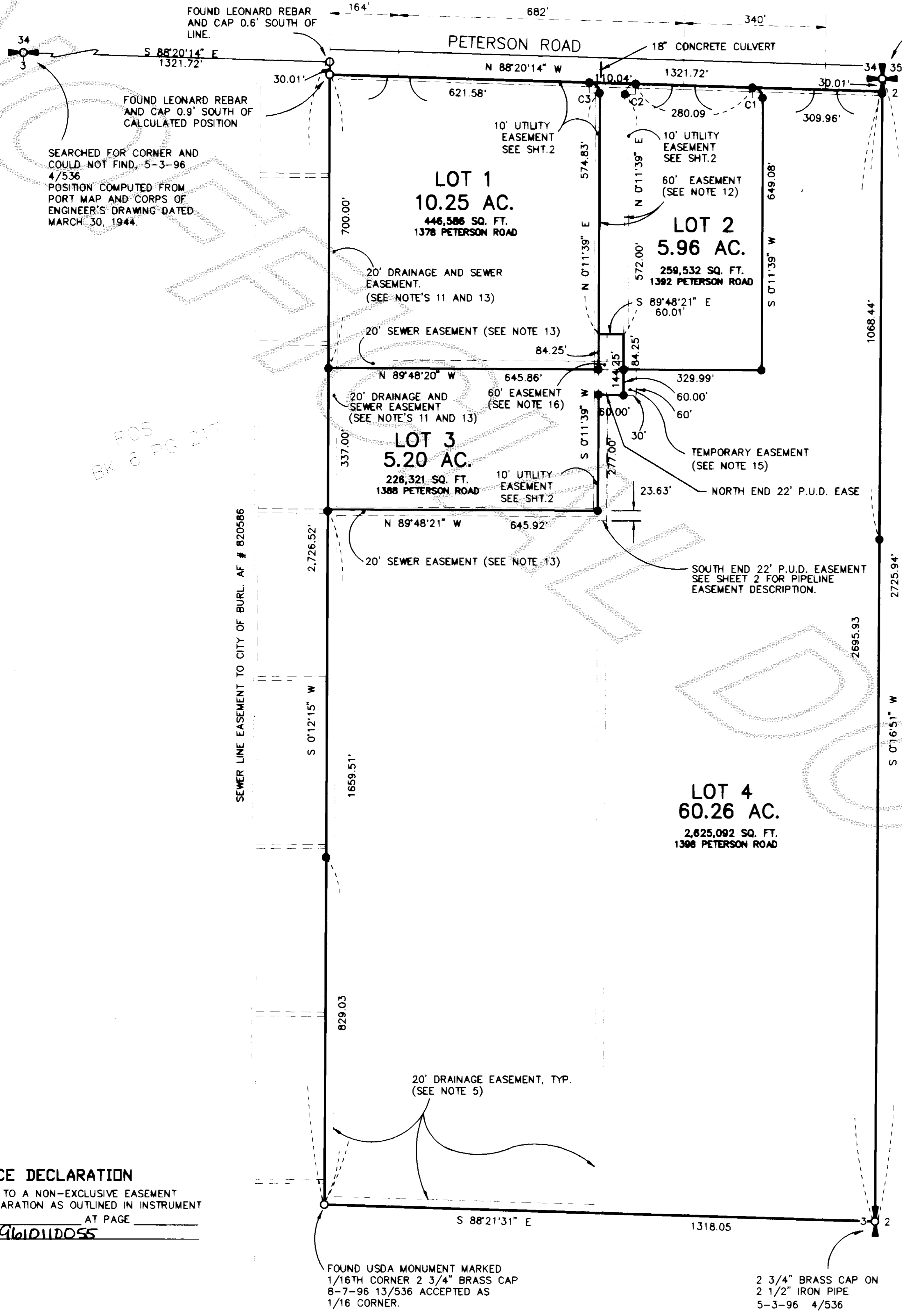


9610110054

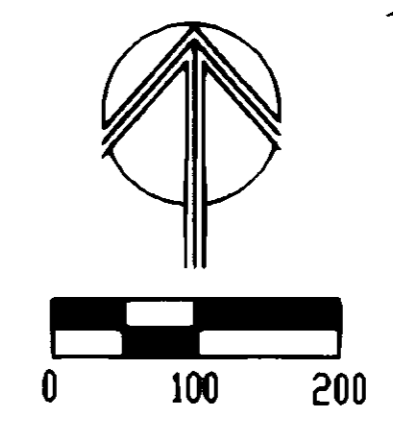
'96 OCT 11 P.1:22

35
3
26
64-



FOUND 4" BRASS CAP IN CONCRETE MONUMENT IN MONUMENT CASE 5-3-96 4/536

SEARCHED FOR CORNER AND COULD NOT FIND, 5-3-96 4/536 POSITION COMPUTED FROM PORT MAP AND CORPS OF ENGINEER'S DRAWING DATED MARCH 30, 1944.



