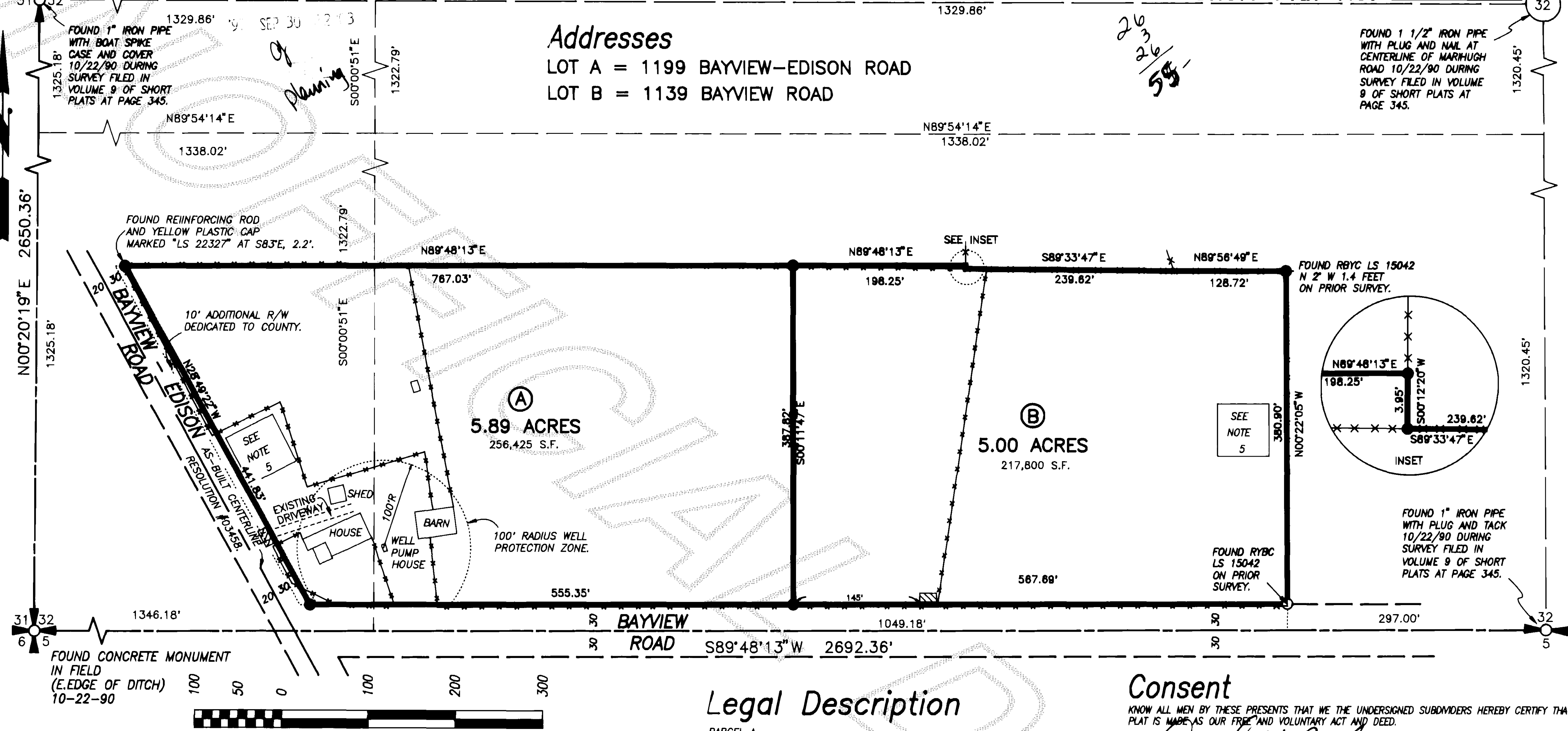


1709300100

Survey in the SE1/4 of the SW1/4 and in the SW1/4 of the SW1/4 of Section 32, Twp. 35 N., Rng. 3 E., W.M.  
Short Plat No. 97-0015

