

W 1/4 Cor. Sec. 21-34-3
Found Brass Disk in Conc. Mon.
Punched & Cased (May '86)

5258.47 ... N 88°50'26" E ...

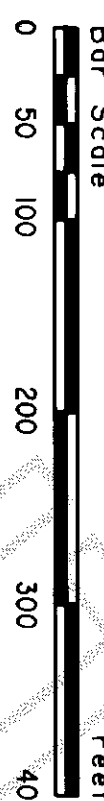
1310.73 ...

ROAD ... 660.60 ...

E 1/4 Cor. Sec. 21-34-3
Found Brass Disk in Conc. Mon.
Punched & Cased (9 -09-99)

PLAN
4/12/2001 Page 1 of 2 2:10:22PM

Scale : 1" = 100'



LEGAL DESCRIPTION

Parcel "B", Short Plat No. 11-88, approved March 17, 1988, recorded March 17, 1988 in Volume 8 of Short Plats, pages 129 and 130, under Auditor's File No. 8803170019 and being a portion of the East 1/2 of the Southeast 1/4 of Section 21, Township 34 North, Range 3 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Southeast corner of Parcel "A" of said Short Plat; thence North 0°05'00" East 10.58 feet along the East line of said Parcel "A" to the point of beginning; thence North 0°05'00" East 316.49 feet to the Northeast corner of said Parcel "A"; and the South right-of-way line of the McLean Road; thence North 88°50'26" East 133.00 feet along the South line of said road to the West line of a tract described in a Warranty Deed dated March 25, 1977 and recorded in Volume 438 on page 514, under Auditor's File No. 8105080001; thence South 0°05'00" West 316.5 feet to the Southwest corner of said tract; thence South 88°50'26" West 133.00 feet to the true point of beginning.

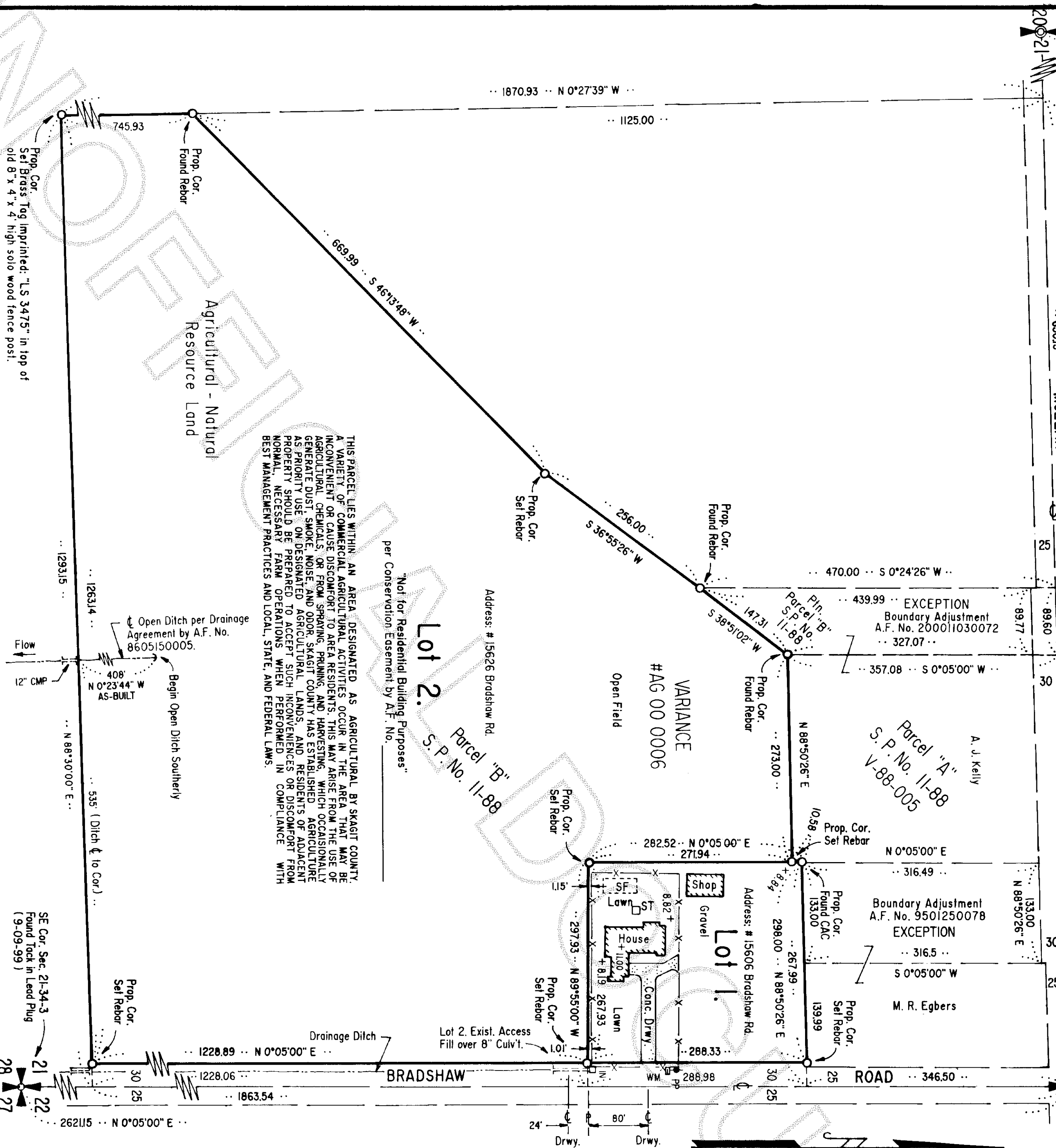
ALSO EXCEPT that portion described as follows:

