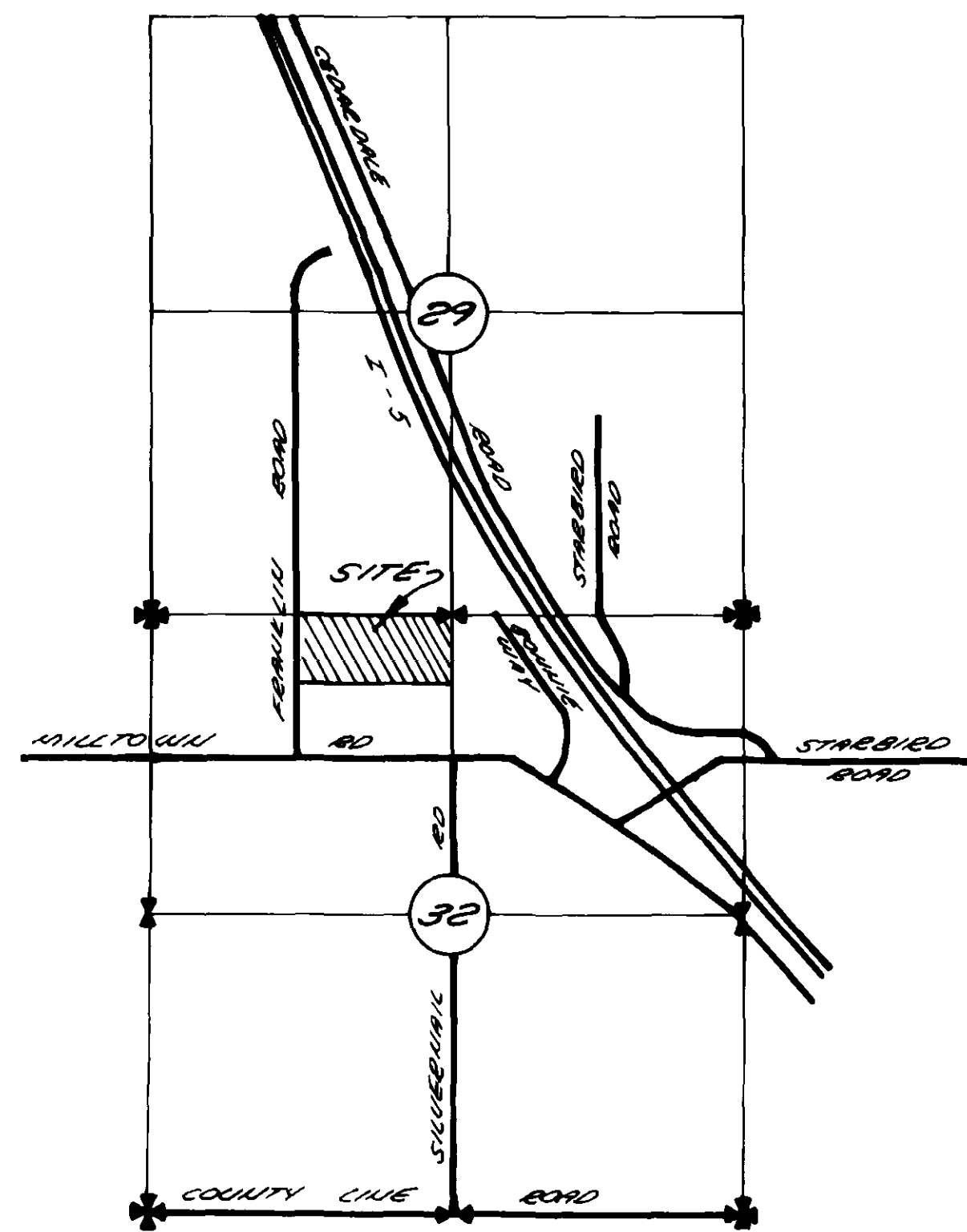
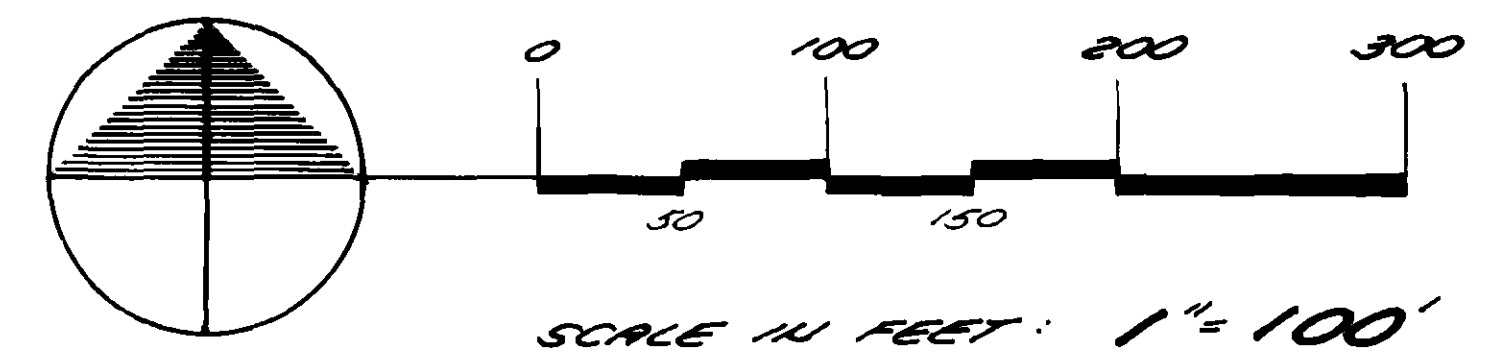