Addresses  
LOT A = 1199 BAYVIEW-EDISON ROAD  
LOT B = 1139 BAYVIEW ROAD



Legend

- SET 1/2" x 18" REINFORCING ROD WITH YELLOW PLASTIC CAP MARKED "SKA SURV 17651" AND WHITE 2" x 2" WITNESS STAKE, EXCEPT AS NOTED.
- ACCESS LOCATION

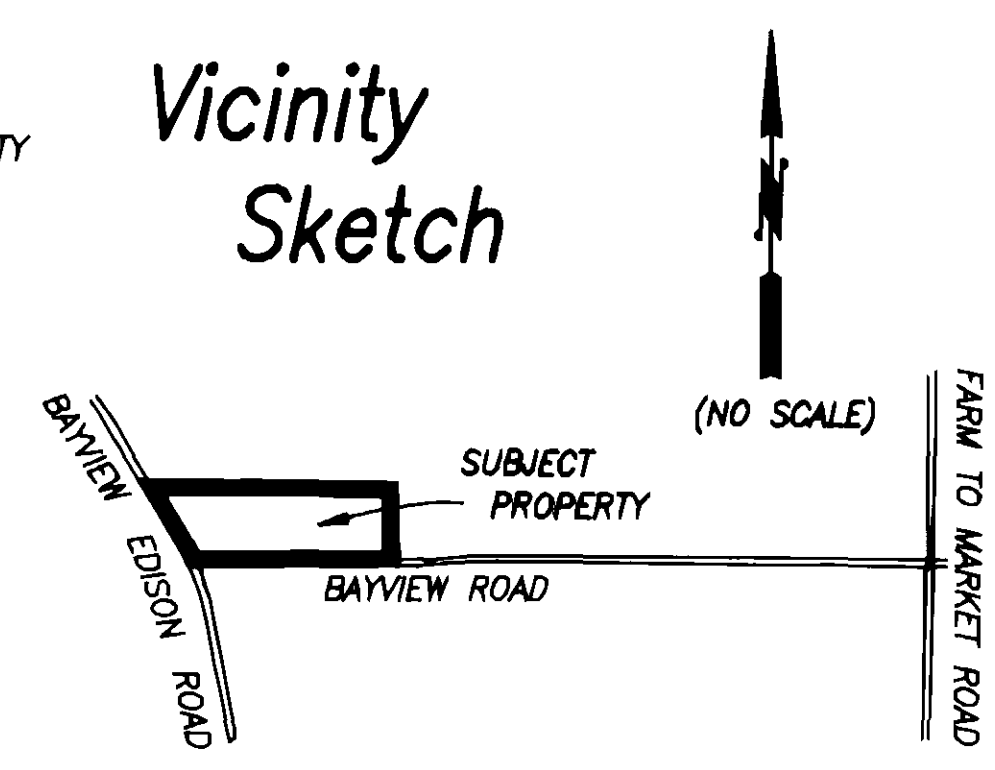
Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. BASIS-OF-BEARINGS - ASSUMED N00°20'19"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 32.
4. ZONING - RESIDENTIAL RESERVE (RR)
5. SEWER - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOT(S) A & B OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS COMPLETED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION.
7. 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.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PUBLIC WORKS.
9. 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 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.
10. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS; OR FROM SPRAYING OR EXTRACTATIONS, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW.
11. WARNING: THIS DEVELOPMENT MAY BE AFFECTED BY THE TERMS OF THE WESTERN WASHINGTON GROWTH MANAGEMENT HEARINGS 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 YOUR ABILITY TO PROCEED WITH THE DEVELOPMENT, AND MAY RESULT IN YOUR HAVING TO RESTORE THE PROPERTY TO ITS PRIOR CONDITION.
12. AN ADMINISTRATIVE SPECIAL USE PERMIT #PL97-001, DATED MARCH 3, 1997, HAS BEEN APPROVED ON LOT A FOR THE PLACEMENT OF A TEMPORARY MOBILE HOME. SAID PERMIT IS SUBJECT TO THE CONDITIONS AS NOTED IN THE WRITTEN ORDER OF PL97-0001.
13. THE WELL ON LOT A IS A PRE-EXISTING, NON-CONFORMING WELL DRILLED IN 1957.

Legal Description

PARCEL A  
THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST 82.5 FEET; THENCE NORTH 30° WEST 482.46 FEET; THENCE EAST 1,366.2 FEET; THENCE SOUTH 417.78 FEET; THENCE WEST 1,042.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,  
EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTH AND EAST OF A FENCE, LINE EXISTING ON FEBRUARY 15, 1983, AS CONVEYED TO WILLIAM D. FRANS, JR. AND JANICE J. FRANS, HUSBAND AND WIFE, BY BOUNDARY LINE AGREEMENT DATED NOVEMBER 22, 1988 AND RECORDED DECEMBER 29, 1988, UNDER AUDITOR'S FILE NO. 8812290011, RECORDS OF SKAGIT COUNTY, WASHINGTON, ALSO EXCEPT THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED ON NOVEMBER 29, 1993, UNDER AUDITOR'S FILE NO. 9311290168, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE AND WESTERLY OF AN EXISTING FENCE:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE N00°03'51"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32 A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THE BAYVIEW ROAD; THENCE N89°48'56"W ALONG THE NORTH RIGHT OF WAY LINE OF BAYVIEW ROAD A DISTANCE OF 267.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM WILLIAM AND JANICE FRANS TO RANDALL AND MARGARET HAWKINSON DATED FEBRUARY 16, 1982, UNDER AUDITOR'S FILE NO. 8203030040; THENCE CONTINUING N89°48'56"W ALONG SAID NORTH RIGHT OF WAY LINE OF THE BAYVIEW ROAD TO A POINT WHICH IS 30.00 FEET, WHEN MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID HAWKINSON TRACT AND POINT OF BEGINNING OF THAT LINE DESCRIPTION; THENCE N00°03'51"E A DISTANCE OF 380.90 FEET TO AN EXISTING EAST-WEST FENCE LINE AND TERMINUS OF THIS LINE DESCRIPTION.

Vicinity Sketch



Consent

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBVENDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Daniel H. Peck  
Rebecca J. Peck  
Sydney Burrus, Credit Officer  
SEATTLE FIRST NATIONAL BANK

Acknowledgements

STATE OF WASHINGTON, COUNTY OF SKAGIT, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL H. & REBECCA J. PECK 4/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE: [Signature] TITLE: Notary Public  
DATE: 3-3-97 MY APPOINTMENT EXPIRES: July 1, 1998

STATE OF WASHINGTON, COUNTY OF KING, I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SYDNEY BURRUS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED THAT SHE IS CREDIT OFFICER OF SEATTLE FIRST NATIONAL BANK.

NOTARY SIGNATURE: [Signature] TITLE: Notary Public  
DATE: 3-17-1998 MY APPOINTMENT EXPIRES: 3-17-1998

Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 1997.

[Signature] SKAGIT COUNTY TREASURER  
[Signature] COUNTY ENGINEER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 8th DAY OF Sept 1997.

[Signature] SHORT PLAT ADMINISTRATOR  
[Signature] COUNTY ENGINEER

Short Plat for Dan & Becky Peck

AUDITOR'S CERTIFICATE

Filed for record this 30 day of Sept 1997 at 3 minutes past 2 o'clock P.M., and recorded in Volume 13 of Short Plats at page 44 of records of Skagit County, Wa.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in February 1997 at the request of Dan and Becky Peck.

John L. Abenroth CERT#17651  
Date FEB. 11, 1997



Skagit Surveyors & Engineers LLC  
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658