

LEGAL DESCRIPTION

The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 4 East, of the Willamette Meridian.

EXCEPT The South 417.6 feet of the West 208.7 feet,
EXCEPT the East 11 acres thereof,

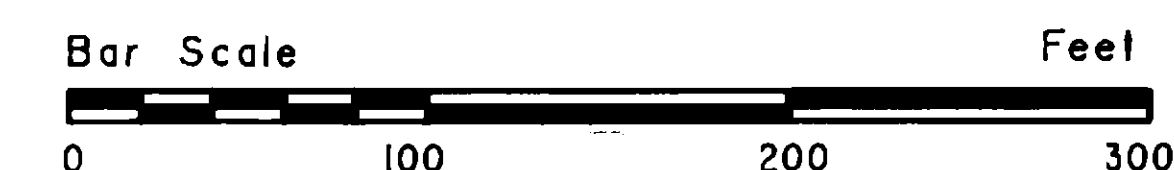
AND EXCEPT beginning at a point on the North line of said Southwest 1/4 of the Northeast 1/4, 174.81 feet East of the Northwest corner thereof; thence South parallel to the West line of said subdivision, a distance of 20.0 feet to the South line of the County road and the true point of beginning of this description; thence North 89°54'56" East along the South line of said County road, a distance of 125.07 feet; thence on a curve to the right having a radius of 20.0 feet an arc distance of 31.35 feet; thence South 0°16'30" East a distance of 80.07 feet; thence South 89°54'56" West a distance of 145.00 feet; thence North 0°16'30" West a distance of 100.00 feet to the true point of beginning.

AND EXCEPT road right of way.

Situate in the County of Skagit, State of Washington.

