

CORNER POSITION IS  
BASED ON SURVEY  
RECORDED IN BK. 9  
AT PGS. 51-52

PORTION OF  
SE 1/4 SW 1/4 SEC. 11 T.35 N. R.5 E. WM

Kathy Hill, Skagit County Auditor  
200001210010  
1/21/2000 Page 1 of 2 10:23:15AM

LINE TABLE

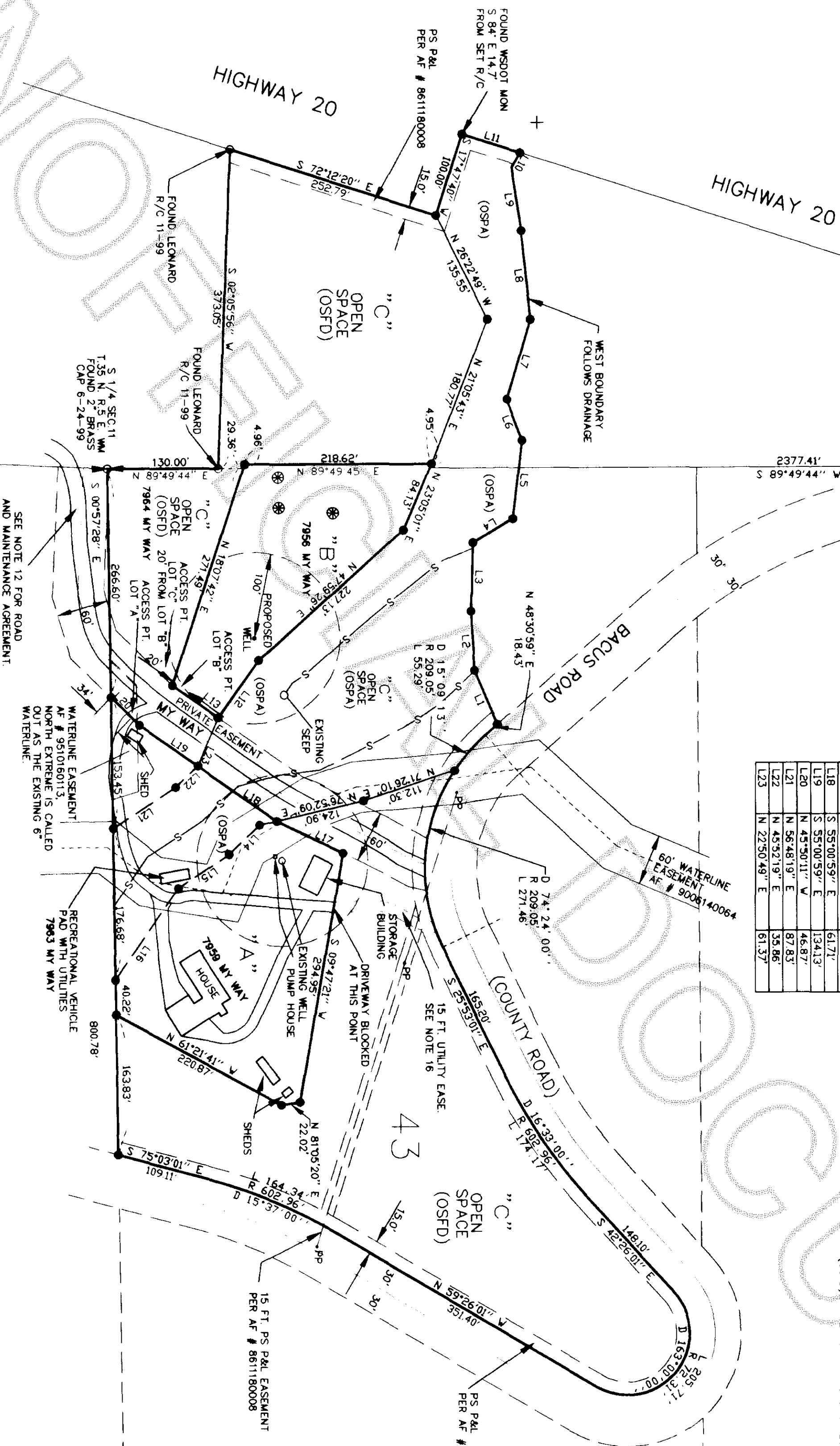
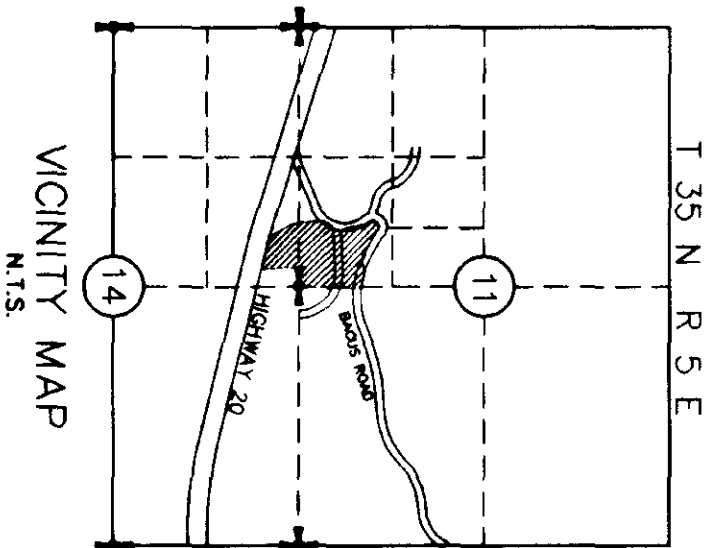
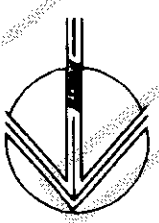
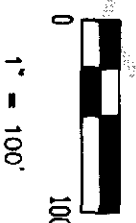
NUMBER	DIRECTION	DISTANCE
L1	S 22°46'23" E	68.47'
L2	N 03°34'19" W	69.10'
L3	N 01°40'59" E	80.07'
L4	N 58°45'02" E	54.22'
L5	S 06°36'30" W	92.10'
L6	S 20°18'12" E	50.91'
L7	S 16°18'00" W	97.07'
L8	S 05°58'57" E	104.42'
L9	S 08°24'14" E	75.20'
L10	S 29°46'34" W	19.37'
L11	S 72°12'17" E	70.80'
L12	S 35°30'43" W	82.08'
L13	N 55°00'59" W	65.50'
L14	N 45°52'19" E	71.66'
L15	N 56°48'19" E	49.06'
L16	N 34°24'34" E	129.77'
L17	S 64°29'35" E	86.27'
L18	S 55°00'59" E	61.71'
L19	S 35°00'59" E	134.13'
L20	N 45°50'11" W	46.87'
L21	N 56°48'19" E	87.83'
L22	N 45°52'19" E	35.86'
L23	N 22°50'49" E	61.37'

