

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 - AGRICULTURE. COMP. PLAN DESIGNATION AGRICULTURAL - NATURAL RESOURCES
4. ZONING - RURAL INTERMEDIATE
5. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM.
6. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY
7. • - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER LISSER 22960.
8. ○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
9. MERIDIAN - ASSUMED.
10. BASIS OF BEARING - SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, T. 34 N., R. 3 E., W.M. BEARING = NORTH 87°50'16" EAST
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. S-86989, DATED SEPTEMBER 28, 1998.
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 40-75 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 67, SHORT PLAT NO. 70-78 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 13, SHORT PLAT NO. 42-80 RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 103, AND PLAT OF RIVER'S COURT, RECORDED IN VOLUME 16 OF PLATS, PAGES 40-41, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 893866, 9202140095, 527617, AND 9008220046.
14. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
15. SURVEY PROCEDURE: FIELD TRAVERSE.
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 DEPARTMENT.
18. THIS PROPERTY IS LOCATED IN FLOOD ZONE AO-DEPTH 3.
19. BENCH MARK # 1 ELEVATION = 23.6
20. BENCH MARK # 2 ELEVATION = 26.2
21. BUYER 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.
22. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE 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, 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.
23. SEE AGRICULTURE VARIANCE NO. PL98-0388.ORD APPROVED BY SKAGIT COUNTY COMMISSIONERS MARCH 22, 1999 AS RESOLUTION NUMBER 17373.
24. THE DRAINAGE REPORT FOR THIS PROJECT PREPARED BY RAVNIK & ASSOCIATES, DATED SEPTEMBER 6, 1999 RECOMMENDS THE INSTALLATION OF AN INFILTRATION TRENCH TO RECEIVE ROOF RUNOFF FOR NEW HOME ON LOT 1. THE REPORT RECOMMENDS A TRENCH AREA OF 300 SQ. FT., SEE REPORT AT SKAGIT COUNTY PLANNING DEPARTMENT FOR DETAILS.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISION CONTAINED IN CHAPTER 332-120 WAC.

Bruce G. Lisser
 BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960
 LISSER & ASSOCIATES, PLLC
 2124 RIVERSIDE DRIVE, SUITE 107
 MOUNT VERNON WA 98273
 PHONE: (360) 424-5517
 FAX: (360) 424-6674
 E-MAIL: BRUCE@LISSER.COM

DATE: OCT. 22, 1999



SURVEY DESCRIPTION

PARCEL "A"
 THAT PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 42-80, APPROVED MAY 27, 1980 AND RECORDED MAY 29, 1980 UNDER AUDITOR'S FILE NO. 8005290001, IN VOLUME 4 OF SHORT PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT C OF SAID SHORT PLAT;
 THENCE NORTH 87°50' EAST 160 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 2°09'44" WEST 490 FEET;
 THENCE NORTH 87°50'16" EAST 131 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT B;
 THENCE SOUTH 0°37'47" WEST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID TRACT B;
 THENCE SOUTH 87°50'16" WEST 120.60 FEET;
 THENCE NORTHWESTERLY 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B"
 THAT PORTION OF LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 70-78, APPROVED SEPTEMBER 8, 1978 AND RECORDED SEPTEMBER 8, 1978, UNDER AUDITOR'S FILE NO. 887075 IN VOLUME 3 OF SHORT PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

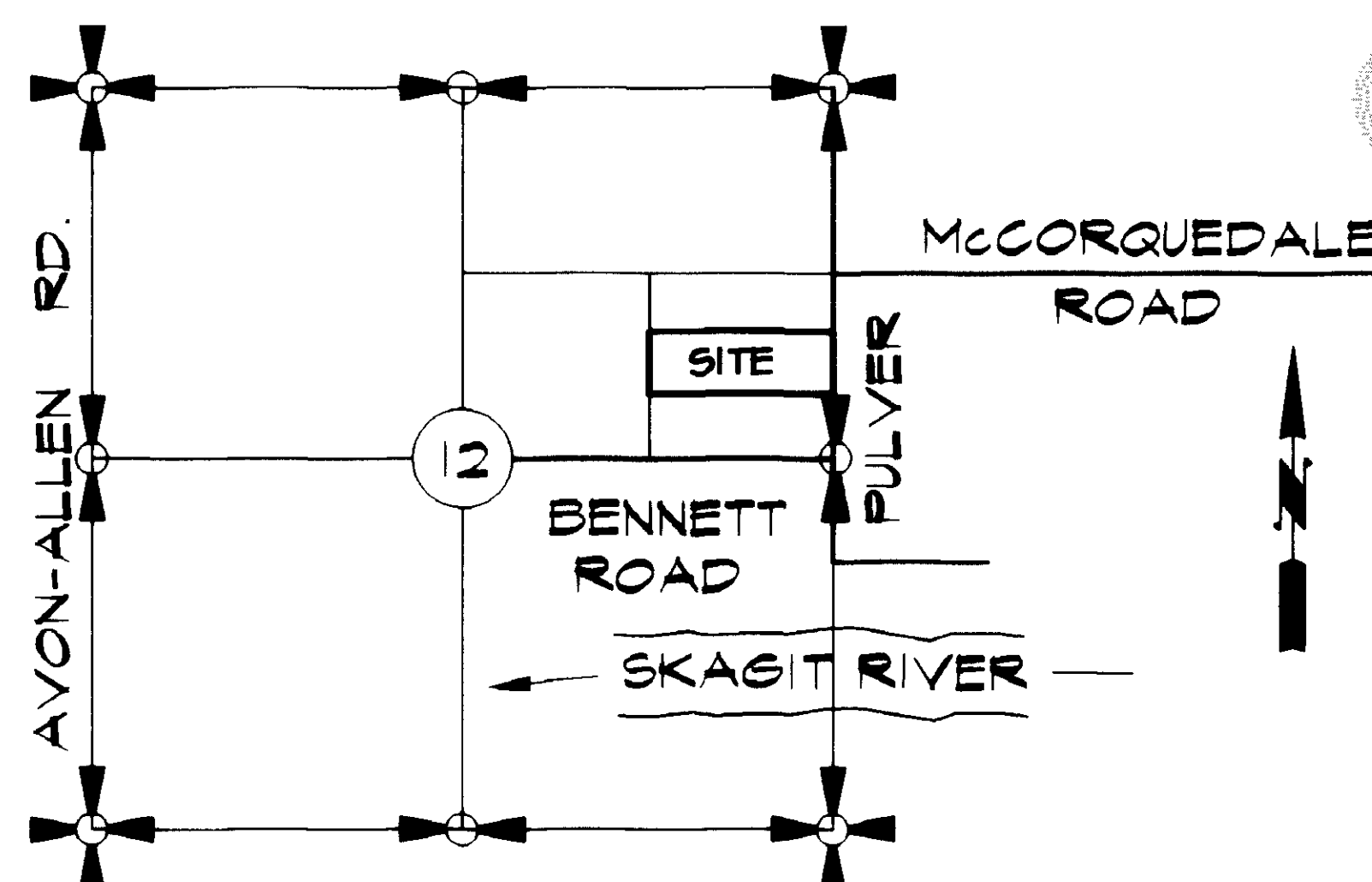
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;
 THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 3, 510.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 87°50'16" EAST TO THE EAST LINE OF SAID LOT 3, AND THE TERMINUS OF SAID LINE.

PARCEL "C"
 THAT PORTION OF TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 42-80, APPROVED MAY 27, 1980 AND RECORDED MAY 29, 1980, UNDER AUDITOR'S FILE NO. 8005290001, IN VOLUME 4 OF SHORT PLATS, PAGE 103, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT C OF SAID SHORT PLAT;
 THENCE NORTH 2°09'44" WEST, 280 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 87°50'16" EAST, 160 FEET;
 THENCE NORTH 2°09'44" EAST, 210 FEET;
 THENCE SOUTH 87°50'16" WEST, 341 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT B OF SAID SHORT PLATS;
 THENCE SOUTH 0°37'47" WEST, ALONG SAID WEST LINE TO A POINT SOUTH 87°50'16" WEST OF THE TRUE POINT OF BEGINNING;
 THENCE NORTH 87°50'16" EAST TO THE TRUE POINT OF BEGINNING.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



VICINITY MAP
 N.T.S.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF November,
 1999 AT 3:06P M. IN VOLUME — OF SHORT PLATS, ON
 PAGES — AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

AUDITOR'S FILE NO. 1999 11180064

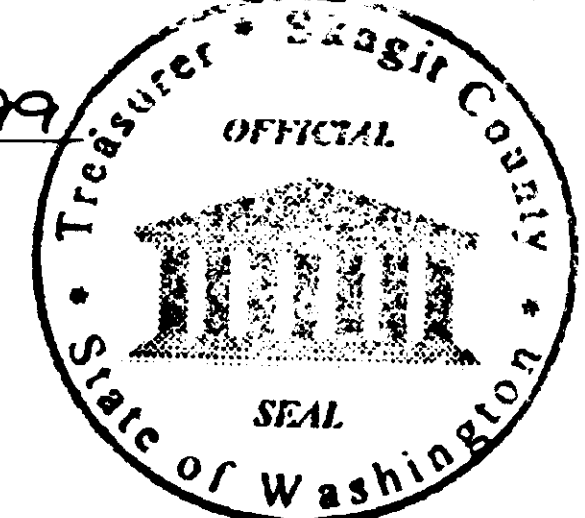
Kathy Hill
 SKAGIT COUNTY AUDITOR
Joseph J. Zaver
 DEPUTY

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 16 DAY OF Nov., 1999

Judyann Menich
 SKAGIT COUNTY TREASURER



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 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 AND VOLUNTARY ACT AND DEED AND TO 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 HERE UNTO SET OUR HAND AND SEALS THIS 22nd DAY OF OCTOBER, 1999.