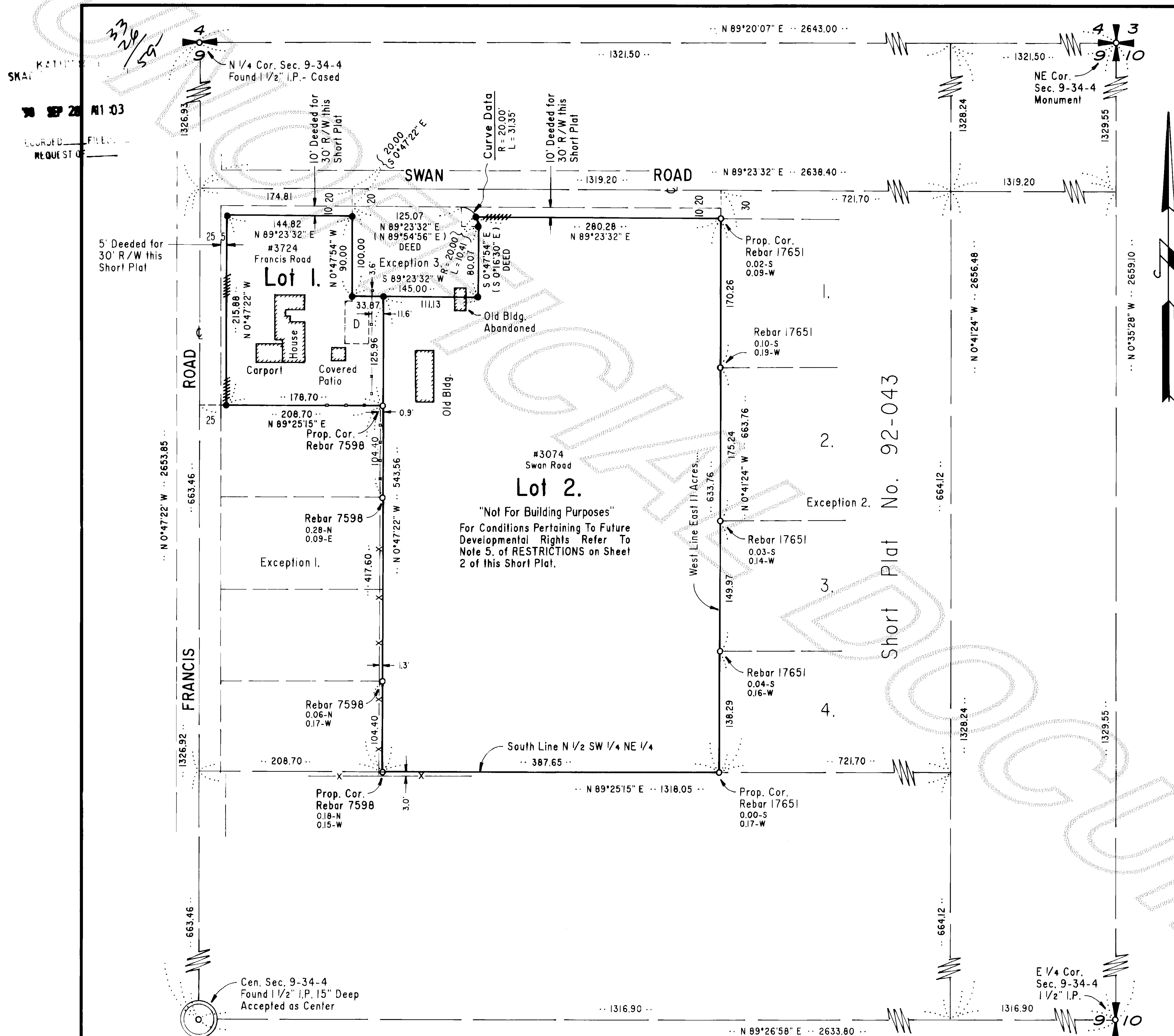
PLAN

Scale: 1" = 80'



LEGEND

- Property Corner - Set 5/8" Diam x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- Rebar 7598 Property Corner Found Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY 7598"
- Rebar 17651 Found Steel Rebar with Yellow Plastic Cap Imprinted: "SKA. SURV. 17651" 0.04 Ft. South and 0.16 Ft. West of Calculated Position.
- Found 1 1/2" I.P. Found 1 1/2" Diam. Old Iron Pipe during this survey.
- [D] 30' x 52' Alternate Septic Drainfield Site
- //// Existing Driveway Access
- Board Fence
- X-X- Barbed Wire Fence

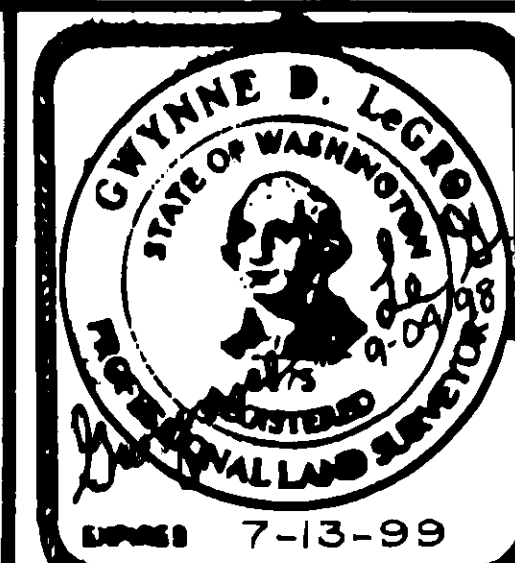


Sheet 1 of 2 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 28 day of Sept, 1998, at 3 minutes past 11 O'clock A.M., in Volume 13 of Short Plats at pages 159 and 160 and recorded under Auditor's File Number 9809280094, at the request of Denny D. LeGro.

KATHY HILL
Auditor, Skagit County



SURVEYOR'S CERTIFICATE

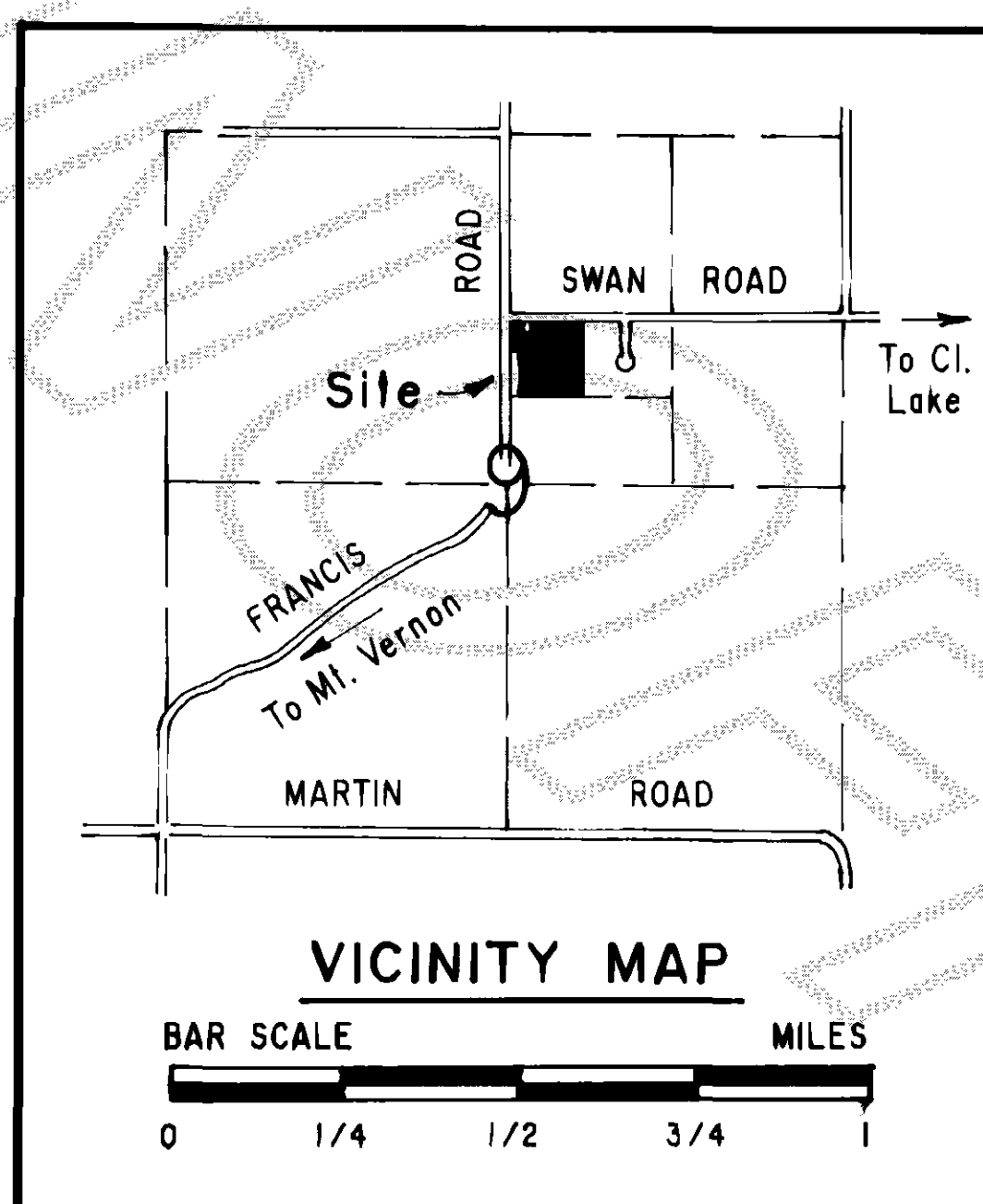
This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Mark D. Johnson.

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

Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor
Date: 9-4-98 Lic. #3475

SHORT PLAT NO. 97-0064

DONALD H. JOHNSON
PROPERTY SURVEY
PTN. N 1/2 SW 1/4 NE 1/4
SEC. 9, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON



WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to the residence at 3724 Francis Road located upon Lot 1 of this Short Plat from the Skagit County Public Utility District No. 1 existing 4" pipeline along Francis Road and Swan Road.

SEWAGE DISPOSAL

Lot 1:

The method of sewage disposal shall be by individual septic drainfield system. The residence at 3724 Francis Road upon Lot 1 of this Short Plat is provided with an existing septic drainfield system operating satisfactory to date. The required soil logs for the alternate 30' x 52' septic drainfield site annotated hereon have been previously submitted to the Skagit County Department of Planning for this Short Plat by Gudmunson Septic, and are currently on file with the Skagit County Permit Center.

Lot 2:

Lot 2 shall remain undeveloped until full urban services are available.