LOT AREAS

LOT A	82,400 SQ. FT.	1.89 ACRES
LOT B	43,560 SQ. FT.	1.00 ACRES
OSFD LOT C	282,488 SQ. FT.	6.48 ACRES
OSPA LOT C	128,178 SQ. FT.	2.94 ACRES

SURVEY LEGEND

- DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKOD.E.19645"
- DENOTES IRON PIPE FOUND AS NOTED
- ⊙ DENOTES SOL. LOG HOLES
- S— DENOTES SURVEYED STREAM LOCATION
- (OSPA) OPEN SPACE PROTECTED AREA
- (OSFD) OPEN SPACE FUTURE DEVELOPMENT



SURVEYOR'S CERTIFICATE

THIS SHORT CARD 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 THEREON  
CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS  
STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE  
WITH THE PROVISIONS CONTAINED IN W.A.C. CH. 332-120.

JEFFREY A. SKODJE

CERTIFICATE NO 19645 DATE 12-29-98



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF January  
2000 AT THE REQUEST OF LEONARD, BOUDNOT AND SKODJE INC. UNDER AUDITOR'S FILE  
NUMBER 200001210010  
COUNTY AUDITOR Kathy Hill

SHORT CARD NUMBER: 99-0022

DATE: DEC., 1999

SHEET 1 OF 2

FOR THE CONNIE STEWART TRUST

SE 1/4 SW 1/4 SEC. 11 T.35 N. R.5 E. WM  
NE 1/4 NW 1/4 SEC. 14 T.35 N. R.5 E. WM

LEONARD and BOUDNOT, INC.

FIELD BOOK B 591 PG 37

P.O. BOX 1228 MOUNT VERNON, WA 98273 (206) 338-5751

SCALE: 1" = 100'

200001210010  
Kathy Hill, Skagit County Auditor  
1/21/2000 Page 2 of 2 10:23:16AM

ACKNOWLEDGMENT 1/21/2000

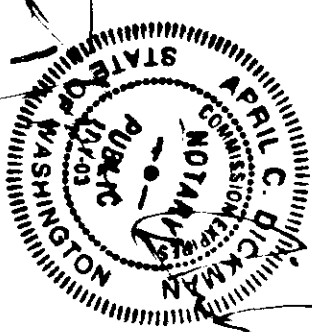
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Charles Grable signed this instrument, ON DATE STATED THAT  
HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED  
IT AS THE Trustee  
of The Connie Stewart Trust  
TO BE THAT FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES  
AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 12/29/99

NOTARY PUBLIC  
RESIDING AT: Sedro-Woolley  
MY APPOINTMENT EXPIRES 11-1-03



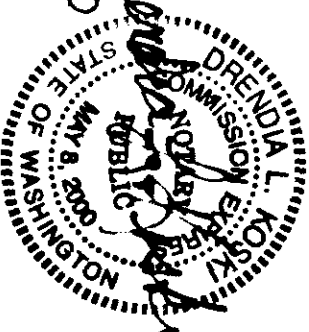
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Charles Grable signed this instrument, ON DATE STATED THAT  
HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED  
IT AS THE Trustee  
of The Connie Stewart Trust  
TO BE THAT FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES  
AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 12-29-99

NOTARY PUBLIC  
RESIDING AT: Sedro-Woolley  
MY APPOINTMENT EXPIRES May 8, 2000



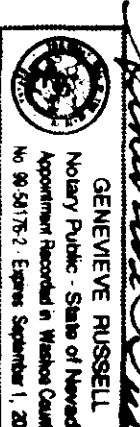
ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
Diana Kozak signed this instrument, ON DATE STATED THAT  
HE/SHE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED  
IT AS THE Trustee  
of The Connie Stewart Trust  
TO BE THAT FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES  
AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED, 01-23-00

NOTARY PUBLIC  
RESIDING AT: Skagit  
MY APPOINTMENT EXPIRES 09-01-2003



SHEET 2 OF 2

NOTES:

