

SURVEY DESCRIPTION

PARCEL "A"

LOT "B" OF SHORT PLAT NO. 31-76, APPROVED JULY 28, 1976, RECORDED JULY 29, 1976, IN BOOK 1 OF SHORT PLATS, PAGE 152, AS AUDITOR'S FILE NO. 839444, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, 11M,

EXCEPT THAT PORTION OF LOT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO JERALD RINDAL AND MILDRED RINDAL, HUSBAND AND WIFE, BY SPECIAL WARRANT DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8510300021 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED IN VOLUME 19 OF SURVEYS, PAGE 146, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 8°27'10" WEST 130.00 FEET ON A NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID RINDAL TRACT;

THENCE NORTH 74°07'52" EAST 169.67 FEET TO THE SOUTHWESTERLY MARGIN OF A COUNTY ROAD KNOWN AS NORTH ENGLISH ROAD;

THENCE SOUTH 25°10'10" EAST 39.03 FEET ALONG SAID SOUTHWESTERLY MARGIN OF NORTH ENGLISH ROAD TO THE NORTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO FRED AND AVIS NIESHE BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 166880;

THENCE NORTH 75°12'03" WEST 52.68 FEET ALONG THE BOUNDARY OF SAID NIESHE TRACT;

THENCE SOUTH 48°05'43" WEST 74.38 FEET;

THENCE SOUTH 20°56'24" EAST 102.41 FEET TO THE NORTH LINE OF THE AFOREMENTIONED RINDAL TRACT;

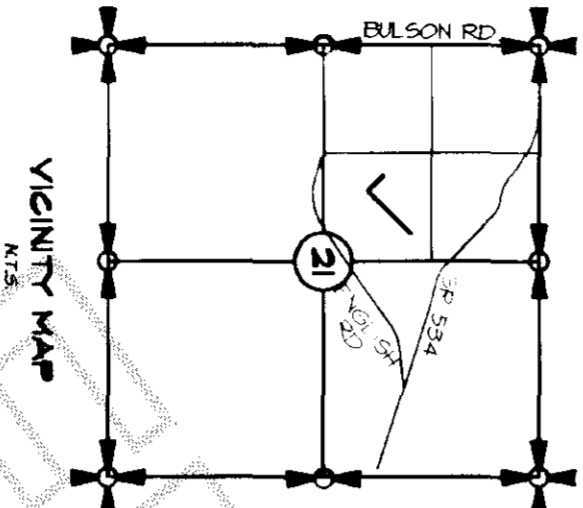
THENCE NORTH 85°59'42" WEST 94.65 FEET ALONG SAID NORTH LINE TO POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF VACATED ROBERTSON ROAD NO. 582 AS SHOWN ON THE MAP OF SHORT PLAT NO. 31-76, RECORDED JULY 29, 1976, IN BOOK 1 OF SHORT PLATS, PAGE 152, UNDER AUDITOR'S FILE NO. 839444, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, 11M, WHICH UPON VACATION REVERTED TO PARCEL "A," ABOVE BY OPERATION OF LAW SAID VACATION HAVING BEEN RECORDED JULY 23, 1998, UNDER AUDITOR'S FILE NO. 9807230104.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THIS SHORT PLAT 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 HEREON CORRECTLY AND THAT THE CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT PLAT SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

DATE April 2, 2001

BRUCE G. LISSER P.L.S. CERTIFICATE NO. 22960  
OFFER & ASSOCIATES, PLLC  
200 MILLWAUKEE STREET  
SUITE 100  
MOUNT VERNON, WA 98273  
PHONE 360.431.7442  
FAX 360.431.0582  
E-MAIL bgl@bgl.com

