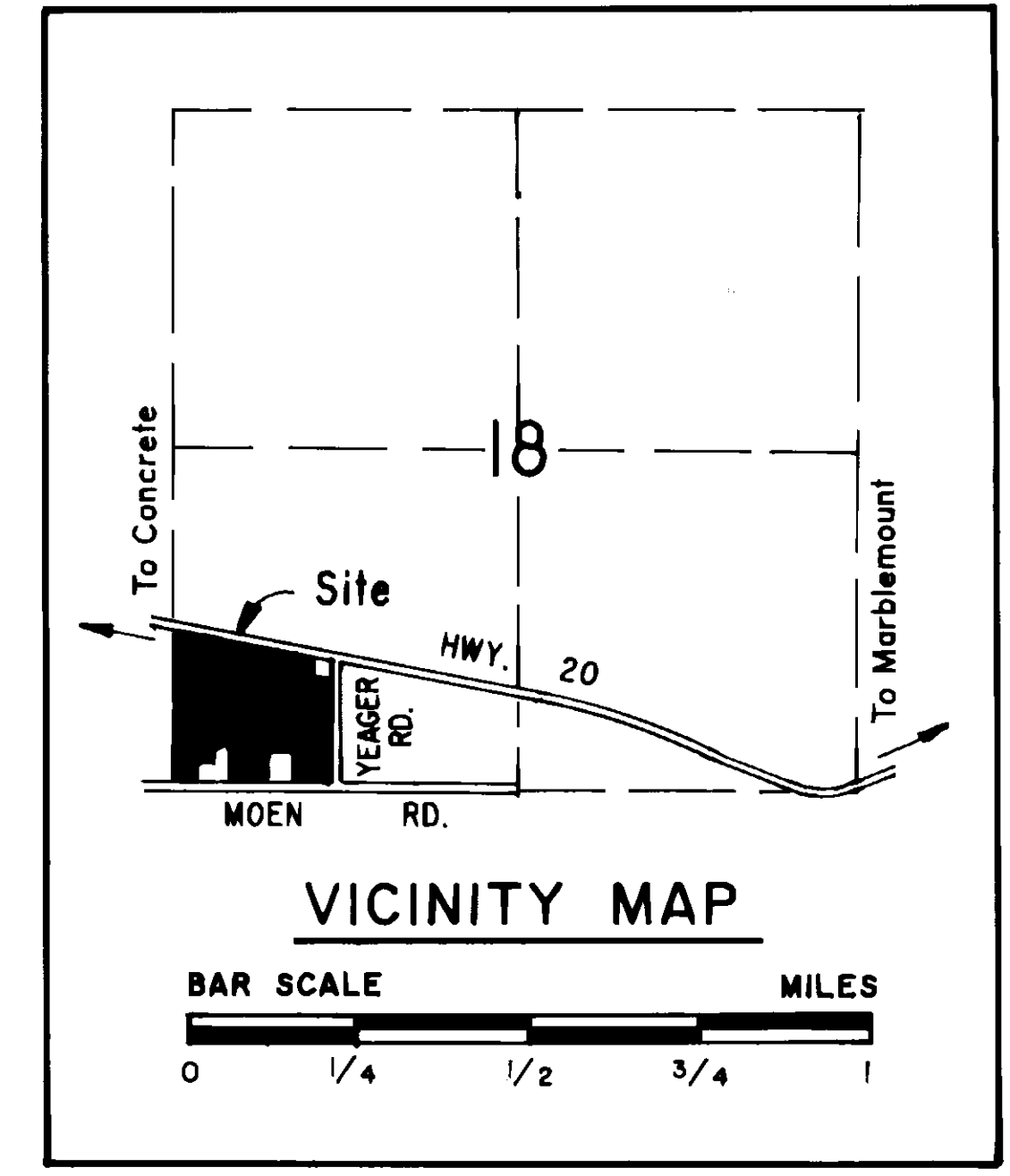
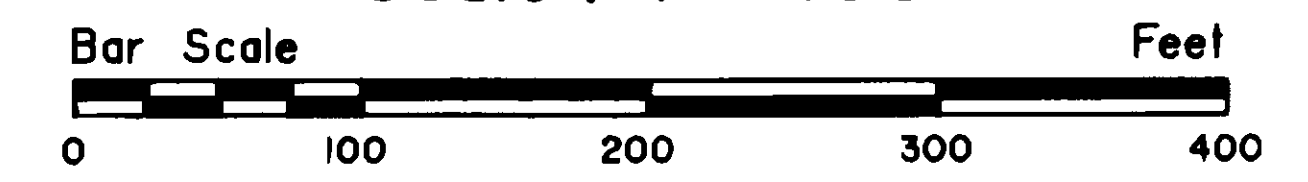