1. THE SHORT PLAT NO. AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
5. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY 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 OR FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100-FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
6. ZONING / RURAL CAMP PLAN / RURAL RESERVE.
7. THE OWNER/DEVELOPER IS THE CONNIE STEWART TRUST, C/O CHARLES GRABLE OF 28446 BACUS ROAD, SEDRO-WOOLLEY, WASHINGTON, 98284.
8. SEWAGE DISPOSAL IS BY ONSITE INDIVIDUAL SYSTEMS.
9. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET 4 ELECTRONIC TOTAL STATION.
10. BASIS OF BEARING: BEARING FROM SOUTH 1/4 CORNER TO THE SOUTHWEST CORNER OF SECTION 11 IS S 89° 49' 44" W. PER SURVEY RECORDED IN VOL. 9 PGS 51-52.
11. LOTS "B" AND "A" ARE HEREBY GRANTED A RESTRICTIVE COVENANT FROM THE OPEN SPACE PARCEL "C", WHICH PARCEL "C" SHALL BE PREVENTED FROM CERTAIN PRACTICES WITHIN A 100 FOOT RADIUS OF THE EXISTING WELL ON LOT "A", AND THE PROPOSED WELL SITE ON PARCEL "B", SUCH PRACTICES AT A MINIMUM SHALL INCLUDE THE FOLLOWING: STRUCTURES, RESIDENCES, GESSPOOLS, SEWERS, PIPES, SEPTIC TANKS, DRAIN FIELDS, MANURE PILES, GARBAGE OR ANY KIND OR DESCRIPTION, BARN, CHICKEN HOUSES, RABBIT HUTCHES, PIPERNS, OR OTHER ENCLOSURES OR STRUCTURES FOR THE KEEPING OR MAINTENANCE OF FOWLS OR ANIMALS OR THE STORAGE OF LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES.
12. THE PRIVATE 80 FOOT EASEMENT SHOWN ON SHEET 1 OF 2 IS FURTHER OUTLINED AND DESCRIBED UNDER DOCUMENT RECORDED UNDER AF # 9510160113. SEE AF NO. 200001210010 FOR MAINTENANCE AGREEMENT OF SAID EASEMENT.
13. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS OR FROM SPRAYING OR EXTRACTATIONS, WHICH OCCASIONALLY GENERATES DUST, SMOKE AND NOISE. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS. AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
14. A PORTION OF LOT "C" IS DESIGNATED AS OPEN SPACE FUTURE DEVELOPMENT. A PORTION OF LOT "C" AND SHALL BE LEFT IN AN OPEN, UNDISTURBED AREA UNTIL IT IS NEEDED FOR FUTURE URBAN GROWTH AS DETERMINED THROUGH THE COMP. PLAN AMENDMENT PROCESS. EXCEPT FOR EXISTING USES, I.E.: EASEMENTS, DRAINAGES, FIREWOOD CUTTING, HAZARDOUS TREE REMOVAL, AND THE MAINTENANCE OF EXISTING CLEARED AND VIEW AREAS, NO FURTHER ACTIVITIES, INCLUDING BUT NOT LIMITED TO STRUCTURES AND RESIDENCES, SHALL BE ALLOWED ON TRACT "C" (OSPA) UNLESS APPROVED BY THE APPROPRIATE SKAGIT COUNTY DEPARTMENT. A PORTION OF LOT "C" (OSPA) IS DESIGNATED AS OPEN SPACE PROTECTED AREA AND SHALL BE LEFT IN AN UNDISTURBED NATURAL STATE EXCEPT AS SPECIFICALLY PERMITTED BY SKAGIT COUNTY ON A CASE BY CASE BASIS CONSISTENT WITH SCC 14.06.
15. THE MAINTENANCE OF TRACT "C" (OPEN SPACE) SHALL BE BORNE BY THE OWNER OF TRACT "C".
16. LOT "C" IS SUBJECT TO A 15 FOOT UTILITY EASEMENT, AS SHOWN, FROM BACUS ROAD TO LOT "A" FOR THE BENEFIT OF LOT "A". THE CENTERLINE OF SAID EASEMENT FOLLOWS THE EXISTING OLD DRIVEWAY LOCATION.
17. PORTIONS OF LOT "C" AND LOT "A" IS DESIGNATED AS OPEN SPACE PROTECTED AREA AND ARE SUBJECT TO A PROTECTED CRITICAL AREA EASEMENT AS DESCRIBED AND DEFINED UNDER DOCUMENT RECORDED UNDER AUDITORS NUMBER 200001210010.
18. ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF ROW 58.17.060 AND FURTHERMORE, ONLY AFTER RETAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION):  
(i) FIFTY PERCENT (50%) IN RURAL AREAS NOT SERVED BY PUBLIC WATER AND/OR SEWER.  
(ii) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED 05-FD WITHIN ONE (1) MILE OF A UGA.  
(iii) SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER.  
(iv) NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRL AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
19. NO FURTHER SUBDIVISIONS CAN ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.