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. ZONING, RURAL INTERMEDIATE AND RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM,
5. WATER: PUD, NO. 1
6. • INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
7. - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
8. MERIDIAN ASSUMED
9. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 4 EAST, 11M.
10. BEARING = NORTH 1°36'00" EAST
11. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 5-43106, DATED MAY 15, 2000, FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SHORT PLAT NO. 31-76 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 152, SHORT PLAT NO. 46-038 RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 134-135, AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 13 OF SURVEYS, PAGE 108, VOLUME 15 OF SURVEYS, PAGE 28, AND IN VOLUME 15 OF SURVEYS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON.
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 NUMBER 443383, 817584, 830713 AND 9403260001.
13. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
14. SURVEY PROCEDURE: FIELD TRAVERSE.
15. 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.
16. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
17. TRACTS X, Y AND Z ARE SHOWN HEREON FOR CONVENIENCE PURPOSES IN FUTURE BOUNDARY LINE ADJUSTMENT DESCRIPTIONS. SAID TRACTS X, Y AND Z ARE TO BE BOUNDARY LINE ADJUSTED TO CONTIGUOUS PROPERTY AS SHOWN. NEITHER TRACTS X, Y OR Z ARE TO BE CONSIDERED AS SEPARATE BUILDING PARCELS.
18. THE EXISTING GRAVEL DRIVEWAY SHOWN RINDAL LANE HAS BEEN UTILIZED AS A LOCAL ACCESS DRIVEWAY. UNTIL SUCH TIME AS THE DRIVEWAY IS ABANDONED WITH ACCESS UTILIZING THE COUNTY ROADWAY THE EXISTING USE SHALL BE ALLOWED UNINTERRUPTED, WITH COST OF MAINTENANCE, IF ANY, BEING BORN EQUITABLY BY ALL USERS. HISTORIC ACCESS WILL ALSO BE ALLOWED TO JERALD RINDAL OR HIS ASSIGNS.
19. POTENTIAL BUYERS SHOULD RECOGNIZE THAT UNPAVED TRIBUTARIES OF BULSON CREEK, MEANDER THROUGH A PORTION OF THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION.
20. THIS SHORT PLAT SHOWS A PROTECTED CRITICAL AREA (PCA) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.145 CRITICAL AREAS ORDINANCE. THE PCA AS SHOWN HEREON REPRESENTS CRITICAL AREAS ALONG AND ADJACENT TO THE UNPAVED TRIBUTARIES OF BULSON CREEK, IDENTIFIED AS A TYPE 3 STREAMS. THE LIMITS OF THE PCA ARE THE PROPERTY LINES AS INDICATED AND THE TOP OF THE BANK. SEE REPORT PREPARED BY ATSI DATED FEBRUARY 4, 2001, AVAILABLE AT SKAGIT COUNTY PLANNING.

THE PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2001041240123.

20. AS A CONDITION OF SHORT PLAT APPROVAL A GEOLOGICAL HAZARDOUS AREA SITE ASSESSMENT WAS PREPARED BY J.B. SCOTT & ASSOCIATES AND IS ON FILE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200104240122  
Skagit County Auditor  
4/24/2001 Page 1 of 3 2:40:35PM

Dana Bowman SKAGIT COUNTY AUDITOR  
Clayton Jensen DEPUTY

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT SUBDIVISION IS MADE AS A FREE AND VOLUNTARY ACT AND DEED AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WATER OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS, AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY OR TO HINDER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OF DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

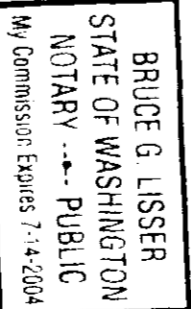
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 2nd DAY OF April, 2001.

Jerald Rindal JERALD RINDAL, HUSBAND  
Mildred C. Rindal MILDRED C. RINDAL, WIFE

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERALD RINDAL AND MILDRED C. RINDAL, HUSBAND AND WIFE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED April 3, 2001  
SIGNATURE Bruce G. Lissier  
TITLE Notary Public  
MY APPOINTMENT EXPIRES 2-14-04



APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT SUBDIVISION ORDINANCE ON THIS 20th DAY OF April, 2001.

Michelle Jensen SKAGIT COUNTY ENGINEER  
William Jensen HEALTH OFFICER

TREASURER'S CERTIFICATE

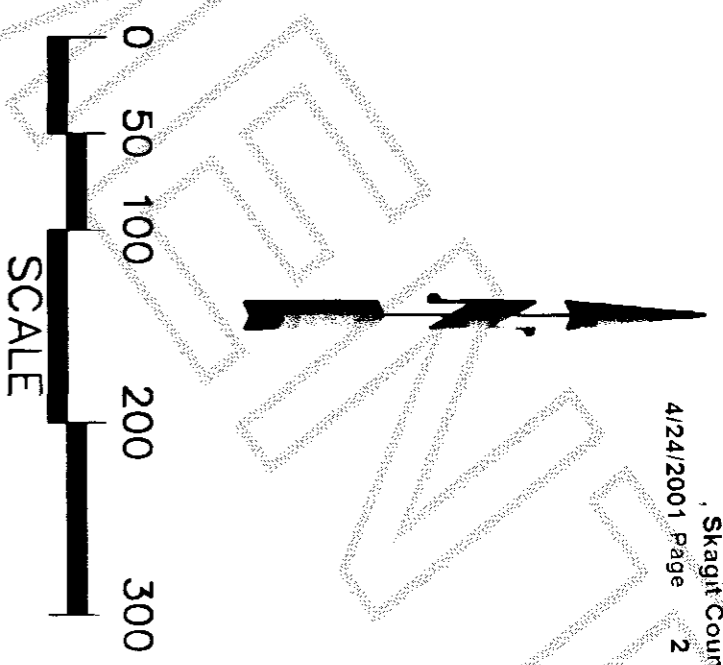
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2001.

Dana Bowman for Katie Sprungwasser  
SKAGIT COUNTY TREASURER

SHEET 1 OF 3

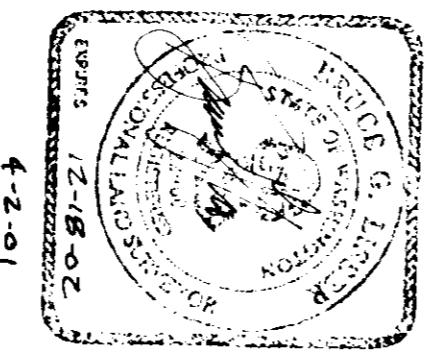
DATE 4/2/01

SHORT PLAT NO. P.L.-00-050	
SURVEY IN A PORTION OF	
THE NORTHEAST 1/4 THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4	
SECTION 21 TOWNSHIP 33 NORTH RANGE 4 EAST 11M.	
SKAGIT COUNTY WASHINGTON	
FOR JERALD AND MILDRED RINDAL	
FB 14 PG	LISSER & ASSOCIATES PLLC SCALE: 1"=100'
MERIDIAN ASSIGNED	DATE: FEBRUARY 14, 2001 DRAWING: 00-023BDRY2



\* - 20' WATERLINE EASEMENT TO BENEFIT PROPERTY SHOWN AS R.O.S. VOL. 19, PG. 196 TO NORTH  
\*\* - 20' WATERLINE EASEMENT CENTERED ON EXISTING WATERLINE. EXACT LOCATION OF EASEMENT NOT KNOWN.

LINE TABLE		
LINE	BEARING	DISTANCE
LI	S63°51'30"W	20.00'