9712120010

PLAN

Scale: 1" = 100'



ZONING CLASSIFICATION

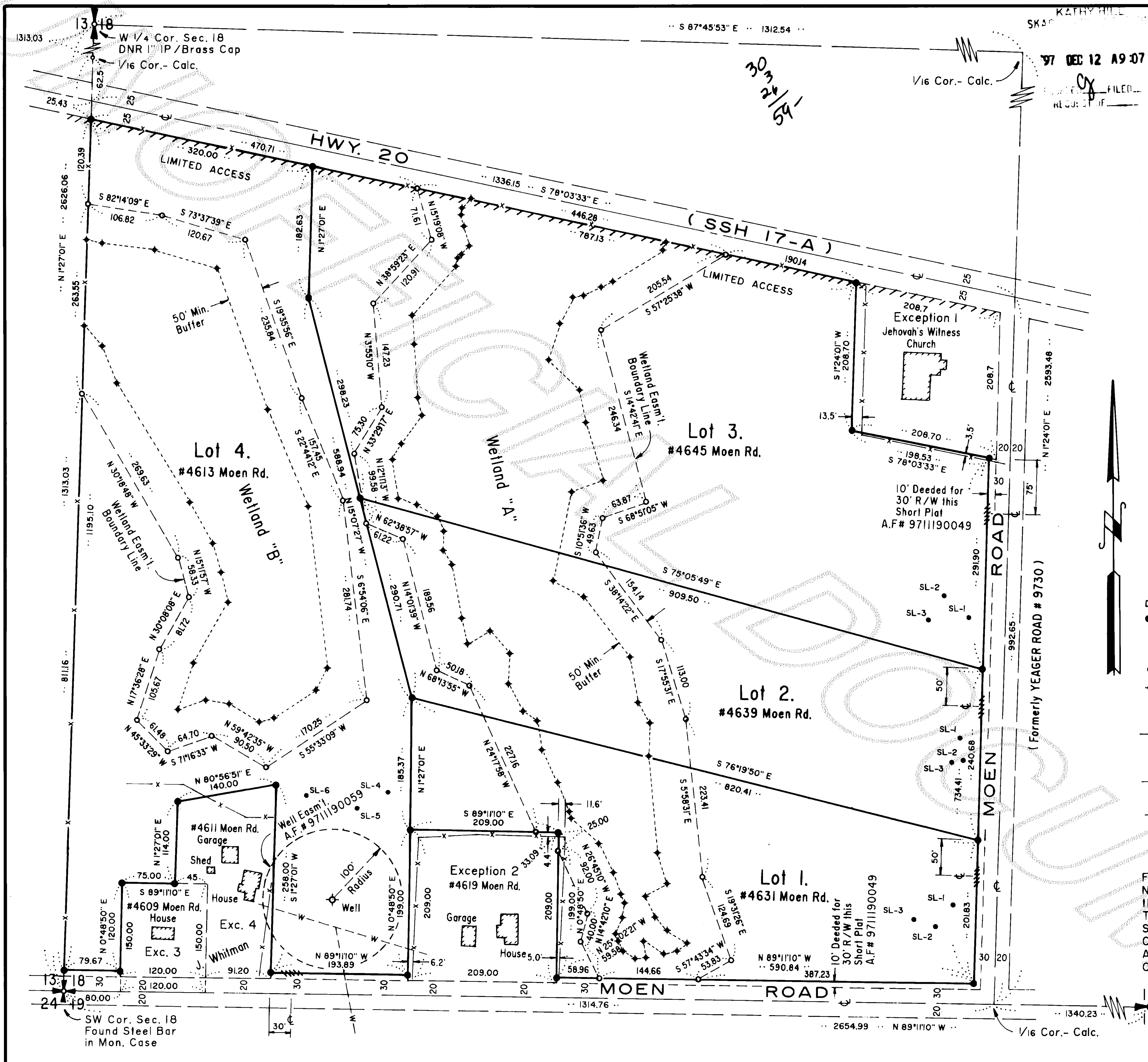
RR - Residential Reserve

LEGEND

- Mon. Monument
Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475" at all Lot Corners by this Survey.
- SL-2 Septic Drainfield Soil Log No. 2
- ⊕ Well
- W --- Wetland Boundary Angle Points Surveyed as Located by Graham Bunting & Assoc. Note: Wetland Buffer Boundaries NOT staked by this survey.
- - - - - Approx. Location of Old Spring Water Line. Follows North side of Moen Rd. (E-W) and West side of Moen Rd. (N-S) Location Uncertain.
- x - x - Old Barb Wire Fence
- ⊕ Proposed Future Driveway Access
- ⊕ Existing New Well

NATIVE GROWTH PROTECTION AREA EASEMENT

For responsibilities, rights and/or restrictions, refer to Native Growth Protection Area Easement (NGPAE) for those Category 3 Welllands delineated hereinabove as Tract "A" of Lots 1, 2 and 3 and Tract "B" of Lot 4 of Short Plat No. 97-0053 as required under Skagit County Code 14.06.145 by that instrument recorded under Auditor's File No. 9712120011 records of Skagit County, Washington.



Sheet 1 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 12 day of Dec, 1997 at 1 minutes past 9 O'clock A.M., in Volume 13 of Short Plat of pages 123 and 124 and recorded under Auditor's File Number 9712120010, at the request of Denny D. LeGro.

KATHY HILL Auditor, Skagit County



SURVEYOR'S CERTIFICATE

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 James & Anne Whitman. LEGRO & ASSOCIATES Engineer & Surveyor 815 Cleveland Avenue Mount Vernon, WA, 98273 Phone: (360) 336-3220

Gwynne D. Legro Registered Professional Engineer & Land Surveyor Date: 5-15-97 Lic. # 3475

SHORT PLAT NO. 97-0053

JAMES T. & ANNE A. WHITMAN PROPERTY SURVEY PTN. OF GOV'T LOT 4 SEC. 18, T. 35N., R. 9 E.W.M. SKAGIT COUNTY WASHINGTON

