

PORTION OF  
NW 1/4 OF SECTION 26, T. 34 N, R. 3 E, W.M.

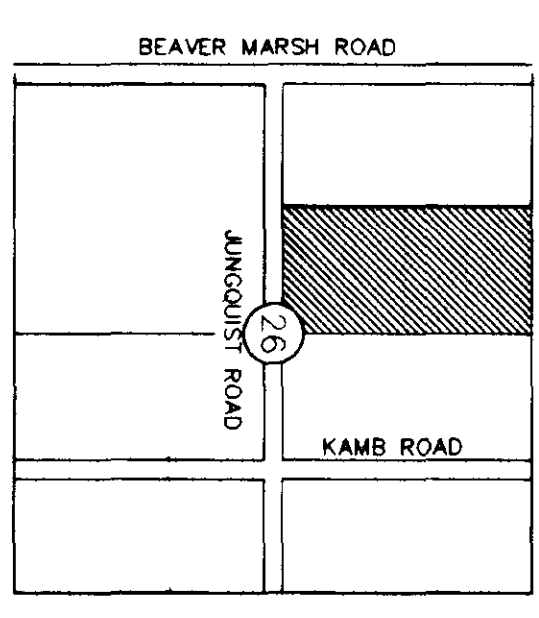
11/8/2000 Page 1 of 2 3:08:06PM  
20001080112  
Skegit County Auditor



NOTE

BOTH LOTS 1 AND 2 ARE BEING PLACED  
IN A CONSERVATION EASEMENT. SAID EASEMENT  
IS RECORDED UNDER AUDITOR'S FILE NUMBER  
200011080113

- LEGEND
- - SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
  - - SET TACK IN LEAD
  - - FOUND 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645"
  - ◇ - FOUND 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD 8992"
  - - FOUND TACK IN LEAD
  - ⊠ - FOUND LINE POST
  - ⊠ - SPOT ELEVATION (TYPICAL)



