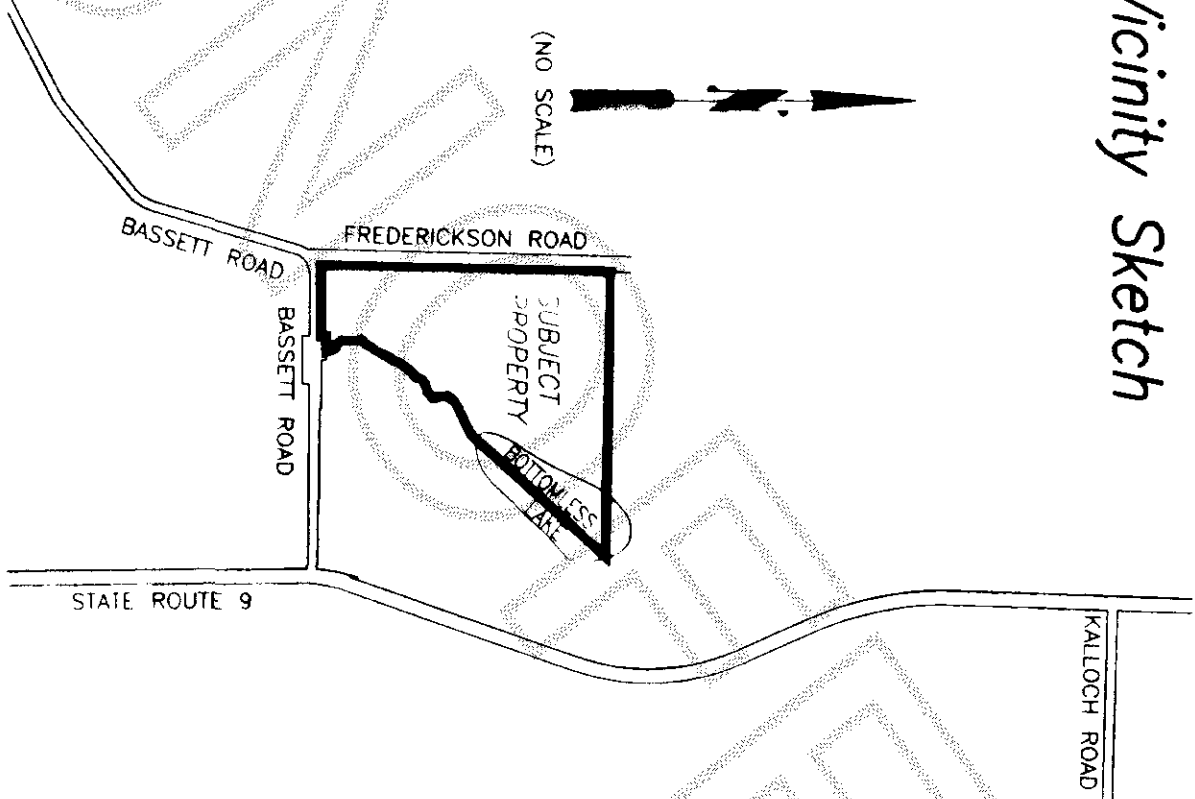


Notes

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT RECORDED UNDER A.F.# 200108270152 - State Route
3. BASIS-OF-BEARINGS - ASSUMED N88°43'02"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12.
4. ZONING/COMPREHENSIVE PLAN DESIGNATION - RURAL RESERVE (RR)
5. SEWER - INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. 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.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
10. THIS PROPERTY MAY BE ENCUMBERED BY EASEMENTS OR RESERVATIONS CONTAINED IN DOCUMENTS FILED IN A.F.#596946; A.F.#645835; A.F.#700763; A.F.#736943; A.F.#744523; A.F.#749451; A.F.#907090010; A.F.#9907090011; A.F.#20003030133. A.F.# 200108270155

Vicinity Sketch



Legal Description

PARCEL A:
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 300 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY SHORE OF LAKE FASCINATION, FORMERLY BOTTOMLESS LAKE, AND ALONG THE WEST BANK OF THE CREEK FOLLOWING SOUTHERLY FROM THE SOUTH AND OF SAID LAKE FASCINATION TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 WHICH IS A DISTANCE OF 500 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED AUGUST 25, 1944, UNDER AUDITOR'S FILE NO. 370126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO JOHN BINSCHUS BY DEED RECORDED SEPTEMBER 14, 1998, UNDER AUDITOR'S FILE NO. 9809140154, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WEST OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 88°00'05" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 66.34 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION; THENCE SOUTH 39°08'36" WEST A DISTANCE OF 805.09 FEET TO THE NORTHERLY MOST CORNER OF THAT CERTAIN TRACT CONVEYED FROM EARL K. AND MARY ANN EGGERT TO JAMES G. AND DORIS K. REEDER BY DEED DATED APRIL 22, 1971, AND RECORDED UNDER AUDITOR'S FILE NO. 867502, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID REEDER TRACT THROUGH THE FOLLOWING COURSES:
 SOUTH 60°34'24" WEST, A DISTANCE OF 161.73 FEET; THENCE SOUTH 32°46' WEST, A DISTANCE OF 41.00 FEET; THENCE SOUTH 10°45' EAST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 70°37' WEST, A DISTANCE OF 73.00 FEET; THENCE SOUTH 37°29' WEST, A DISTANCE OF 121.46 FEET; THENCE SOUTH 22°17'15" WEST, A DISTANCE OF 126.68 FEET; THENCE SOUTH 36°35'45" WEST, A DISTANCE OF 87.56 FEET; THENCE SOUTH 05°47'15" EAST, A DISTANCE OF 89.52 FEET; THENCE SOUTH 51°23'38" EAST, A DISTANCE OF 48.38 FEET; THENCE SOUTH 14°42'24" EAST, A DISTANCE OF 46.96 FEET; THENCE SOUTH 16°32'04" EAST, A DISTANCE OF 33.82 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD AND THE SOUTHWEST CORNER OF SAID REEDER TRACT AND THE TERMINAL POINT OF THIS LINE DESCRIPTION.

Consent

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

John W. Binschus
John W. Binschus
 SKAGIT STATE BANK
James H. Binschus
 SKAGIT SURVEYORS & ENGINEERS
John W. Binschus
 GARRISON ENGINEERING CORPORATION
John W. Binschus
 DALE SHULER (TRUSTEE OF THE SHULER FAMILY TRUST)
John W. Binschus
 MAEL SHULER (TRUSTEE OF THE SHULER FAMILY TRUST)
 NORTHWEST HEAVY EQUIPMENT REPAIR, INC.

Acknowledgments

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN W. BINSCHUS SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 7/26/01 MY APPOINTMENT EXPIRES July 1, 2002

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John W. Binschus SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Co-Geo/President OF SKAGIT STATE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 7/26/01 MY APPOINTMENT EXPIRES July 1, 2002

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Louis Regan SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF SKAGIT SURVEYORS & ENGINEERS TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 8/1/01 MY APPOINTMENT EXPIRES April 4, 2001

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Carol Garrison SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF GARRISON ENGINEERING CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 7-25-01 MY APPOINTMENT EXPIRES July 1, 2002

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dale Shuler AND Mael Shuler SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Trustees OF THE SHULER FAMILY TRUST TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 7-26-01 MY APPOINTMENT EXPIRES 8-03

STATE OF WASHINGTON, COUNTY OF Skagit
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Linda A. Glen SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF NORTHWEST HEAVY EQUIPMENT REPAIR, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATE 7/26/01 MY APPOINTMENT EXPIRES July 1, 2002

Treasurer's Certificate

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

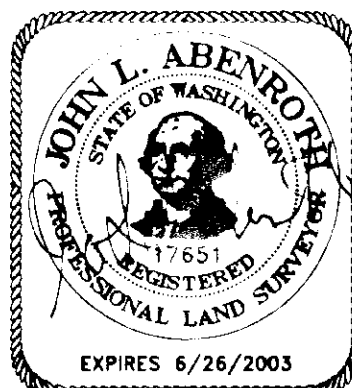
John W. Binschus
 SKAGIT COUNTY TREASURER

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 27 DAY OF August 2001.
John W. Binschus
 COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 (WATER) THIS 17 DAY OF August 2001.
John W. Binschus
 SKAGIT COUNTY HEALTH OFFICER

Short Plat for John Binschus



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2001 at the request of John Binschus

John L. Abenroth CERT#17651
 Date 8/1/2001

AUDITOR'S CERTIFICATE

Filed for record this 27 day of Aug 2001 at 7 minutes past 12 o'clock, P.M., as A.F.# 200108270154

Sheryl D. Janis
 County Auditor or Deputy Auditor

Survey in the SE1/4 of the SE1/4 of Section 12, Twp. 35 N., Rng. 4 E., W.M.

