

SURVEY DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM, EXCEPT THE WEST 240.5 FEET THEREOF, AND EXCEPT ROAD RIGHT OF WAY, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT AND THE NORTH LINE OF THE MCLEAN ROAD, THENCE WEST ALONG THE NORTH LINE OF THE MCLEAN ROAD 100.00 FEET, THENCE NORTH AND PARALLEL WITH THE EAST LINE OF THE ABOVE DESCRIBED TRACT 366.00 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF THE MCLEAN ROAD TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT, THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT AREA AND ADDRESS INFORMATION

LOT 1 15623 MCLEAN ROAD 40143 SQ. FT. 0.94 ACRES
LOT 2 15571 MCLEAN ROAD 43450 SQ. FT. 1.00 ACRES
LOT 3 15615 MCLEAN ROAD 1144500 SQ. FT. 26.34 ACRES

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 BASE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONVEYANCES.
3. THE SUBDIVIDER HAS ENTERED INTO A CONVEYANCE AGREEMENT WITH THE SKAGIT COUNTY ENGINEER, THE PROPERTY SHOWN HEREON, SAID AGREEMENT PROVIDES FOR THE CREATION OF THESE LOTS THAT WOULD OTHERWISE BE SUBSTANDARD IN THE AGRICULTURE ZONE. THE SUBDIVISION EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 199909170004.
4. SEWER DISPOSAL - INDIVIDUAL SEPTIC SYSTEM CONVENTIONAL SYSTEMS.
5. WATER - SKAGIT COUNTY PLD NO. 1
6. INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER L1558R 22460.
7. INDICATES EXISTING REBAR OR IRON PIPE FOUND.
8. MERIDIAN - ASSAIED
9. BASIS OF BEARING - MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, WM BEARING = NORTH 84° 04' 14" EAST
10. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. H-366433, DATED OCTOBER 23, 1948.
11. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 40-88 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGES 84 & 85, RECORDS OF SKAGIT COUNTY, WASHINGTON.
12. INSTRUMENTATION: LEITZ SET 44 THEODOLITE DISTANCE METER.
13. 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.
14. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
15. THIS PROPERTY IS LOCATED IN FLOOD ZONE A-1.
BENCH MARK: SPRUCE IN SOUTH FACE OF UTILITY POLE SW 1/4-3 151/4 ELEVATION = 141.156VD 24
16. BUTTER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
17. LOT 3 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS ON THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A TOWNSHIP EASEMENT. SEE DOCUMENT REFERENCED UNDER NOTE 3 ABOVE.
18. THIS SHORT PLAT SHOWS PROPOSED CRITICAL AREA BECAUSE THE REQUIRED BUFFER OF SKAGIT COUNTY ENGINEER'S CRITICAL AREA BECAUSE THE HEREON REPRESENTS AN ABEALON AND ADJACENT TO AN EXISTING WATERSHED DRAINAGE DITCH IDENTIFIED BY SKAGIT COUNTY PLANNING STAFF AS REQUIRING A BUFFER. THE BUFFER IS MEASURED FROM THE CENTERLINE OF THE DITCH TO THE PCA EASEMENT HAS BEEN RECORDED UNDER AUDITOR'S FILE NO. 199909170004 WHICH CROSS REFERENCES THIS SHORT PLAT.
19. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE BY SKAGIT COUNTY. A VARIETY OF COMMERCIAL, AGRICULTURAL ACTIVITIES OCCUR IN THIS AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. HERBICIDES, PESTICIDES AND FERTILIZERS OR FROM SPRAYING, PRUNING AND HARVESTING WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE ON DESIGNATED AGRICULTURAL LANDS AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF Sept 1999
AT 9:01AM AT THE REQUEST OF L1558R & ASSOCIATES, PLLC

AUDITOR'S FILE NO. 199909170004
Kathy Hill SKAGIT COUNTY AUDITOR
Clayton Deaver DEPT.

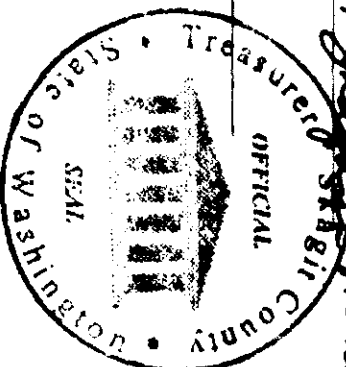
TREASURER'S CERTIFICATE

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 OF 1999

THIS 13 DAY OF Sept 1999

Chris Quinn SKAGIT COUNTY TREASURER

SHORT PLAT NO. 98-0004 DATE



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 15th DAY OF Sept 1999

Clayton Deaver SKAGIT COUNTY ENGINEER
5-7-99

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRANSECTABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION 22 AND THE DISTANCES LOCATED ARE ANGLES ARE SHOWN THEREON. THE SECTION 22 AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CHAPTER 33.120 IWC.