Laurence Lorenzen
 LAURENCE LORENZEN, HUSBAND

Shirlene Lorenzen
 SHIRLENE LORENZEN, WIFE

ACKNOWLEDGMENT

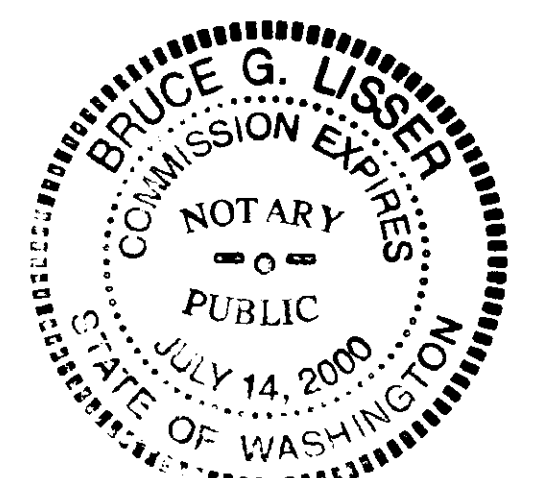
STATE OF WASHINGTON
 COUNTY OF SKAGIT
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LAURENCE LORENZEN AND SHIRLENE LORENZEN, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED OCT. 22, 1999

SIGNATURE *Bruce G. Lisser*

TITLE Notary

MY APPOINTMENT EXPIRES 7-14-00



SHEET 1 OF 2

DATE: 10/22/99

SHORT PLAT NO. 99-0027

SURVEY IN A PORTION OF THE
 SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
 SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: LAURENCE & SHIRLENE LORENZEN