Beginning at the Northwest corner of Parcel "A" of said Short Plat No. 11-88; thence South 88°50'26" West along the most Northerly line of said Parcel "B" and the South right-of-way line of McLean Road, a distance of 89.77 feet to the most Northwesterly corner of said Parcel "B"; thence South 0°24'26" West along the Westerly line of said Parcel "B" a distance of 439.99 feet; thence North 38°51'02" East, a distance of 147.31 feet to the Southwest corner of said Parcel "A"; thence North 0°05'00" East along the West line of said Parcel "A", a distance of 357.08 feet to the point of beginning.

SUBJECT TO notes contained on the face of said Short Plat No. 11-88.

AND SUBJECT TO AND TOGETHER WITH those rights and obligations as stipulated by that Drainage Agreement contained within the Statutory Warranty Deed between Paul E. Thompson and Ruth C. Thompson, husband and wife, Grantors, and Charles O. Lennig, Jr. and Joan M. Lennig, husband and wife, Grantees by that instrument recorded May 15, 1986 under Auditor's File No. 8605150005, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



LEGEND

- Prop. Cor. Set Rebar
Property Corner
Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- Found Rebar
Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
- Found JUDY
Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "JUDY 7598"
- Found CAC
Found Steel Rebar with Yellow Plastic Cap Imprinted: "CAC 9569"
- Conc. Mon.
Concrete Monument
Date Visited: Sept. 9, 1999
- Power Pole (Overhead Power & Telephone)
- Water Meter
- Septic Tank
- Septic Field (Approx. Location)
- Evergreen Tree Hedge
- 3' and 5' High Board Fence with Setback Dimension to Property Line Given: 115 ft.
- Centerline (of road right-of-way)
- Exist. Ground Elev. = 8.84' USGS Datum '78 Adj.
- Storm Water Inlet

OWNER-DEVELOPER

Allen L. Collins
15606 Bradshaw Road
Mount Vernon, WA. 98273

ZONING

AGRICULTURAL - NATURAL
RESOURCE LAND

SHORT PLAT No. PLOO-0371

Sheet 1 of 2 Sheets

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of Skagit County Code 14.08 Short Subdivision Ordinance, at the request of Harold Bonner.

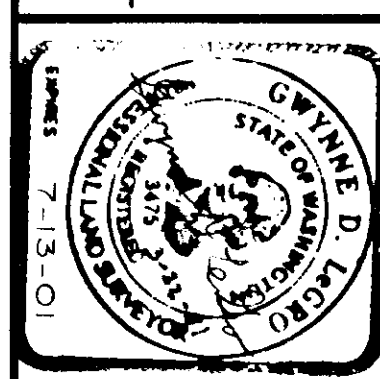
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
Lic: # 3475 Date: 3-22-01

AUDITOR'S CERTIFICATE

Filed for the record this 12 day of April, 2000 at 10 minutes past 2 o'clock P.M. in Volume of Short Plats at pages 129 and 130 and recorded under Auditor's File Number 200104120010, at the request of Denny D. Legro.

Alma Bonner
Auditor, Skagit County
by: [Signature]



THIS PARCEL 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, 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 LAWS.

"Not for Residential Building Purposes"
per Conservation Easement by A.F. No. _____

Lot 2.

Parcel "B"
S.P. No. 11-88

Address: # 15626 Bradshaw Rd.

VARIANCE
#AG 00 0006

Lot 1.

Address: # 15606 Bradshaw Rd.

EXCEPTION
Boundary Adjustment
A.F. No. 9501250078
... 316.5 ...
S 0°05'00" W
M. R. Egbers

Parcel "A"
S.P. No. 11-88
S.V. 88-005

EXCEPTION
Boundary Adjustment
A.F. No. 200011030072
... 327.07 ...
S 0°05'00" W

200106120060
Skagit County Auditor

RESTRICTIONS

NOTES

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ACKNOWLEDGEMENT

1. The Short Plat Number and Date of Approval shall be included in all deeds and contracts.

2. 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.

3. Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.

4. All maintenance and construction of roads is the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.

5. The Variance Number (Variance No. AG 00 0006) and Date of Approval (May 22, 2000) shall appear on the face of the Short Plat and shall be included in all Deeds and Contracts.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The residence upon Lot 1 of this Short Plat is of recent construction (1989) and continues to be served by that conventional septic drainfield system installed therefor. The required soil logs remain on file with the Skagit County Permit Center.
No septic drainfield disposal is required for Lot 2 of this Short Plat as a condition of this subdivision approval.

LOT AREAS

Lot 1 = 76,472.83 Sq. Ft. = 1.76 Acres
(Net to Road R/W Line)
= 85,132.50 Sq. Ft. = 1.95 Acres
(Gross to Road Centerline)

Lot 2 = 1,542,052.7 Sq. Ft. = 35.40 Acres
(Net to Road R/W Lines)
= 1,578,904.9 Sq. Ft. = 36.25 Acres
(Gross to Road Centerline)

LOT ADDRESSES

Lot 1: # 15606 Bradshaw Road
Lot 2: N/A

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to the residence upon Lot 1 of this Short Plat by the Skagit County P.U.D. No. 1 from that 8" water main along Bradshaw Road.
Domestic water service to Lot 2 of this Short Plat is not required.

APPROVALS

Examined and approved this _____ day of _____, 2000, by the Planning Department of Skagit County, Washington.

Examined and approved this 3rd day of April, 2000, by the County Engineer of Skagit County, Washington.

State of Washington } S.S.
County of Skagit

On this day personally appeared before me ALLEN L. COLLINS and PAMELA K. COLLINS, husband and wife, and MILTON R. EGBERS and KATHRYN B. EGBERS, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 26th day of JUNE, 2000.

Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this day personally appeared before me HAROLD L. BONNER and ARVITA M. BONNER, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of JUNE, 2000.

Notary Public in and for the State of Washington, residing at Mount Vernon.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to Certify that on this 26th day of JUNE, 2000, before me, the undersigned, a Notary Public, personally appeared Dore Rowell and _____ to me known to be the _____, _____ and _____ respectively, of WASHINGTON FEDERAL SAVINGS, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Notary Public in and for the State of Washington, residing at Mount Vernon.

NOTES

1. Certificate for Short Plat furnished by Land Title Company of Skagit County, Order No. S-90949, dated Nov. 6, 2000 at 8:00 A.M.

2. Instrumentation: TOPCON GTS-2B (20) Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.
Accuracy ± (5mm + 5ppm)

3. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

4. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.

5. Basis of Bearing - the East line of the SE 1/4 of Section 21, T. 34 N., R. 3 E.W.M., being also the centerline of Bradshaw Road and based upon existing monumentation as being N 0°05'00" E, assumed datum.

6. For additional subdivision information, refer to the Paul E. Thompson Short Plat No. 11-88 as recorded in Volume 8 of Short Plats at Pages 29 and 30 under Auditor's File No. 8803170019, records of Skagit County, Washington.

7. This subdivision has been permitted within an agriculturally zoned district (A-NRL) in accordance with Resolution No. 17870 as approved by the Board of Commissioners for Skagit County dated May 22, 2000 as "RESOLUTION APPROVING AN AGRICULTURAL VARIANCE FOR ALLEN and PAMELA COLLINS - AG 00 0006".

OWNER'S CERTIFICATE

Know all men by these present, that we, the undersigned, owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have caused our names to be herunto subscribed this 26th day of JUNE, 2000.

Allen L. Collins
PAMELA K. COLLINS

MILTON R. EGBERS
KATHRYN B. EGBERS
ARVITA M. BONNER

WASHINGTON FEDERAL SAVINGS:

Signature
Print Name
Print Title

SHORT PLAT NO. PLOO-0371

ALLEN L. COLLINS PROPERTY SURVEY
PTN. PARCEL "B" SHORT PLAT NO. 11-88
PTN. E 1/2 SE 1/4, SEC. 21, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON