

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - AGRICULTURE - NATURAL RESOURCE LAND.
3. SEWAGE DISPOSAL - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
4. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
5. 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 OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT (SCC 14.04.190(14)).
6. BASIS OF BEARING: BEARING FROM IRON PIPE AT THE SOUTH 1/4 CORNER TO IRON PIPE AT NORTH 1/4 CORNER OF SECTION 7 = NORTH 01°43'19" EAST. SEE RECORD OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 865818.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET 4 ELECTRONIC TOTAL STATION.
8. DEVELOPER: KRANGNES FAMILY, C/O CHRIS & JANEE FREDRICKSON, 26031-72ND AVE. N.W., B-109, STANWOOD, WA 98292.
9. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION LINES IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
10. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
11. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
12. DRAINAGE LOCATION IS APPROXIMATE.
13. PERMISSION FOR SEPARATED CARD RESIDENTIAL LOTS WAS GIVEN BY ADMINISTRATIVE DECISION PL-99-0508, APPROVED OCTOBER 7, 1999.
14. ALTERNATIVE ON-SITE SEWAGE SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. LOT OWNERS SHALL CONTACT THE SKAGIT COUNTY HEALTH DEPARTMENT FOR FURTHER INFORMATION AND DETAILS.
15. SECTION SUBDIVISION IS AS PER RECORD OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 110, UNDER AUDITOR'S FILE NO. 865818.
16. OWNERSHIP WEST OF DIKE ROAD WAS NOT SURVEYED. ORDINARY HIGH WATER LINE OF THE SKAGIT RIVER WAS SCALED FROM SKAGIT COUNTY ASSESSOR'S AERIAL PHOTO FOR SECTION 7.
17. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND THAT SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF RESIDENTIAL CONSTRUCTION.
18. ELEVATIONS SHOWN HEREON ARE MEAN SEA LEVEL, 1929 DATUM, OBTAINED FROM USSS BENCH MARK J 331, ELEVATION 8.46'. BENCH MARK IS LOCATED AT SOUTHWEST CORNER OF INTERSECTION OF BUS RAILROAD AND STACKPOLE ROAD.
19. THIS PARCEL LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE IN SKAGIT COUNTY. A VARIETY OF COMMERCIAL AGRICULTURE ACTIVITIES OCCURS IN THIS 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 GENERATE 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.
20. ALL DEVELOPMENT LOCATED WITHIN 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF THE SKAGIT RIVER SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
21. LOTS 3 AND 3A ARE PLACED IN A NATURAL RESOURCE LAND EASEMENT (NMLE) RECORDED UNDER AUDITOR'S FILE NO. 865818, WHICH RESTRICTS THE GRANTOR AND ITS HEIRS, SUCCESSORS AND ASSIGNS FROM EXERCISING RIGHTS TO USE AND SUBDIVIDE THE LAND FOR ANY AND ALL RESIDENTIAL, RECREATIONAL, COMMERCIAL AND INDUSTRIAL PURPOSES AND ACTIVITIES WHICH ARE NOT INCIDENTAL TO THE PURPOSE OF THE NMLE UNTIL SUCH TIME AS THE LAND NO LONGER HAS LONG TERM COMMERCIAL SIGNIFICANCE FOR THE PRODUCTION OF FOOD OR AGRICULTURE PRODUCTS, EXCEPT THOSE IN SKAGIT COUNTY CODE SECTION 14.08.118(6)(d). PROPERTY IS RESTRICTED TO NATURAL RESOURCE PRODUCTION AS DEFINED IN THE NMLE. HOWEVER, THAT LIMITED RECREATIONAL FACILITIES ARE PERMITTED CONSISTENT WITH SKAGIT COUNTY CODE SECTION 14.08.118(9)(c)(i)(ii)(A), SCC CHAPTER 14.04 AND THE COMPREHENSIVE PLAN. IN THE CASE OF AGRICULTURE AND INDUSTRIAL FOREST LANDS, RESTRICTIONS DEFINED IN THE NMLE MAY ONLY BE EXTINGUISHED UPON A DECLARATION IN A COURT OF COMPETENT JURISDICTION FINDING THAT IT IS NO LONGER POSSIBLE TO COMMERCIALY USE THE PROPERTY FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER OR EXTRACTION OF MINERALS.
22. OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NMLE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT:  
(i) RECREATIONAL BUILDINGS IN OS-R4 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 SKAGIT COUNTY CODE CHAPTER 14.04, 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 THAN FIVE PERCENT (5%) OR AS INDICATED IN THE NMLE, OF THE LAND DESCRIBED IN THE NMLE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILABLE STRUCTURES.
23. ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND THEN ONLY BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SKAGIT COUNTY CODE CHAPTER 14.12, OR THE PROVISIONS OF RCW 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-TD 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, SECONDARY FOREST, RURAL RESOURCE-NRL, AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
24. 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.

SURVEYORS CERTIFICATE

THIS SHORT PLAT 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 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. 332-130.

JEFFREY A. SKOOL

CERTIFICATE NO 19645 DATE 4/28/2000



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 15th DAY OF May, 2000

*Kathy Hill*  
Auditor  
5/1/00

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 2000 THIS 15th DAY OF May, 2000.

*William M. Moulton*  
Skagit County Treasurer

LEGAL DESCRIPTION

PARCEL "A":

GOVERNMENT LOT 3 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT ROAD AND DIKE RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

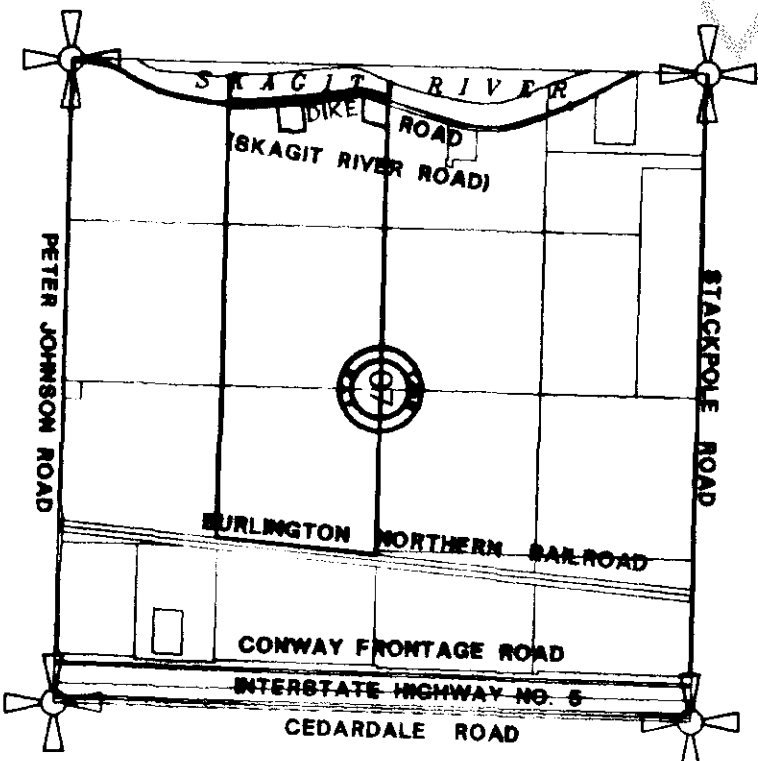
PARCEL "B":

THAT PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE, ORDER NO. S-90549, DATED JULY 22, 1999

VICINITY MAP



SEC. 7, T33N, R4E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF May, 2000, AT 2 PM AT THE REQUEST OF LEONARD BOUDINOT AND SKOOL INC. UNDER AUDITOR'S FILE NUMBER 200005020102

COUNTY AUDITOR

BY DEPUTY

*Kathy Hill*  
*Leonard Boudinot*

CONSENT + DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBSIGNERS HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS SHOWN ON THIS SHORT PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO ALL CLAIMS FOR DAMAGE BY THE OWNERS AND THEIR HEIRS AND ASSIGNS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS DAY OF April 28th, 2000

*Leonard Boudinot*  
DARLENE KRANGNES, AS HER SEPARATE PROPERTY  
DARLENE KRANGNES, KRANGNES FARMS LLC

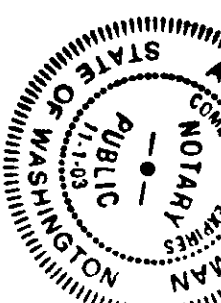
*Wm. M. Moulton*  
Vice President U.S. BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ON THIS 28th DAY OF April, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED DARLENE KRANGNES, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC



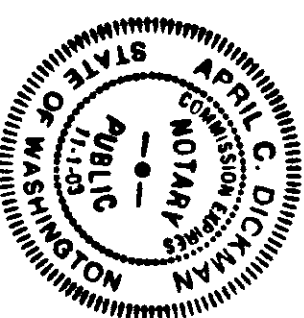
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARLENE KRANGNES IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED SIGNATOR OF KRANGNES FARMS, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 28, 2000

*Wm. M. Moulton*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES 11-1-03



STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEONARD BOUDINOT AND SKOOL INC. ARE THE PERSONS WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 4-28-00

*Jeffrey A. Skool*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES 3-15-01

