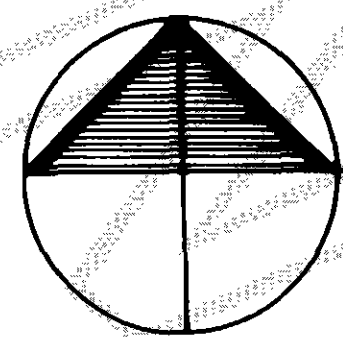


9709170034



SCALE IN FEET: 1" = 100'

SK

97 SEP 17 10:18

S. 89° 24' 10" E

37  
26  
66'

MEANDER CORNER  
180U RIDE (1992)

THIS AREA TO BE BOUNDARY LINE  
ADJUSTED TO CONTIGUOUS OWNER  
TO THE SOUTH

(INCLUDES 16' EASEMENT RECORDED  
UNDER A.F. NO. B905010080)

NON-EXCLUSIVE, MUTUALLY  
BENEFICIAL EASEMENT FOR  
ACCESS, UTILITIES TO  
BENEFIT LOTS 1 AND 2 OF THIS  
SHORT PLAT, AND PROPERTY OWNERS  
TO WEST

NATIVE GROWTH PROTECTION  
AREA EASEMENT, SEE  
NOTE NO. 20

LOT 2

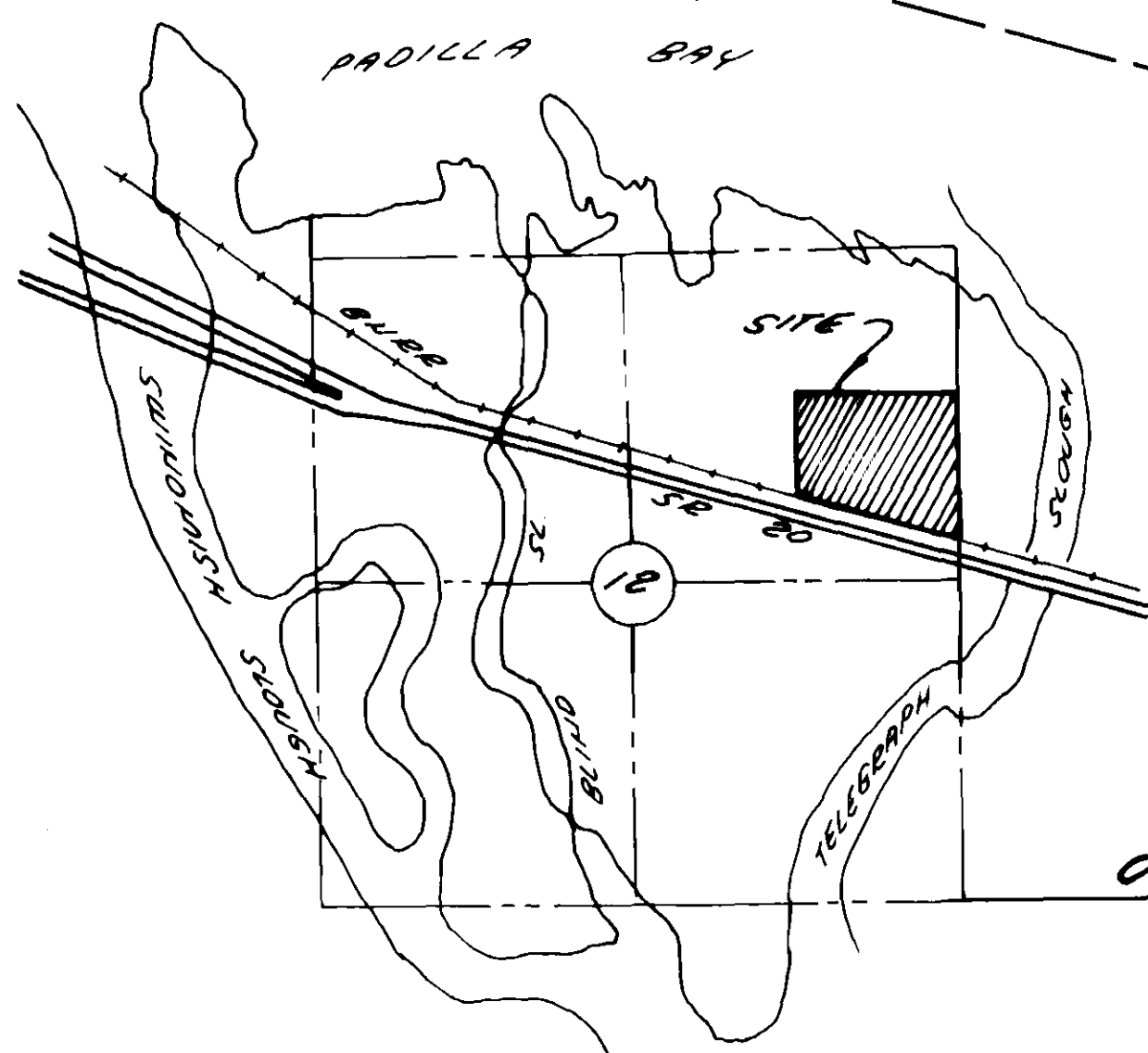
AREA = 1,477,314 Sq. Ft.; 33.91 ACRES  
SITE ADDRESS NOT REQUIRED, SEE NOTE NO. 18