Short Plat No. PL00-0344

FOUND 1.5" IRON PIPE 1.25' BELOW ASPHALT 1' SOUTH OF CENTERLINE MOSIER ROAD ON OCTOBER 5, 1990
FOUND MONUMENT IN CASE AND COVER ON MARCH 8, 1990

8/27/2001 Page 2 of 2 12:07:46PM
200108270154
Skagit County Auditor

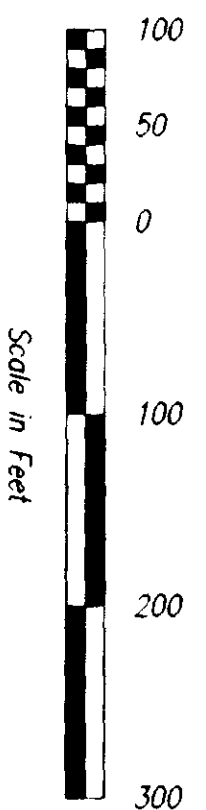
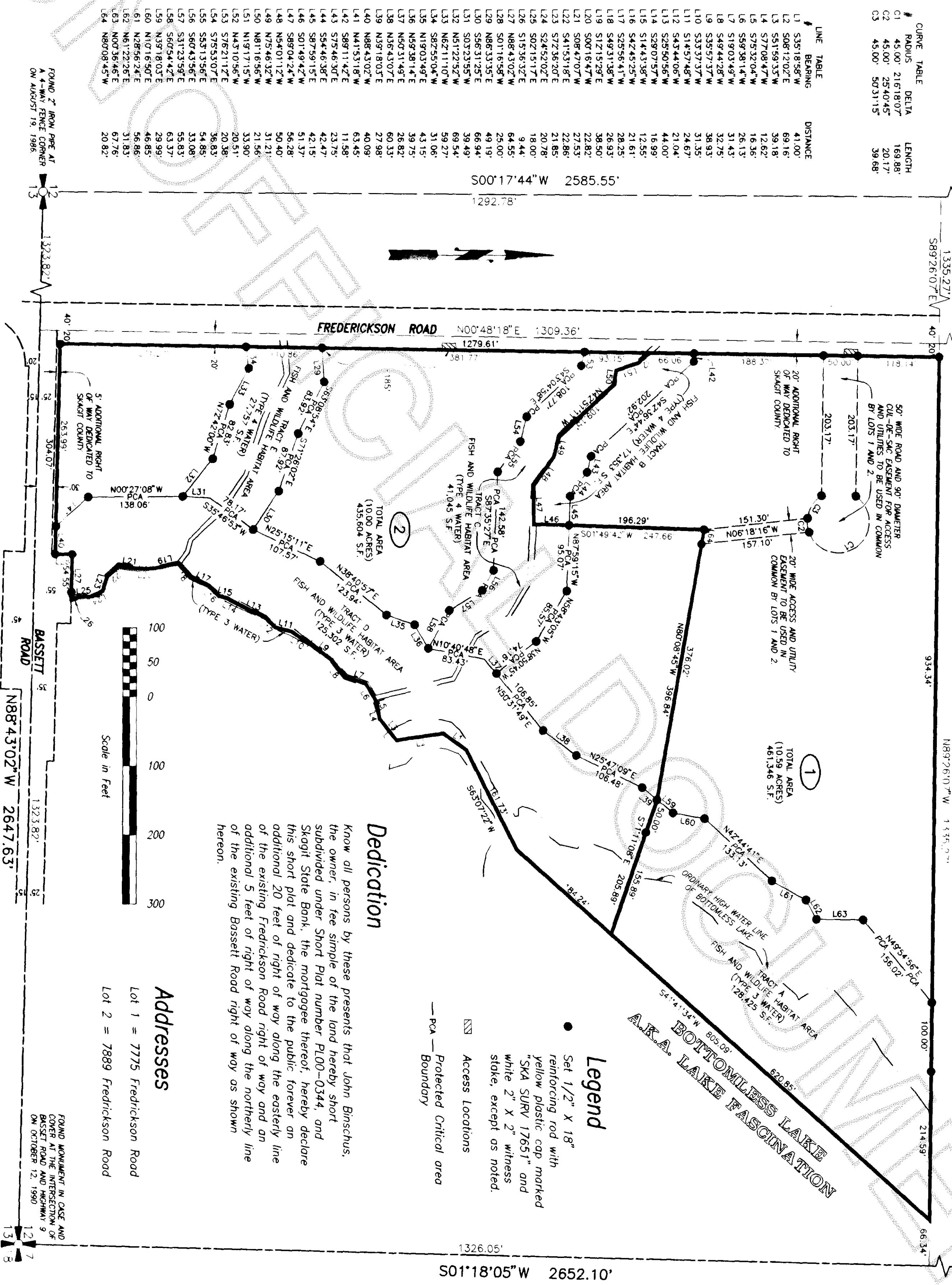
FOUND MONUMENT IN CASE AND COVER AT THE CENTERLINE OF HIGHWAY 9 ON SEPTEMBER 20, 1990