CONSENT  
KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBSCRIBER HEREBY CERTIFIES THAT THIS SHORT CARD IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.  
Charles Grable (TRUSTEE)  
The Connie Stewart Trust  
Diana Kozak (TRUSTEE)  
The Connie Stewart Trust

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD ORDINANCE THIS 21 DAY OF 12, 2000.

State Kullen  
SHORT CARD ADMINISTRATOR  
Charles Grable  
SKAGIT COUNTY ENGINEER  
1-11-00

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 1999. THIS 19 DAY OF 12, 2000.

State Kullen  
SKAGIT COUNTY TREASURER

LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 14, THENCE SOUTH 89° 49' 44" WEST, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89° 49' 45" WEST, CONTINUING ON SAID SECTION LINE, 351.29 FEET TO THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN TRACT OF LAND, AS FILED UNDER AUDITOR'S FILE NO. 8904070032, RECORDS OF SKAGIT COUNTY, THENCE SOUTH 6° 36' 30" WEST, ALONG SAID EAST LINE, 32.32 FEET, THENCE CONTINUING ON SAID LINE, SOUTH 20° 18' 12" EAST, 50.91 FEET, THENCE CONTINUING ON SAID LINE, SOUTH 5° 58' 57" EAST, 97.07 FEET, THENCE CONTINUING ON SAID LINE, SOUTH 8° 24' 14" EAST, 75.20 FEET, CONTINUING ON SAID LINE, SOUTH 29° 46' 34" WEST, 19.37 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SR 20, THENCE SOUTH 72° 12' 20" EAST, ALONG SAID MARGIN, 70 FEET MORE OR LESS TO AN ANGLE POINT ON SAID MARGIN, THENCE NORTH 17° 47' 40" EAST, ALONG SAID MARGIN, 100.00 FEET TO AN ANGLE POINT, THENCE SOUTH 72° 12' 20" EAST, ALONG SAID MARGIN, 252.79 FEET TO A POINT WHICH BEARS SOUTH 2° 05' 56" WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 2° 05' 56" EAST, 373.05 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITH BACUS ROAD COUNTY ROAD RIGHT-OF-WAY. ALSO EXCEPT THAT CERTAIN PARCEL OF LAND AS CONVERTED TO BILL E. AND TERRY L. WAITS, HUSBAND AND WIFE, BY STATUTORY WARRANTY DEED DATED APRIL 6, 1989, UNDER AUDITOR'S FILE NO. 8904070032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO EXCEPT MINERAL RESERVATIONS AS RESERVED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 891010042, AND TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS CREATED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NOS. 8902210090 AND 8910230016, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AND ALSO, EXCEPT ANY PORTION AS DESCRIBED IN THOSE INSTRUMENTS RECORDED ON FEBRUARY 9, 1999, UNDER AUDITOR'S FILE NOS. 9902090053 AND 9902090054 (LEGAL DESCRIPTION PROVIDED BY FIRST AMERICAN TITLE COMPANY UNDER POLICY NO. 59210)

12-29-99



SHORT CARD NUMBER: 99-0022

DATE: DEC., 1999

FOR THE CONNIE STEWART TRUST

PORTION OF  
SE 1/4 SW 1/4 SEC. 11 T.35 N. R.5 E. W.M.  
NE 1/4 NW 1/4 SEC. 14 T.35 N. R.5 E. W.M.

LEONARD and BOUDNOT, INC.

SCALE: 400 NO. 99081  
P.O. BOX 1238 SKAGIT WASH. 98273 (206) 336-5751