

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT ROAD, AND EXCEPT THAT PORTION CONVEYED TO DRAINAGE DISTRICT NO. 15 OF SKAGIT COUNTY, WASHINGTON BY DEED DATED APRIL 21, 1941 AND RECORDED OCTOBER 27, 1941 IN VOLUME 185 OF DEEDS, PAGE 117.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(DESCRIPTION FROM LAND TITLE COMPANY 12/06/99 SUBDIVISION GUARANTEE, ORDER NO. S-91930)

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD UTILIZING A LEICA TC01105 ELECTRONIC THEODOLITE.
2. ZONING - AGRICULTURAL - NATURAL RESOURCE LAND (A-NRL).
3. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
4. SEWAGE DISPOSAL - ON-SITE SEPTIC AND DRAINFIELD.
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
6. BASIS OF BEARING: ASSUMED, THE BEARING BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF SECTION 25 = NORTH 0°48'25" EAST.
7. VERTICAL DATUM: NGVD 1929.
8. DEVELOPER: ROBERT E. DEAN AND BILLIE JO DEAN, 17219 CALHOUN ROAD, MT. VERNON, WA.
9. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION LINES 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.
10. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
11. A CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
12. PROJECT BENCHMARK IS THE TOP OF SOUTHWEST "HOLD DOWN" BOLT NEAREST THE LETTER "O" IN THE WORD "OPEN" ON FIRE HYDRANT, LOCATED AS SHOWN IN DETAIL ON SHEET 2 OF 2. ELEV. = 18.72 FT (NGVD 1929).
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 OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
14. 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.
15. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AGRICULTURAL 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, 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.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 1 DAY OF June 2000
Shirley Kelle
 SHORT PLAT ADMINISTRATOR SKAGIT COUNTY ENGINEER 5-24-00

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2000 THIS 21 DAY OF May 2000
John M. Hays
 SKAGIT COUNTY TREASURER

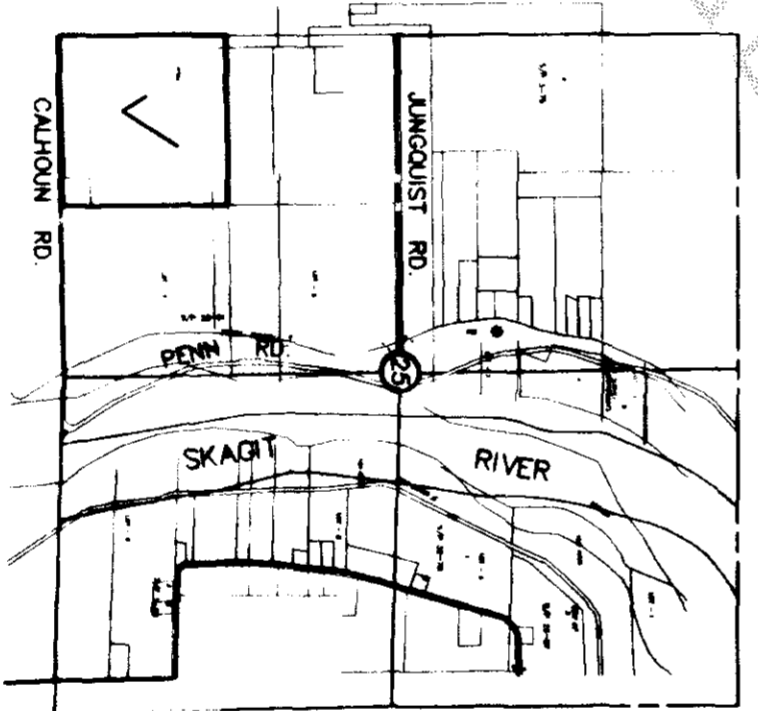
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF June 2000 AT 11:47 AM, AT THE REQUEST OF LEONARD, BOUDINOT, AND SKODJE, INC. UNDER AUDITOR'S FILE NUMBER 99-0037
Kathy Hill
 SKAGIT COUNTY AUDITOR BY DEPUTY *David J. Hanger*

SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THE DISTANCES, CORNERS AND ANGLES ARE SHOWN HEREON CORRECTLY AND 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. Skodje
 JEFFREY A. SKODJE, P.E.S.

CERTIFICATE NO. 19645, DATE 5/24/2000



VICINITY MAP
 SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.



CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE, HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD 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 ASSONS AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY ESTABLISHMENT, CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD.

Robert E. Dean Jr.
 ROBERT E. DEAN JR.
Billie Jo Dean
 BILLIE JO DEAN

Peoples Bank
 PEOPLES BANK

ACKNOWLEDGMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

ON THIS 24 DAY OF MAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED ROBERT E. DEAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
Robert E. Dean
 NOTARY PUBLIC
 RESIDING AT BURLINGTON

ACKNOWLEDGMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

ON THIS 24 DAY OF MAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED BILLIE JO DEAN, 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.
Billie Jo Dean
 NOTARY PUBLIC
 RESIDING AT BURLINGTON

ACKNOWLEDGMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James W. VanderPluy IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DAILY STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE ACT OF (S)HE OR PEOPLES BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: May 24, 2000
James W. VanderPluy
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 8/29/02



SHORT PLAT NUMBER: 99-0037

DATE: MAY 12, 2000

SHEET 1 OF 2

ROBERT E. DEAN JR. & BILLIE JO DEAN
 A PORTION OF THE SW 1/4 SW 1/4, SECTION 25, TWP. 34 N., RGE. 3 E., W.M.,
 SKAGIT COUNTY, WASHINGTON

OWN BY: MAL	DATE: DEC. 1999	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: -
FIELD BOOK: BSS	DATE: MAY 2000	CIVIL ENGINEERS AND LAND SURVEYORS	JOB NO: 99247
FIELD BOOK: 598, PGS 5-7, 9-10		603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	

