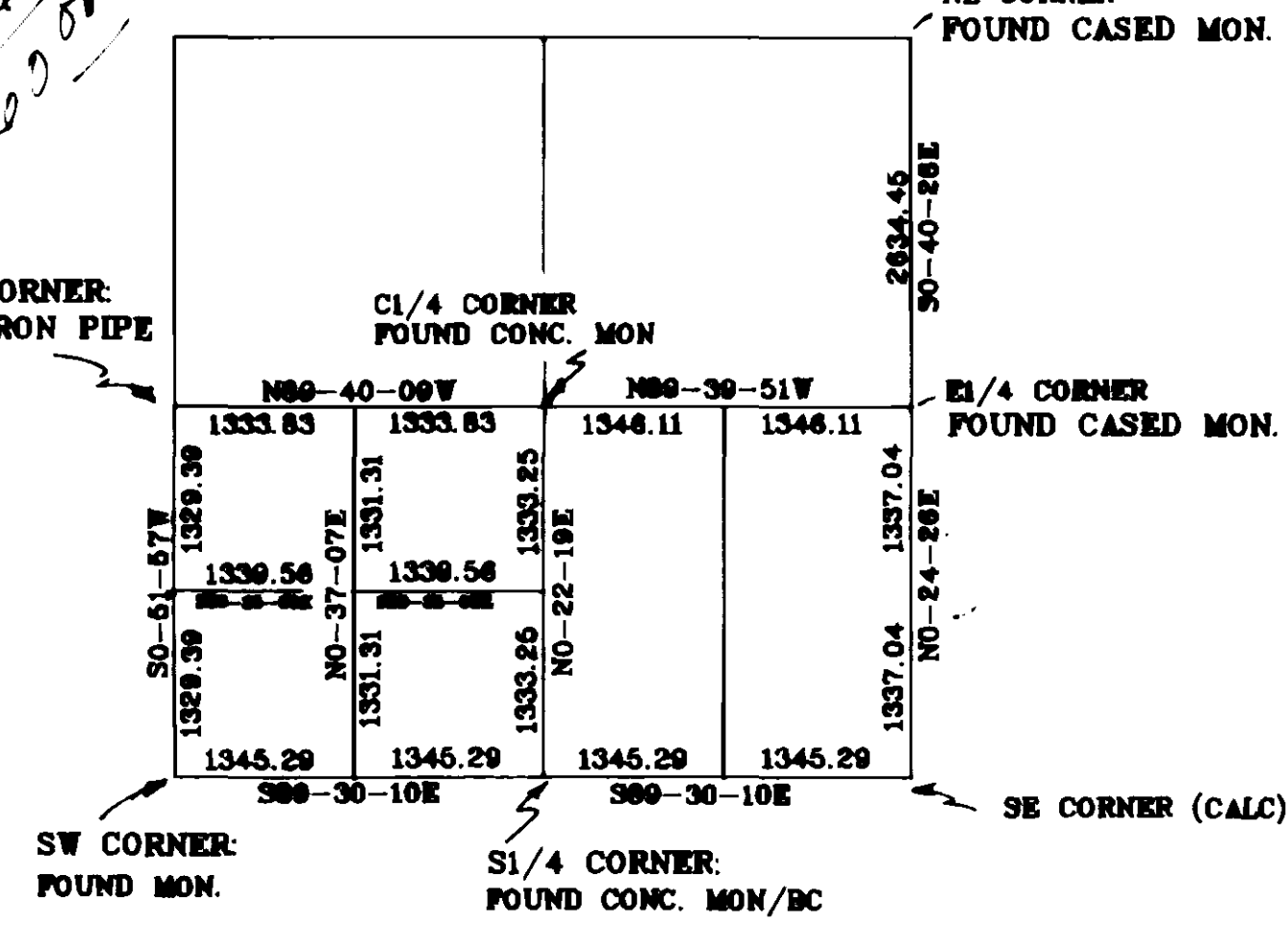


METHOD OF SURVEY : THEODOLITE/EDM CLOSED TRAVERSES
BASIS OF BEARINGS : SKAGIT COUNTY SHORT PLAT 5-89
TAX PARCEL NO : 350715-3-010-0108, 3-010-0007, 350715-4-002-0104, 4-002-0005, 4-002-0203, 4-002-0302, 4-002-0401, 350715-0-003-0002, 350722-0-003-0003



SECTION SUBDIVISION -NO SCALE- 15-35-7



SHORT PLAT NO. 95-025 DATE:

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.

Fred R. Pritchard Sara J. Pritchard
FRED PRITCHARD SARA PRITCHARD
Ted R. Pritchard Retha Pritchard
TED R. PRITCHARD RETHA PRITCHARD

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF SKAGIT
ON THIS 22 DAY OF Dec, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

FRED and SARA PRITCHARD AND TED R. and RETHA PRITCHARD

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.
Notary Public, Residing at Washington.