V.13 Sh Plat Pg 63

LEGAL DESCRIPTION

That portion of Government Lot 4, Section 18, Township 35 North, Range 9 East W.M., lying Southerly of Highway 20, EXCEPT Yeager Road and Moen Road, and EXCEPT the following described tracts:

- Beginning at the intersection of the West line of the County Road running North and South along the East line of said Lot 4, and the South line of SSH 17-A; thence Westerly, along the South line of said Highway, 208.7 feet; thence South, parallel with the West line of said County Road, 208.7 feet; thence Easterly, parallel with the South line of said Highway, 208.7 feet to the West line of the County Road; thence North, along said road, to the point of beginning.
- Beginning at the Southwest corner of said Government Lot 4; thence North 15 feet, more or less, to the North line of the County Road; thence East along North line of said County Road 485 feet to the true point of beginning; thence North 209 feet; thence East 209 feet; thence South 209 feet; thence West along North line of said County Road to the point of beginning.
- Beginning at a point 80 feet East of the Southwest corner of said Lot 4; thence East 120 feet; thence North 150 feet; thence West 120 feet; thence South to the point of beginning.
- Beginning at a point 200 feet East of the Southwest corner of said Lot 4; thence due North 150 feet; thence due West on a line parallel with the South line of said Lot 4, a distance of 45 feet; thence North on a line parallel with the West line of said Lot 4, a distance of 114 feet; thence in a Northeasterly direction 140 feet to where the said line intersects a line drawn parallel with the said West line of said Lot 4, 288 feet North of the South line of said Lot 4; thence South 288 feet to the South line of said Lot 4; thence West to the point of beginning.

TOGETHER WITH AND SUBJECT TO Agreements to provide water from a natural spring on an undisclosed portion of said premises as granted to Ed Hawkins and H.N. Sherborn by instruments recorded May 1, 1944 and March 17, 1955 under Auditor's File Nos. 371109 and 514644, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. All Lots (Lots 1, 2, 3, and 4) of this Short Plat are undeveloped at this time, i.e. there are no existing residences. The required soil logs for all Lots of this Short Plat have been previously submitted by Rich Anderson of Anderson Contracting, dated 5-9-97 together with an additional soil log location revision upon Lot 4 dated 5-14-97, and are currently on record with the Skagit County Permit Center.

NGPA EASEMENT AREAS

- Natural Growth Protection Area-Category 3 Wellands Buffer Easmt. Boundary Area for each Lot-See Note 12, of Sheet 2.
- Lot 1-"A" = 162,918.82 Sq. Ft. = 3.740 Acres
 - Lot 2-"A" = 88,726.84 Sq. Ft. = 2.037 Acres
 - Lot 3-"A" = 70,899.32 Sq. Ft. = 1.628 Acres
 - Lot 4-"B" = 200,052.43 Sq. Ft. = 4.593 Acres

NOTES

- Certificate for Short Plat furnished by Land Title Company of Skagit County. Order No.:T-80818, Subdivision Guarantee Policy No.:G 1578-10550 dated December 5, 1996 at 8:00 A.M.
- Instrumentation:TOPCON GTS-2B (20) Theodolite : Min. Horiz. Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5ppm)
- Change in location of lot access, may necessitate a change of address, contact Skagit County Permit Center.
- Survey Procedure - Field Traverse.
- Meridian - Assumed.
- Water will be supplied from individual water systems. Contact Skagit County Planning and Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals.
- Utilities currently available to this site via Hwy. 20, Yeager Road and Moen Road are Power and Telephone service.
- Basis of Bearing - the South line of the SW 1/4 of Section 18, T. 35 N., R. 9 E.W.M., based upon existing monumentation, as being North 89° 11' 10" West.
- The Section Subdivision shown hereon is based upon that record of survey as prepared for Crown Pacific LTD, by Frederic P. Petersen, P.L.S., by that instrument dated 7-15-91 and recorded 7-15-91 in Book 11 of Surveys at Page 130 under Auditor's File No. 9107150049, records of Skagit County, Washington.
- 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 extractions, 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.
- In accordance with Skagit County Critical Areas Ordinance Title 14, Chapter 14.06, effective date June 3, 1996, a Level 1 Hydrogeologic Report of the James Whitman Short Plat No. 97-0053 has been prepared by Doug Dillenberger, P.G. of Northwest HydroGeo Consultants, copies of which are currently on record with the Skagit County Planning and Permit Center.
- Natural Growth Protection Area (NGPA) is a Category 3 Wellands as delineated by Graham-Bunting & Associates in April 1997. A Copy of this report remains on file at the Skagit County Planning and Permit Center.

WATER SUPPLY

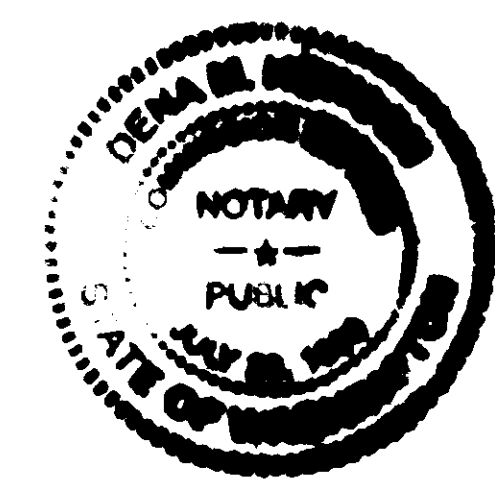
Lot 4 of this Short Plat has been provided with a new individual well located thereon. See Skagit County Health Department for test results and approvals therefor. Lots 1, 2, and 3 of this Short Plat are not currently being provided with water. (See Note 6.)

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 improvements or replacement. An aquifer demonstration well is located on Lot 4.

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 4th day of May, 1997.

JAMES T. WHITMAN ANNE A. WHITMAN



APPROVALS

Examined and approved this 10th day of December 19 97, by the Planning Department of Skagit County, Washington.

Examined and approved this 2nd day of DECEMBER, 19 97, by the County Engineer of Skagit County, Washington.

RESTRICTIONS

- The short plat number and date of approval shall be included in all deeds and contracts.
- 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.
- Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- In accordance with Short Subdivision Ordinance No. 14.08.090 (l)(o): "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."
- "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." (Note per policy adopted by motion by the Board of County Commissioners on March 11, 1997.)

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit }
On this day personally appeared before me JAMES T. WHITMAN and ANNE A. WHITMAN, 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 4th day of May, 1997.

Diana M. Newson
Notary Public In and for the State of Washington, residing at Bethel

LOT AREAS

Lot "1":	
Gross Area	= 217,800.87 Sq. Ft.
(Prop. Lines Projected To Road @)	= 5,000 Acres
Net Area (To Road R/W)	= 193,228.08 Sq. Ft.
	= 4.436 Acres
Lot "2":	
Gross Area	= 218,139.50 Sq. Ft.
(Prop. Lines Projected To Road @)	= 5,008 Acres
Net Area (To Road R/W)	= 210,929.25 Sq. Ft.
	= 4.842 Acres
Lot "3":	
Gross Area	= 436,326.80 Sq. Ft.
(Prop. Lines Projected To Road @)	= 10.017 Acres
Net Area (To Road R/W)	= 407,771.89 Sq. Ft.
	= 9.361 Acres
Lot "4":	
Gross Area	= 452,122.46 Sq. Ft.
(Prop. Lines Projected To Road @)	= 10.379 Acres
Net Area (To Road R/W)	= 435,904.88 Sq. Ft.
	= 10.007 Acres

TREASURER'S CERTIFICATE

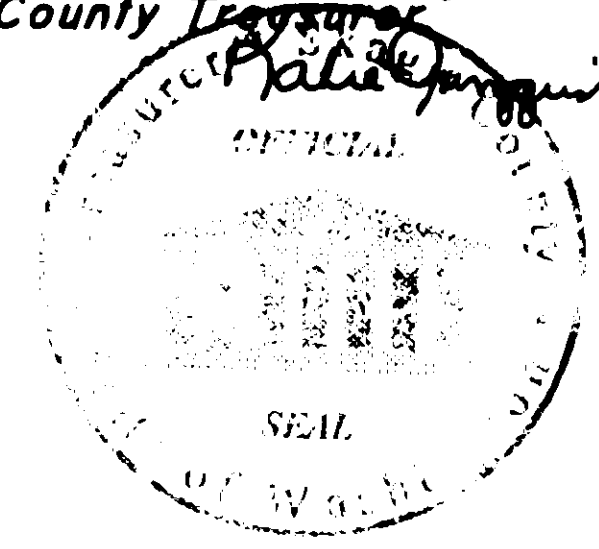
This is to certify that all taxes here-to-fore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1997.

This 5th day of Dec, 1997

Judy Ann Marshall by
Skagit County Treasurer

OWNER - DEVELOPER

James T. Whitman
2724 224TH AVE. NE
Redmond, WA. 98053
Phone: (206) 868-1050



SHORT PLAT NO. 97- 0053

JAMES T. & ANNE A. WHITMAN

PROPERTY SURVEY

PTN. OF GOV'T LOT 4

SEC. 18, T. 35N., R. 9 E.W.M.

SKAGIT COUNTY, WASHINGTON

