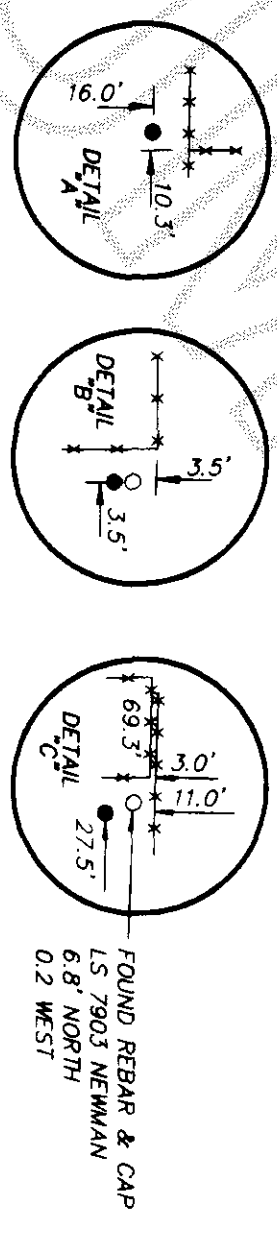




DETAILS - FENCES
NO SCALE



LEGEND

- - INDICATES 1/2" REBAR SET WITH YELLOW CAP MARKED.
- - BOWERS 22952" WITH WHITE 2" X 2" WITNESS STAKE.
- - INDICATES IRON PIPE OR REBAR FOUND AS NOTED.
- ⊙ - DRIVEWAY ACCESS LOCATION

LOT ADDRESSES

- LOT 1 = 5309 PHEASANT RUN LANE
- LOT 2 = 5239 PHEASANT RUN LANE
- LOT 3 = 5233 PHEASANT RUN LANE
- LOT 4 = 5236 PHEASANT RUN LANE

ASSESSOR'S PARCEL NUMBERS:

- 31459, 31348, 31347, 31349, 31350,
- 31460, 31446, 31461, 31462, 31463

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF August 2000
AT 38 MINUTES PAST 2 O'CLOCK P.M. AND
RECORDED IN VOLUME OF SHORT PLATS AT PAGE
RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUDITOR'S FILE NO. 200008300074

Kathy Hill
SKAGIT COUNTY AUDITOR

Deputy Auditor

SURVEYOR'S CERTIFICATE

THIS SHORT 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 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 CHAPTER 332-120 WAC.