NOTES

1. Legal Description furnished by Land Title Company of Skagit County, Certificate for Subdivision Guarantee Policy No. G 1578-10484, Order No. T-78351, dated January 22, 1996 at 8:00 A.M.
2. Survey Procedure - Field Traverse
3. Instrumentation: TOPCON GTS - 2B (20)
Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.:
Accuracy \pm (5mm + 5ppm)
4. Meridian - Assumed
5. Basis of Bearing: the North Half of the North-South Centerline of Section 9, T. 34 N., R. 4 E.W.M., based upon existing monumentation, as being N 0°47'22"W. The section subdivision is based upon Short Plat No. 92-043 as prepared by John L. Abenroth of Skagit Surveyors by that instrument recorded December 15, 1992 in Volume 10 of Short Plats at page 156 under Auditor's File No. 9212150044, records of Skagit County, Washington.
6. Change in location of lot access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
7. Current public utilities to this site consist of power, telephone and water service.

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 13 day of Feb, 1998.

Donald H. Johnson
DONALD H. JOHNSON

Aileen E. Johnson
AILEEN E. JOHNSON

OWNER - DEVELOPER

Donald H. Johnson
3724 Francis Road
Mount Vernon, Wa. 98273
Phone: (360) 424-1414

RESTRICTIONS

1. The short plat number and date of approval shall be included in all deeds and contracts.
2. 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.
3. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. In accordance with Short Subdivision Ordinance No. 14.08.090 (1)(a): "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."
5. Lot 2 of this Short Plat shall remain "Not For Building Purposes" until full urban services are available. This lot will be subject to the applicable codes in effect at the time of any future development.
6. Subject property lies within the Urban Growth Boundary. Per Skagit County's agreement with the City of Mount Vernon - any development of these lots may be subject to joint review by City and County.

ACKNOWLEDGEMENT

State of Arizona } S.S.
County of Maricopa

On this day personally appeared before me DONALD H. JOHNSON and AILEEN E. JOHNSON, 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 13 day of February, 1998.

Susan R. Allen
Notary Public in and for the State of Arizona
residing at Sur City

APPROVALS

Examined and approved this 5 day of September, 1998, by the Planning Department of Skagit County, Washington.

Rudra Das

Examined and approved this 14 day of September, 1998, by the County Engineer of Skagit County, Washington.

John M. ...

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 1998.

This 23 day of Sept., 1998.

Judith M. ...
Skagit County Treasurer

ZONING CLASSIFICATION

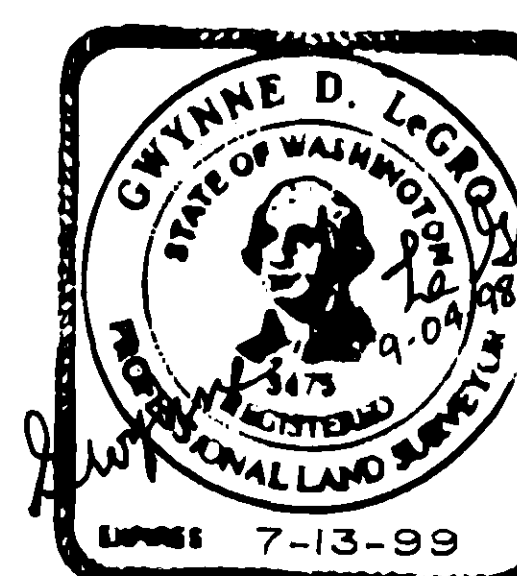
RESIDENTIAL

LOT AREAS

Lot "1":
Gross Area ----- = 47,256.034 Sq. Ft.
(Prop. Lines Projected To Road ϕ) = 1.085 Acres
Net Area (To Road R/W) ----- = 35,535.874 Sq. Ft.
= 0.816 Acres

Lot "2":
Gross Area ----- = 244,799.03 Sq. Ft.
(Prop. Lines Projected To Road ϕ) = 5.620 Acres
Net Area (To Road R/W) ----- = 235,994.43 Sq. Ft.
= 5.418 Acres

Sheet 2 of 2 Sheets



SHORT PLAT NO. 97-0064

DONALD H. JOHNSON
PROPERTY SURVEY
PTN. N1/2 SW1/4 NE1/4
SEC. 9, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON