

SURVEY DESCRIPTION

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M., EXCEPT COUNTY ROAD ALONG THE NORTH LINE, AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY FOR ROADSBY DEED RECORDED MARCH 4, 1916, IN VOLUME 102 OF DEEDS, PAGE 294, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

WATERLINE EASEMENT

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA (TRACT "A," AND ADDITIONAL 60' STRIP AS SHOWN) WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

OPEN SPACE NOTE PER SKAGIT COUNTY INTERIM ORDINANCE NO. 17494

(i) ADDITIONAL NOTES ON THE SHORT CARD PLAT MAP SHALL INDICATE THAT:

(A) OPEN SPACE WITHIN TRACTS OR RESTRICTED UNDER NRE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT:

(i) RECREATIONAL BUILDINGS IN OS-RA AND OS-NRL (EXCEPT AG-NRL) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 4.04; AND

(ii) IN NATURAL RESOURCE ZONING DISTRICTS, NON-RESIDENTIAL BUILDINGS ACCESSORY TO NATURAL RESOURCE PRODUCTION ARE PERMITTED ACCORDING TO THE TERMS OF THE PLAT NOTE, AND FURTHER PROVIDED THAT WITHIN AG-NRL NO MORE THEN FIVE PERCENT (5%), OR AS INDICATED IN THE NRE, OF THE LAND DESCRIBED IN THE NRE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILLABLE STRUCTURES.

(B) 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 RCM 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, AND

(ii) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA, AND

(iii) SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER, AND

(iv) NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRL AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.

(v) 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.

PROTECTED CRITICAL AREA

THE OPEN SPACE/PROTECTIVE AREA SHOWN HEREON HAS BEEN SET ASIDE AS A PROTECTED CRITICAL AREA (NGPA) AS PER THE REQUIREMENTS OF SKAGIT COUNTY INTERIM ORDINANCE NO. 17519. A NGPA EASEMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200003210087 THAT CROSSES-REFERENCES THIS PROJECT.

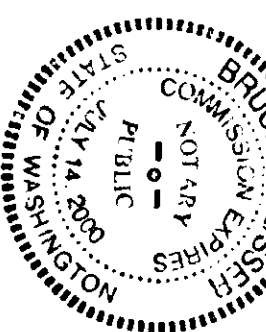
NOTES

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. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200003210087.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: RURAL AND AGRICULTURE, COMPREHENSIVE PLAN DESIGNATION RURAL RESERVE AND AGRICULTURAL NRE.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM CONVENTIONAL SYSTEMS LOTS 1, 2, AND 3. ALTERNATIVE SYSTEM LOT 4. ALTERNATIVE ON SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR DETAILS.
5. WATER: PUD NO. 1. *Individual lot low-flow mitigation required prior to building.*
6. • INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960.
7. • INDICATES EXISTING REBAR OR IRON PIPE FOUND.
8. • INDICATES 2" X 2" WOOD HUB SET ON PROPERTY LINE.
9. • INDICATES 2" X 2" WOOD HUB SET ON PROPERTY LINE.
10. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M. BEARING = NORTH 00°18'08" EAST.
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. S-94814, DATED MAY 6, 1994.
12. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 20 OF SURVEYS, PAGES 134-140 AND SHORT PLAT NO. 30-87 RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.
13. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS 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 8605220031 AND VOLUME 142 OF DEEDS, PAGE 110 AND IN VOLUME 102 OF DEEDS, PAGE 294.
14. INSTRUMENTATION: LETZ 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 AND PERMIT CENTER.
18. OPEN SPACE DESIGNATED (PA) REPRESENTS A PORTION OF LOT 4 SET ASIDE AS A PROTECTIVE OPEN SPACE AREA TO BE UTILIZE FOR BUFFERS, DRAINAGE, WATER SYSTEM, POSSIBLE FUTURE UTILITIES AND CRITICAL AREA (STEEP SLOPE, WETLANDS) PROTECTION. THIS AREA SHALL FALL WITHIN THE GUIDELINES SET FORTH IN SKAGIT COUNTY CODE 14-06 FOR CONSERVATION AND MAINTENANCE PURPOSES.
19. IT OWNERSHIP AND MAINTENANCE OF THE LAND DESIGNATED TRACT "A" SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LAND DESIGNATED PROTECTIVE AREA (PA) IS TO BE CONVEYED VIA BOUNDARY LINE ADJUTMENT TO AN ADJOINING LAND OWNER (SKAGIT LAND TRUST) PARTIALLY OR ENTIRELY WITH THE CONDITION THAT THE OPEN SPACE RETAIN ITS RESTRICTION AS BEING NON-BUILDABLE UNLESS OTHERWISE APPROVED BY SKAGIT COUNTY PLANNING OFFICIALS, NEITHER PARCEL, PA OR TRACT "A" ARE TO BE CONSIDERED A SEPARATE BUILDABLE TRACT.
20. FOR SPECIFIC INFORMATION IN REGARD TO DELINEATED WETLANDS, SEE REPORT PREPARED BY ATSD DATED NOVEMBER 18, 1994 ON FILE WITH THE SKAGIT COUNTY PLANNING DEPARTMENT.
21. 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 EXTRACTIONS, WHICH GENERATE DUST, SMOKE, NOISE AND ODOR. 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.
22. FUTURE BUYERS SHOULD BE AWARE THAT A PORTION OF THIS SHORT SUBDIVISION (OPEN SPACE/PROTECTIVE AREA) IS LOCATED IN THE FIRST PLAN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRUCE G. LISSER Commissioner Public IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF NORDCO GROUP, L.L.C. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED March 9, 2000
SIGNATURE [Signature]
TITLE Manager
MY APPOINTMENT EXPIRES 2-14-00