T. 34 N - R. 3 E  
VICINITY MAP  
N.T.S.

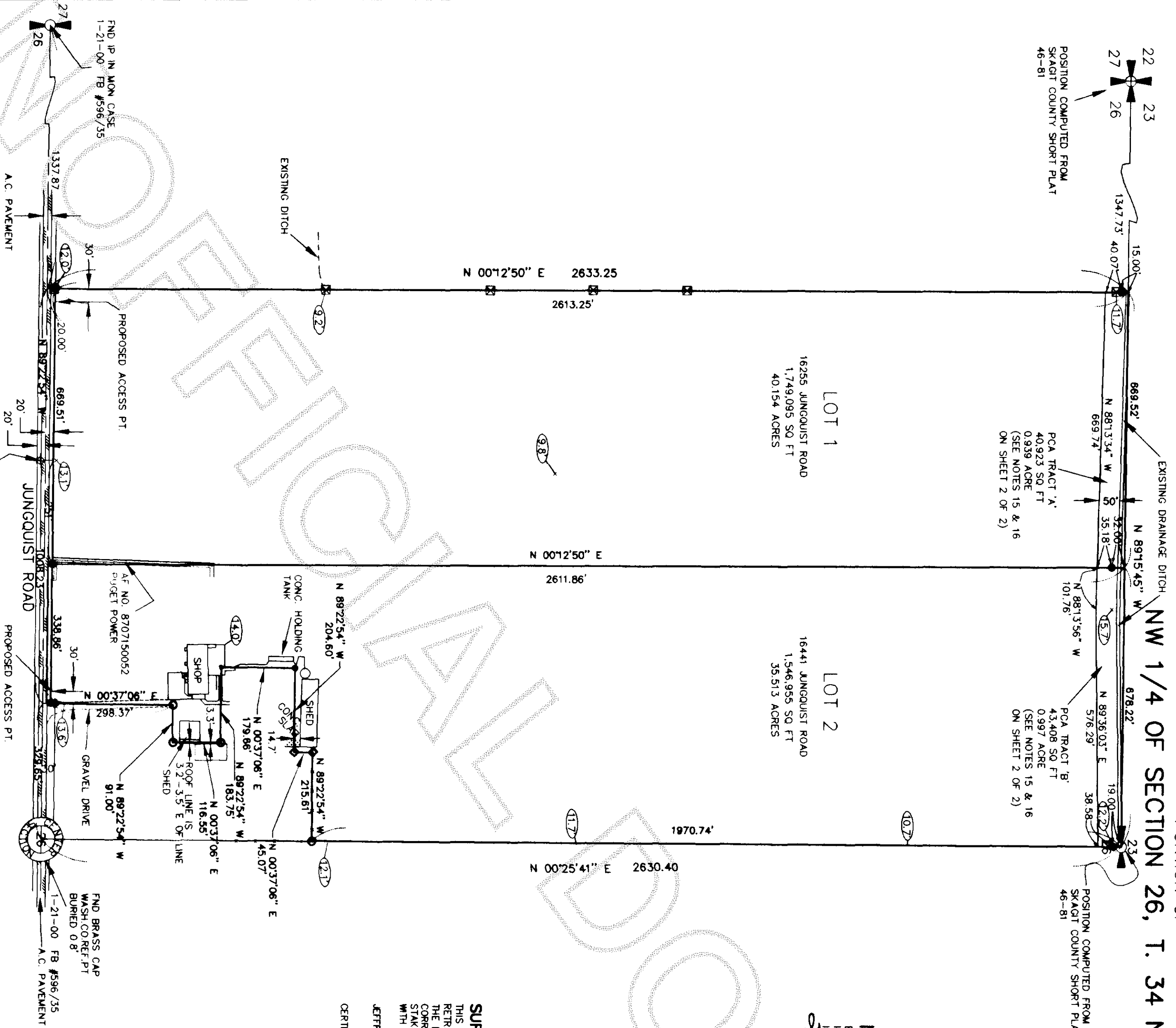


SURVEYOR'S CERTIFICATE

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS  
RETRACABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION.  
THE DISTANCES, COURSES, 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. 352-120

JEFFREY A. SKODJE *Jeffrey A. Skodje*

CERTIFICATE NO. 19645 DATE 10-15-2000



OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE

THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS AND FENCE LINES IN  
ACCORDANCE WITH W.A.C. 352.130. THESE OCCUPATIONAL INDICATORS MAY  
INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP.  
LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS  
HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF November  
2000, AT 3:08 P.M. IN VOLUME 200011080112  
OF SHORT PLATS AT PAGE  
AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE  
NUMBER 200011080112

*Norma Brunnett*  
SKEGIT COUNTY AUDITOR

*Jeffrey Skodje*  
BY DEPUTY

SHORT PLAT NUMBER: 00-0062 DATE: SEPT. 19, 2000

FOR  
MICHAEL & JEANNE YOUNGQUIST

PORTION OF  
NW 1/4 OF SEC. 26, T. 34 N, R. 3 E, W.M.  
SKEGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT & SKODJE, INC.

FILED BOOK #596, PGS 35,56  
DRAWN BY DJA/BGS CHK BY BGS  
SCALE 1" = 200'  
SHEET NO. 99142

SHEET 1 OF 2

LEGAL DESCRIPTION

THAT PORTION OF TRACT "C", REVISED SKAGIT COUNTY SHORT PLAT NO. 46-81, APPROVED AUGUST 18, 1981, AND RECORDED AUGUST 25, 1981, IN VOLUME 5 OF SHORT PLATS, PAGE 119, UNDER AUDITORS FILE NO. 8108250001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "B" OF SAID SHORT PLAT NO. 46-81; THENCE NORTH 0° 25' 41" EAST A DISTANCE OF 1,970.75 FEET TO THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89° 15' 45" WEST ALONG THE NORTH LINE OF SAID TRACT "C" A DISTANCE OF 1,347.74 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 0° 12' 50" WEST A DISTANCE OF 2,613.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE SOUTH 89° 22' 54" EAST ALONG THE SOUTH LINE OF SAID TRACT "C" A DISTANCE OF 1,008.37 FEET; THENCE NORTH 0° 37' 06" EAST A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE CONTINUE NORTH 0° 37' 06" EAST A DISTANCE OF 288.37 FEET; THENCE SOUTH 89° 22' 54" EAST A DISTANCE OF 91.00 FEET; THENCE NORTH 0° 37' 06" EAST A DISTANCE OF 116.55 FEET; THENCE NORTH 89° 22' 54" WEST A DISTANCE OF 183.75 FEET; THENCE NORTH 0° 37' 06" EAST A DISTANCE OF 179.66 FEET; THENCE SOUTH 89° 22' 54" EAST A DISTANCE OF 204.60 FEET; THENCE NORTH 0° 37' 06" EAST A DISTANCE OF 45.07 FEET; THENCE SOUTH 89° 22' 54" EAST A DISTANCE OF 215.61 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THAT PORTION CONVEYED FOR RIGHT-OF-WAY BY DEED RECORDED ON NOVEMBER 2, 1981, UNDER AUDITORS FILE NO. 8111020017, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

