

**SURVEYOR'S CERTIFICATE**

THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HERON 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. 332-120.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 27 DAY OF February, 2004  
AT 3:24 P M UNDER AUDITOR'S FILE NO. 26010221003  
AT THE REQUEST OF LEONARD, BOLDING AND SKODJE INC.  
Norm Bremstad  
SKAGIT COUNTY AUDITOR  
Cliff Davis  
BY DEPUTY

SHEET 1 OF 2

LEGAL DESCRIPTION

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXCEPT EDENS ROAD.

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

(LEGAL DESCRIPTION FROM SUBDIVISION GUARANTEE BY LAND TITLE COMPANY OF SKAGIT COUNTY, REPORT NO. SA-93996, DATED JULY 12, 2000)

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE THIS DAY OF February 2001.

Shirley Kildner  
SHORT PLAT ADMINISTRATOR

Steve Whelan, P.E.  
SKAGIT COUNTY ENGINEER

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 2001 THIS 16th DAY OF February 2001.

John Thompson  
SKAGIT COUNTY TREASURER



NOTES

1. THE SHORT CARD SUBDIVISION NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
  2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS IS THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION WITH THE LOT OWNERS AS MEMBERS, PER ROAD MAINTENANCE DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 200022210105.
  3. 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.
  4. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
  5. ZONING DESIGNATION: RURAL (R). COMPREHENSIVE PLAN: RRV (RURAL RESERVE).
  6. THE OWNERS/DEVELOPERS ARE JAMES S. AND JACQUELINE S. STUTZMAN, 4515 150th AVE. SE, BELLEVUE, WA, 98006 AND MAURICE V. AND MARGARET S. PAIR, 4263 E. MERCER WAY, MERCER ISLAND, WA 98040.
  7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1105 ELECTRONIC TOTAL STATION.
  8. FOUND CORNER MONUMENTS WERE VISITED ON FEBRUARY 28, 2000. LOT CORNERS WERE MONUMENTED AND WETLANDS BUFFER BOUNDARIES WERE MARKED ON SEPTEMBER 16, 2000.
  9. BASIS OF BEARINGS, BEARING FROM THE FOUND EAST QUARTER CORNER OF SECTION 10, THE WEST QUARTER CORNER IS NORTH 89°38'46" WEST ACCORDING TO THE RECORD OF SURVEY RECORDED UNDER A.F. #8605290011. IN THE SURVEY FOR THIS PLAT, THE BEARING RELATIONSHIP TO THAT RECORD OF SURVEY WAS ESTABLISHED BY TIES BETWEEN THE FOUND WEST QUARTER CORNER AND FOUND CORNERS OF SUBJECT PROPERTY.
  10. GUESTS ISLAND IS SUPPLIED BY A SOLE SOURCE ACQUFER. WATER PROVIDED BY INDIVIDUAL WELLS MUST COMPLY WITH SKAGIT COUNTY RESOLUTION #15570, INTERIM SEAWATER INTRUSION POLICY.
  11. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER APPROVALS SKAGIT COUNTY REQUIRES. A 100 FOOT 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.
  12. THE EXISTING ON-SITE WELL IS NON-CONFORMING.
  13. SEWAGE DISPOSAL IS BY ON-SITE INDIVIDUAL SYSTEMS TO BE SITUATED AS SHOWN ON THE MAP, SHEET 1 OF 2.
  14. PROTECTED CRITICAL AREA (PCA) IS TO BE LEFT UNDISTURBED IN A NATURAL STATE. NO CLEARING, GRADING, FILLING, LOGGING OR REMOVAL OF WOODY MATERIAL, BUILDING, CONSTRUCTION OR ROAD CONSTRUCTION OF ANY KIND OR PLANTING OF NONNATIVE VEGETATION IS ALLOWED WITHIN THE PCA AREAS EXCEPT AS SPECIFICALLY PERMITTED BY SKAGIT COUNTY ON A CASE-BY-CASE BASIS CONSISTENT WITH SKAGIT COUNTY CODE 14.06.
  15. REPRESENTATIONS ON THIS SITE MAY BE APPROXIMATIONS ONLY AND SHOULD NOT BE USED FOR PURPOSES OTHER THAN FOR DETERMINING GENERAL LOCATIONS OF CRITICAL AREAS, DEVELOPMENT ACTIVITIES BEYOND THE SCOPE OF THIS PLAN MAY REQUIRE ADDITIONAL STUDIES AND APPROVALS.
  16. OPEN SPACE: TYPE OS-RA (RECREATIONAL AMENITIES) - THE DURATION OF THE CARD DESIGNATION SHALL CONTINUE UNTIL THE BALANCE OF THE PROPERTY IS NEEDED FOR FUTURE URBAN GROWTH AS DETERMINED THROUGH THE COMPREHENSIVE PLAN AMENDMENT PROCESS UNLESS A USE COVENANT IS PLACED ON THE LAND WHICH IS MORE RESTRICTIVE. MAINTENANCE SHALL BE THROUGH PLAT RESTRICTIONS AND/OR COVS. THE OPEN SPACE CONTAINED IN LOT 'C' SHALL BE EQUALLY MAINTAINED BY THE OWNERS OF LOTS 'A' AND 'B'.
  17. OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NMLE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT: RECREATIONAL BUILDINGS IN OS-RA AND OS-NRL (EXCEPT AG-NRL) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 14.04.
  18. ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF ROW 38.17.060 AND FURTHERMORE, ONLY AFTER RETAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION): FIFTY PERCENT (50%) IN RURAL AREAS NOT SERVED BY PUBLIC WATER AND/OR SEWER.
  19. NO FURTHER SUBDIVISIONS CAN ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.
  20. AS SHOWN IN THE MAP, SHEET 1 OF 2, PORTIONS OF LOT 'C' ARE DESIGNATED OPEN SPACE-PROTECTED AREA (OS-PA) AND ARE SUBJECT TO A PROTECTED CRITICAL AREA EASEMENT (PCA) AS DESCRIBED AND DEFINED UNDER A DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200102270104.
- ANY POTENTIAL SOURCE OF CONTAMINATION, SUCH AS SEPTIC TANKS AND DRAINFIELDS, SEWER LINES, UNDERGROUND STORAGE TANKS, ROADS, RAILROAD TRACKS, VEHICLES, BARNY, FEED STATIONS, GRAZING ANIMALS, ENCLOSURES FOR MAINTAINING FOWL, OR ANIMAL MANURE, LIQUID OR DRY CHEMICAL STORAGE, HERBICIDES, INSECTICIDES, HAZARDOUS WASTE OR CARBAGE OF ANY KIND OF DESCRIPTION IS FORBIDDEN WITHIN THE SHOWN 100-FOOT WELL PROTECTIVE ZONES LOCATED WITHIN THIS SUBDIVISION.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE, HEREBY CERTIFY THAT THIS SHORT CARD SUBDIVISION IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

