

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
3. Basis-of-bearings - Assumed S89°23'28"E on the south line of the southeast Quarter of Section 10.
4. Zoning - Rural Center (RC). Also see Variance #VA970517, approved 5/26/99 in A.F.#9906010192.
5. Sewer - Individual on-site sewage disposal systems.
6. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
7. 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.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Grandy Creek Grocery Water System.
10. This parcel lies within 300 feet of land designated Resource Lands by Skagit County. A variety of natural resource land 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, pruning, hoeing, or extraction, which occasionally 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 operations when performed in compliance with best management practices and local, state, and federal laws.
11. Notes required by SCC14.06.330 (2).
- (ii) The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site. (iii) No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described in subsection (i) or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.
12. This plat was approved subject to the recommendations provided in the April 29, 1998 Hydro-geologist's report prepared by GeoEngineers, Inc.

Legal Description

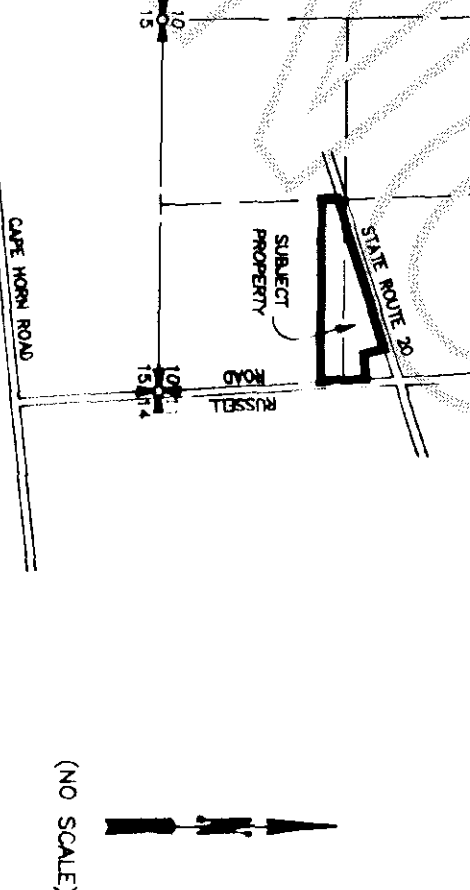
The Southeast 1/4 of the Southeast 1/4, EXCEPT the South 70 rods thereof; and that portion of the Northeast 1/4 of the Southeast 1/4 lying South of the County road; all in Section 10, Township 35 North, Range 7 East, W.M., EXCEPT County road right of way along the East line thereof, AND ALSO EXCEPT that portion thereof conveyed to State of Washington for SSH No. 17-A (now State Highway No. 20) by deed dated November 2, 1949, and recorded January 5, 1950, under Auditor's File No. 440107. AND ALSO EXCEPT that portion lying within the boundaries of Tract "C" of Short Plat No. 35-79, approved April 30, 1979, recorded May 1, 1979 in Volume 3 of Short Plats, page 106, under Auditor's File No. 7905010039.

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.

Lawrence E. Bates Leslie Bates by Lawrence E. Bates, P.O.A.
Robert K. Cobban Sherry Cobban by Robert K. Cobban, P.O.A.
Larry Don Evelyn P. Don
Interwest Savings Bank Mo. St. Pollution Liability Insurance Agency

Vicinity Sketch



Survey in the SE1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 10, Twp. 35 N., Rng. 7 E., W.M.

Short Plat No. 00-0085

Acknowledgments

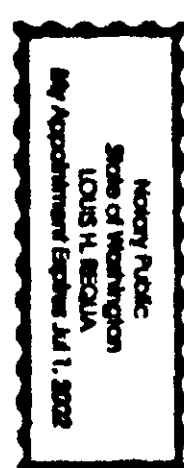
State of Washington, County of SKAGIT
 I certify that I know or have satisfactory evidence that Lawrence Bates signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument, and that he also acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Leslie Bates to be the free and voluntary act of Leslie Bates for the uses and purposes mentioned in the instrument.

Notary signature Dennis H. Rye Title Notary
 Date 6-5-2000 My appointment expires July 1, 2002



State of Washington, County of SKAGIT
 I certify that I know or have satisfactory evidence that Robert Cobban signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument, and that he also acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Sherry Cobban to be the free and voluntary act of Sherry Cobban for the uses and purposes mentioned in the instrument.