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21 DAY OF March 2000
AT 9:37 A.M. AT THE REQUEST OF LISSER & ASSOCIATES, PLLC

AUDITOR'S FILE NO. 200003210085

Kathleen Clayton
SKAGIT COUNTY AUDITOR DEPUTY

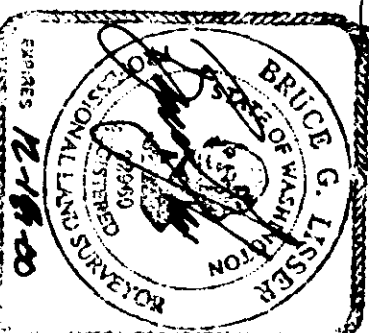
TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREON ARE PAID, 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 2000.

SURVEYOR'S CERTIFICATE

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

[Signature] March 9, 2000
DATE
BOE & LISSER, PLLC, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE, SUITE 101
MOUNT VERNON, WA 98273
PHONE (360) 424-5517
FAX (360) 424-6614
e-mail bruce@lissier.com



APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE ON THIS 20 DAY OF March 2000.

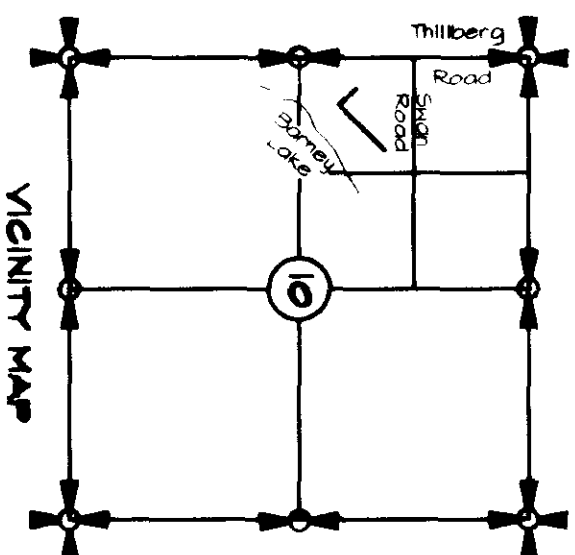
[Signature] March 9, 2000
DATE
SKAGIT COUNTY ENGINEER

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT CARD SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

NORDCO GROUP, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]



