

BURVEY DESCRIPTION

PARCEL "A":  
THAT PORTION OF THE WEST 30 ACRES OF GOVERNMENT LOT 2 SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, LYING SOUTHERLY OF THE PLAT OF SIMILK HIGHLANDS, DIV. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT GIBRALTAR ROAD ALONG THE WEST LINE THEREOF.

PARCEL "B":

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, LYING SOUTHERLY OF THE PLAT OF SIMILK HIGHLANDS, DIV. 1, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF TRACT "B" OF SAID PLAT OF SIMILK HIGHLANDS, DIV. 1.

EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 2 LYING WITHIN THE WEST 20 ACRES OF SAID GOVERNMENT LOT 2.

TOGETHER WITH TIDELANDS ADJOINING AND LYING WESTERLY OF THE OYSTER CULTIVATION TIDELANDS DESCRIBED IN INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 670074 AND ALSO LYING WESTERLY OF THE SECOND CLASS TIDELANDS DESCRIBED IN INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 785559. ALL OF SAID TIDELANDS LYING SOUTHERLY OF THE EASTERLY PROJECTION OF THE SOUTHERLY LINE OF TRACT "B"; SAID PLAT OF SIMILK HIGHLANDS, DIV. 1.

PARCEL "C":

GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4,

EXCEPT THE WEST 30 FEET THEREOF FOR GIBRALTAR ROAD, AND

EXCEPT THE SOUTH 75 FEET THEREOF.

TOGETHER WITH TIDELANDS ADJOINING AND LYING WESTERLY OF THE OYSTER CULTIVATION TIDELANDS DESCRIBED IN INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 670074 AND ALSO LYING WESTERLY OF THE SECOND CLASS TIDELANDS DESCRIBED IN INSTRUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 785559.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

LOT ADDRESS INFORMATION

LOT 1 13491 GIBRALTAR ROAD  
LOT 2 13493 GIBRALTAR ROAD  
LOT 3 13497 GIBRALTAR ROAD  
LOT 4 13441 GIBRALTAR ROAD

DEVELOPER

MORGAN - TURNER PROPERTIES, L.P.  
C/O TOM CLELAND  
4015 41ST STREET  
ANACORTES, WASHINGTON 98221  
(860) 298-9222

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 20th DAY OF January 20 01

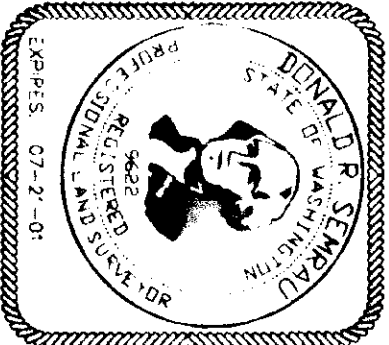
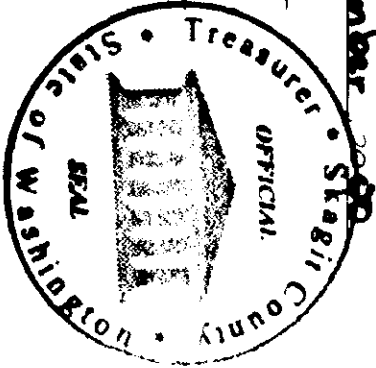
SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

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 THE 28th DAY OF December 2000

SHORT PLAT NO 99-0035 DATE



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. SHOW PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND INSTRUMENTS.
3. ZONING - RESIDENTIAL.
4. COMPREHENSIVE PLAN - RURAL INTERMEDIATE
5. SEWAGE DISPOSAL - INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL AND HOUND SYSTEMS.
6. WATER - PID NO. 1 OF SKAGIT COUNTY.
7. INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 4622.
8. INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 4622, AND A 4 FOOT HIGH METAL FENCE POST PAINTED WHITE. THIS IS MARKING THE EDGE OF THE PCA EASEMENT (SEE NOTE 18).
9. HERIDIAN - ASSIGNED (SEE PLAT OF SIMILK HIGHLANDS, DIV. 1).
10. BASIS OF BEARING - MONUMENTED WEST LINE OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1/4, AS SHOWN ON THE PLAT OF SIMILK HIGHLANDS, DIV. 1, BEARING = NORTH 2°25'30" WEST.
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, AMENDED LIMITED LIABILITY REPORT NO. P-40271, DATED JUNE 24, 1994.
12. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 9 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 670074, 67020274, 226418, AND 820202005.
13. INSTRUMENTATION - EICAT 104105 THEODOLITE DISTANCE METER.
14. SURVEY ELEVATION - FIELD TRAVERSE.
15. A BUILDING SETBACK SHALL BE MAINTAINED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHOSE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
16. A CHANGE IN LOCATION OF ACCESS MAY NEGOTIATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
17. ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN CONSTRUCTION AND MAINTENANCE REQUIREMENTS SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
18. FUTURE BUTTERS SHOULD BE AWARE THAT PORTIONS OF THIS SHORT SUBDIVISION ARE LOCATED WITHIN AN A1 FLOOD HAZARD AREA PER FIR MAP 55015 0225 C DATED JANUARY 3, 1995.
19. ALL DEVELOPMENT LOCATED WITH 200 HORIZONTAL FEET OF THE ORDINARY HIGH WATER MARK OF SIMILK BAY SHALL BE SUBJECT TO THE PROVISIONS OF THE SKAGIT COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND THE SHORELINE MANAGEMENT ACT.
20. PROTECTIVE CRITICAL AREA EASEMENT.
21. A 30-FOOT PROTECTED CRITICAL AREA (PCA) BUFFER SHALL BE ESTABLISHED ADJACENT TO LANDSLIDE HAZARD AREAS (SLOPES GREATER THAN 30%).
22. BUILDING SETBACKS SHALL BE NO LESS THAN 60 FEET FROM 30% OR GREATER SLOPES.
23. SURFACE DRAINAGE SHALL BE COLLECTED AND ROUTED VIA A STORMWATER CONVEYANCE SYSTEM TO A SUITABLE DISCHARGE POINT. SURFACE DRAINAGE SHALL NOT BE DIRECTED ACROSS THE FACE OF THE LANDSLIDE HAZARD AREA.
24. ALL INFILTRATION SYSTEMS SUCH AS STORMWATER DETENTION AND RETENTION FACILITIES, AND CURTAIN DRAINS UTILIZING BURIED PIPE OR FRENCH DRAIN, ARE PROHIBITED IN GEOLOGICALLY HAZARDOUS AREAS AND THEIR BUTTERS UNLESS A GEOTECHNICAL REPORT INDICATES SUCH FACILITIES OR SYSTEMS WILL NOT AFFECT SLOPE STABILITY AND THE SYSTEMS ARE DESIGNED BY A LICENSED CIVIL ENGINEER. THE ENGINEER SHALL ALSO CERTIFY THAT THE SYSTEM AND/OR FACILITIES ARE INSTALLED AS DESIGNED.
25. VEGETATION REMOVAL AND REPLANTING. REMOVAL OF VEGETATION IN LANDSLIDE HAZARD AREA BUFFER SHALL BE MINIMIZED. ANY REPLANTING THAT OCCURS SHALL CONSIST OF TREES, SHRUBS, AND GROUND COVER THAT IS COMPATIBLE WITH THE EXISTING SURROUNDING VEGETATION, MEETS THE OBJECTIVES OF EROSION PREVENTION AND SITE STABILIZATION, AND DOES NOT REQUIRE PERMANENT IRRIGATION FOR LONG TERM SURVIVAL. NO VEGETATION REMOVAL SHALL OCCUR WITHIN THE LANDSLIDE HAZARD AREA.
26. NO FILL SHALL BE PLACED WITHIN THE PCA OR BUFFER AND NO MORE THAN 2 FEET OF SOIL INCLUDING TOP SOIL, MAY BE PLACED BETWEEN THE BUFFER AND BUILDING SETBACK.
27. EXCAVATIONS AND PLACEMENT OF FILLS SHALL BE SUBJECT TO STRUCTURAL REVIEW UNDER ARTICLE 35 OF THE UNIFORM BUILDING CODE, AS ADOPTED BY SKAGIT COUNTY.
28. PROTECTED CRITICAL AREA AS INDICATED ON SKAGIT COUNTY SHORT PLAT NO. 99-0035 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 785559.
29. THE SURFACE WATER DESIGN MANUAL REQUIREMENTS / STANDARD VARIANCE REQUEST WAS APPROVED FOR SECTIONS 1436.040, 1436.050, AND 1436.070.
30. AN INDIVIDUAL STORM WATER DRAINAGE SYSTEM (INCLUDING ENERGY DISSIPATORS) DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON, MUST BE INSTALLED PRIOR TO OBTAINING A BUILDING PERMIT.

AUDITOR'S CERTIFICATE

1/10/2001 Page 1 of 2 9:05:23AM  
Skagit County Auditor

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING PLLC.

Thomas E. Cleland  
Skagit County Auditor

OWNER'S CONSENT

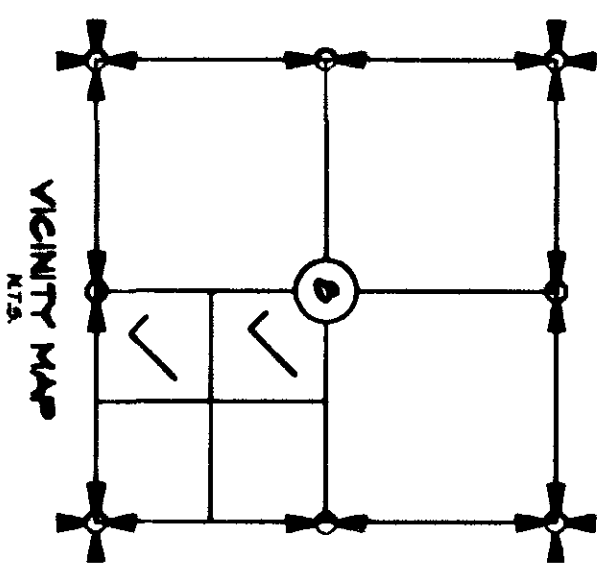
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

MORGAN-TURNER PROPERTIES, L.P., A WASHINGTON LIMITED PARTNERSHIP  
THOMAS E. CLELAND

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT THOMAS E. CLELAND OR HAVE SATISFACTORY EVIDENCE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE REPRESENTATIVE OF MORGAN-TURNER PROPERTIES, L.P. A WASHINGTON LIMITED PARTNERSHIP TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: Thomas E. Cleland  
TITLE: Notary  
MY APPOINTMENT EXPIRES: 4-30-04



SHEET 1 OF 2

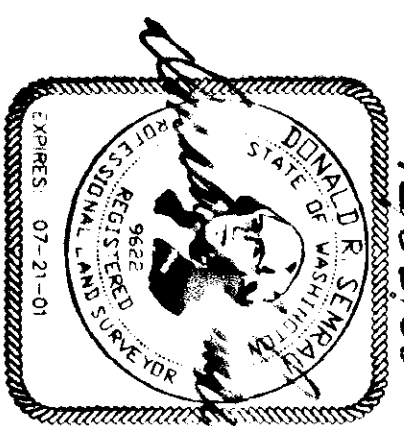
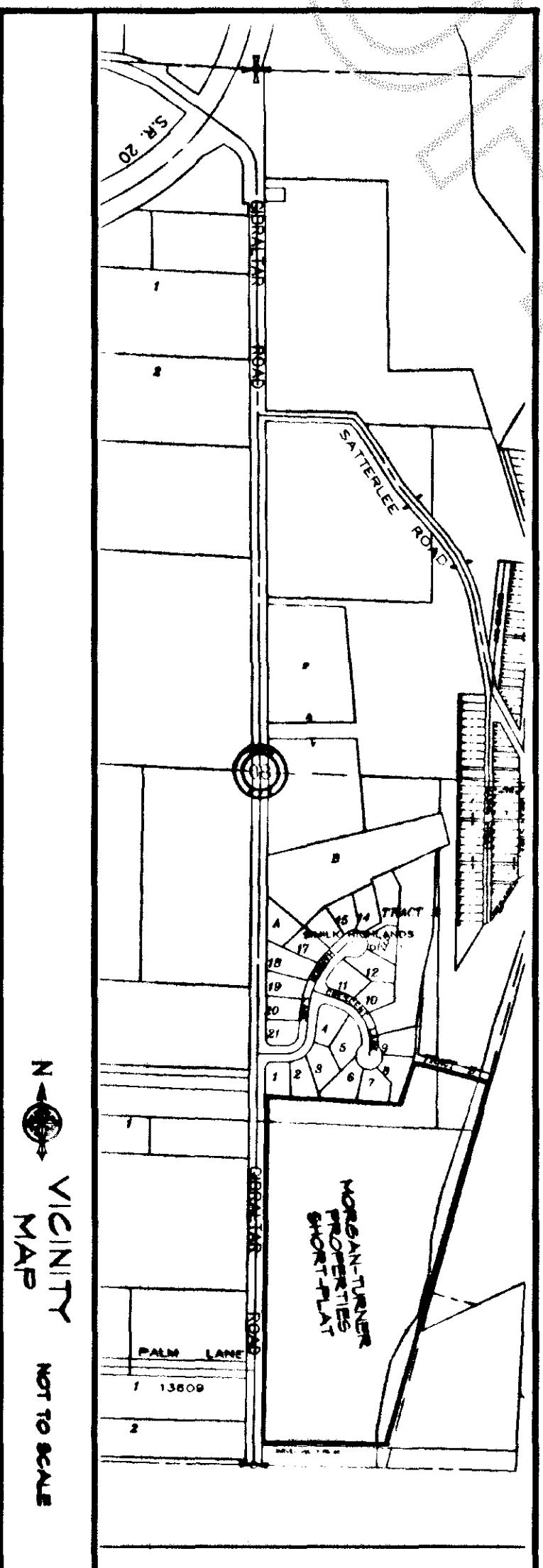
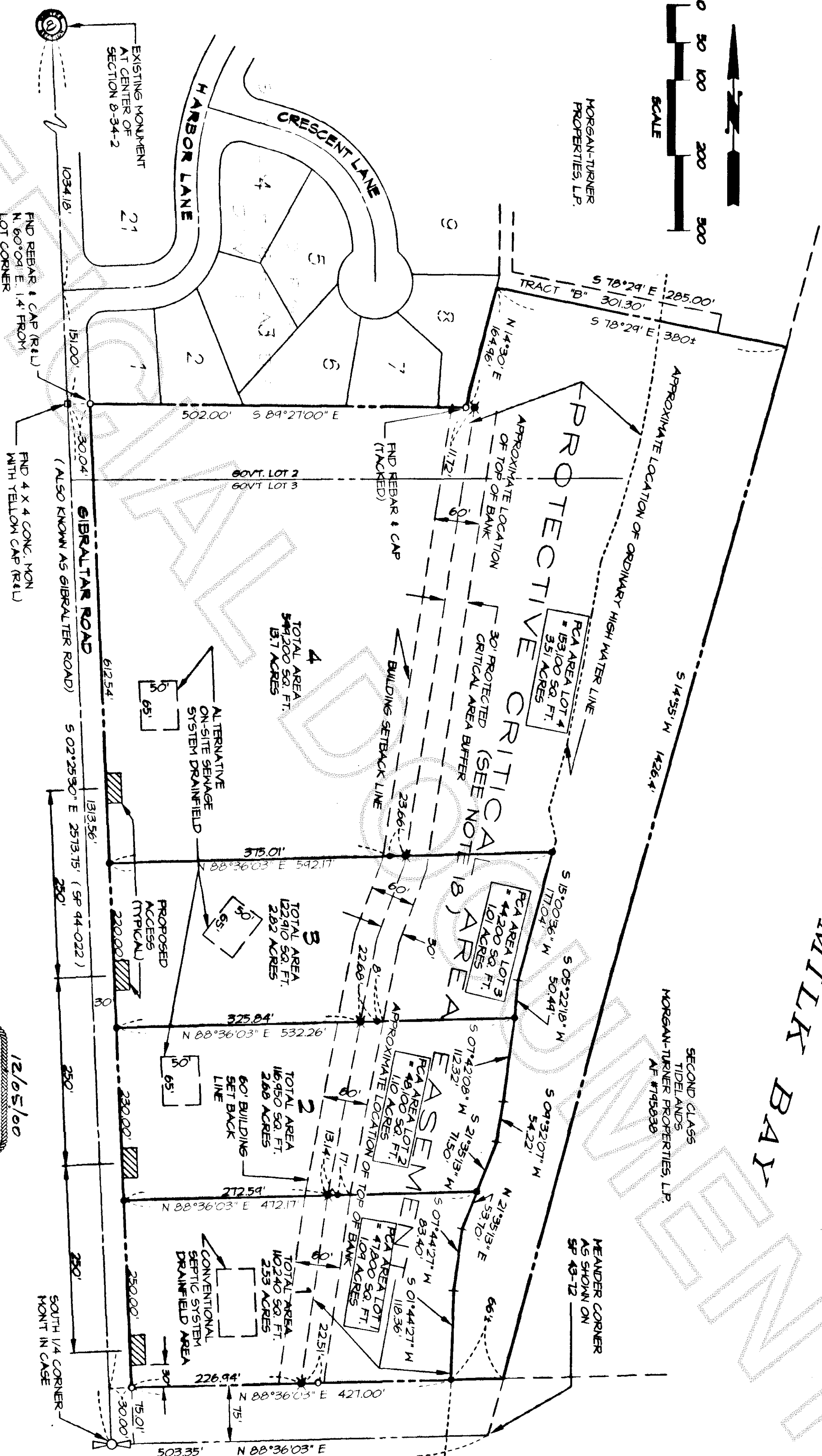
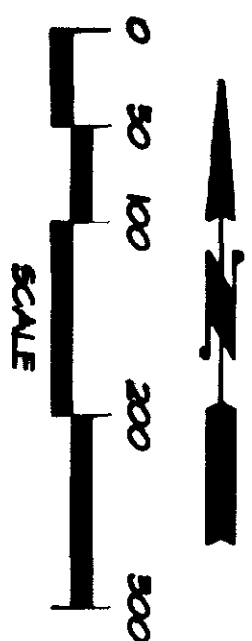
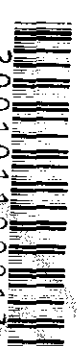
SHORT PLAT NO. 99-0035 DATE

SURVEY IN A PORTION OF GOVERNMENT LOTS 2 & 3

SECTION 8, T. 34 N., R. 2 E., W. 1/4,  
SKAGIT COUNTY, WASHINGTON  
MORGAN - TURNER PROPERTIES, L.P.  
FEBRUARY 2000

SEMRAU ENGINEERING & SURVEYING PLLC. SCALE: AS SHOWN  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566

SIMILK BAY



**SHEET 2 OF 2**

SHORT PLAT NO. 99-0035

DATE \_\_\_\_\_

**SURVEY IN A PORTION OF GOVERNMENT LOTS 2 & 3**

SECTION 8, T. 34 N., R. 2 E., W.M.

**MORGAN - TURNER PROPERTIES, L.P.**

FEBRUARY 2000

FB.	PG.	SEARAU ENGINEERING & SURVEYING P.L.L.C.	SCALE: AS SHOWN
BERIDIAN.		SURVEYING & ENGINEERING - PLANNING MOUNT VERNON, WA 48273 360-424-1566	JOB NO. 4016