James S. Stutzman  
JAMES S. STUTZMAN, OWNER

Jacqueline S. Stutzman  
JACQUELINE S. STUTZMAN, OWNER

Maurice V. Pair

Margaret S. Pair

MARGARET S. PAIR, OWNER

ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF Maricopa

ON THIS 24th DAY OF February 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND PERSONALLY APPEARED JAMES S. STUTZMAN, 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.

Notary Public for the State of Washington  
EXPIRES 5/21/2004

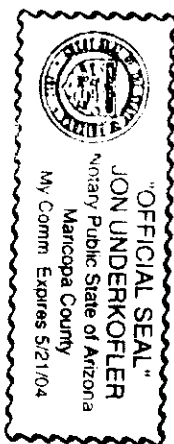


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ON THIS 24th DAY OF February 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND PERSONALLY APPEARED JACQUELINE S. STUTZMAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

Notary Public for the State of Washington  
EXPIRES 5/21/2004

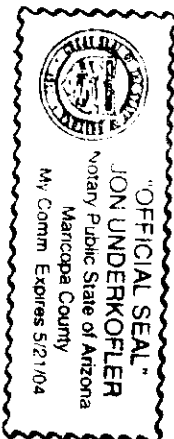


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ON THIS 24th DAY OF February 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND PERSONALLY APPEARED MAURICE V. PAIR, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

Notary Public for the State of Washington  
EXPIRES 5/21/2004

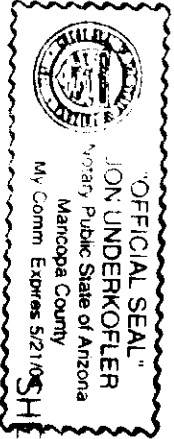


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STATE OF WASHINGTON  
COUNTY OF Maricopa

ON THIS 24th DAY OF February 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AND PERSONALLY APPEARED MARGARET S. PAIR, 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.

Notary Public for the State of Washington  
EXPIRES 5/21/2004



SHORT CARD SUBDIVISION NUMBER P1000434

DATE: JANUARY 2001

FOR JAMES S. AND JACQUELINE S. STUTZMAN

AND MAURICE V. AND MARGARET S. PAIR

A PORTION OF SE 1/4 OF NE 1/4 OF SECTION 1, TWP. 35 N, RGE. 1 E, W.M., SKAGIT COUNTY, WASHINGTON

