


Meridian - Assumed

Bar Scale *Feet*



0 50 100 200 300 400

VICINITY MAP

BAR SCALE

MILES

0 1/4 1/2 3/4 1

Prop. Cor.
 o Set Rebar
 o Found Rebar
 © Found Co.
 Type Mon.
 SEE NOTE 6.
 o SL
 © FH
 ● PP
 ——— 8" ———
 ——— x ——— x ———
 ⊕ Well
 ——— s ———
 Rural (RU)
 Agricultural (A)

Property Corner
 Set 5/8" Diam. x 18" Length Steel
 Rebar with Yellow Plastic Cap
 Imprinted: "LEGRO 3475"
 Found Steel Rebar with Yellow
 Plastic Cap Imprinted: "LEONARD
 LS-8992"
 Found County Type Brass Disk in
 Concrete Monument
 Refer to NOTE 6. on Sheet 3 of 3
 Sheets
 Septic Drainfield Soil Log
 Fire Hydrant
 Power Pole to Overhead Services
 Blanchard-Edison Water Assoc. 8"
 Diam. Water Main (Approx. Loc.)
 Barbed Wire Fence
 Domestic Water Source
 Approx. Loc. Sanitary Sewer Pipeline
 from House to Drainfield
 5 Acre Minimum Lot Size
 40 Acre Min. Lot Size (See VAR 95-041)

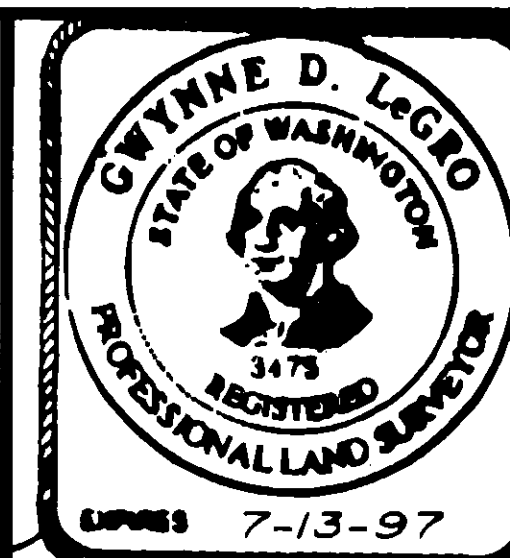
The Utility Locations shown hereon are from field observations where possible and as reconstructed by the property owner.

— *Easement for Ingress and Egress*
A.F. No's. 713026 & 553003

Sheet 1 of 3 Sheets

Filed for the record this 10th day of January, 1991,
at 15 minutes past 1 O'clock P.M. in Volume 12 of Short
Plats at pages 16, 17 and 180 and recorded under
Auditor's File Number 9701100862, at the
request of Denny D. LeGro.

Kathy Hill
KATHY HILL
Auditor, Skagit County
by: Robert Zorn



This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of J. William Taylor.

Gwynne D. Legro
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA, 98273
Phone : (360) 336-3220

GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
Date : 11-21-96 Lic. # 3475

J. WILLIAM TAYLOR, ETAL.
PROPERTY SURVEY
PTN. SE 1/4 SW 1/4
SEC. 35, T. 36N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

Vol 12 Short Plats pg 178

LEGAL DESCRIPTION

That portion, if any, of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at a stake, 14 rods and 27 links (248.5 feet and 3.84 inches) North of the Southeast corner of said Southwest 1/4 of the Southwest 1/4; thence North 50 1/2 degrees West, 12 rods (198 feet) to a stake; thence North 12 rods (198 feet) to a stake; thence South 50 1/2 degrees East, 12 rods (198 feet) to a stake; thence South, 12 rods (198 feet) to the point of beginning, EXCEPT County Road right-of-way, AND EXCEPT Great Northern Railway Company's railroad right-of-way. ALSO EXCEPT that portion thereof conveyed to the State of Washington by Deed dated August 9, 1994 and recorded September 19, 1994, as Auditor's File No. 9409190132, records of Skagit County, Washington.

The Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East of the Willamette Meridian.

EXCEPT the North Half (N 1/2) of the North Half (N 1/2) thereof.

ALSO EXCEPT that portion thereof lying Southerly of the Northerly line of the Bow Hill County Road as conveyed to Skagit County by Deed recorded February 16, 1973, under Auditor's File No. 780766, records of Skagit County, Washington.

ALSO EXCEPT that portion of said subdivision, described as follows:

Beginning at a point on the East line of the Southwest Quarter (SW 1/4) of said Section Thirty-five (35), which bears N 0°29'40" W a distance of 39.70 feet from the South Quarter (S 1/4) corner of said Section Thirty-five (35); said point being also the most Southerly corner of that tract of land conveyed to Blanchard-Edison Water Association, a Corporation, by J. William Taylor and Patricia Taylor in Quit Claim Deed recorded under Auditor's File No. 8301260044, records of Skagit County, Washington and referred to hereinafter as Parcel "X"; thence continuing N 0°29'40" W along said East line, a distance of 65.01 feet to the Northeast corner of said Parcel "X" and being also the Southeast corner of that tract of land conveyed to Blanchard-Edison Water Association by James R. Teachman and Floyd Teachman in Quit Claim Deed recorded under Auditor's File No. 553000, records of Skagit County, Washington, referred to hereinafter as Parcel "Y"; thence continuing N 0°29'40" W along said East line, a distance of 100.01 feet to the Northeast corner of said Parcel "Y"; thence S 88°42'23" W, along the North line of said Parcel "Y", a distance of 100.01 feet to the Northwest corner of said Parcel "Y"; thence S 0°29'40" E along the West line thereof, a distance of 65.01 feet to the most Northerly corner of that tract of land conveyed to J. William Taylor and Patricia Taylor, husband and wife, by the Blanchard-Edison Water Association in Quit Claim Deed recorded under Auditor's File No. 8211050017, records of Skagit County, Washington and hereinafter referred to as Parcel "Z"; thence S 45°53'38" E along the Easterly line of said Parcel "Z" and the Westerly line of said Parcel "X", a distance of 140.44 feet to the point of beginning.

ALSO EXCEPT Tract C of Short Plat No. 64-78 recorded September 26, 1978 in Book 3 of Short Plats, Page 21, under Auditor's File No. 888174, records of Skagit County, Washington.

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington by Deed dated August 9, 1994 and recorded September 19, 1994 under Auditor's File No. 9409190132 and by Deed dated January 31, 1995 and recorded March 15, 1995 under Auditor's File No. 9503150099, all records of Skagit County, Washington.

TOGETHER WITH that portion, if any, of the Old Bow Hill Road which upon vacation reverted to said premises by operation of law.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and for roadway purposes over and across the following described tracts:

(Legal Description Continued in Column 2)

Legal Description Continued

1. The West 30 feet of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M.

2. The East 30 feet of that portion of Government Lot 3 of Section 2, Township 35 North, Range 3 East, W.M., lying Northerly and Easterly of the Bow Hill Road, as it existed on April 30, 1967; EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated May 14, 1973 and recorded May 16, 1973 under Auditor's File No. 785077.

3. The West 30 feet of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 3 East, W.M., lying North of the Bow Hill County road as it existed on June 15, 1917.

4. That portion of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 36 North, Range 3 East, W.M., and of Government Lot 2, Section 2, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of Southwest 1/4 of the Southeast 1/4 of said Section 35, 204.7 feet North of the Southwest corner of said subdivision; thence North along the West line of said subdivision a distance of 200 feet; thence East 60 feet; thence South along a line which is parallel to and 60 feet East of the West line of said Southwest 1/4 of the Southeast 1/4 and said Government Lot 2, a distance of 500 feet; thence West 60 feet to the West line of said Government Lot 2; thence North along the West line of said Government Lot 2 and said Southwest 1/4 of the Southeast 1/4 to the point of beginning; EXCEPT the West 30 feet thereof.

5. The East 30 feet of the following described tract:

The Southeast 1/4 of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M. EXCEPT the North 100 feet of the South 204.7 feet of the East 100 feet thereof.

SUBJECT TO those Easements to Blanchard-Edison Water Association, a corporation, with right to lay, maintain, operate, re-lay and remove at any time a pipe or pipes, line or lines, for the transportation of water, and if necessary, to erect, maintain, operate and remove said lines, with right of ingress or egress to and from the same, the exact location of which is not disclosed on the record, by those instruments dated August 17, 1956 and recorded June 20, 1957 under Auditor's File Numbers 552781 and 552796, records of Skagit County, Washington.

AND SUBJECT TO that Easement to Blanchard-Edison Water Association, a corporation, with right to construct, maintain, improve and repair an access road to the proposed water reservoir site of the grantee, with right of ingress and egress to and from same by that instrument dated September 15, 1956 and recorded June 25, 1957 under Auditor's File No. 553003, records of Skagit County, Washington.

AND SUBJECT TO an Easement granted to Puget Sound Power and Light Company by that instrument dated November 22, 1957 and recorded November 27, 1957 under Auditor's File No. 558965, records of Skagit County, Washington.

AND SUBJECT TO an Easement, including the terms and conditions thereof, granted to Michael B. Blade and Vicki H. Blade for septic line and drainfield by that instrument dated July 29, 1993 and recorded August 4, 1993 under Auditor's File No. 9308040097, records of Skagit County, Washington.

AND SUBJECT TO those provisions in the nature of covenants contained in notice of on-site sewage system limitation, by that instrument recorded October 10, 1986 under Auditor's File No. 8610100019, records of Skagit County, Washington.

AND SUBJECT TO those reservations and/or exceptions reserving one-half of all mineral, gas and oil rights lying within a portion of Lot 3, Section 2, Township 35 North, Range 3 E.W.M. as disclosed by that instrument recorded July 3, 1940 under Auditor's File No. 327131, records of Skagit County, Washington.

(Legal Description Continued on Sheet 3, Column 1)

OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 31st day of August, 1995.

J. William Taylor Patricia Taylor
J. William Taylor Patricia Taylor

Paul W. Taylor Carolyn C. Taylor
Paul W. Taylor Carolyn C. Taylor

SEATTLE - FIRST NATIONAL BANK

Cecilia Johnson
Signature _____
Print Name CECILIA JOHNSON
Vice President
Print Title _____

CONTINENTAL SAVINGS BANK

C Gregory Portington
Signature _____
Print Name C Gregory Portington
Assistant Vice Pres
Print Title _____

SKAGIT STATE BANK

Cheryl A Bishop Richard E. Thompson
Signature _____
Print Name Cheryl A Bishop Richard E. Thompson
CO COO AVP
Print Title _____

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me J. WILLIAM TAYLOR and PATRICIA TAYLOR, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of August, 1995.

Dianne D. Drake
Notary Public in and for the State of Washington,
residing at BURLINGTON, WASHINGTON

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me PAUL W. TAYLOR and CAROLYN C. TAYLOR, husband and wife, to me known to be the individuals who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 31st day of August, 1995.

Dianne D. Drake
Notary Public in and for the State of Washington,
residing at BURLINGTON, WASHINGTON

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

This is to certify that on this 31st day of August, 1995, before me, the undersigned, a Notary Public, personally appeared CECILIA JOHNSON and C Gregory Portington, to me known to be the VICE PRESIDENT and Assistant Vice President, respectively, of the SEATTLE-FIRST NATIONAL BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Dianne D. Drake
Notary Public in and for the State of Washington,
residing at BURLINGTON, WASHINGTON

ACKNOWLEDGEMENT

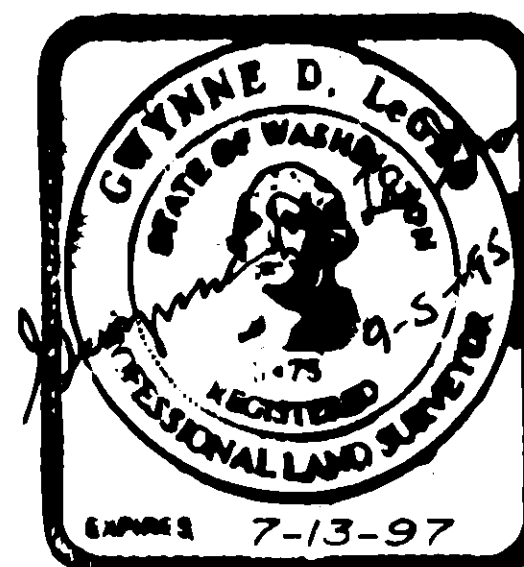
State of Washington } S.S.
County of SKAGIT

This is to certify that on this 1st day of SEPTEMBER, 1995, before me, the undersigned, a Notary Public, personally appeared C Gregory Portington and Richard E. Thompson, to me known to be the VICE PRESIDENT and Assistant Vice President, respectively, of the CONTINENTAL SAVINGS BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Dianne D. Drake
Notary Public in and for the State of Washington,
residing at MOUNT VERNON

Sheet 2 of 3 Sheets



SHORT PLAT NO. 95 - 040

J. WILLIAM TAYLOR, ETAL.
PROPERTY SURVEY
PTN. SE 1/4 SW 1/4
SEC. 35, T. 36N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

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Legal Description Continued

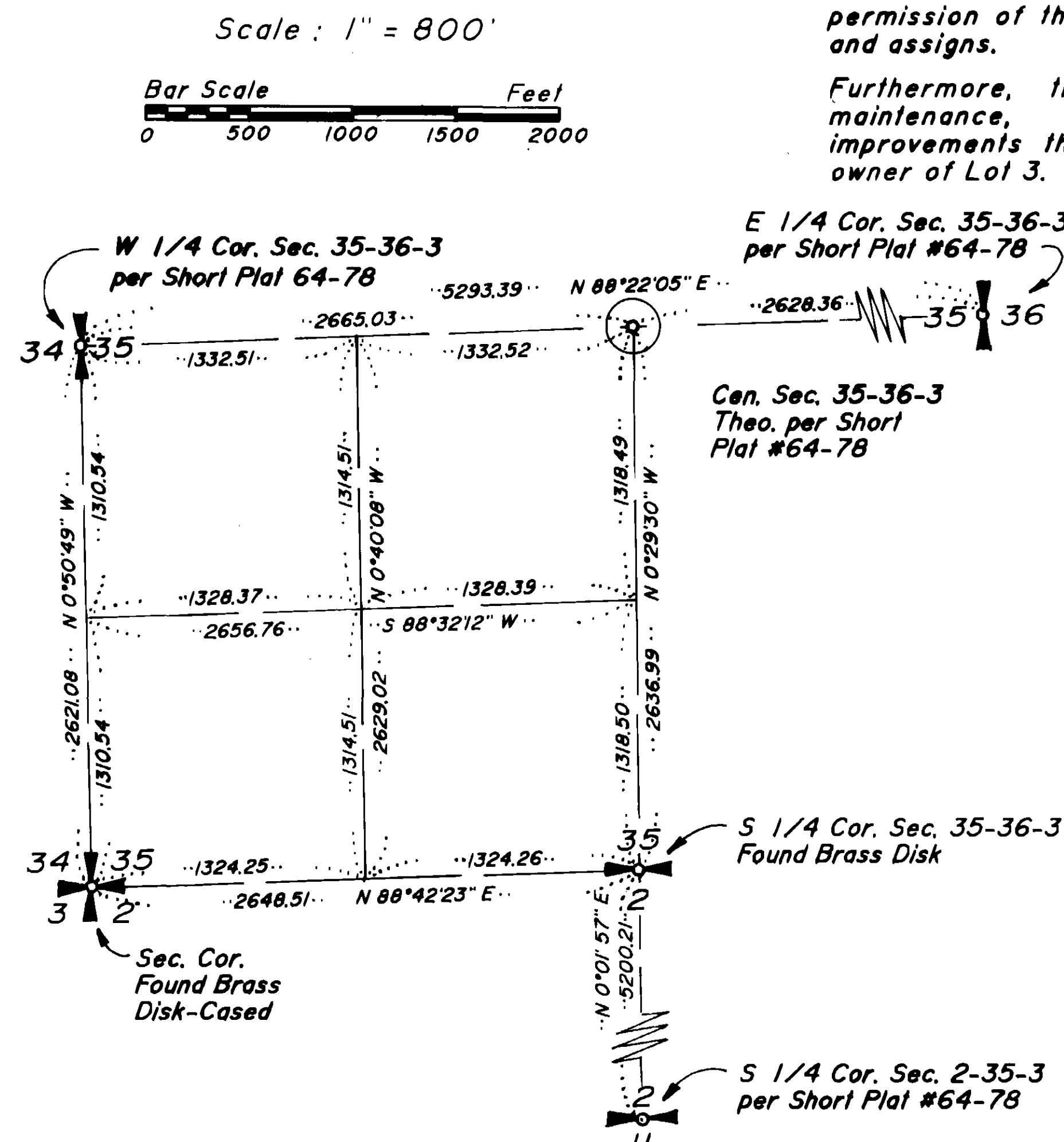
(Legal Description Continued From Sheet 2, Column 2)
AND FURTHER SUBJECT TO that Easement and Right-of-Way Agreement, including the terms and conditions thereof, between Frank L. Teachman and Flora Teachman, husband and wife; James R. Teachman, a bachelor; and Herman W. Scheuerman and Fern Scheuerman, husband and wife; whereby each of said parties conveys unto the other, the non-exclusive right-of-way and easement for ingress and egress, and for road purposes, over and across a portion of their property, by that instrument dated April 24, 1968 and recorded April 26, 1968 under Auditor's File No. 713026, records of Skagit County, Washington.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to Lot 1 of this short plat by the Blanchard-Edison Water Association. Lot 2 of this short plat has been provided with a new individual well located thereon. Lot 3 is currently being served by an individual well situated upon said Lot 3. Lot 4 of this short plat has not been addressed at this time due to its Agricultural zoning designation.

Skagit County Code 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 lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 2.

SUBDIVISION: SW 1/4 SEC. 35-36-3



RESTRICTIONS

1. The short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road. (See Also 7. Below)
3. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. In accordance with Short Subdivision Ordinance No. 14.08.090 (1) (a): "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."
5. Lot 4, of this short plat is currently zoned Agricultural (A). Prior to any residential and/or commercial development thereon, the registered property owner must satisfy all Skagit County Ordinances and Regulations in effect at such time. Specifically, but not restricted to, shall be the approvals for lot size variance, septic drainfield system and domestic water service.
6. Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.
7. All maintenance and construction of roads is the responsibility of the homeowner's association with the lot owners as members.

EASEMENT PROVISIONS

An easement for septic line and septic drainfield for Lot 3 as constructed upon Lot 4 and delineated hereon, shall be subject to the following conditions:
The owner of Lot 3 shall have the right at all times to enter upon Lot 4 for the purpose of inspecting, maintaining, improving, repairing, constructing, reconstructing, locating and relocating the septic line and septic drainfield, except that the septic line to the drainfield, and the drainfield itself may not be moved from its initial location without the express written permission of the owners of Lot 4, their successors and assigns.
Furthermore, that the cost of any inspection, maintenance, repair, construction, and any improvements thereto shall be borne solely by the owner of Lot 3.

APPROVALS

Examined and approved this 8th day of Jan, 1997, by the Planning Department of Skagit County, Washington.

Richard E. Thompson

Examined and approved this 1st day of January, 1997, by the County Engineer of Skagit County, Washington.

