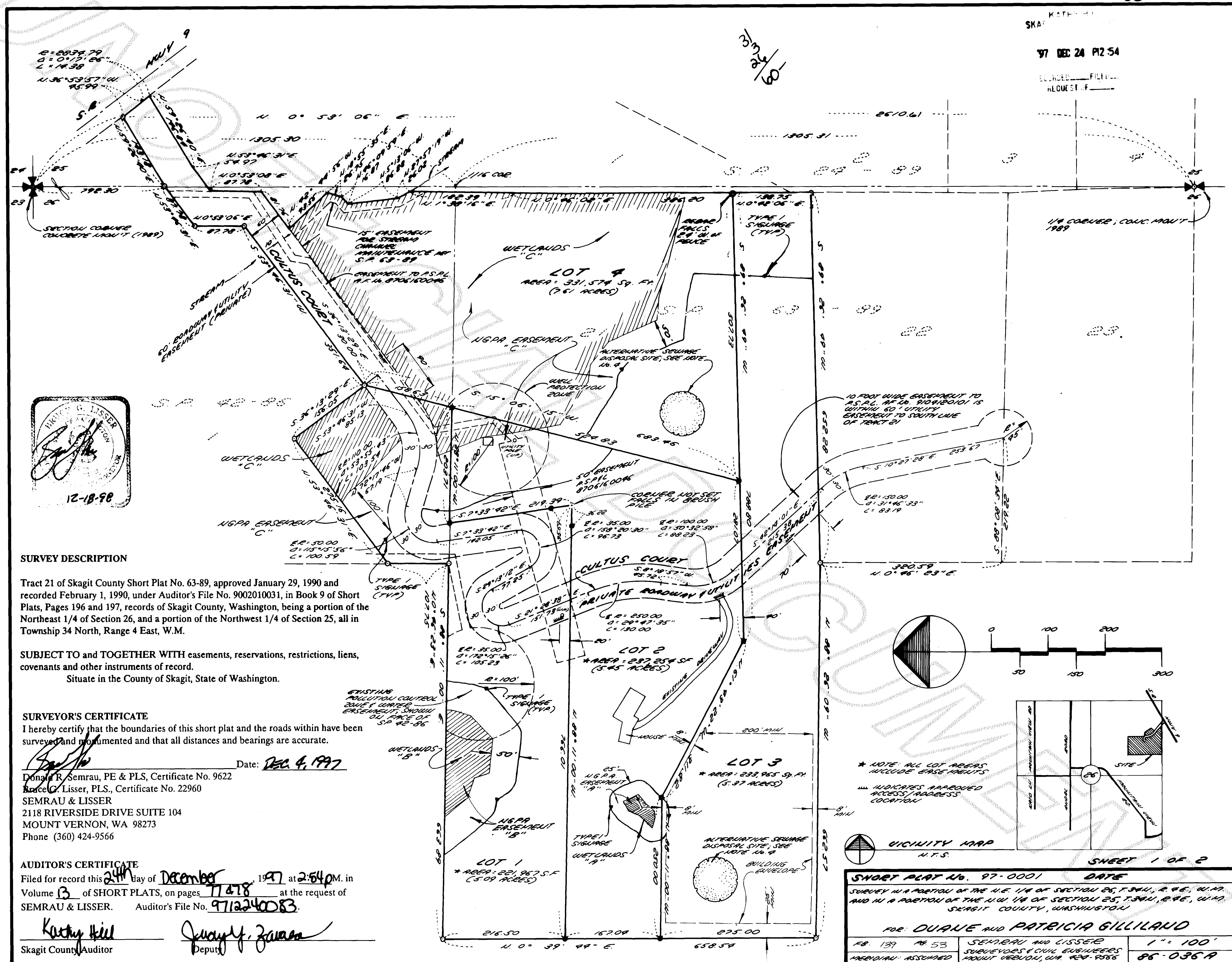


9712240083

SKAGIT COUNTY

97 DEC 24 P12 54

RECORDED FILE NO. 9712240083



SURVEY DESCRIPTION

Tract 21 of Skagit County Short Plat No. 63-89, approved January 29, 1990 and recorded February 1, 1990, under Auditor's File No. 9002010031, in Book 9 of Short Plats, Pages 196 and 197, records of Skagit County, Washington, being a portion of the Northeast 1/4 of Section 26, and a portion of the Northwest 1/4 of Section 25, all in Township 34 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, liens, covenants and other instruments of record.

Situate in the County of Skagit, State of Washington.

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: Dec 4, 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

AUDITOR'S CERTIFICATE

Filed for record this 24th day of December, 1997 at 2:54 P.M. in Volume 13 of SHORT PLATS, on pages 11478 at the request of SEMRAU & LISSER. Auditor's File No. 9712240083.

Kathy Hill
Skagit County Auditor

Janet J. Zavares
Deputy

* NOTE: ALL LOT AREAS INCLUDE EASEMENTS
--- INDICATES APPROVED ACCESS/ADDRESS LOCATION

VICINITY MAP
N.T.S.

SHORT PLAT No. 97-0001		DATE	
SURVEY IN A PORTION OF THE N.E. 1/4 OF SECTION 26, T.34N., R.4E., W.M. AND IN A PORTION OF THE N.W. 1/4 OF SECTION 25, T.34N., R.4E., W.M. SKAGIT COUNTY, WASHINGTON			
FOR: DUANE AND PATRICIA GILLILAND			
FB. 139	PG. 53	SEMRAU AND LISSER SURVEYORS & CIVIL ENGINEERS MOUNT VERNON, WA. REG. 9586	1" = 100' 86-036A
PREVIOUS: ASSUMED			

Vol 13 Short Plats PG 77

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. Maintenance Agreement 9712230082
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Rural
4. Sewage Disposal - Individual septic system. (Conventional Systems - Lots 1 and 2; Alternative Systems - Lots 3 and 4)
Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
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 2.
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 East line of the Northeast 1/4 of Section 26, T. 34 N., R. 4 E., W.M.
Bearing = North 0° 53' 06" East
9. Survey description is from First American Title Insurance Company Subdivision Guarantee, Order No. 49712, dated August 28, 1996.
10. For additional survey information see Skagit County Short Plat Number 63-089, recorded in Volume 9 of Short Plats, Pages 196 and 197, 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 Subdivision Guarantee referenced in Note 9 above and being recorded under Auditor's File Numbers 9306220097, 762870, 8706160046, 9003070052, 9104120101 and 9002010031. Also A.F. No. 9608010082.
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 Permit Center.
16. All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces when possible.
17. There are potential slope stability issues on portions of this property. A detailed slope stability study should be performed on each new building site prior to development.
18. This Short Plat has several Native Growth protection Areas identified by NGPA easement. 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. The signs are to be maintained in working order for the life of the project, any required maintenance including replacement is the responsibility of the landowner. 9712240084
19. Wetlands shown hereon are per delineation by Washington Wetlands and Mitigation C., Inc. (WAMCO) in August and October 1997.

LOT ADDRESS INFORMATION

LOT 1	1630	CULTUS COURT
LOT 2	1636	CULTUS COURT
LOT 3	1638	CULTUS COURT
LOT 4	1623	CULTUS COURT

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.

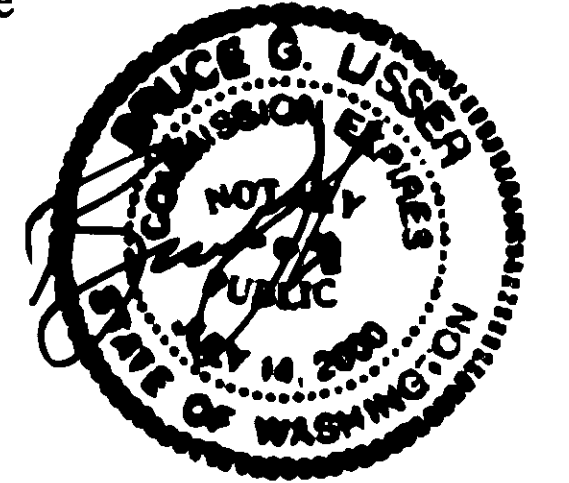
Duane M. Gilliland Patricia L. Gilliland
Duane M. Gilliland, Husband Patricia L. Gilliland, Wife
Walter R. Smith
Washington Federal Savings

