

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 6 AND THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 3 EAST, 1M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY BANK OF PORTER SLOUGH AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION, THENCE SOUTHERLY AND WESTERLY ALONG THE BANK OF SLOUGH TO A POINT IN CENTER OF UNPAVED SLOUGH WHICH BEARS NORTH 54°51' WEST 120730 FEET FROM THE EAST 1/4 CORNER OF SECTION 29;

THENCE ALONG CENTER OF UNPAVED SLOUGH TO A POINT BEARING NORTH 45°34' WEST 642 FEET FROM THE EAST 1/4 CORNER;

THENCE SOUTH 35°30' EAST 686 FEET TO CENTER OF JOHNSON-SWANSON SLOUGH;

THENCE EASTERLY AND SOUTHERLY ALONG CENTER OF SLOUGH TO EAST LINE OF SECTION 29;

THENCE NORTH ALONG SECTION LINE TO POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, THE EAST LINE OF WHICH BEARS SOUTH 103° WEST;

THENCE WEST 30.0 FEET;

THENCE SOUTH 1°03' WEST 654.03 FEET;

THENCE SOUTH 0°15'40" WEST 1054.02 FEET TO THE CENTER OF JOHNSON-SWANSON SLOUGH;

THENCE EAST 17.0 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 29;

THENCE NORTH 1°00°57" EAST ALONG SAID EAST LINE 400.0 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29;

THENCE NORTH 1°03' EAST 1300.05 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE EAST 30.0 FEET TO THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, SOUTH OF PORTER SLOUGH,

EXCEPT EXISTING COUNTY ROAD RIGHT OF WAY,

AND ALSO EXCEPT DRAINAGE DISTRICT NO. 15 DITCH RIGHTS OF WAY,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ADDRESS INFORMATION

LOT 1 16356 BEST ROAD
LOT 2 16310 BEST ROAD

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BEEN PAID BY THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED BY THE YEAR 1999 TO THE RECORDS OF THE OFFICE OF THE COUNTY AUDITOR.

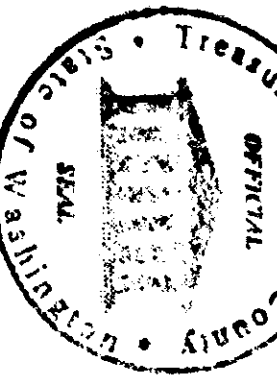
DATE Sept 1999

By *Stephen T. Johnson*
County Auditor

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF Sept 1999 AT
AT SKAGIT COUNTY, WASH. OF 54 PAGES
THE REQUEST OF SERVICE ENGINEERING & SURVEYING, PLLC
FOR FILE NO. 99-0023

By *Kathy Hill*
County Auditor



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 - AGRICULTURAL NATURAL RESOURCE LAND, AGRICULTURAL.
4. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL SYSTEMS.
5. WATER - R.D. NO. 1.
6. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER 99-0023.
7. INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER 99-0023.
8. PER DIAM - ASSIGNED (SEE NOTE 10).
9. BASIS OF BEARING - MONUMENTED EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 3 EAST, 1M, BEARING = SOUTH 00° 00' 00" EAST (SEE NOTE 10).
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE NO. 5-40316, DATED JUNE 25, 1991.
11. SURVEYOR'S NOTE: THE INTERSECTION OF THIS SURVEY IS FROM A SURVEY MAP OF THE JOHNSON FARM BY L.L. WRIGHT, REGISTERED ENGINEER AND LAND SURVEYOR, DATED MAY 4, 1944, AND REVERSED 12-31-44. SAID MAP SHOWS A BEARING ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29 AS SOUTH 0° 10' 00" EAST AND A DISTANCE FROM THE SECTION CORNER TO THE EAST 1/4 CORNER AS 2051.2 FEET. THE NE SECTION CORNER WAS A PAINTED ROCK AND THE EAST 1/4 CORNER WAS A CEDAR TREE. THE BEARINGS AND DISTANCES STATED IN THE PRESENT DESCRIPTION ARE BASED ON SAID MAP. THE POINTS SHOWN ON OUR PRESENT CALCULATION BASED ON THE WRIGHT SUBDIVISION AND ASSUMING THE EXISTING MONUMENTS REPRESENTS THE SAME LINE AND THAT THE NE SECTION CORNER IS THE SECTION POINT.
12. BEARINGS DESCRIBED IN THE "EXCEPT" ARE AS SHOWN ON A SKAGIT COUNTY PLANNING PERMIT MAP OF THE BEST ROAD CONSTRUCTION THESE BEARINGS HAVE BEEN ROTATED TO THE RIGHT MERIDIAN.
13. THIS PROJECT IS SITUATED TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, EASEMENTS, EASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTES 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 752241.
14. INSTRUMENTATION, LEICA TOTAL STATION THEODOLITE DISTANCE METER.
15. SURVEY PROCEDURE FILED TRAVELER.
16. 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.
17. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
18. BATTER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
19. ANY FUTURE DEVELOPMENT OR LAND USE CHANGE WILL REQUIRE A FISH AND WILDLIFE AND WETLAND SITE ASSESSMENT.
20. THE SUBJECT PROPERTY IS LOCATED ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS. ALL FUTURE DEVELOPMENT WILL NEED TO SIGN AND RECORD A NATURAL RESOURCE MAINTENANCE WITH THE TITLE OF THE PROPERTY.
21. THIS PARCEL LIES WITHIN AN AREA DESIGNATED AS AGRICULTURAL 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, PLANNING AND HARVESTING WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURAL USE AS A PRIORITY USE OF DESIGNATED AGRICULTURAL LANDS AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM THE NEARBY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
22. LOT 2 IS DEDICATED ENTIRELY TO AN AGRICULTURAL CONVEYANCE. LOT 2 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. SEE ADDENDUM FILE NO. 99-00150134.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 10 DAY OF September 1999.

By *Stephen T. Johnson*
County Auditor

By *Donald R. Johnson*
Surveyor

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACED AND BASED ON A TRUE SUBDIVISION OF THE SECTION THAT THE DISTANCES, COUSSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE 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 33.200 IAC.

By *Donald R. Johnson*
Surveyor

DATE 9.9.99

DONALD R. JOHNSON & ASSOCIATES, PLLC
SERIAL ENGINEERING & SURVEYING, PLLC
2110 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9560



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.

By *Stephen T. Johnson*
Stephen T. Johnson, AS HIS SEPARATE PROPERTY

ACKNOWLEDGMENTS

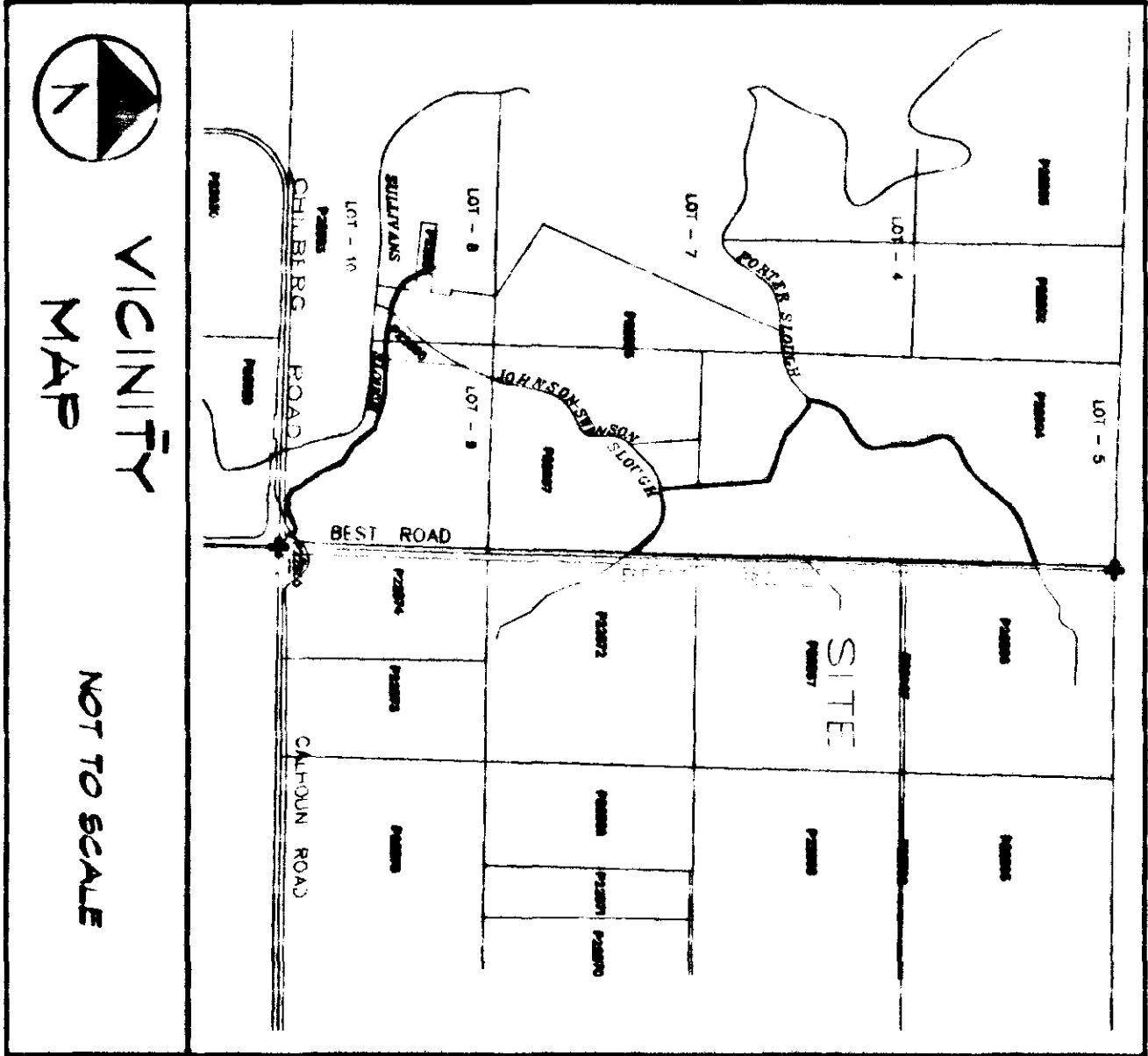
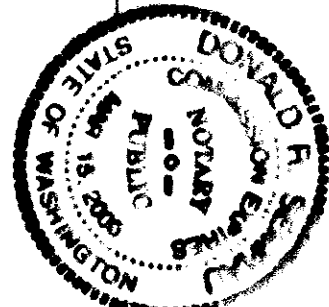
STATE OF WASHINGTON
COUNTY OF SKAGIT
I, *Stephen T. Johnson*, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEPHEN T. JOHNSON AS HIS SEPARATE PROPERTY SIGNED THIS INSTRUMENT ON DATE STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF EACH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9.9.99

SIGNATURE *Stephen T. Johnson*

TITLE *County Auditor*

MY APPOINTMENT EXPIRES 3.15.00



SHORT PLAT NO. 99-0023 DATE

SHEET 1 OF 2

SURVEY IN A PORTION GOV'T LOT 6 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 29 T. 34 N., R. 3 E., 1M.

SKAGIT COUNTY WASHINGTON

FOR: STEPHEN T. JOHNSON

FE PS SERIAL ENGINEERING & SURVEYING, PLLC SCALE: N/A
VERIDIAN: ASSUMED SURVEYING & ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9560 JOB NO. 4027