Chris Quinn DATE Aug 31, 1999
L1558R & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE SUITE 101
BONNEVILLE, IDAHO 83405
PHONE (208) 244-5511
FAX (208) 244-5511
EMAIL: chris@l1558r.com



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OR MORTGAGE HOLDERS OF THE LAND INCLUDED WITHIN THIS SHORT PLAT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 31 DAY OF August 1999

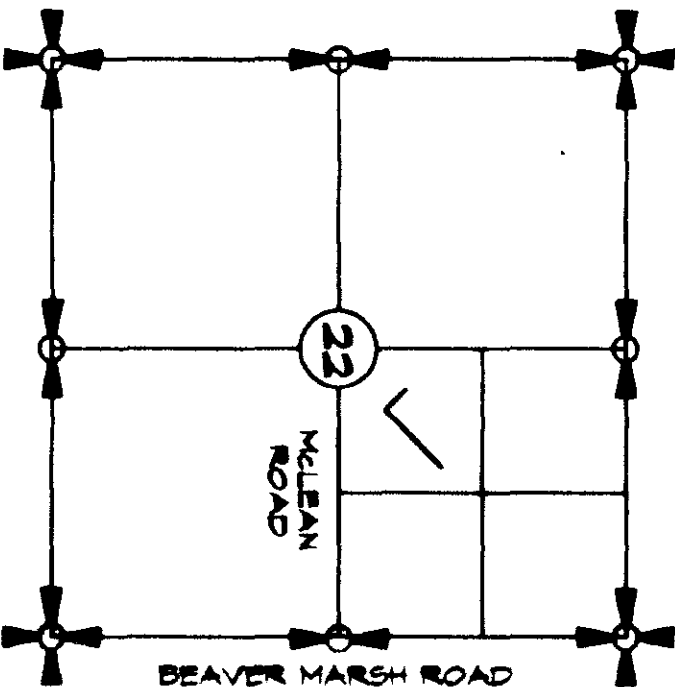
Leo Roosen
WASHINGTON BULB COMPANY INC.
A WASHINGTON CORPORATION

TITLE PRESIDENT

ACKNOWLEDGMENTS

I, LEO ROOSEN, SIGNED THIS INSTRUMENT ON DATE STATED THAT THE SIGNED INSTRUMENT WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF WASHINGTON BULB COMPANY INC. A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 31, 1999
SIGNATURE Michael Roosen
TITLE Notary Public
MY APPOINTMENT EXPIRES 1-1-2000



VICINITY MAP
NTS

SHEET 1 OF 2

SHORT PLAT NO. 98-0004

8/31/99

SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 3 EAST, NW FOR WASHINGTON BULB COMPANY INC.
L1558R & ASSOCIATES, PLLC
SCALE: 1" = 100'
DRAWING: 3073SP
VERIDIAN, ASSAIED

N.E. SEC. CORNER
PIPE WITH NAIL IN CASE
(1948)

N. 1/4 CORNER
5' HIGH METAL
FENCE POST
(1948)

2" IRON PIPE
16" SOUTH AND
12" WEST OF
CORNER

3/4" IRON PIPE
0.6' SOUTH AND
1.0' EAST OF CORNER

RAILROAD THE POST
25' NORTH AND 8.0'
WEST OF CORNER

N 00°03'00" E 2598.09'

1299.04'

N 00°03'00" E 1300.66'
1041.36'

N 88°45'07" E 1289.97'
949.39'

N 88°25'57" E

2576.25'

1288.13'

N 88°45'07" E 1289.96'

1313.33'

N 00°07'35" W 2626.66'

BEAVER MARSH ROAD



LOT 5

TRACT "A"
PROTECTED CRITICAL AREA
(SEE NOTE NO. 16)

LOT 2

HOUSE

LOT 1

N 00°02'19" W 361.00'

N 84°04'14" E 110.00'

N 00°02'19" W 1306.18'

BOARD FENCE

BOARD FENCE

WIRE FENCE

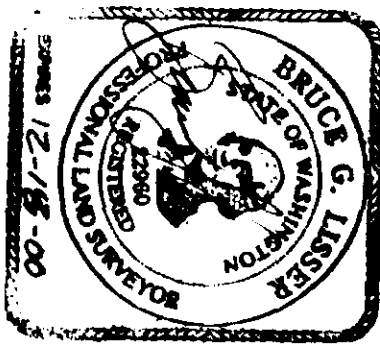
E. 1/4 CORNER
NAIL IN CONCRETE
IN CASE
(1948)

SHEET 2 OF 2

SHORT PLAT NO. 98-0004

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 22 TOWNSHIP 34 NORTH RANGE 3 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
FOR: WASHINGTON BULB COMPANY, INC.

FB 152 PG 1 LISSER & ASSOCIATES PLLC
SURVEYING & LAND-USE CONSULTATION
MERIDIAN: ASSAIED MOUNT VERNON, WA 98275 360-424-5517
SCALE: 1" = 100'
DRAWING: 3075P



FIELD LINE
EXISTING 25'
RIGHT OF WAY
LOT 3 ACCESS FOR AGRICULTURAL
PURPOSES ONLY
INDICATES APPROVED ACCESS
LOCATION SEE NOTE NO. 14

MELEAN ROAD

5' STRIP DEDICATED TO
SKAGIT COUNTY FOR ROAD PURPOSES

BENCH MARK - SPIKE IN SOUTH FACE OF
UTILITY POLE; SEE NOTE NO. 5

8-31-99