Janette Kaison

NOTES

1. Certificate for Short Plat furnished by First American Title Company of Skagit County, Order No. 46370, attached to Guarantee No. H-177062, dated June 26, 1995 at 8:00 AM and that INDORSEMENT dated July 24, 1995 at 8:00 AM.
2. Instrumentation: TOPCON GTS -2B (20)
Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy ± (5mm + 5ppm)
3. Change in location of lot access, may necessitate a change of address, contact Skagit County Public Works.
4. The bearing reference for this survey is based upon existing monumentation on the South line of the SW 1/4 of Sec. 35, T. 36 N., R. 3 E.W.M.; as being N 88°42'23" E.
The Section Subdivision shown hereon is based upon the Herman W. Scheuerman Short Plat No. 64-78 in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Sec. 35, T. 36 N., R. 3 E.W.M. as prepared by Rader and Leonard and Associates, Inc. by that instrument recorded September 26, 1978 under Auditor's File No. 888174, records of Skagit County, Washington.
5. Bearing, distance and/or RR Sta. as shown upon that unrecorded map prepared by WSDOT approved 8-19-94 thereby and entitled "SKAGIT COUNTY SUNDRY SITE PLANS-BOW VICINITY ACCESS ROAD" as referred to in those Warranty Deeds from J. William Taylor, Etal. to the State of Washington by those instruments filed under Auditor's File Numbers 9409190132 and 9503150099, records of Skagit County, Washington.
6. Bearing and distance as shown upon that map entitled "SKAGIT COUNTY SUNDRY SITE PLANS-BOW VICINITY ACCESS ROAD" (see Note 5, hereinabove). Note however that the distance of 381.61 ft. is "to a point on the northerly right of way margin of Bow Hill Road" as per said Warranty Deed filed under Auditor's File No. 9503150099 and thus the described distance yields thereto.
7. Tract of land designated as "FOR RELINQUISHMENT TO COUNTY" upon those plans entitled "SKAGIT COUNTY SUNDRY SITE PLANS-BOW VICINITY ACCESS ROAD" sheet 19 as prepared by WSDOT as referred to in Note 5 hereinabove.
8. Apparent centerline (C) of new Bow Vicinity Access Road as delineated upon said "SKAGIT COUNTY SUNDRY SITE PLANS-BOW VICINITY ACCESS ROAD" plan sheet 19.
9. Bearing referred to in A.F. No's. 8301260044 and 8211050017 as being that of the East line of the SW 1/4 of Section 35, T. 36 N., R. 3 E.W.M.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }

This is to certify that on this 1st day of September, 1995, before me, the undersigned, a Notary Public, personally appeared Cheryl R. Bishop and Richard E. Thompson to me known to be the Co Sec and A VP, respectively, of the SKAGIT STATE BANK, a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Terril L. Eberhart
Notary Public in and for the State of Washington,
residing at Acme

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 2nd day of January, 1997.

Linda Patterson for
Skagit County Treasurer
Judyann Mendenhall

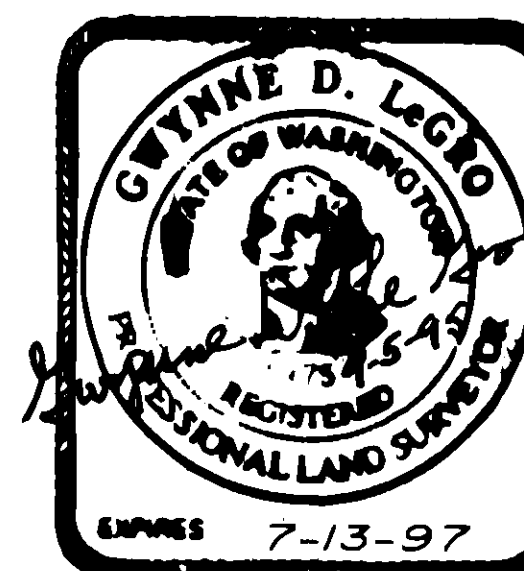
OWNER-DEVELOPER

J. William Taylor
592 Cedar Drive
Bow, WA. 98232
Phone: (360) 766-6059

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The existing residences upon Lots "C" and 3 hereon are currently utilizing separate pre-existing septic drainfield systems located upon Lot 4, of this short plat, exact locations uncertain. The required soil logs for Lot 2 of this Short Plat are situated thereon and were completed by Gary Smith of Septic Systems and Design on July 20, 1995. Copies thereof have been submitted herewith and will remain on file with the Skagit County Permit Center. Lot 1 of this Short Plat is utilizing an existing septic drainfield system situated thereon at the base of the hill, protected by a surface drainage interceptor trench lying Easterly thereof, as designed and inspected by Rader and Leonard and Assoc., Inc. dated as-built Oct. 27, 1976. Additional soil logs for Lots 1 and 3 of this Short Plat were also recently completed by Gary Smith and are submitted herewith and will remain on file with the Skagit County Permit Center.

Sheet 3 of 3 Sheets



SHORT PLAT NO. 95 - 040

J. WILLIAM TAYLOR, ETAL.
PROPERTY SURVEY

PTN. SE 1/4 SW 1/4
SEC. 35, T. 36N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

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