ACKNOWLEDGMENTS

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence DUANE M. GILLILAND and PATRICIA L. GILLILAND, 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 Dec. 8, 1997
Signature [Signature]
Title Notary
My appointment expires 7-14-00



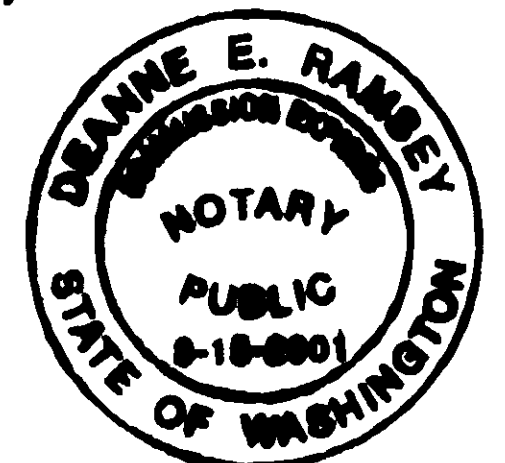
State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that DOUG ROWELL

signed this instrument, on oath stated that (he/she/they)(was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President WASHINGTON FEDERAL SAVINGS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 12-8-97
Signature [Signature]
Title Notary Public
My appointment expires 08-15-2001



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 15th day of DECEMBER, 19 97.

[Signature]
Short Plat Administrator

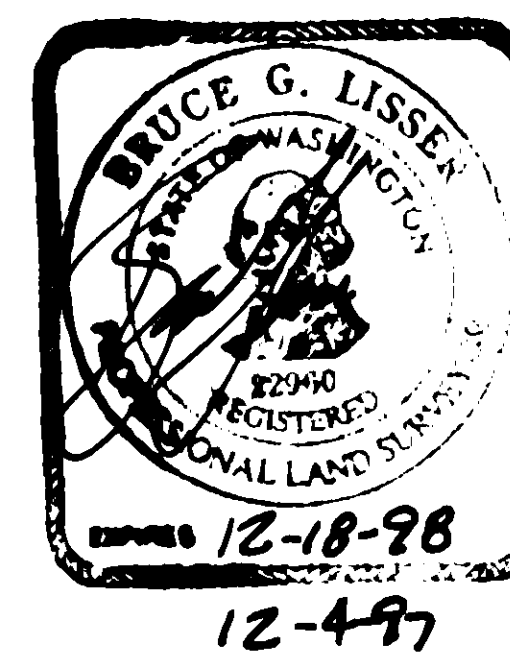
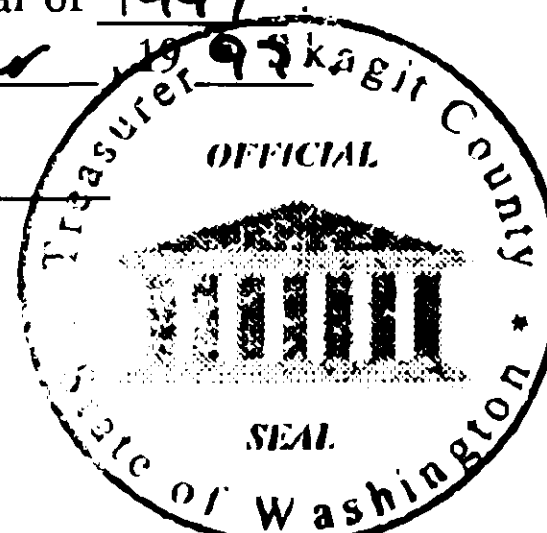
James P. Karber
Skagit County Engineer

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 19 day of December

[Signature]
Skagit County Treasurer



SHORT PLAT No. 97-0001		DATE
SURVEY 1/4 PORTION OF THE N.E. 1/4 OF SECTION 26, T. 34 N., R. 4 E., W. 1/2, AND IN A PORTION OF THE N.W. 1/4 OF SECTION 26, T. 34 N., R. 4 E., W. 1/2, SKAGIT COUNTY, WASHINGTON		
FOR: DUANE AND PATRICIA GILLILAND		
FB.	RE.	SENDER AND LISSER
PREVIOUS: ASSUMED		SURVEYORS & CIVIL ENGINEERS
		ADMIT 060001, WA. REG. 0535
		1" = 100'
		86-036A