

NOTES

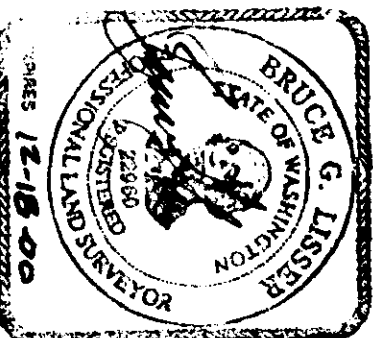
1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL MRL ZONING: AGRICULTURAL.
- THE SUBDIVIDER HAS ENTERED INTO A CONSERVATION EASEMENT AGREEMENT WITH SKAGIT COUNTY INVOLVING THE PROPERTY SHOWN HEREON. SAID AGREEMENT PROVIDES FOR THE CREATION OF THESE LOTS THAT WOULD OTHERWISE BE SUBSTANDARD IN THE AGRICULTURE ZONE. THE CONSERVATION EASEMENT IS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20001010117
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM. CONVENTIONAL SYSTEMS.
5. WATER: SKAGIT COUNTY P.U.D. NO. 1
6. • INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER LISSEB 22460.
7. • INDICATES EXISTING REBAR OR IRON PIPE FOUND.
1. MERIDIAN: ASSUMED
5. BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4 M.
- BEARING = NORTH 0°00'32" WEST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. S-4211 DATED JANUARY 12, 2000.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED IN VOLUME 7 OF SURVEYS, PAGE 20, VOLUME 18 OF SURVEYS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 75108, 20000107010, AND 506601.
12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
13. SURVEY PROCEDURE: FIELD TRAVERSE.
14. 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.
15. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
16. LOT 1 AND 2 OF THIS PROPERTY IS LOCATED IN FLOOD ZONE B BENCH MARK: NORTH RIM OF MONUMENT CASE AT THE SOUTHWEST SECTION CORNER
- ELEVATION = 23.18
- DATUM = NGVD'24

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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.

BRUCE G. LISSEB, P.L.S., CERTIFICATE NO. 22460
LISSEB & ASSOCIATES, PLLC
2124 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON, WA 98273
PHONE (360) 424-5517
FAX (360) 424-6614
email bruce@lisseb.com

DATE: July 21, 2000



17. BUYER SHOULD BE AWARE THAT PORTIONS OF LOT 3 OF THIS SHORT SUBDIVISION ARE LOCATED IN THE FLOODPLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
18. LOT 3 IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS ON THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A CONSERVATION EASEMENT. SEE DOCUMENT REFERENCED UNDER NOTE 3 ABOVE.
19. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE 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, INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, OR FROM SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATES 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. THE 50-FOOT WIDE EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 506601 IS CENTERED ALONG THE ACTUALLY LAID PIPE. THE CENTERLINE SHOWN HEREON IS BASED UPON THE LOCATION AS MARKED BY THE PIPELINE COMPANY IN JUNE 2000. UNRECORDED PIPELINE MAPS PREPARED FOR TRANS MOUNTAIN OIL PIPELINE CORPORATION BY EDWARD M. GOOCH IN 1954 SHOW THE PIPELINE TO BE FURTHER EAST THAN THE POSITION AS SHOWN HEREON.
21. PRIOR TO OR IN CONJUNCTION WITH OBTAINING A BUILDING PERMIT FOR LOT 2, DRAINAGE IMPROVEMENTS AS SPECIFIED BY RAVNIK & ASSOCIATES IN THE DRAINAGE ANALYSIS FOR BRYAN SAKUMA THREE-LOT SHORT PLAT, DATED APRIL 17, 2000 MUST BE COMPLETED.
22. SOME OR ALL OF THE CONSENTORS TO THIS SHORT PLAT HAVE OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY. THE SKAGIT COUNTY ASSESSOR'S OFFICE HAS IDENTIFIED THESE PARCELS WITH THE FOLLOWING NUMBERS P-347124 AND P-347172.

SURVEY DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4 M., EXCEPT AVON ALLEN ROAD ALONG THE WEST LINE THEREOF. 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.