Notary signature Dennis H. Rye Title Notary
 Date 6-5-2000 My appointment expires July 1, 2002



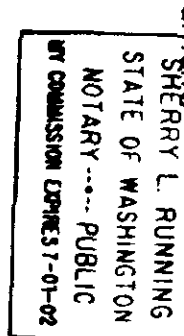
State of Washington, County of Cherokee
 I certify that I know or have satisfactory evidence that Larry Don and Evelyn Don h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature John A. Stahle Title AVP
 Date 5-11-2000 My appointment expires 2-14-2003



State of Washington, County of Island
 I certify that I know or have satisfactory evidence that Glenn Johnson signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of Interwest Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Sherry Cobban Title Notary
 Date 5-31-00 My appointment expires 07/01/02



State of Washington, County of Thurston
 I certify that I know or have satisfactory evidence that Sherry Cobban signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Mo. St. Pollution Liability Insurance Agency to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature John A. Stahle Title AVP
 Date 5-17-00 My appointment expires 11-21-02

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become due on the lands herein described have been fully paid and discharged according to the records of the County Auditor including the year 2000.

Glenn Johnson Treasurer
 Date 9-11-00

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 13th day of September 2000.

John A. Stahle Short Plat Administrator
John A. Stahle County Engineer

Short Plat for C & B Partnership

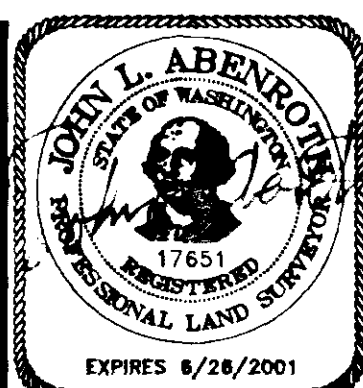
AUDITOR'S CERTIFICATE

Filed for record this 13 day of Sept 2000 at 3:24 minutes past 2 o'clock, p.m., as A.F.# 200009130102
Cheryl Lammie
 County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 1999 at the request of C & B Partnership

John L. Abenroth CERT#17651
 Date 6/5/2000



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Survey in the SE1/4 of the SE1/4 and in the NE1/4 of the SE1/4 Short Plat No. 00-0085 of Section 10, Twp. 35 N., Rng. 7 E., W.M.

FOUND 2" IRON PIPE ON 4/29/88
COMPUTED FROM S. BRAITZ SURVEY A.F.#8512170058 DATED 12/14/85
S00°25'19"E 2612.89'

S89°15'36"E 2519.66'

FOUND 2" IRON PIPE ON 4/29/88

200009130102
Stagitt County Auditor
9/13/2000 Page 2 of 2 2:34:36PM

Legend

Set 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" x 2" witness stake, except as noted.

Existing Access Locations

Water and well Easements see document recorded under A.F.#20000201001.8

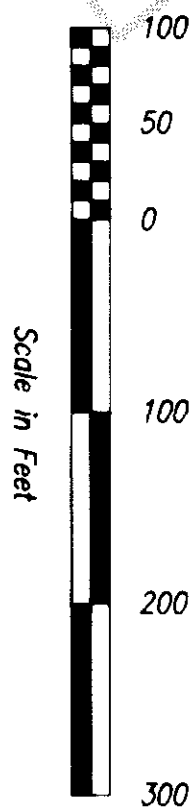
LINE #	BEARING	DISTANCE
L1	S03°07'35"E	37.33'
L2	N44°59'21"W	24.65'
L3	N00°57'37"W	80.34'
L4	S88°55'22"E	98.96'
L5	S88°02'23"W	75.94'
L6	S27°27'16"E	30.00'
L7	N65°30'17"E	80.53'
L8	N17°25'34"W	20.00'
L9	S72°34'26"W	65.00'

Addresses

Lot 1 Store=39952 State Route 20
Lot 1 Cabin=7722 Russell Road
Lot 2=7726 Russell Road
Lot 3=7744 Russell Road
Lot 4=39890 State Route 20

S89°23'28"E 2644.24'

1322.12'

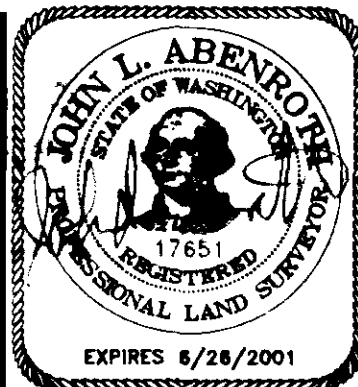


S00°25'19"E 2642.76'

FOUND CONCRETE MONUMENT WITH BRASS CAP MARKED "REL#6702" ON 8/2/84

FOUND CONCRETE MONUMENT ON 7/27/84

Short Plat for C & B Partnership



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 1999 at the request of C & B Partnership

John L. Abenroth CERT#17651
Date 6/5/2000

AUDITOR'S CERTIFICATE

Filed for record this 13 day of Sept 2000 at 34 minutes past 2 o'clock; P.m.,

as A.F.# 200009130102

County Auditor or Deputy Auditor