STUART B. VANBUREN JR. P.L.S.
CERTIFICATE NO. 21591

DATE 8/15/2000

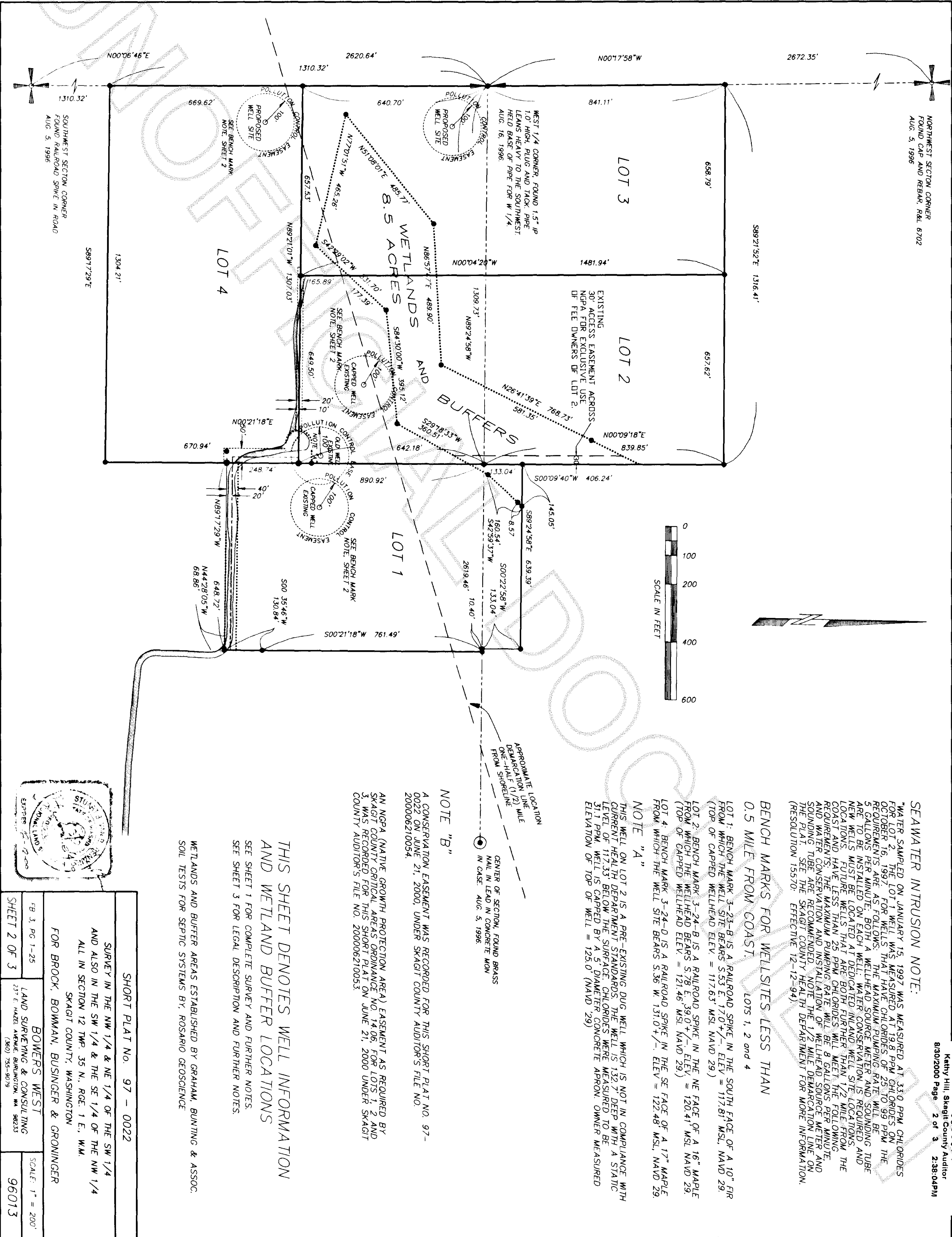
BOWERS WEST
LAND SURVEYING & CONSULTING
237 EAST HAZEL AVENUE
BURLINGTON, WA 98223