APPROVALS :

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY PLATTING ORDINANCES THIS 28-72 DAY OF Dec, 1995.

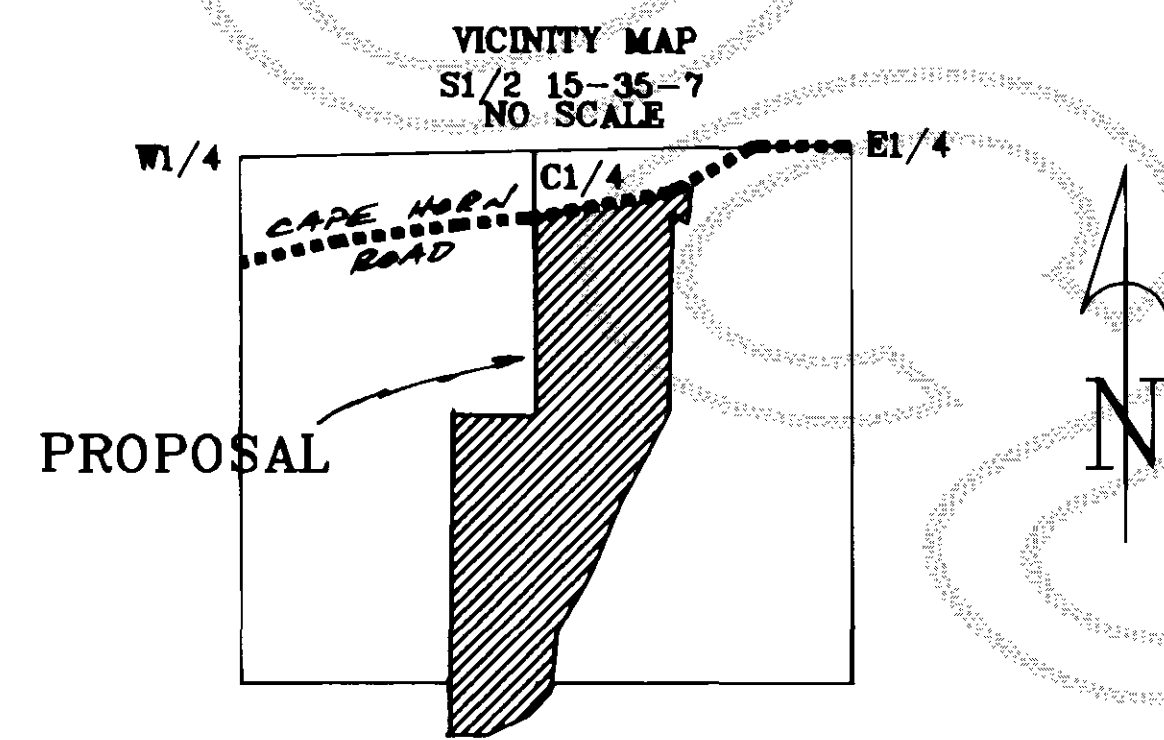
Nancy Nersten
SHORT PLAT ADMINISTRATOR
Janette Keiser
COUNTY ENGINEER

TREASURER'S CERTIFICATE :

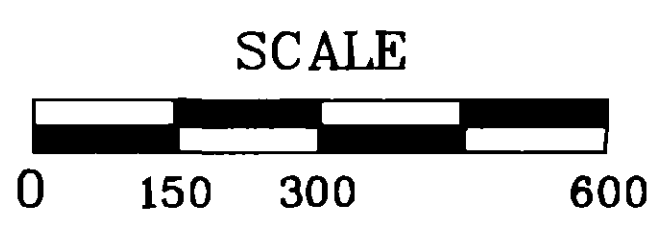
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 1995.

THIS 28 DAY OF December, 1995.
Linda Patterson for Judyanna Menick
SKAGIT COUNTY TREASURER

- NOTES :
1.) SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL CONTRACTS.
2.) ZONING : Residential Res.(5.0), RURAL DISTRICT (S/LY PORTION)
3.) SEWAGE DISPOSAL - ON SITE SEPTIC SYSTEMS.
4.) WATER - See Note 10, sheet 2/2.
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 : SEE SHEET 2 OF 2.
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.) SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND FURTHER NOTES.



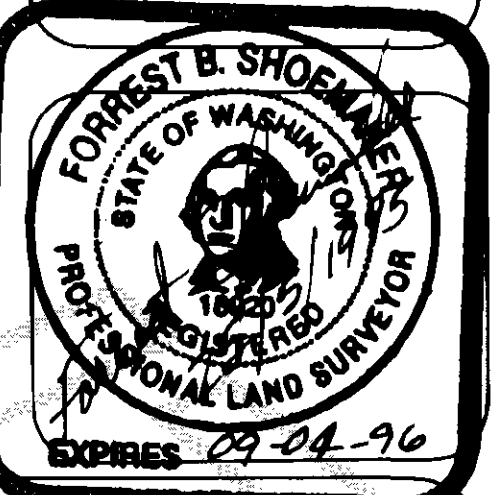
LEGEND
● SET 5/8" ALUMINUM ROD WITH 2" CAP



RECORDING CERTIFICATE
FILED FOR RECORD THIS 29 DAY OF Dec, 1995 AT 3:29 PM
IN BOOK 12 OF SHORT PLATS AT PAGE 2-163 AT THE REQUEST OF FRED and SARA PRITCHARD
9512290125
FILE NO. COUNTY AUDITOR BY DEPUTY

F. Shoemaker 5/95
DRAWN BY DATE
F. Shoemaker 5/95
CHECKED BY DATE

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS THE FIELD NOTES OF A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT.
Forrest Shoemaker PLS 18920 25/5/95
LAND SURVEYOR DATE



PROJECT NO.
95-060

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

SHORT PLAT SURVEY
FOR
FRED and SARA PRITCHARD
WITHIN THE SOUTH 1/2 OF SECTION 15, T35N R7E, W. Mer.,
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION :

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE COUNTY ROAD (CAPE HORN ROAD) AS CONVEYED TO SKAGIT COUNTY, AND GOVERNMENT LOT 2, SECTION 15, T35N R7E, W. Mer.,

EXCEPT THAT PORTION THEREOF INCLUDED IN DEED FROM THE UNITED STATES OF AMERICA TO THE STATE OF WASHINGTON, BY DEED RECORDED IN VOLUME 250 OF DEEDS, PAGE 693, AS AUDITOR'S FILE NO. 475783, WHICH DESCRIBES A PARCEL AS FOLLOWS:

TOWNSHIP 35 NORTH, RANGE 7 EAST, W. Mer., IN SECTION 15, THE WEST 636.5 FEET OF LOT 1; THE WEST 500.0 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; AND A PARCEL OF LAND IN LOT 2, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 ALONG THE EAST SIDE OF SAID SUBDIVISIONS, INCLUDED WITHIN THE METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST BOUNDARY OF THE AFORESAID LOT 1, FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTHERLY, 356.0 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, S1-35E WITH THE WEST BOUNDARY OF LOT 1, A DISTANCE OF 906 FEET, MORE OR LESS, TO THE CENTER OF SKAGIT RIVER; THENCE S88-25W, 25 FEET, MORE OR LESS, ALONG THE CENTER OF SAID RIVER; THENCE N3-36W, 946.7 FEET, MORE OR LESS, TO A POINT; THENCE S56-18E, 70 FEET TO THE PLACE OF BEGINNING, ALL OF SAID LANDS COMPRISING 30.13 ACRES, MORE OR LESS, SUBJECT TO A ROAD RIGHT OF WAY CONVEYED TO SKAGIT COUNTY BY DEED FROM THE UNITED STATES OF AMERICA DATED JULY 1, 1922, RECORDED JULY 28, 1922, IN BOOK 127, PAGE 268, DEED RECORDS OF SKAGIT COUNTY, WASHINGTON.

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35N RANGE 7 EAST, W. Mer.,

THAT PORTION OF THE EAST 1/2 OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 35 NORTH, RANGE 7 EAST, W. Mer., LYING EAST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W. Mer.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITIES, AND TRANSMISSION LINES ON THE WEST 60 FEET OF THAT CERTAIN SHORT PLAT NO. 9-79, DATED 1-31-1979 AND RECORDED IN VOLUME 3 OF SHORT PLATS AT PAGE 147, SKAGIT COUNTY RECORDS, AND ALSO TOGETHER WITH AN EXTENSION OF SAID 60 FOOT WIDE EASEMENT SOUTHERLY ALONG THE WEST LINE OF LOT 'D' OF SAID SHORT PLAT, TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15.

SUBJECT TO AN EASEMENT IN FAVOR OF WASHINGTON STATE DEPARTMENT OF GAME, DATED JULY 3, 1953, AT APN 501353, OVER A 25 FOOT WIDE STRIP OF LAND BORDERING AND EXTENDING ALONG THE NORTHEAST (NORTH) SIDE OF THE SKAGIT RIVER, PROVIDING FREE AND UNRESTRICTED PASSAGE OVER AND USE OF SAID STRIP BY SPORT FISHERMEN IN ORDER TO FISH IN THE SKAGIT RIVER, IN PERPETUITY.

NOTES : (CONTINUED FROM SHEET 1 OF 2)

10.) WATER - LOT 1 IS SUPPLIED FROM AN EXISTING DRILLED WELL. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100 FOOT RADIUS WELL PROTECTION ZONE FOR NEW INDIVIDUAL WATER SYSTEMS. THE ZONE MUST BE CONTAINED ENTIRELY ON THE LOT OWNED IN FEE SIMPLE AND/OR BE PROVIDED THROUGH APPROPRIATE COVENANTS OR EASEMENTS. PRESENT AND FUTURE OWNERS OF THIS LOT WITH THE EXISTING WELL WITH THE SUBSTANDARD PROPERTY LINE SETBACK SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR WELL REPLACEMENT. *AN AQUIFER DRAINAGE WELL IS LOCATED ON LOT 2. THE WELL ON LOT 1 IS OF UNKNOWN CONSTRUCTION, QUANTITY, OR QUALITY.*

- 11.) ADDRESSES - LOT 1 - 3678 CAPE HORN ROAD, CONCRETE (EXISTING)
- LOT 2 - 3762 CAPE HORN ROAD, CONCRETE
- LOT 3 - 3756 CAPE HORN ROAD, CONCRETE
- LOT 4 - 3742B CAPE HORN ROAD, CONCRETE

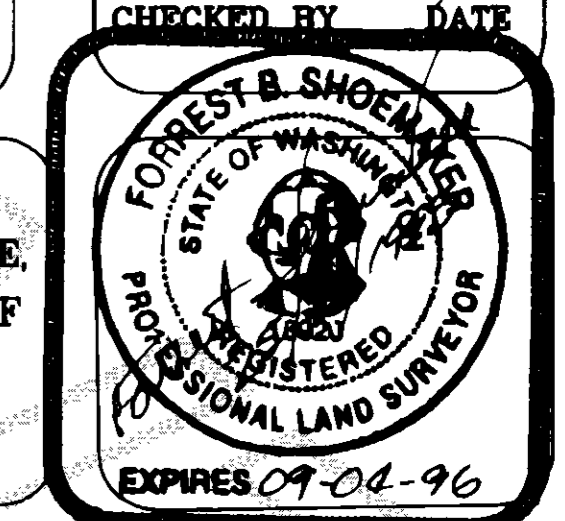
12.> BUYERS SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN A FLOODPLAIN AND PORTIONS OR ALL OF SOME LOTS ARE LOCATED IN A DESIGNATED FLOODWAY. THERE SHALL BE NO CONSTRUCTION IN DESIGNATED FLOODWAYS EXCEPT AS PERMITTED BY CHAPTER 15.20 OF THE SKAGIT COUNTY CODE, AND RESIDENTIAL CONSTRUCTION IN THE FLOODPLAIN MAY REQUIRE SIGNIFICANT ELEVATION OF THE FIRST LIVING FLOOR.

13.) THE APPROXIMATE LOCATION OF THE FLOODPLAIN AND FLOODWAY ARE DELINEATED ON SHEET 1 OF 2, AS DERIVED FROM FEMA FLOOD INSURANCE RATE MAP DATED 1985. OWNERS OF LOTS SHOWN HEREON ARE ADVISED THAT THE LINES SO DELINEATED ARE APPROXIMATE IN NATURE AND SHALL NOT BE RELIED UPON FOR BUILDING PURPOSES. BUYERS/DEVELOPERS OR BUILDERS SHOULD INVESTIGATE THE TRUE LOCATION OF SAID FLOODPLAIN OR FLOODWAY LIMITS PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THEIR LOT(S). THIS SHORT SUBDIVISION DOES NOT WARRANT THE LOCATIONS SHOWN HEREON AND THE SURVEYOR DOES NOT ACCEPT ANY LIABILITY FOR DELINEATION OF SAID LINES, SAID LINES BEING DELINEATED FOR INFORMATIONAL PURPOSES ONLY.

RECORDING CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 19__ AT _____ M.
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE
REQUEST OF FRED and SARA PRITCHARD
FILE NO. _____ COUNTY AUDITOR _____ BY DEPUTY _____

F. Shoemaker 5/75
DRAWN BY DATE
F. Shoemaker 5/75
CHECKED BY DATE

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS THE FIELD NOTES OF A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT.
Forrest Shoemaker PS 18920 25/5/1995
LAND SURVEYOR DATE



SHORT PLAT SURVEY
FOR
FRED and SARA PRITCHARD
WITHIN THE SOUTH 1/2 OF SECTION 15, T35N R7E, W. Mer.,
SKAGIT COUNTY, WASHINGTON

PROJECT NO.
95-060

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