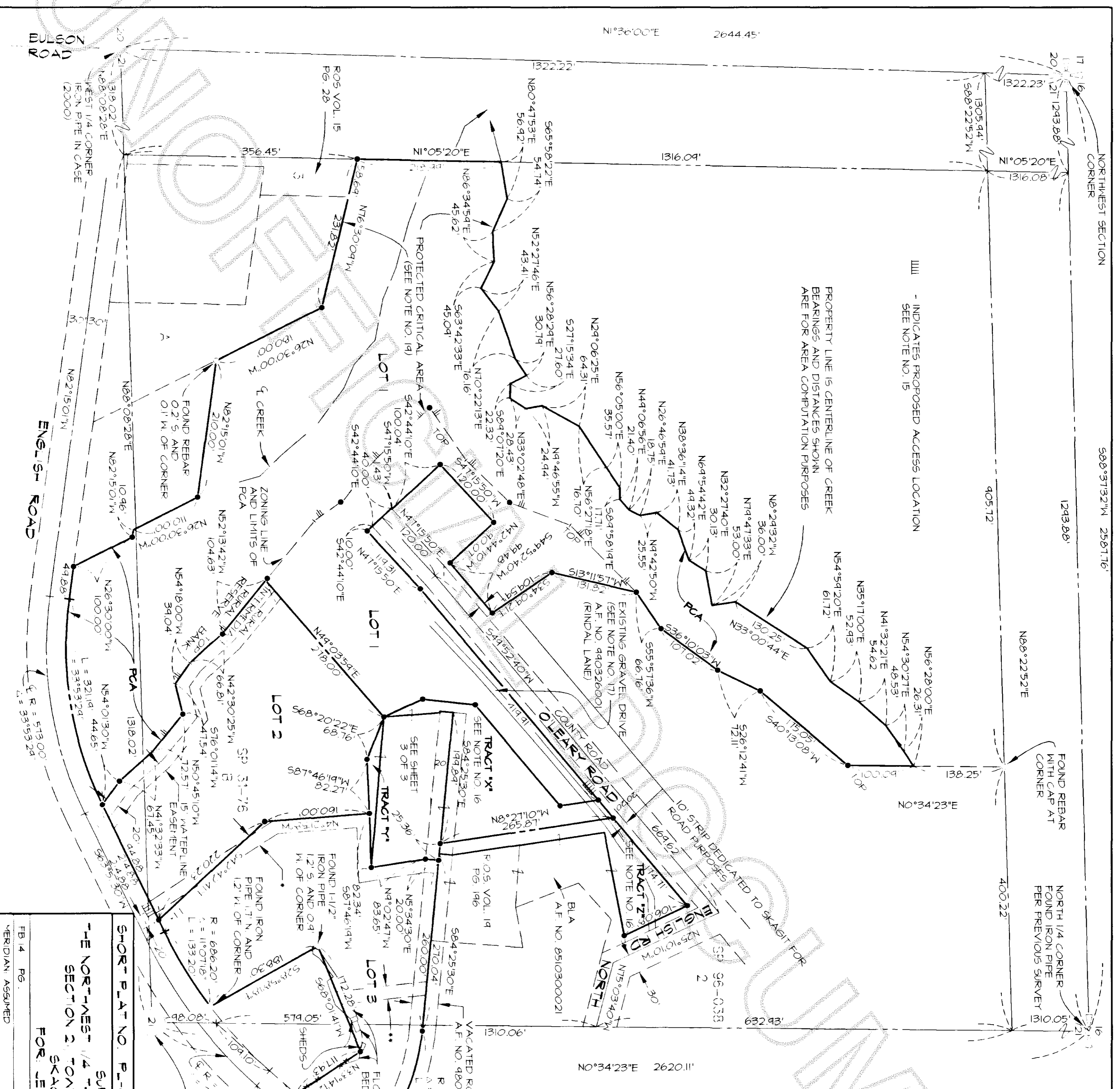


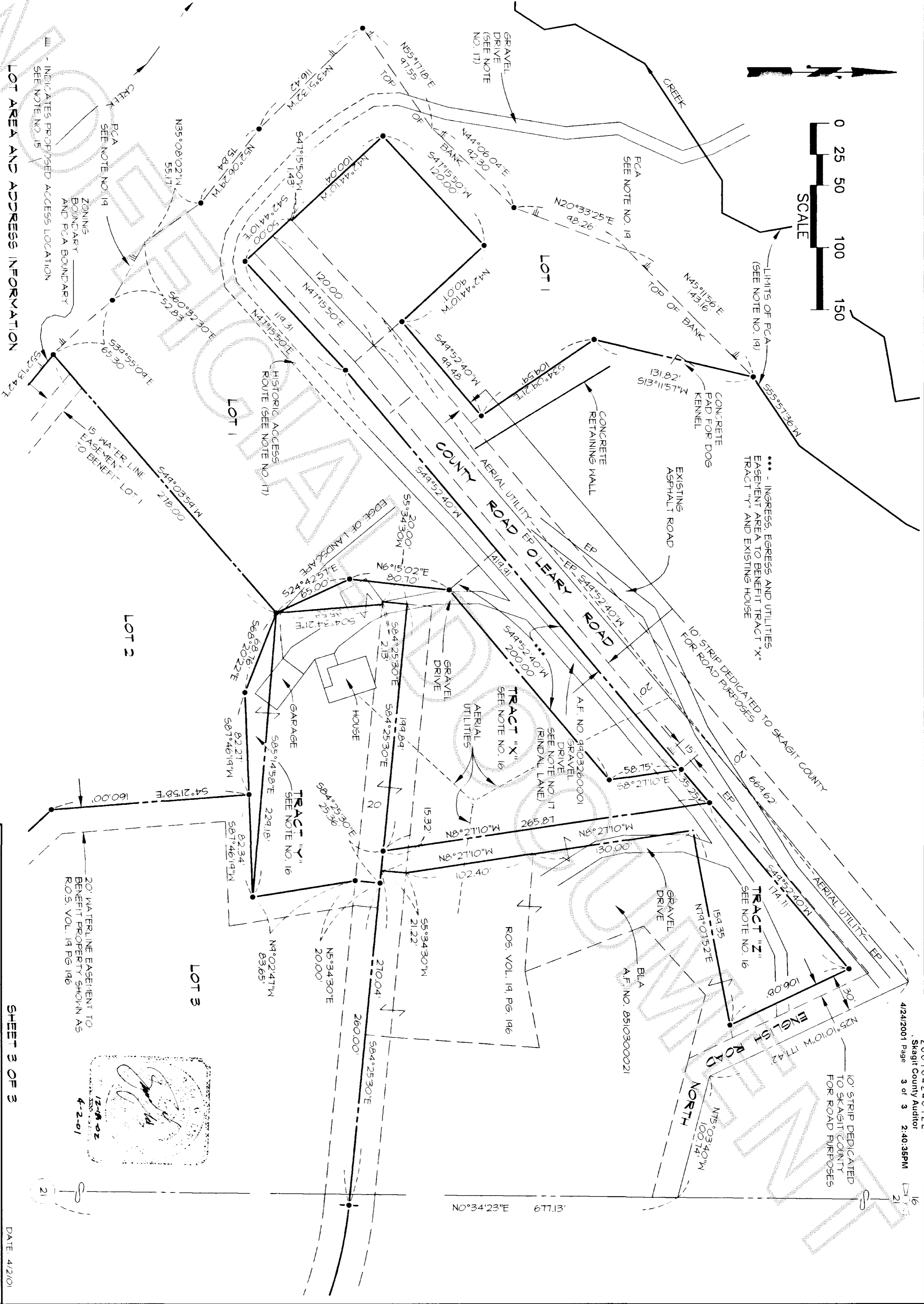
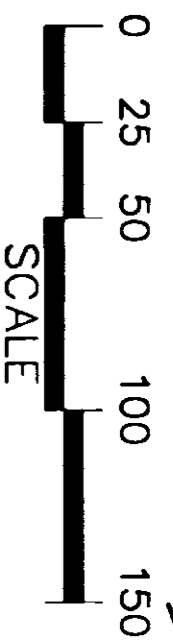
SHEET 2 OF 3

STORT PLAT NO. P-00-050

SURVEY IN A PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 TOWNSHIP 33 NORTH RANGE 4 EAST AND SKAGHT COUNTY ABSECON FOR JERARD AND V. DREDDICAL

FB 14 PG. MERIDIAN ASSUMED LIGGER & ASSOCIATES P.L.L.C. SCALE: 1"=100' SURVEYED & PLACED 10/26/00 BY J. DREDDICAL DRAWING 00-02BDRY2





LOT AREA AND ADDRESS INFORMATION

LOT 1	20376 RINDAL LANE	433413/- 50 FT	= 446 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
LOT 2	20441 ENGLISH ROAD	104808 50 FT	= 252 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
LOT 3	20531 ENGLISH ROAD	104836 50 FT	= 252 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
TRACT "X"		27502 50 FT	= 0.63 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
TRACT "Y"		2292 50 FT	= 0.05 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
TRACT "Z"		15426 50 FT	= 0.36 ACRES	(EXCLUSIVE OF ROAD RIGHT OF WAY)
PCA			75 ACRES	

SHEET 3 OF 3

DATE: 4/2/01

SHORT PLAT NO. PL-00-0501

SURVEY IN A PORTION OF  
THE NORTHWEST 1/4 THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4  
SECTION 2, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M.  
SKAGIT COUNTY ASSIGNMENT  
FOR JERALD AND M. DREW RINDAL

FB 14	PG.	LIGGER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN ASSUMED		SURVEYING & LAND-USE CONSULTATION 10017 7TH AVE. NW, STE. 113, SEASIDE, WA 98242	DRAWING: 00-02BDR73