FB 5 PG 13
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-424-5517

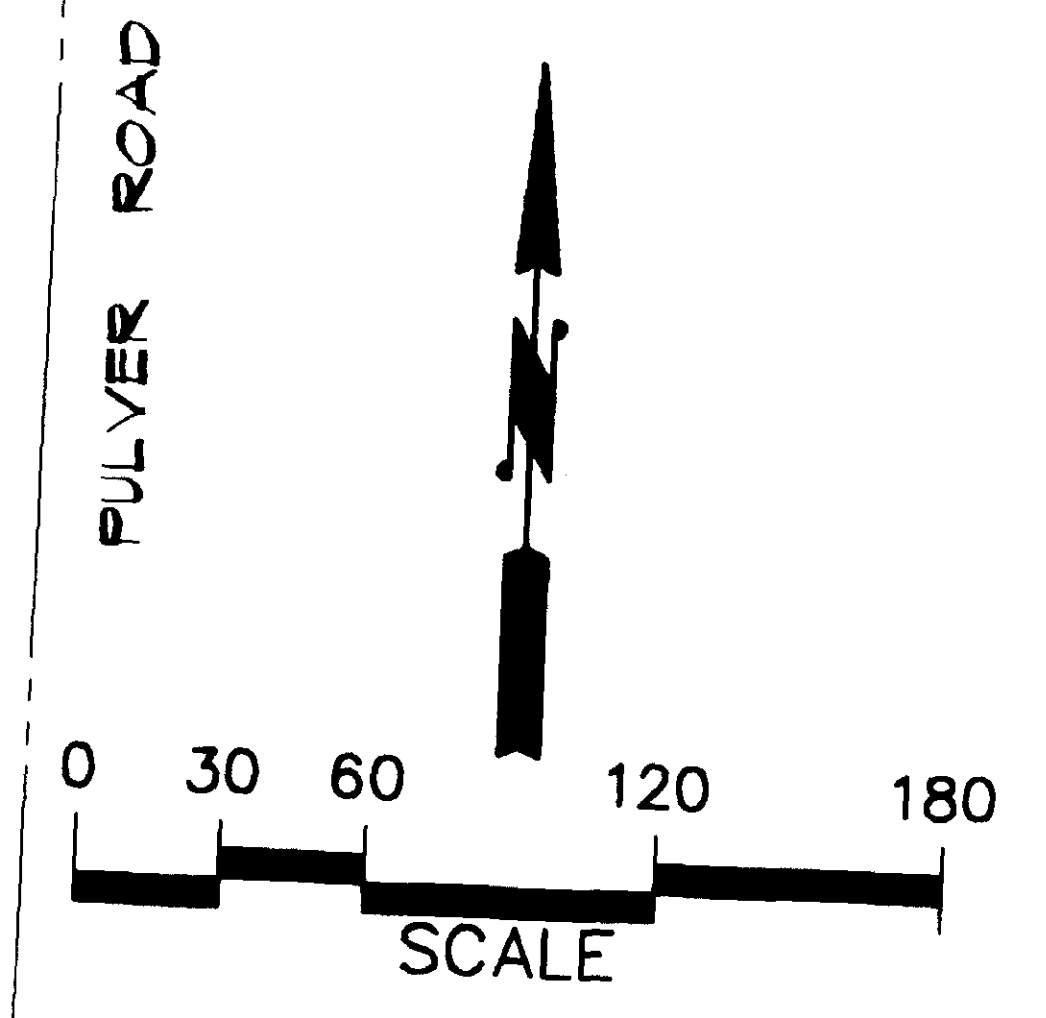
SCALE: 1"= 60'
 DRAWING: 99-0195P

199911180064
Kathy Hill, Skagit County Auditor
11/18/1999 Page 2 of 2 3:06:09PM

SECTION CORNER
CALCULATED PER
PREVIOUS SURVEYS, SEE
NOTE NO. 10

INDICATES
ACCESS LOCATION, SEE
NOTE NO. 15

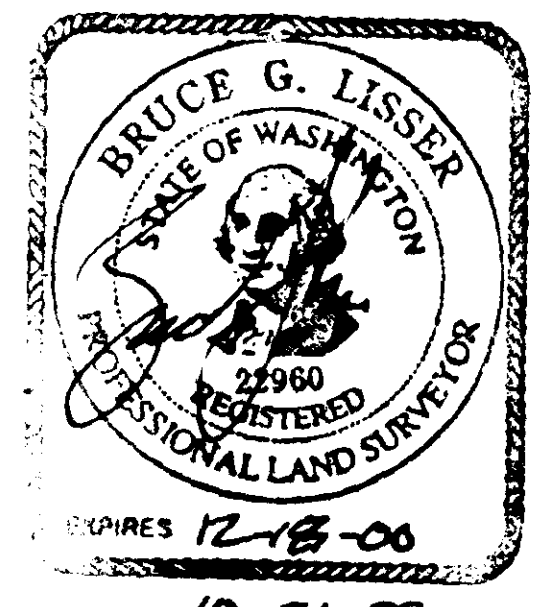
SHARED SINGLE
ACCESS POINT



N 00°35'51" E 700.21

10' STRIP DEDICATED TO SKAGIT
COUNTY FOR ROAD PURPOSES

FND REBAR & CAP
LS8992, 0.1' S. AND 0.4' W.
OF CALCULATED CORNER
AT NE FENCE CORNER



1/4 CORNER
IRON PIPE IN CASE
(1999)

LOT 1
LOT 2
510.00

LOT 1
117,197 SQ. FT. 2.69 acres
13378 PULVER ROAD

FND REBAR
0.5' S. & 0.3' W.
OF CALCULATED
CORNER AT N-SIDE
OF FENCE POST

BENCH MARK #2
TOP OF REBAR
SEE NOTE NO. 16

FND AZ. NW. REBAR & CAP
0.1' S. AND 0.3' W.
OF CALCULATED CORNER
AT N-SIDE FENCE POST

LOT B
SP-42-80

WIRE FENCE

(DESC. = N 87°50'16" E)
N 87°50'16" E
160.00

FND REBAR
1.2' S. AND 0.4' W.
OF SET REBAR

SP-2-73

PARCEL "A"

N 87°50'16" E
120.60

N 87°52'04" E
125.43

(SP-70-78 = 126.39)

N 87°50'16" W
460.74

BENNETT ROAD

SP-40-75

N 00°37'47" E
190.23

SP-42-80

N 00°37'47" E
190.23

N 00°37'47" E
190.23

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N 00°37'47" E
190.23

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE
PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 17th

Kathy Hill
SHORT PLAT ADMINISTRATOR

Laurence Lorenzen
SKAGIT COUNTY ENGINEER

10/22/99

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LISSE & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
2124 RIVERSIDE DRIVE - SUITE 107
MOUNT VERNON, WA 98273
360-424-5517

SHORT PLAT NO. 99.0027		SHEET 2 OF 2		DATE: 10/22/99	
SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. SKAGIT COUNTY, WASHINGTON FOR: LAURENCE & SHIRLENE LORENZEN					
FB 5	PG 13	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517		SCALE: 1"= 60' DRAWING: 99-0195P	