AUDITOR'S CERTIFICATE

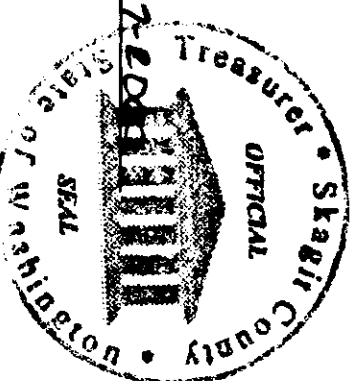
FILED FOR RECORD THIS 17 DAY OF OCT, 2000
AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC.
AUDITOR'S FILE NO. 20001010117
David Cunningham
DEPUTY
SKAGIT COUNTY AUDITOR

TREASURER'S CERTIFICATE

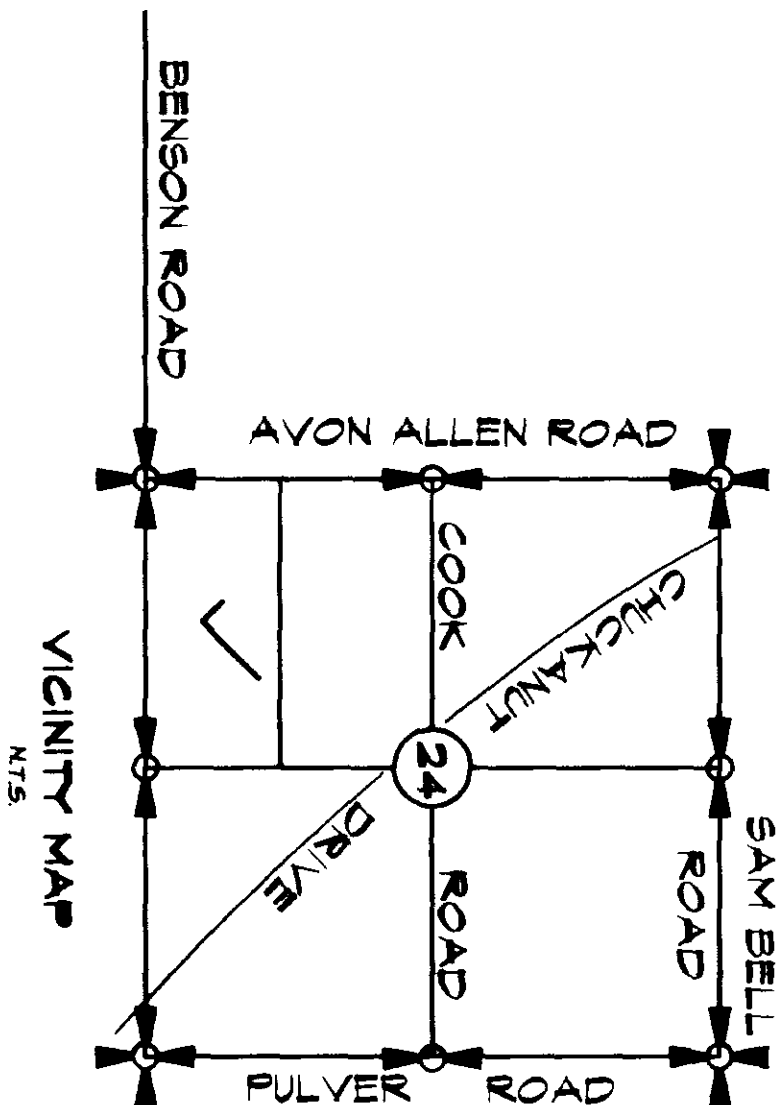
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2000.
THIS 14 DAY OF Sept, 2000.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 29 DAY OF August, 2000.