(LEGAL DESCRIPTION BASED ON TITLE REPORT FROM ISLAND TITLE, REPORT NO. SB-15552)

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD ORDINANCE THIS 6th DAY OF Nov, 2000.

Shirley K. Scott SKAGIT COUNTY ENGINEER

John D. Youngquist SKAGIT COUNTY TREASURER

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 31 DAY OF October, 2000.

NOTES

1. THE SHORT PLAT NO. AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
3. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURE WHICH ARE NOT AT THE TIME OF APPLICATION DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF SKAGIT COUNTY FIRE DISTRICT.
4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
5. WATER WILL BE SUPPLIED FROM SKAGIT COUNTY PUD. LOTS 1 AND 2 WILL NOT BE USED FOR RESIDENTIAL PURPOSES, THEREFORE NO DOMESTIC WATER SERVICES ARE PROPOSED FOR THIS SHORT PLAT AT THIS TIME.
6. COMPREHENSIVE PLAN -- AGRICULTURAL-NRL
7. THE OWNER/DEVELOPER IS MIKE YOUNGQUIST, 16402 JUNGQUIST ROAD MOUNT VERNON, WASHINGTON 98273
8. SEWAGE DISPOSAL IS BY AN ON SITE INDIVIDUAL SYSTEM. IT IS INTENDED THAT THE TWO PARCELS CREATED ON THIS SHORT PLAT WILL NOT BE USED FOR RESIDENTIAL USES AND BOTH PARCELS WILL BE PLACED IN A CONSERVATION EASEMENT, THEREFORE, NO ADDITIONAL SOILS WERE DONE FOR THESE TWO PARCELS.
9. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET & ELECTRONIC TOTAL STATION ON APRIL 6, 2000.
10. LOT CORNERS WERE MONUMENTED AND FOUND CORNER MONUMENTS WERE VISITED
11. BASIS OF BEARINGS: BEARING FROM THE FOUND CENTER OF SECTION TO THE FOUND WEST QUARTER CORNER IS NORTH 89° 22' 54" WEST, AS SHOWN ON SKAGIT COUNTY SHORT PLAT 46-81, BOOK 5 AT PAGE 119, AF NO. 8108250001
12. THIS PARCEL IS SUBJECT TO THE CONDITIONS AS OUTLINED UNDER SKAGIT COUNTY VARIANCE V99-0539, APPROVED DEC. 13, 1999, AND RESOLUTION NO. 1708.
13. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS 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, 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.
14. BUYER SHOULD BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED IN THE FLOOD PLAIN AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST LIVING FLOOR OF RESIDENTIAL CONSTRUCTION.
15. ONGOING AGRICULTURAL ACTIVITIES ARE PROVIDED FOR ON LOTS 1 AND 2 WITHOUT STANDARD CRITICAL AREA REVIEW PURSUANT TO CHAPTER 14.06.090(2) SKAGIT COUNTY CODE, WHICH STATES:  
EXISTING ACTIVITIES DEFINED AS ONGOING AGRICULTURE ON DESIGNATED AGRICULTURAL LAND, INCLUDING RELATED DEVELOPMENT AND ACTIVITIES WHICH DO NOT RESULT IN EXPANSION INTO A CRITICAL AREA OR ITS BUFFER, AND WHICH DO NOT RESULT IN SIGNIFICANT ADVERSE IMPACTS TO A CRITICAL AREA OR ITS BUFFER, PROVIDED THAT SUCH ACTIVITIES COMPLY WITH THE PROVISIONS OF SECTION 14.06.095 OF THIS CHAPTER.  
NEW DEVELOPMENT AND/OR EXPANSION OF EXISTING AGRICULTURAL OPERATIONS SHALL COMPLY WITH BOTH THE SUBSTANTIVE AND PROCEDURAL PROVISIONS OF THIS CHAPTER. EXISTING AND ONGOING AGRICULTURAL ACTIVITIES THAT RESULT IN SIGNIFICANT ADVERSE IMPACTS TO A CRITICAL AREA OR ITS BUFFER SHALL NOT BE ALLOWED WITHOUT STANDARD REVIEW UNDER THIS SECTION.
16. AGRICULTURE OR AGRICULTURAL ACTIVITIES IS DEFINED BY SGC 14.06.040(4) AS "MEANS THOSE ACTIVITIES DIRECTLY PERTAINING TO THE PRODUCTION OF CROPS OR LIVESTOCK INCLUDING BUT NOT LIMITED TO CULTIVATION, HARVEST, GRAZING, ANIMAL WASTE STORAGE AND DISPOSAL, FERTILIZATION, THE OPERATION AND MAINTENANCE OF FARM AND STOCK PONDS, DRAINAGE DITCHES, IRRIGATION SYSTEMS, AND CANALS, AND NORMAL MAINTENANCE, OPERATION AND REPAIR OF EXISTING SERVICEABLE STRUCTURES, OR IMPROVED AREAS, ACTIVITIES THAT BRING AN AREA INTO AGRICULTURAL USE ARE NOT CONSIDERED AGRICULTURAL ACTIVITIES."
16. NEW PROPOSALS FOR STRUCTURAL DEVELOPMENT SHALL COMPLY WITH THE SUBSTANTIVE AND PROCEDURAL PROVISIONS OF CHAPTER 14.06 OF THE SKAGIT COUNTY CODE INCLUDING THE STANDARD RIPARIAN BUFFER PROVISIONS OF 14.06.530. THE STANDARD RIPARIAN BUFFER FOR TYPE 4 WATERS IS 50 FEET.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBROGATORS AND MORTGAGEE HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Michael A. Youngquist (SUBROGATOR) Janne M. Youngquist (SUBROGATOR)