50' EASEMENT TO CASCADE NATURAL GAS  
A.F. NO. 9204130090

60' EASEMENT TO P.S.P.L.  
A.F. NO. 8808300028

50' EASEMENT TO  
CASCADE NAT. GAS  
A.F. NO. 543540  
(LOCATION FROM GAS  
LD. MAPS DATED  
3-2-90)

EXISTING  
ADJACENT ACCESS (TO BE  
SHARED WITH LOT 2)



VICINITY MAP  
N.T.S.



AUDITOR'S CERTIFICATE

Filed for record this 17 day of Sept, 1997 at 10:18 A.M. in Volume  
13 of SHORT PLATS, on Pages 34-38 at the request of SEMRAU & LISSER.  
Auditor's File No. 9709170034

Kathryn Lee  
Skagit County Auditor

Cheryl J. Jorgensen  
Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that this short subdivision is based on an actual survey, which is retracable  
and based on a true subdivision of the section, that the distances, courses, and angles are  
shown hereon correctly, and that 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  
332-120 WAC.

Date: Aug. 2, 1997

Bruce G. Lasser, PLS., Certificate No. 22960  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273  
Phone (360) 424-9566

SHEET 1 OF 3

SHORT PLAT NO. 97-0056

DATE

SURVEY IN A PORTION OF THE U.E. 1/4 OF  
SECTION 12, T.34N., R.2E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR

VIRGIL AND JEAN NELSON

FB 13B 16 3  
MERIDIAN ASSIGNED

SEMRAU & LISSER  
SURVEYING ENGINEERING PLANNING  
P.E. # 9566

1" = 100'  
96-062

V-13 Sheet pg 34

SURVEY DESCRIPTION

Parcel "A"

That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., being more particularly described as follows:  
Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way a distance of 1308.04 feet;  
thence North 7° 47' 20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern Railway Right-of-Way and the TRUE POINT OF BEGINNING;  
thence continue North 7° 47' 20" East a distance of 147.00 feet;  
thence North 75° 17' 40" West a distance of 115.00 feet;  
thence South 7° 47' 20" West a distance of 147.00 feet to the Northerly boundary of said Great Northern Right-of-Way;  
thence South 75° 17' 40" East a distance of 115.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive easement for access and utilities over and across a portion of the Northeast 1/4 described as follows:

Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Right-of-Way a distance of 1423.04 feet;  
thence North 7° 47' 20" East a distance of 50.37 feet to the Northerly boundary of said Great Northern Right-of-Way and the TRUE POINT OF BEGINNING;  
thence continue North 7° 47' 20" East a distance of 147.00 feet;  
thence South 75° 17' 40" East a distance of 230.00 feet;  
thence North 7° 47' 20" East a distance of 20.15 feet;  
thence North 75° 17' 40" West 270.30 feet;  
thence South 7° 47' 20" West 167.15 feet to the Northerly boundary of said Great Northern Right-of-Way;  
thence South 75° 17' 40" East 40.30 feet to the TRUE POINT OF BEGINNING.

EXCEPT the following described portion of said Section 12:

Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way, a distance of 1308.04 feet;  
thence North 7° 47' 20" East, a distance of 50.37 feet to the Northerly boundary of said Great Northern Railway Right-of-Way and the TRUE POINT OF BEGINNING;  
thence continue North 7° 47' 20" East, a distance of 147.00 feet;  
thence North 75° 17' 40" West, a distance of 115.00 feet;  
thence South 7° 47' 20" West, a distance of 147.00 feet to the Northerly boundary of said Great Northern Railway Right-of-Way;  
thence South 75° 17' 40" East, a distance of 115.00 feet to the TRUE POINT OF BEGINNING.  
AND ALSO EXCEPT that portion of said Section 12, described as follows:  
Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way, a distance of 1463.34 feet;  
thence North 7° 47' 20" East, 248.37 feet;  
thence North 75° 17' 40" West, parallel with said centerline of said Great Northern Railway Right-of-Way, 115.00 feet to the POINT OF BEGINNING;  
thence North 7° 47' 20" East, 250.00 feet;  
thence South 75° 17' 40" East, 150.00 feet;  
thence South 7° 47' 20" West, 250.00 feet;  
thence North 75° 17' 40" West to the POINT OF BEGINNING.