Jude Hilde
SHORT PLAT ADMINISTRATOR
Scott M. Mott
SKAGIT COUNTY ENGINEER
5/5/00



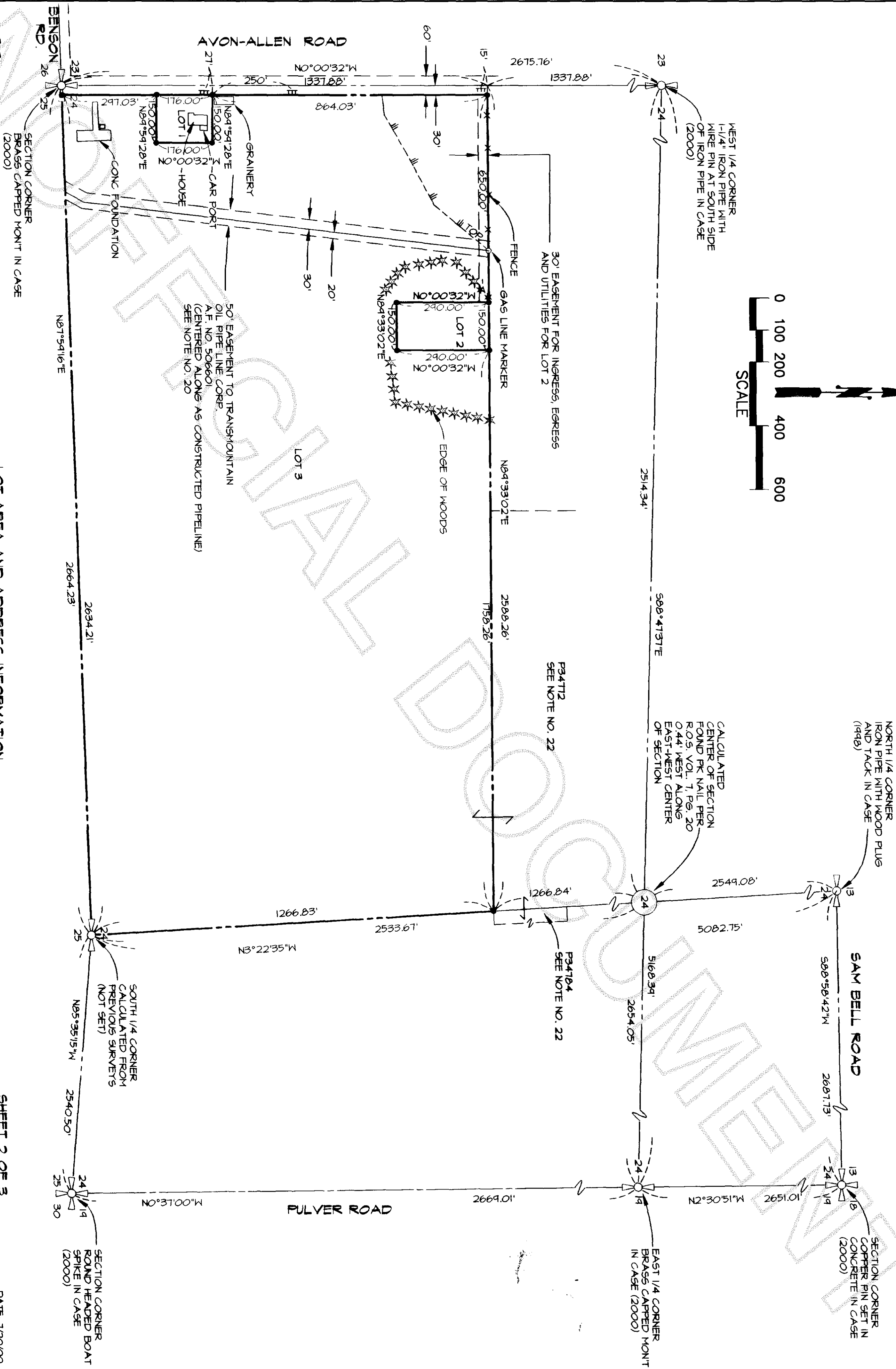
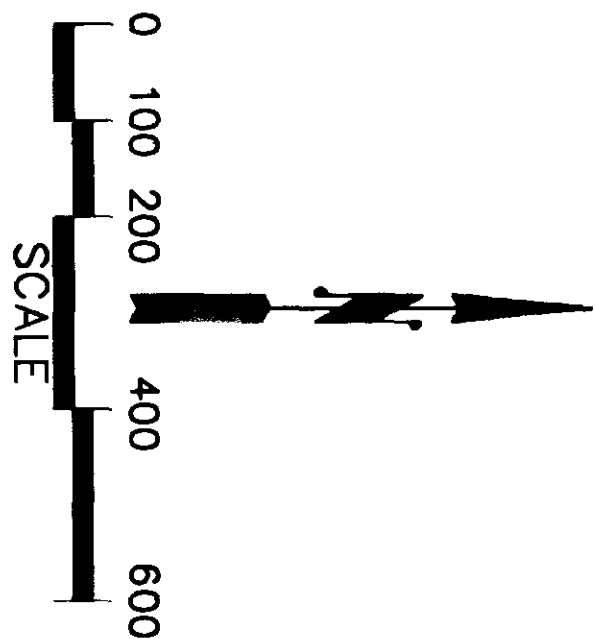
SHEET 1 OF 3