LEGEND

- PROPOSED ACCESS (TYP)
- SET REBAR AND CAP
- FOUND SURVEY MARKER, AS NOTED

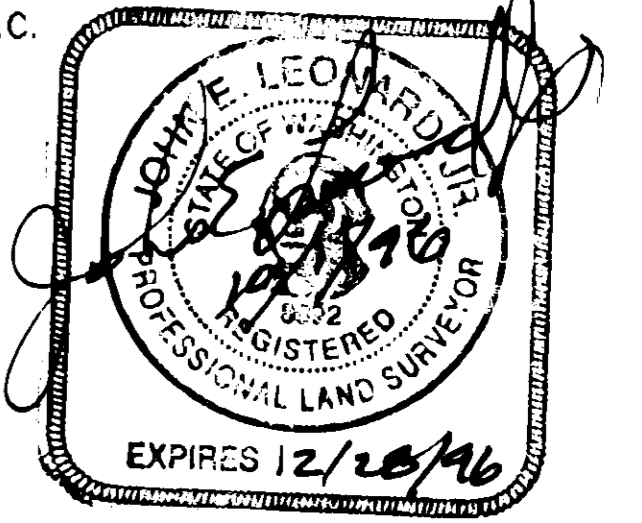
CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	88°31'53"	25.00'	24.37'	38.63'
C2	91°28'7"	25.00'	25.65'	39.91'
C3	88°31'53"	25.00'	24.37'	38.63'

SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332.130 W.A.C.

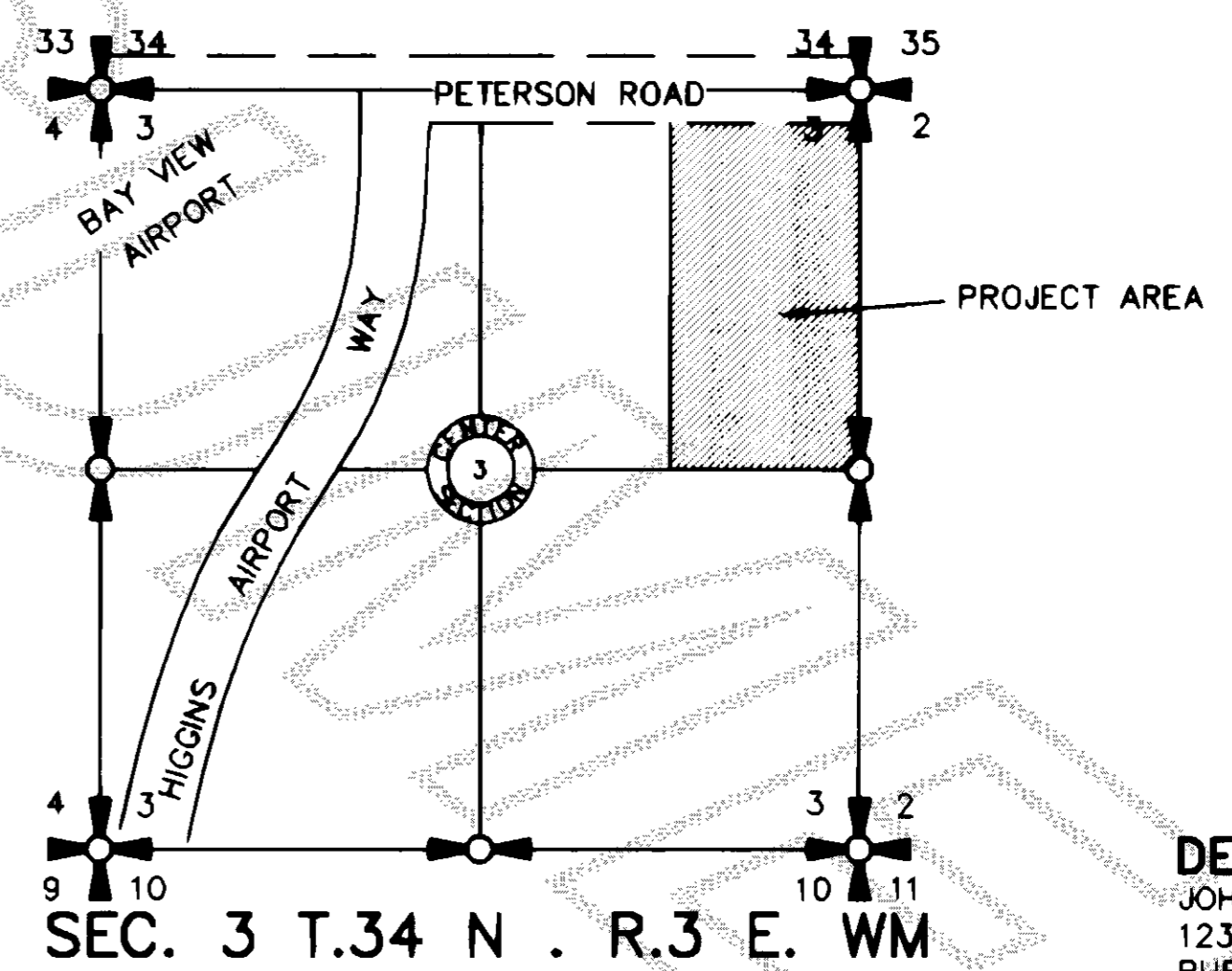
Signature of John E. Leonard, Jr. and text: JOHN E. LEONARD, JR.; P.E. & P.L.S. CERTIFICATE NO. 8992