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.

Parcel "B"

That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way, a distance of 1463.34 feet;  
thence North 7° 47' 20" East, 248.37 feet;  
thence North 75° 17' 40" West, parallel with said centerline of said Great Northern Railway Right-of-Way, 115.00 feet to the POINT OF BEGINNING;  
thence North 7° 47' 20" East, 250.00 feet;  
thence South 75° 17' 40" East, 150.00 feet;  
thence South 7° 47' 20" West, 250.00 feet;  
thence North 75° 17' 40" West to the POINT OF BEGINNING.

Parcel "C"

That portion of the Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M., described as follows:

Commencing at the Southeast corner of said Section 12;  
thence North 0° 35' 50" East, 3057.51 feet (called 3012.1 feet in previous descriptions) to the centerline of the Burlington Northern Railroad (formerly Great Northern Railway) Right-of-Way;  
thence North 74° 39' 44" West (called North 75° 17' 40" West in previous descriptions), 1463.34 feet;  
thence North 8° 25' 16" East (called North 7° 47' 20" East in previous descriptions), 50.37 feet to the Northerly margin of said Burlington Northern Railway Right-of-Way and being the TRUE POINT OF BEGINNING;  
thence continue North 8° 25' 16" East, 198.00 feet;  
thence North 74° 39' 44" West, 115.00 feet parallel with said Northerly margin of the Burlington Northern Railroad Right-of-Way;  
thence North 8° 25' 16" East 825.00 feet;  
thence South 89° 24' 10" East, 1380.28 feet to the East line of said Northeast 1/4 of Section 12, Township 34 North, Range 2 East, W.M.;  
thence South 0° 35' 50" West, 1413.27 feet along said East line to said Northerly margin of the Burlington Northern Railroad Right-of-Way at a point bearing South 74° 39' 44" East from the TRUE POINT OF BEGINNING;  
thence North 74° 39' 44" West, 1456.25 feet along said Northerly margin to the TRUE POINT OF BEGINNING.

EXCEPT the following described portion of said Section 12:

Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way, a distance of 1308.04 feet;  
thence North 7° 47' 20" East, a distance of 50.37 feet to the Northerly boundary of said Great Northern Railway Right-of-Way and the TRUE POINT OF BEGINNING;  
thence continue North 7° 47' 20" East, a distance of 147.00 feet;  
thence North 75° 17' 40" West, a distance of 115.00 feet;  
thence South 7° 47' 20" West, a distance of 147.00 feet to the Northerly boundary of said Great Northern Railway Right-of-Way;  
thence South 75° 17' 40" East, a distance of 115.00 feet to the TRUE POINT OF BEGINNING.  
AND ALSO EXCEPT that portion of said Section 12, described as follows:  
Commencing at the Southeast corner of said Section 12;  
thence North along the East line of said Section 12, a distance of 3012.1 feet to the centerline of the Great Northern Railway Right-of-Way;  
thence North 75° 17' 40" West along the centerline of said Great Northern Railway Right-of-Way, a distance of 1463.34 feet;  
thence North 7° 47' 20" East, 248.37 feet;  
thence North 75° 17' 40" West, parallel with said centerline of said Great Northern Railway Right-of-Way, 115.00 feet to the POINT OF BEGINNING;  
thence North 7° 47' 20" East, 250.00 feet;  
thence South 75° 17' 40" East, 150.00 feet;  
thence South 7° 47' 20" West, 250.00 feet;  
thence North 75° 17' 40" West to the POINT OF BEGINNING.

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.



8-7-97

SHEET 2 OF 3

SHORT PLAT NO.

97-0056

DATE

SURVEY IN A PORTION OF THE N.E. 1/4 OF SECTION 12, T.34N., R.2E., W.1E., SKAGIT COUNTY, WASHINGTON FOR

URGIL AND JEAN NELSON

FB AS MERIDIAN ASSUMED

GEORGE C. LISSNER SURVEYING & ENGINEERING PLANNING 924-9566

1" = 100' 96-062

V.13 Sp. 19 37



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. The subdivider has entered into a conservation easement agreement with Skagit County involving the property shown hereon. Said agreement provides for the creation of these lots that would otherwise be substandard in the agriculture zone. The conservation easement is recorded under Skagit County Auditor's File No. 9709170036
4. Sewage Disposal - Individual septic system. Lot 1 alternative system. Lot 2 in excess of 20 acres and not tested due to building restrictions imposed with the conservation easement. 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 East line of Section 12, Township 34 North, Range 2 East, W.M. Bearing = North 0° 35' 50" East.
9. Survey description is from First American Title Insurance Company Subdivision Guarantee No. H-302862, dated April 21, 1997.
10. For additional survey and subdivision information see Skagit County Short Plat No. 96-0053 recorded in Volume 12 of Short Plats, Pages 111-112, records of Skagit County, Washington, and Cascade Natural Gas Corp. Construction Maps dated March 2, 1942, and B.N.R.R. Right-of-Way maps.
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 761330, 9202240117, 9312270057, 9705120044, 9603150020, 523710, 537672, 543540, 731104, 731105, 754546, 8808300028, 9111120042, 9204130090, and 8905010080.
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: Floor level, top of tile at entry to house No. 959-B Highway 9  
Elevation = 7.2 NGVD '29 (Mean Sea Level)
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 Conservation Easement. See Document referenced under Note 3 above.

19. This property lies within an area designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides and fertilizers; or from spraying, pruning, and harvesting, which occasionally generates dust, smoke, noise and odor. Skagit County has established agriculture as a priority use on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state and federal law.
20. This short plat shows a Native Growth Protection Area, NGPA, as per the requirements of Skagit County Interim Ordinance No. 17518. The NGPA as shown hereon represents a 50 foot wide area along and adjacent to a field drainage ditch identified by Skagit County Planning staff to be a Type 4 stream. The buffer is measured from the top bank of the ditch (stream). A Native Growth Protection Area Easement is to be recorded which will cross reference this approved short plat.

9709170035

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.

Virgil P. Nelson  
Virgil P. Nelson, Husband

M. Jean Nelson  
M. Jean Nelson, Wife

Skagit State Bank, a Washington Corporation  
Atlantic Mortgage & Investment Corporation.

ACKNOWLEDGMENTS

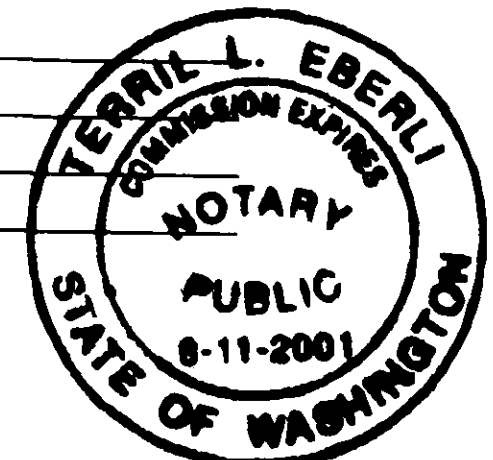
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Cheryl R. Bishop Co-CEO  
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Co-CEO  
of SKAGIT STATE BANK, a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 8-27-97  
Signature Cheryl R. Bishop  
Title Co-CEO

My appointment expires 8-2001



State of Florida  
County of Duval

I certify that I know or have satisfactory evidence that

Robin M. Ivey  
signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Asst Vice President  
of ATLANTIC MORTGAGE & INVESTMENT CORPORATION, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 08-22-97  
Signature Robin M. Ivey  
Title NOTARY

My appointment expires 08-30-2001

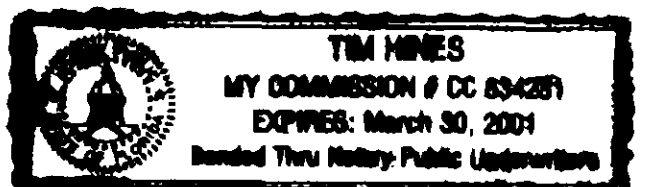


State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence VIRGIL P. NELSON and M. JEAN NELSON, 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 Aug. 2, 1997  
Signature Virgil P. Nelson  
Title Notary

My appointment expires 7-14-00



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 27th day of Sept, 1997.

Joelle Keenan  
Short Plat Administrator  
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 1997.

This 12 day of September, 1997.  
Judith M. Menck  
Skagit County Treasurer

SHEET 3 OF 3

SHORT PLAT NO. <u>97-0056</u>		DATE
SURVEY IN ACCORDANCE WITH THE U.E. 14 OF SECTION 12, T.34N., R.2E., CL.M. SKAGIT COUNTY, WASHINGTON FOR		
VIRGIL AND JEAN NELSON		
FB	RE	SEPARATE LISSER SURVEYING - ENGINEERING - PLANNING 424-9566
MERIDIAN ASSUMED		1" = 100' 96 062