DATE: 6/13/00

SHORT PLAT NO. PL-00-0224

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF
SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4 M.,
SKAGIT COUNTY, WASHINGTON
FOR: BRYAN SAKUMA, ETAL

FBI PG 50	LISSEB & ASSOCIATES, PLLC SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 98273 360-424-5517	SCALE: 1" = 200' DRAWING: 00-006BDRY
MERIDIAN: ASSUMED		



- INDICATES ACCESS LOCATION
FOR ADDRESS PURPOSES, SEE
NOTE NO. 15

LOT AREA AND ADDRESS INFORMATION

LOT 1	9099 AVON ALLEN ROAD	26,400 SQ. FT.	0.61 ACRES
LOT 2	9743 AVON ALLEN ROAD	43,499 SQ. FT.	0.99 ACRES
LOT 3	9861 AVON ALLEN ROAD	3,308,411 SQ. FT.	75.45 ACRES

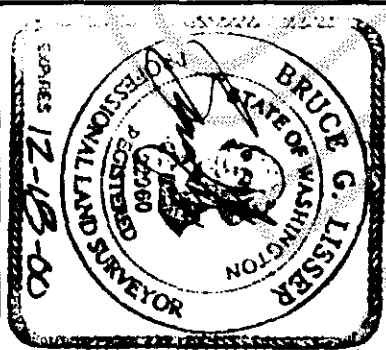
SHORT PLAT NO. PL-00-0224

SHEET 2 OF 3

DATE: 7/20/00

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF
SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: BRYAN SAKUMA, ETAL

FB 1 PG 30	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-4243571	SCALE: 1" = 200' DRAWING: 00-006BDRY
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OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER CERTIFIES THAT THIS SHORT PLAT IS MADE AS A FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 2000. DAY OF 2000.

GLENN SAKUMA
STEVE SAKUMA
RONALD D. SAKUMA
BRYAN SAKUMA
JOHN SAKUMA
MIDBET ISLAND BANK
A WASHINGTON CORPORATION

ACKNOWLEDGEMENTS

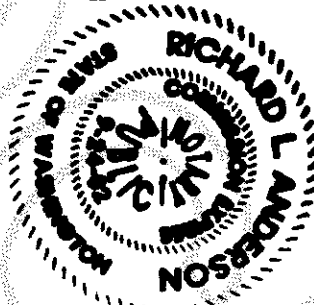
STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GLENN SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVE SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



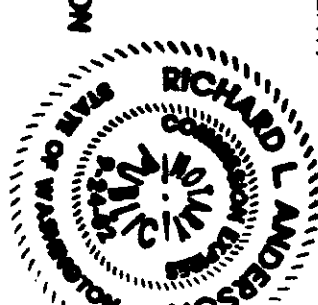
STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD D. SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD D. SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



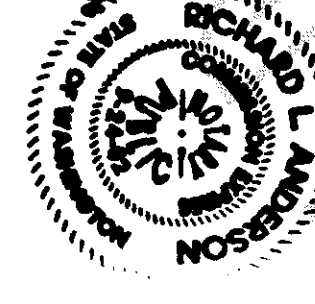
STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8/20/00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/27/03



STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD D. SAKUMA, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THE INSTRUMENT WAS SIGNED BY THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 8-22-00
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12-1-03



SHORT PLAT NO. PL-00-0224

SURVEY IN A PORTION OF THE

SOUTHWEST 1/4 OF

SECTION 24, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.

SKAGIT COUNTY, WASHINGTON

FOR: BRYAN SAKUMA, ETAL

FB 1 PG 30

LISSE & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-424-2571

SCALE: 1" = 200'

DRAWING: 00-006600RY