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF Oct, 1996 AT 1222 P.M. IN BOOK 155 OF SHORT PLATS AT PAGE 155 AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC., UNDER AUDITOR'S FILE NO. 9610110054

Signatures of Kathryn Hill and Chungquid, Skagit County Auditor and Deputy.



DEVELOPER JOHN L. BOUSLOG 1235 JOSH WILSON ROAD BURLINGTON WA. 98233

MAINTENANCE DECLARATION ALL LOTS ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AS OUTLINED IN INSTRUMENT RECORDED IN BOOK 9610110054 AT PAGE UNDER A.F. NUMBER 9610110054

SHORT PLAT NUMBER: 96 - 012 DATE: SEPT. 1996

JOHN BOUSLOG IN THE NORTHEAST QUARTER OF SEC. 3 T.34 N. R.3 E. WM

LEONARD, BOUDINOT and SKODJE CIVIL ENGINEERS AND LAND SURVEYORS P.O. BOX 1229 MOUNT VERNON, WA 98273 (360) 336-5751

FIELD BOOK 536, PGS. 4 & 13 DRAWN BY D.J.A. CK. BY

SCALE: 1" = 200' JOB NO. 95242

CONSENT

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

John L. Bouslog
JOHN L. BOUSLOG

Melvin Bouslog by John Bouslog
MELVIN BOUSLOG

Sue Ellen Tate by John Bouslog
SUE ELLEN TATE
(FORMERLY SUE ELLEN MOORE)

Karla Ohrt by Barbara Bazzant
KARLA OHRT

Barbara Bazzant
BARBARA BAZANT
(FORMERLY BARBARA LEHNHERR)

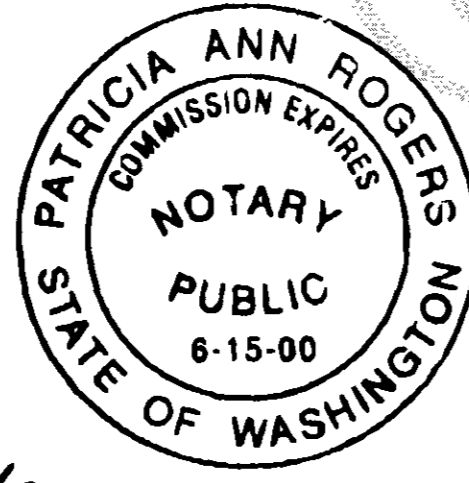
June A. Bouslog by Barbara Bazzant
JUNE A. BOUSLOG

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Skagit)) SS.

ON THIS 21 DAY OF August, 1996, BEFORE ME, PERSONALLY APPEARED John L. Bouslog, ATTORNEY IN FACT FOR MELVIN BOUSLOG AND SUE ELLEN TATE, FORMALLY SUE ELLEN MOORE AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPALS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPALS ARE NOW LIVING AND ARE NOT INSANE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
Patricia Ann Rogers
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT: Mt Vernon

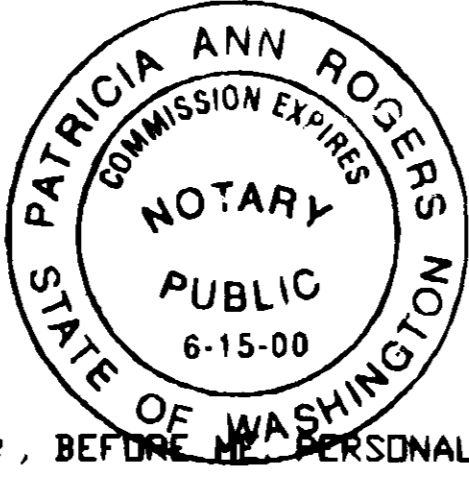


ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Skagit)) SS.

ON THIS 21 DAY OF August, 1996, BEFORE ME, PERSONALLY APPEARED Barbara Bazzant, ATTORNEY IN FACT FOR JUNE A. BOUSLOG AND KARLA OHRT AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AS ATTORNEY IN FACT FOR SAID PRINCIPALS FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPALS ARE NOW LIVING AND ARE NOT INSANE.

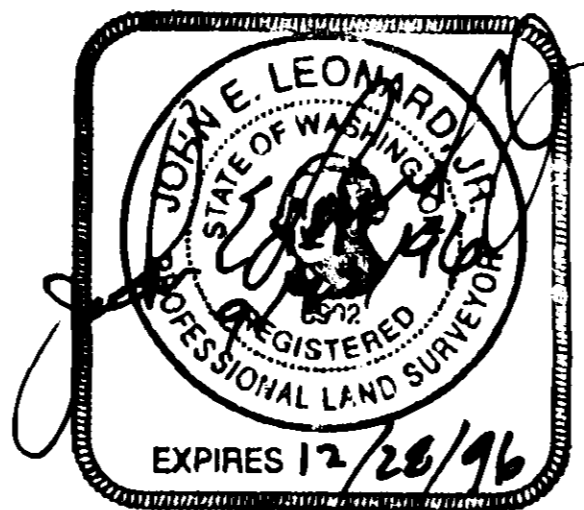
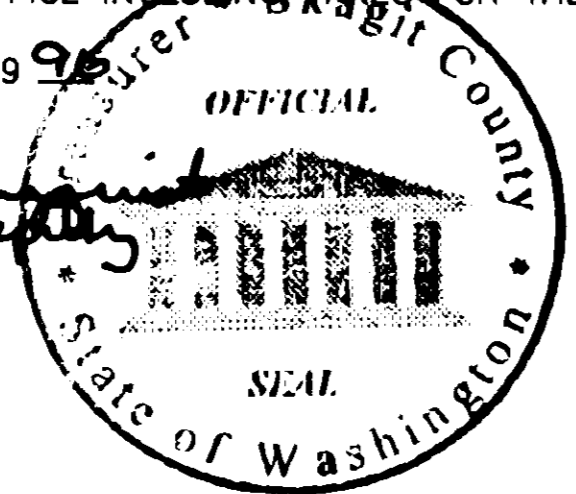
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
Patricia Ann Rogers
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT: Mt Vernon



TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1996.

THIS 20 DAY OF October, 1996.
John Omeron
SKAGIT COUNTY TREASURER

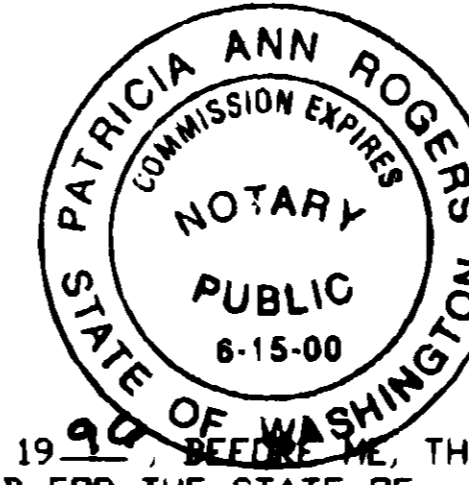


ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF Skagit)) SS.

ON THIS 21 DAY OF August, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN L. BOUSLOG TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Patricia Ann Rogers
NOTARY PUBLIC
RESIDING AT: Mt Vernon

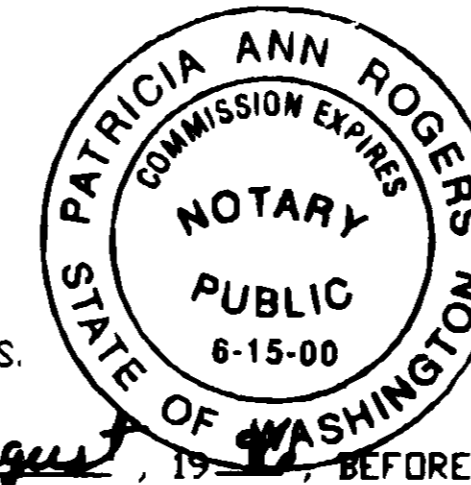


ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Skagit)) SS.

ON THIS 21 DAY OF August, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Barbara Bazzant TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.
Patricia Ann Rogers
NOTARY PUBLIC
RESIDING AT: Mt Vernon



UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT, G.T.E., CASCADE NATURAL GAS CORP., AND TO CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE TEN (10) FEET AS SHOWN ON THE FACE OF THE SHORT PLAT PLAN IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PUD WATER PIPELINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES, OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING SOUTHERLY OF THE RIGHT-OF-WAY COMMONLY KNOWN AS PETERSON ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL PROVIDED BY LAND TITLE COMPANY UNDER POLICY NO. T-78091.

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 THE USAGE OF SAID ROAD.
- 2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- 3. 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 SKAGIT COUNTY FIRE DISTRICT.
- 4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PUBLIC WORKS.
- 5. LOT 4 IS SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, AND 3 AS SHOWN HEREON. AND FOR THE BENEFIT OF THE DEVELOPERS PROPERTY LYING NORTH OF PETERSON ROAD.
- 6. ZONING IS COMMERCIAL, LIGHT INDUSTRIAL.
- 7. SEWAGE DISPOSAL - CITY OF BURLINGTON.
- 8. WATER - SKAGIT COUNTY PUD.
- 9. AT THE TIME OF LOT DEVELOPMENT, DRAINAGE IMPROVEMENTS MAY BE REQUIRED. CONTACT SKAGIT COUNTY PUBLIC WORKS FOR FURTHER INFORMATION.
- 10. BASIS OF BEARING IS THE NORTH LINE OF THE NE 1/4 SECTION 3 AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 6 PAGE 217, BEING N 88° 20' 14" W.
- 11. LOTS 1 AND 3 ARE SUBJECT TO A 20 FOOT DRAINAGE EASEMENT AS SHOWN FOR THE BENEFIT OF THE DEVELOPERS PROPERTY LYING NORTH OF PETERSON ROAD.
- 12. LOT 2 IS SUBJECT TO A 60 FOOT EASEMENT FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4. THE LOCATION OF WHICH IS AS SHOWN ON SHEET 1. SAID EASEMENT SHALL INCLUDE ANY FUTURE SUBDIVISION OF SAID LOTS.
- 13. LOTS 1, 3 AND 4 ARE SUBJECT TO A 20 FOOT EASEMENT FOR SANITARY SEWER AND DRAINAGE AS SHOWN, FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4.
- 14. LOT 4 IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE AND UTILITIES FOR THE BENEFIT OF LOTS 1, 2, AND 3 AS SHOWN HEREON.
- 15. LOT 4 IS SUBJECT TO A NON-EXCLUSIVE TEMPORARY EASEMENT FOR A HAMMERHEAD TURN-AROUND FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4.
- 16. LOT 3 IS SUBJECT TO A 60 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS, DRAINAGE AND UTILITIES OVER-UNDER AND ACROSS FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4. SAID EASEMENT SHALL INCLUDE ANY FUTURE SUBDIVISION OF SAID LOTS.
- 17. THE SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS OF THE PORT OF SKAGIT COUNTY, SECTION 14.04.171 OF THE SKAGIT COUNTY CODE WILL APPLY.
- 18. EASEMENT REFERRED TO IN NOTE NO. 5 ABOVE IS SUBJECT TO CHANGE IF FUTURE LOT LAYOUT REQUIRES A DIFFERENT LOCATION.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 20 DAY OF October, 1996.

Tom Aldred
SHORT PLAT ADMINISTRATOR

Janette Kian
SKAGIT COUNTY ENGINEER

SHORT PLAT NUMBER:	96-012	DATE:	SEPT. 1996
JOHN BOUSLOG IN THE NORTHEAST QUARTER OF SEC. 3 T.34 N. R.3 E. WM			
FIELD BOOK	LEONARD and BOUDNOT, INC.	SCALE:	
DRN. BY DJA CK. BY	P.O. BOX 1220 MOUNT VERNON, WA 98273 (509) 336-5751	JOB NO.	95242