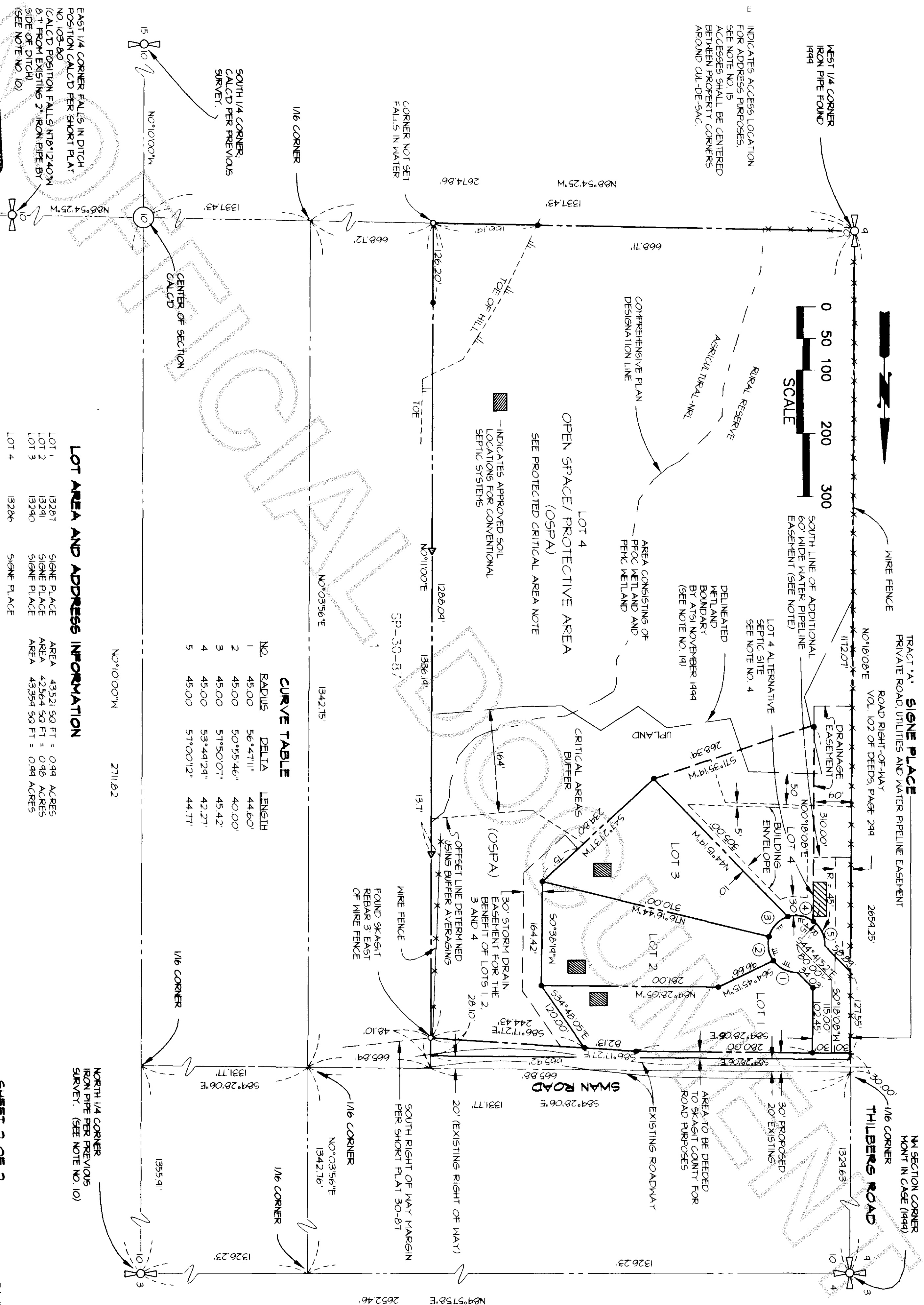
SHEET 1 OF 2

DATE: 3/9/00

SHORT CARD NO. SP-99-0030

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 10 TOWNSHIP 34 NORTH RANGE 4 EAST, 1/4 M.M.
SKAGIT COUNTY WASHINGTON
FOR NORDCO

FB 6 PG 12 LISSER & ASSOCIATES, PLLC SCALE: 1"=100'
SURVEYING & LAND-USE CONSULTATION DRAWING: 94-0075CH
MOUNT VERNON, WA 98273 360-424-5517



CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
1	45.00	56°47'11"	44.60
2	45.00	50°55'46"	40.00
3	45.00	57°50'07"	45.42
4	45.00	53°44'29"	42.27
5	45.00	57°00'12"	44.77

LOT AREA AND ADDRESS INFORMATION

LOT 1	13287	SIGNE PLACE	AREA 43521 SQ FT = 0.99 ACRES
LOT 2	13291	SIGNE PLACE	AREA 42564 SQ FT = 0.98 ACRES
LOT 3	13290	SIGNE PLACE	AREA 43354 SQ FT = 0.99 ACRES
LOT 4	13286	SIGNE PLACE	

PROTECTED OPEN SPACE (PA)	678.504 SQ FT = 15.58 ACRES
TRACT "A" PRIVATE ROADWAY	1578.50 FT = 0.36 ACRES
TOTAL AREA =	7370.20 SQ FT = 16.92 ACRES

UNITED STATES OF AMERICA

DATE: 3/9/00

STORY CARD NO. SP-99-0030

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 10, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM
SKAGIT COUNTY, WASHINGTON
FOR NORDCO

FB 6 PG 12	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON WA 98273 360-224-5517	SCALE: 1"= 100'
MERIDIAN: ASSUMED		DRAWING: 99-0075CM