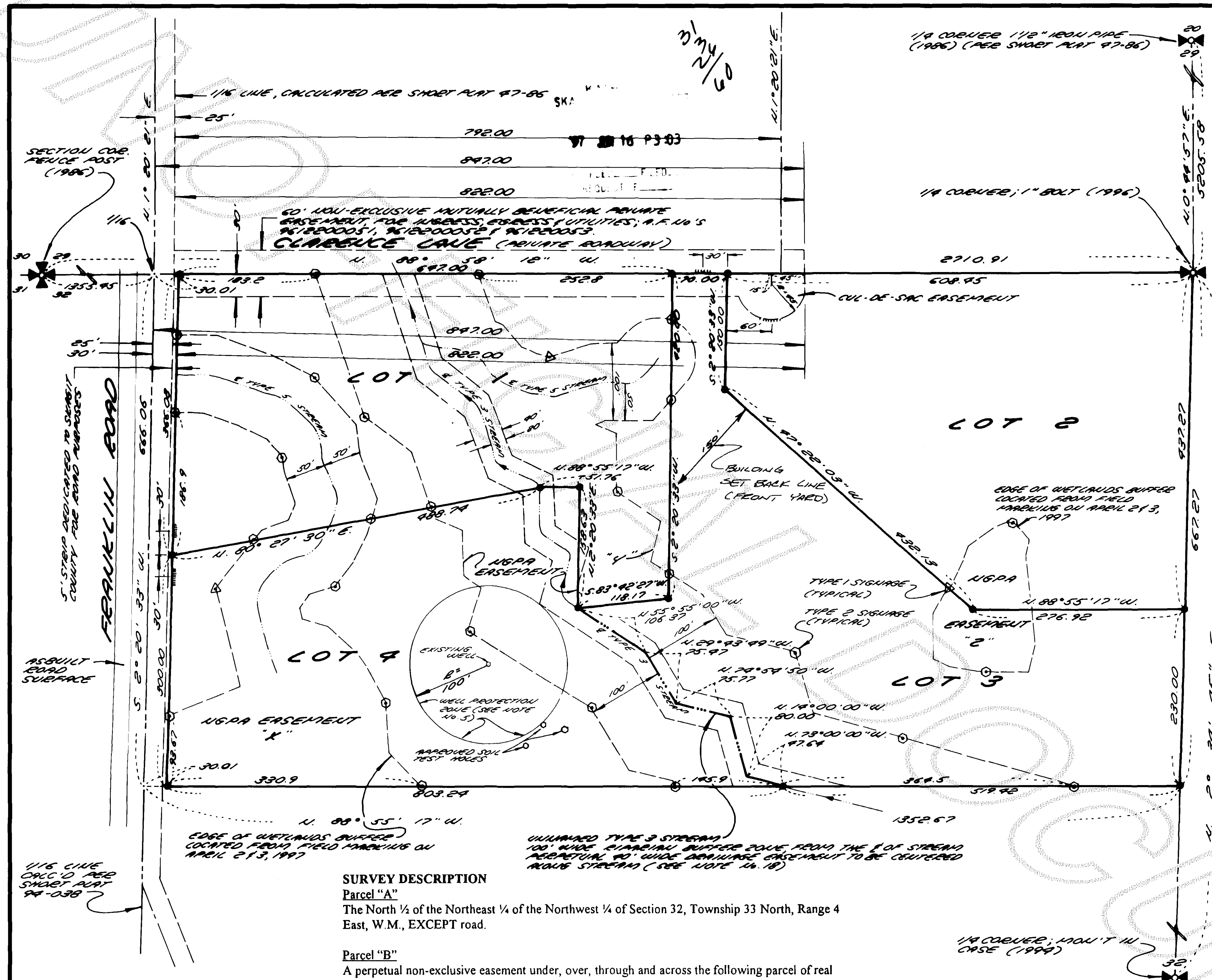


9706160098

VICINITY MAP  
NOT TO SCALE

## ADDRESS AND AREA INFORMATION

Lot 1	2305	Franklin Road	217,887 sq. ft.	5.00 acres
Lot 2	1740	Clarence Lane	218,154 sq. ft.	5.01 acres
Lot 3	1738	Clarence Lane	228,412 sq. ft.	5.24 acres
Lot 4	2307	Franklin Road	217,997 sq. ft.	5.00 acres
NGPA Easement "X"				2.3 acres
NGPA Easement "Y"				4.9 acres
NGPA Easement "Z"				0.4 acres

## SURVEY DESCRIPTION

## Parcel "A"

The North 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 33 North, Range 4 East, W.M., EXCEPT road.

## Parcel "B"

A perpetual non-exclusive easement under, over, through and across the following parcel of real property:

The South 30.00 feet of the East 822.00 feet of the West 847.00 feet of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., EXCEPT County road.

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

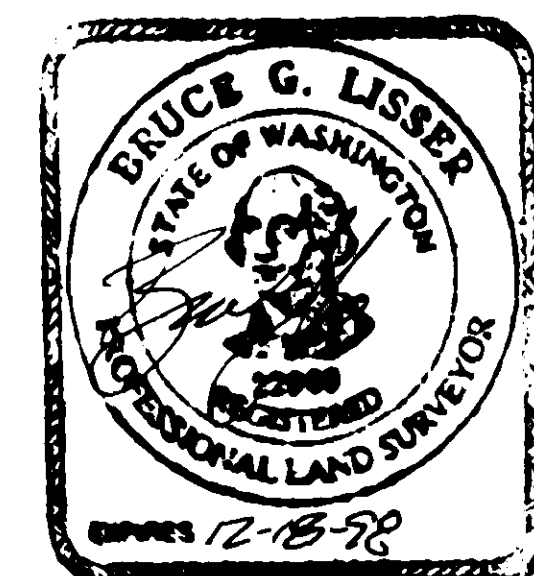
All being situate in the County of Skagit, State of Washington.

## AUDITOR'S CERTIFICATE

Filed for record this 16 day of June, 1997 at 3:03 PM.  
in Volume 13 of SHORT PLATS, on pages 8, 9 at the request of  
SEMRAU & LISSER. Auditor's File No. 9706160098

*Kathy Hill*  
Skagit County Auditor

*J. Granger*  
Deputy



## 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.

Date: 1/19/20, 1997

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

SHORT PLAT NO. 97-0014		DATE
SURVEY IN A PORTION OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, T.33N., R.4E., W.M., SKAGIT COUNTY - WASHINGTON		
FOR: <b>CHARLES DRALLE</b>		
18 129 18 65	SEMRAU & LISSER	1" = 100'
MERIDIAN: ASSUMED	SURVEYORS' PLANNERS' ENGINEERS	96-056
MOUNT VERNON, WA. 982-9566		

SHEET 1 OF 2

was 13 SP p98

NOTES

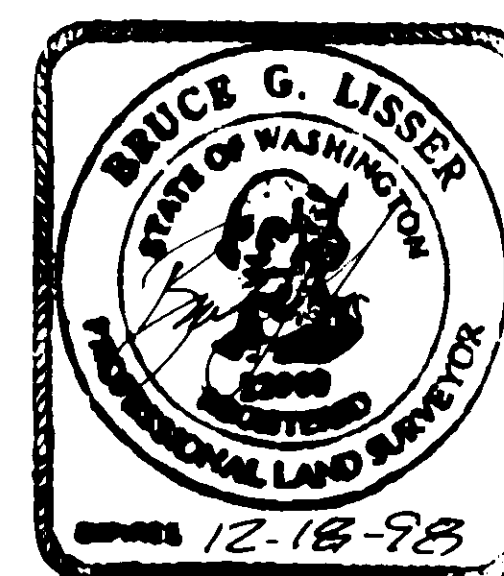
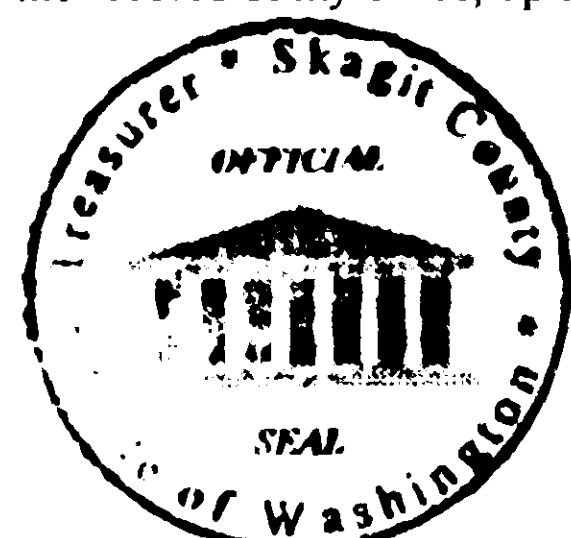
1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road. (See document recorded under Auditor's File No. 9612200053.)
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Rural ~~INTERMEDIATE~~
4. Sewage Disposal - Individual septic system. (Conventional Systems)
5. Water - Individual Wells  
Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. 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 4.
6. ● - Indicates iron rod set with yellow cap - survey number LISSER 22960.  
○ - Indicates existing iron rod or pipe found.
7. Meridian: Assumed.
8. Basis of Bearing: Monumented South line of the Southwest 1/4 of Section 32, T. 33 N., R. 4 E., W.M.  
Bearing = South 89° 02' 51" East
9. Survey description is from Land Title Insurance Company of Skagit County, Subdivision Guarantee, Order No. T-80836, dated December 23, 1996.
10. For additional survey information see Skagit County Short Plat Number 94-038, recorded in Volume 11 of Short Plats, Pages 176-177, and Skagit County Short Plat No. 47-86, recorded in Volume 7 of Short Plats, Page 170, records of Skagit County, Washington.
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 mentioned in the Subdivision Guarantee under Note 9 above and recorded under Auditor's File Numbers 9608010121, 9303230112, 313508, 227732, 718744, 742667, 9612200051, 9612200052 and 9612200053. 9706140099
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, contact Skagit County Public Works.
16. All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.
17. In the event of any shifting of the creek as shown hereon due to accretion or erosion, the property lines as shown hereon shall hold. The property lines, although following the creek at this time, have been calculated to meet the existing zoning requirements for lot size.
18. Potential buyers should recognize that an unnamed creek meanders through a portion of this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
19. WARNING: This development may be affected by the terms of the western Washington Growth Management Hearing Board's Invalidity Order in Case No. 95-2-0065. That Invalidity Order and its effect on this development is the subject of a pending court appeal before the Washington State Court of Appeals, Case No. 38585-2-1. If the County is unsuccessful in the appeal, it may affect the ability to proceed with the development, and may result in having to restore the property to its prior condition.
20. This Short Plat has several Native Growth Protection Areas identified by NGPA easements X, Y, and Z. These easements encompass the outermost edges of buffered critical areas. Signs have been placed around the extremities of the areas per Skagit County Interim Ordinance No. 16518. Maintenance of the signs is the responsibility of the landowner, or any subsequent landowner, to maintain the NGPA signs in working order for the life of the project. This maintenance includes any necessary replacement.

TREASURERS 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 1997.

This 12 day of June, 19 97.

Judy Ann Marshall by Heidi Jungquist  
Skagit County Treasurer



SHEET 2 OF 2

OWNER'S CONSENT AND DEDICATION

Know all men by these presents that the undersigned owners or mortgage holders of the land included within this short plat do hereby certify that the decision to make this short plat was our free and voluntary act and deed and do dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for the public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon. In witness whereof we have here unto set our hand and seals this

21<sup>st</sup> day of May, 19 97

Charles D. Dralle  
Charles D. Dralle, Husband

Michelle R. Dralle  
Michelle R. Dralle, Wife

Jeff Thompson  
Sterling Trust Company, Trustee Charles F. Thomas, M. D.

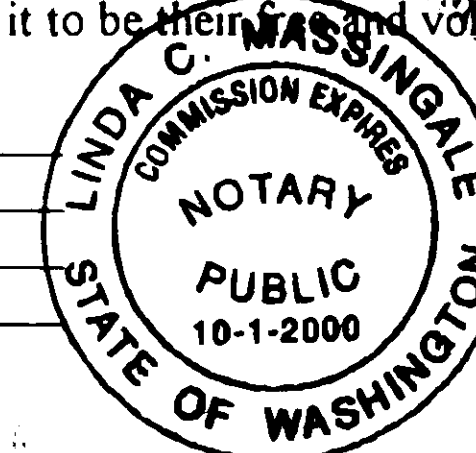
ACKNOWLEDGMENTS

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence CHARLES D. DRALLE and MICHELLE R. DRALLE, husband and wife, signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 5-21-97  
Signature Charles D. Dralle  
Title Notary

My appointment expires 10-1-2000



State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that I know or have satisfactory evidence that \_\_\_\_\_

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the \_\_\_\_\_

\_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated \_\_\_\_\_  
Signature \_\_\_\_\_  
Title \_\_\_\_\_

My appointment expires \_\_\_\_\_

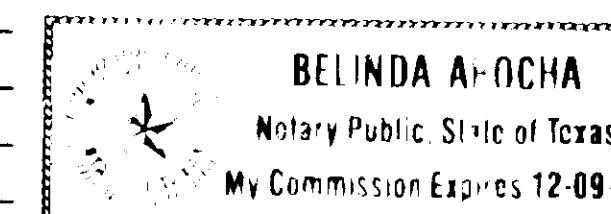
State of Washington ~~State of Texas~~  
County of Skagit ~~McLennan~~

I certify that I know or have satisfactory evidence that Jeff Thompson

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Trust Officer of STERLING TRUST COMPANY, Trustee Charles F. Thomas, M.D., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 5-20-97  
Signature Belinda A. Ocha  
Title Notary

My appointment expires 12/31/99



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 17<sup>th</sup> day of June, 19 97.

Deborah L. Keiser  
Short Plat Administrator

Heidi Jungquist  
Skagit County Engineer

SHORT PLAT No. 97-0014		DATE
SURVEY IN A PORTION OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, T. 33 N., R. 4 E., W.M., SKAGIT COUNTY - WASHINGTON		
FOR: CHARLES DRALLE		
FB 129 PG 65	SENDER & LISSER SURVEYORS & ENGINEERS	1" = 100'
ASSURANCE ASSURED	ADJUST VERMONT, N.H. 960-9568	96-058