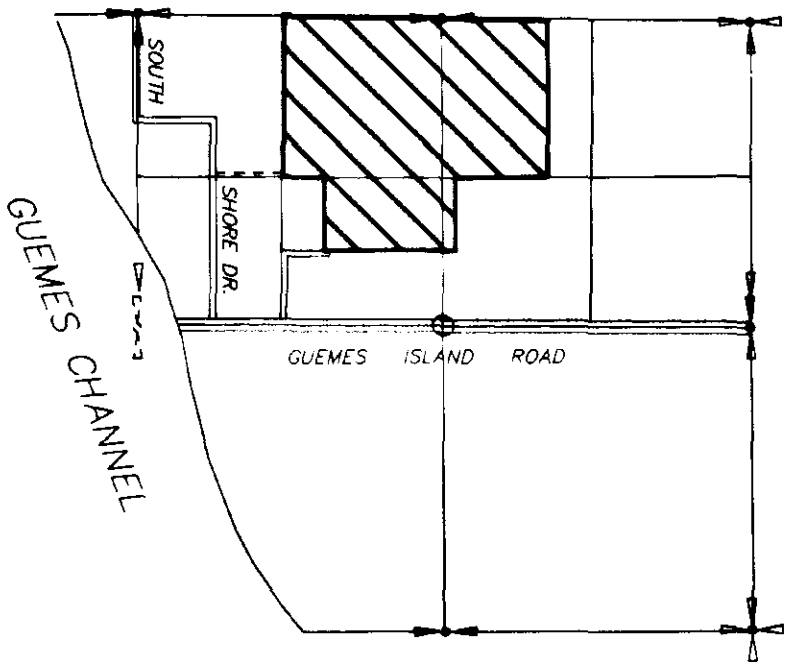
SHORT PLAT NO. 97 - 0022

SURVEY IN THE NW 1/4 & NE 1/4 OF THE SW 1/4
AND ALSO IN THE SW 1/4 & THE SE 1/4 OF THE NW 1/4
ALL IN SECTION 12 TWP. 35 N., RGE. 1 E., W.M.
SKAGIT COUNTY, WASHINGTON

FOR BROCK, BOWMAN, BUSINGER & GRONINGER

FB 3, PG 1-25
LAND SURVEYING & CONSULTING
237 E. HAZEL AVENUE BURLINGTON, WA 98223
SHEET 1 OF 3 (360) 755-9079 1-800-298-9079
SCALE: 1" = 200'
96013





VICINITY MAP
SECTION 12, T.35 N., R.1 E., W.M.
NO SCALE

LEGAL DESCRIPTION

PARCEL A:
THE NORTH 3 ACRES OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS 1132.2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST 857.26 FEET; THENCE NORTH 330 FEET; THENCE WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THE EAST 8 FEET THEREOF RESERVED FOR ROAD PURPOSES.

EXCEPTING FROM THE SAID NORTH 3 ACRES THAT PORTION, IF ANY, LYING NORTH OF THE NORTH LINE OF THE SOUTH 2 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND ALSO EXCEPTING FROM SAID NORTH 3 ACRES THAT PORTION LYING WITHIN THE EAST 16 FEET OF THE SOUTH 2 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION.

PARCEL B:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE NORTH 495 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

ALSO THE SOUTH 2 ACRES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

EXCEPT EAST 16 FEET THEREOF.

AND THE WEST 649.26 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER

EXCEPT THE SOUTH 422.2 FEET THEREOF.

ALL IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING FROM ALL OF SAID PROPERTY THE FOLLOWING:

THE NORTH 3 ACRES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS 1132.2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST 857.26 FEET; THENCE NORTH 330 FEET; THENCE WEST TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH TO THE POINT OF BEGINNING.

EXCEPT THE EAST 8 FEET THEREOF RESERVED FOR ROAD PURPOSES.

PARCEL C:

A NON-EXCLUSIVE EASEMENT AS GRANTED UNDER AUDITOR'S FILE NO. 647624, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR INTEREST, EGRESS, ROAD AND UTILITY PURPOSES ACROSS, OVER AND UPON THE EAST 30 FEET OF THE NORTH HALF OF THE EAST 495 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 30th DAY OF August, 2000.
Jude Kallen
SHORT PLAT ADMINISTRATOR SKAGIT COUNTY ENGINEER

8/16/00

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2000.

Pauline J. Jorgensen DATE 8/16/00
SKAGIT COUNTY TREASURER

WELL SITES AND WETLANDS
SEE SHEET 2 FOR LOCATION AND NOTES.

ROAD RIGHT OF WAY NOTE

A VARIANCE FOR WIDTH OF ROAD RIGHT OF WAY OF 40' FEET WAS APPROVED BY SKAGIT COUNTY UNDER VARIANCE No. PL-97-0252, DATED SEPT. 4, 1997.

HOMEOWNERS AGREEMENT

OWNERS OF LOTS 1, 2, 3 AND 4 ARE SUBJECT TO A NON-PROFIT MAINTENANCE CORPORATION OR HOME OWNERS' ASSOCIATION AS RECORDED IN VOLUME AT PAGE , RECORDS OF SKAGIT COUNTY, UNDER AUDITOR'S FILE No. 200003300016.

NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. ZONING - RURAL
4. SEWER - INDIVIDUAL ON-SITE SEWAGE SYSTEMS.
5. WATER - INDIVIDUAL WELLS: WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY REQUIRES A 100' 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 AND FUTURE OWNERS OF LOTS WITH AN EXISTING WELL SHALL PRESERVE A 100 FOOT RADIUS WELL PROTECTION ZONE FOR EXISTING WELL IMPROVEMENT OR REPLACEMENT.
6. BASIS OF BEARINGS - SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 12, T.35 N., R.1 E., W.M., S 89 09'56"E AS SHOWN ON SHORT PLAT No. 90-75, VOL. 9, Pg. 347, RECORDED UNDER AF# 9104160001.
7. INSTRUMENTATION - THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A LEITZ SOKKISHA SET 3, 3" EDM.
8. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL LOT 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.
9. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
10. SURVEY DESCRIPTION IS FROM ISLAND TITLE INSURANCE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE, ORDER No. SA-15914, DATED AUGUST 26, 1996.
11. THIS SURVEY DEPICTS EXISTING FENCES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON NOT BEEN RESOLVED BY THIS SURVEY.

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Denise Brock Joel Brock
HUSBAND AND WIFE
DENISE BROCK JOEL BROCK

Holly Bowman Joost Businger
As her separate estate As his separate estate
HOLLY BOWMAN JOOST BUSINGER

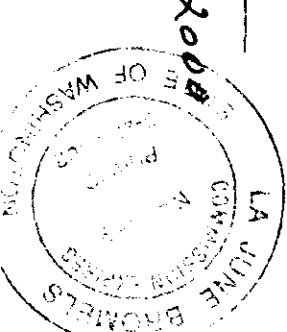
Walter Groninger
As his separate estate
WALTER GRONINGER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

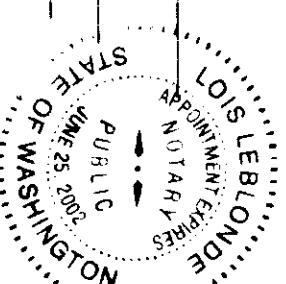
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENISE BROCK & JOEL BROCK, husband and wife, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Pauline J. Jorgensen
NOTARY PUBLIC
DATE June 21st 2000
APPOINTMENT EXPIRES 12-25-2002



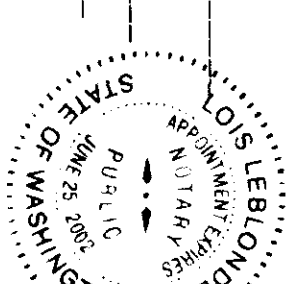
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HOLLY BOWMAN, as her separate estate, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Joost Businger
NOTARY PUBLIC
DATE 11-12-99
APPOINTMENT EXPIRES 6-25-2002



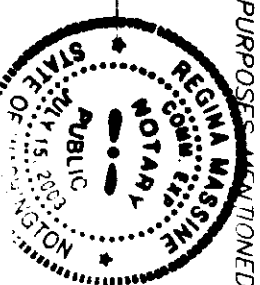
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOOST BUSINGER, as his separate estate, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Joost Businger
NOTARY PUBLIC
DATE 11-12-99
APPOINTMENT EXPIRES 6-25-2002



STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WALTER GRONINGER, as his separate estate, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Walter Groninger
NOTARY PUBLIC
DATE 12-15-00
APPOINTMENT EXPIRES 7-15-03



SHORT PLAT No. 97 - 0022

SURVEY IN THE NW 1/4 & NE 1/4 OF THE SW 1/4 AND ALSO IN THE SW 1/4 & THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 12 TWP. 35 N., RGE. 1 E., W.M.

FOR BROCK, BOWMAN, BUSINGER & GRONINGER

FB 3, Pg 1-25
SHEET 3 OF 3
BOWERS WEST
LAND SURVEYING & CONSULTING
237 E. HAZEL AVENUE, BIRMINGHAM, WA 98233
(360) 755-9079 1-800-299-9079
SCALE: 1" = 200'
96013