SHORT CARD NUMBER: 99-0032

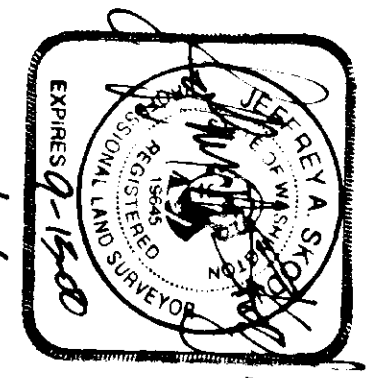
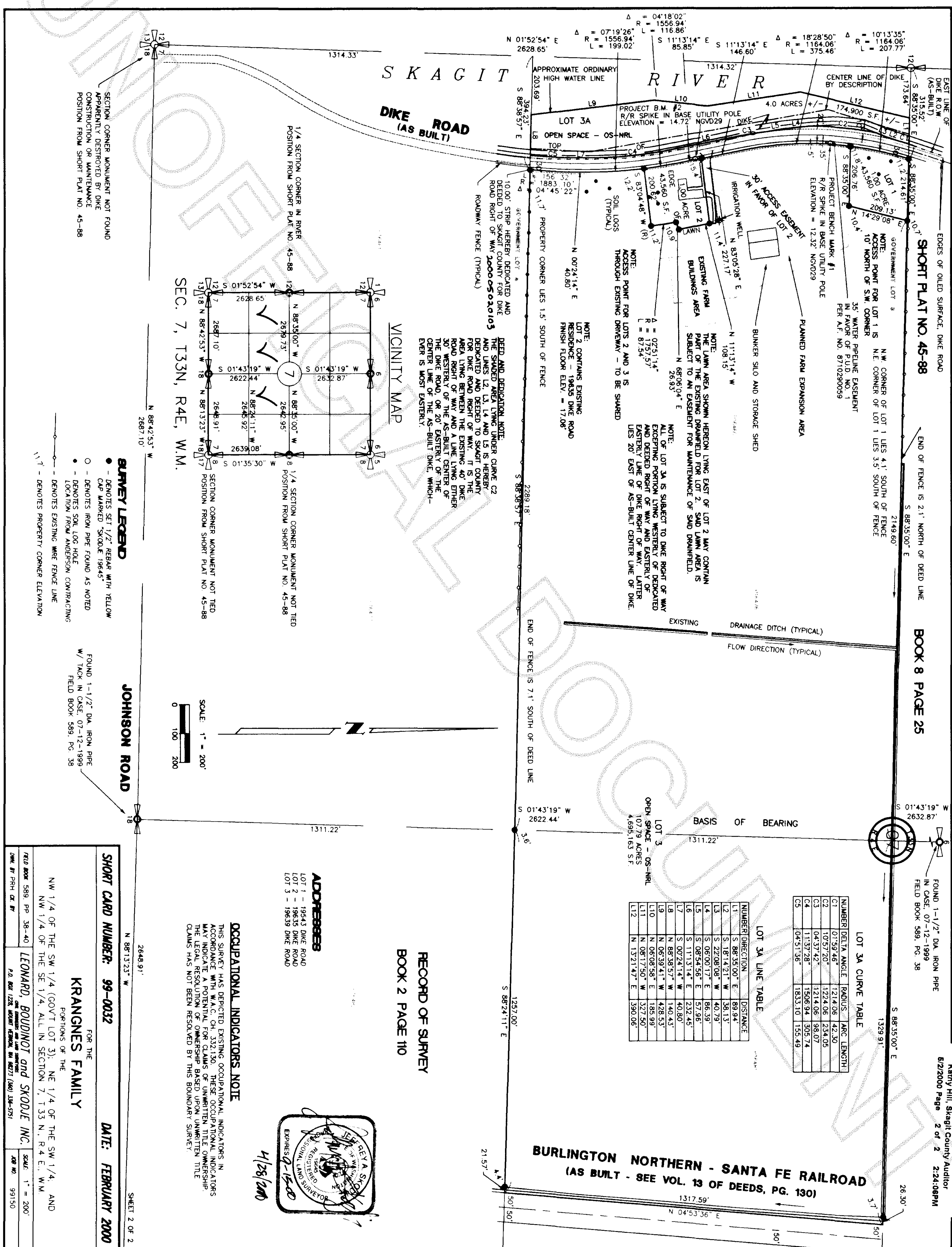
DATE: FEBRUARY 2000

FOR THE  
KRANGNES FAMILY

PORTIONS OF THE  
NW 1/4 OF THE SW 1/4 (GOVT LOT 3); NE 1/4 OF THE SW 1/4; AND  
NW 1/4 OF THE SE 1/4, ALL IN SECTION 7, T.33 N., R.4 E., W.M.

LEONARD BOUDINOT and SKOOL INC.

READ BOOK 369 PP. 38-40  
FILED BY PPH OR BY  
FILED IN THE COUNTY OF SKAGIT  
DATE: APR 28, 2000  
FILED BY PPH OR BY  
FILED IN THE COUNTY OF SKAGIT  
DATE: APR 28, 2000  
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FILED IN THE COUNTY OF SKAGIT  
DATE: APR 28, 2000



**OCCUPATIONAL INDICATORS NOTE**  
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**RECORD OF SURVEY**  
BOOK 2 PAGE 110

**ADDRESSSES**  
LOT 1 - 19543 DIKE ROAD  
LOT 2 - 19635 DIKE ROAD  
LOT 3 - 19639 DIKE ROAD

**SHORT CARD NUMBER: 99-0032**

**KRANGNES FAMILY**

**DATE: FEBRUARY 2000**

FOR THE  
PORTIONS OF THE  
NW 1/4 OF THE SW 1/4 (GOVT LOT 3); NE 1/4 OF THE SW 1/4, AND  
NW 1/4 OF THE SE 1/4, ALL IN SECTION 7, T33N, R4E, W.M.  
LEONARD BOUDINOT and SKODIE INC.  
P.O. BOX 1225, BURLINGTON, WA 98221 (509) 336-5751  
SCALE: 1" = 200'  
JOB NO. 99150