

SURVEY DESCRIPTION

Parcel "A"

All of Government Lot 4 and that portion of Government Lot 3 lying Easterly of Telegraph Slough and Southerly of Primary State Highway No. 1 (Memorial Highway) as conveyed to the State of Washington by deed recorded May 5, 1970, under Auditor's File No. 738624, all in Section 7, Township 34 North, Range 3 East, W.M., EXCEPT dike and drainage rights-of-way, if any.

Parcel "B"

Two tracts of detached tidelands in Telegraph Slough in Section 12, Township 34 North, Range 2 East, W.M., and Section 7, Township 34 North, Range 3 East, W.M., described as follows:

Tract #1:

BEGINNING at a point on the line between Sections 7 and 12, which is North 0° 45' 00" East 1543.4 feet distant from the corner common to Section 7 through 12, 13 and 18, and running thence North 50° 15' 00" East 126.7 feet, North 34° 30' 00" East 205.0 feet, and South 50° 45' 00" West 274.0 feet to a point on said Section line which point is North 0° 45' 00" East 83.0 feet distant from the POINT OF BEGINNING; thence South 70° 30' 00" West 265.0 feet, South 49° 20' 00" West 215.0 feet, South 27° 20' 00" West 335.0 feet, North 61° 00' 00" 333.0 feet and North 44° 40' 00" East 390.0 feet to said POINT OF BEGINNING.

Tract #2:

BEGINNING at a point on the line between said Sections 7 and 12 which is North 0° 45' 00" East 1875.9 feet distant from the corner common to Sections 7, 12, 13 and 18, and running thence North 48° 30' 00" East 182.0 feet, North 36° 15' 00" East 314.0 feet and South 64° 15' 00" West 358.0 feet to a point on said Section line which is North 0° 45' 00" East 219.5 feet distant from the POINT OF BEGINNING; thence South 46° 15' 00" West 200.0 feet, South 37° 45' 00" West 352.0 feet, North 77° 00' 00" East 84.0 feet, North 60° 15' 00" East 125.0 feet and North 53° 45' 00" East 204.0 feet to said POINT OF BEGINNING.

EXCEPTING from both the above described tidelands tracts all mineral rights as reserved in deed recorded June 4, 1928, under Auditor's File No. 213770.

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

All being situate in the County of Skagit, State of Washington.

APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 6th day of June, 1996.

Bonkash - Asst Director
Short Plat Administrator

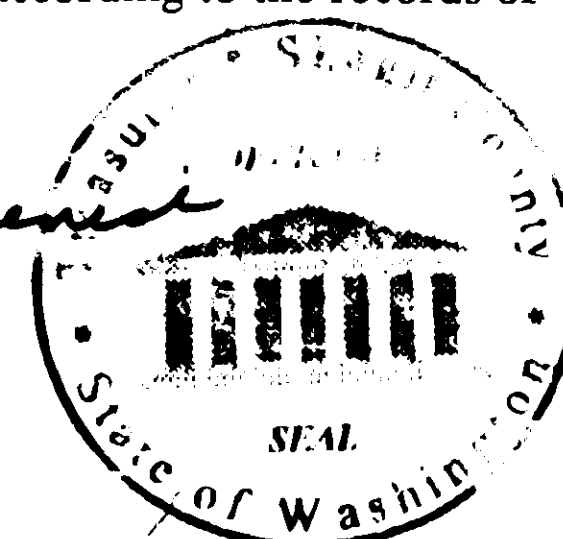
Letta Keiser
Skagit County Engineer

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 of 1996.

This 11 day of June, 1996.

Lynne Patterson for Judge Ann Mendenhall
Skagit County Treasurer



NOTES

1. 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.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Agriculture. (See Variance No. AGV. 95-050 - Jan. 23, 1996)
4. Sewage Disposal - Individual septic system. Lot 1 alternative system. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
5. Water - City of Anacortes
6. • Indicates iron rod set with yellow cap - survey number LISSER 22960.
7. Meridian - Assumed.
8. Basis of Bearing - Monumented South line of the Southwest 1/4 of Section 7, Township 34 North, Range 3 East, W.M. Bearing = North 89° 32' 47" East.
9. Survey description is from Land Title Company of Skagit Subdivision Guarantee No. T-78190, dated December 29, 1995.
10. For additional survey and subdivision information see Skagit County Short Plat No. 29-80 and Record of Survey Map recorded in Volume 7 of Surveys, Page 169, records of Skagit County, Washington, and State Highway Right-of-Way Maps March Point Road to Fredonia, June 22, 1969.
11. 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 213770, 760609, 806851, 278402, 505069, 579938, 648813, 653808, 738624, 278198, 9201020056, 9408310129, 94083110130.
12. Instrumentation: LIETZ SET 4A Theodolite Distance Meter.
13. Survey Procedure: Field traverse.
14. 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 officially designated boundary of a Skagit County Fire District.
15. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
16. This property is located in Flood Zone A-7.
Bench Mark: TOP OF CORNER REBAR ELEV. = 3.3 NGVD 11.24 (29)
17. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
18. Lot 2 is not for residential building purposes. The residential development rights on this parcel have been exhausted through granting of a lot size variance for Lot 1.
19. This plat is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes. Potential homeowners may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the applications by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

AUDITOR'S CERTIFICATE

Filed for record this 18 day of June, 1996 at 11:32 AM. in Volume 12 of SHORT PLATS, on pages 111, 112 at the request of SEMRAU & LISSER. Auditor's File No. 9606180031.

Kathy Hill Skagit County Auditor
Samuel J. Granger Deputy

OWNER'S 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.

Carl F. Lober Pres.
Dennis L. Jones Authorized Agent
Summersun Greenhouse Company, Inc., a Washington Corporation
Northwest Farm Credit Services, ACA, a corporation

ACKNOWLEDGMENTS

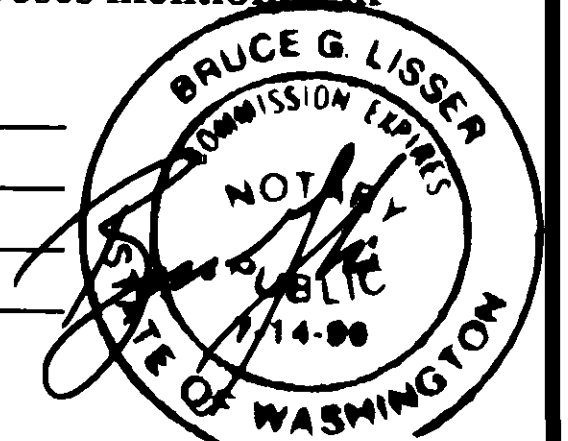
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that CARL F. LOBER

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the PRESIDENT SUMMERSUN GREENHOUSE COMPANY, INC., a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated May 14, 1996
Signature Carl F. Lober
Title President
My appointment expires 7-14-96



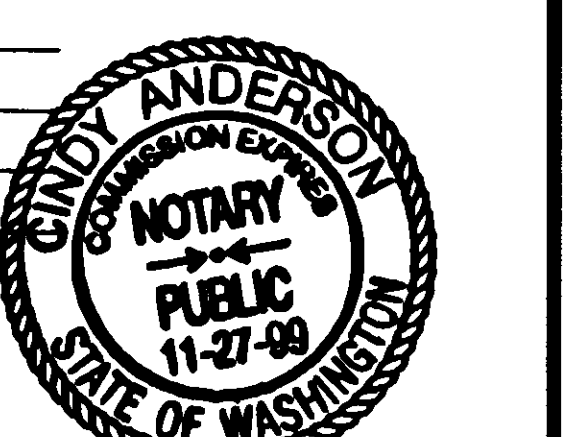
State of Washington

County of

I certify that I know or have satisfactory evidence that DENNIS L. JONES

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Authorized Agent of NORTHWEST FARM CREDIT SERVICES, ACA, a corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated May 14, 1996
Signature Dennis L. Jones
Title Manager
My appointment expires 11-27-99



SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and monumented and that all distances and bearings are accurate.

Bruce G. Lisser Date: May 10, 1996
Donald R. Semrau, PE & PLS, Certificate No. 9622
Bruce G. Lisser, PLS., Certificate No. 22960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566



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| SHORT PLAT NO. | 96-0053 | DATE | |
| SURVEY IN A PORTION OF GOVERNMENT LOTS 3 & 4 IN SECTION 7 T34N, R3E, Q1W SKAGIT COUNTY, WASHINGTON | | | |
| FOR: SUMMERSUN GREENHOUSE COMPANY, INC. | | | |
| FR 125 PG 51 MERIDIAN ASSUMED | SEMRAU & LISSER SURVEYORS AND ENGINEERS MOUNT VERNON, WASHINGTON 224-9566 | 1" = 100' | 92-109 SP |
| SHEET 1 OF 2 | | | |