Michael A. Youngquist (SUBROGATOR) Janne M. Youngquist (SUBROGATOR)

Michael A. Youngquist (SUBROGATOR) Janne M. Youngquist (SUBROGATOR)

CONSENT NOTE

CONSENT BY KEYBANK NATIONAL ASSOCIATION IS SUBJECT TO "CONSENT TO SHORT PLAT" RECORDED UNDER AUDITOR'S FILE NO. 2000/10230032, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORTGAGES REFERENCED THEREIN REMAIN IN FULL FORCE AND EFFECT.

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF Skagit

ON THIS 4th DAY OF October, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Michael A. Youngquist, 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.

Cathy L. Scott  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 6-21-03

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF Skagit

ON THIS 4th DAY OF October, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED Janne M. Youngquist, 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.

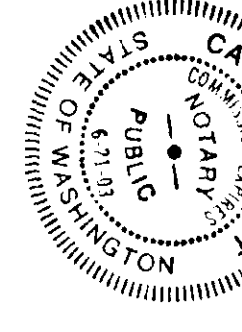
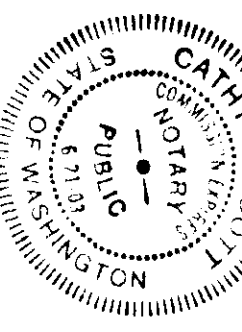
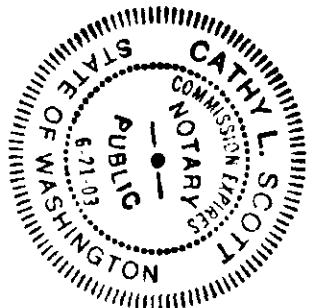
Cathy L. Scott  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 6-21-03

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF Skagit

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DREW HARMON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VICE PRESIDENT OF KEYBANK NATIONAL ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10-23, 2000  
Cathy L. Scott  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES 6-21-03



SHORT PLAT NUMBER: 00-0062 DATE: SEPT. 19, 2000

MICHAEL & JEANNE YOUNGQUIST

NW 1/4 OF SEC. 26, T. 34 N. R. 3 E. W.M.  
SKAGIT COUNTY, WASHINGTON

LEONARD, BOUDINOT & SKODJE, INC.

FIELD BOOK ---

BOOK NO. 99142

99142