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	45.00'	216°18'07"	169.88'
C2	45.00'	25°40'45"	20.17'
C3	45.00'	50°31'15"	39.68'

LINE TABLE

#	BEARING	DISTANCE
L1	S35°18'58"W	41.00'
L2	S08°12'02"E	69.16'
L3	S51°59'35"W	39.18'
L4	S77°08'47"W	12.62'
L5	S75°32'04"W	16.36'
L6	S59°38'14"W	26.13'
L7	S19°03'49"W	31.43'
L8	S49°44'28"W	32.75'
L9	S35°37'37"W	38.93'
L10	S33°37'37"W	31.35'
L11	S14°57'48"W	24.67'
L12	S43°44'06"W	21.04'
L13	S25°50'56"W	44.00'
L14	S29°07'57"W	16.99'
L15	S14°43'36"W	12.55'
L16	S42°45'25"W	21.61'
L17	S25°56'41"W	28.25'
L18	S49°31'38"W	26.93'
L19	S12°15'29"E	38.50'
L20	S00°16'47"W	22.82'
L21	S08°47'07"W	27.53'
L22	S41°53'18"E	22.86'
L23	S72°36'20"E	21.85'
L24	S24°52'02"E	20.78'
L25	S02°15'17"E	18.00'
L26	S15°36'32"E	9.44'
L27	N88°43'02"W	64.55'
L28	S01°16'58"W	25.00'
L29	N86°33'35"E	49.19'
L30	S56°31'25"E	66.94'
L31	S03°33'55"W	39.49'
L32	N51°22'52"W	69.34'
L33	N62°11'10"W	59.27'
L34	S82°55'04"W	31.06'
L35	N19°03'49"E	43.15'
L36	N59°38'14"E	39.75'
L37	N60°31'49"E	28.82'
L38	N38°43'07"E	60.33'
L39	N39°18'03"E	27.98'
L40	N88°43'02"W	40.09'
L41	N41°53'18"W	63.45'
L42	S89°11'42"E	11.88'
L43	S75°46'30"E	23.75'
L44	S54°46'38"E	42.47'
L45	S87°59'15"E	42.15'
L46	S01°49'42"W	51.37'
L47	S89°04'24"W	56.28'
L48	N54°01'12"W	50.40'
L49	N75°46'32"W	31.21'
L50	N81°16'56"W	11.56'
L51	N19°17'15"W	33.90'
L52	N43°10'56"W	20.51'
L53	S76°21'12"E	20.38'
L54	S75°53'07"E	38.83'
L55	S53°13'56"E	54.85'
L56	S60°43'56"E	33.08'
L57	S31°23'58"E	55.83'
L58	S60°54'42"E	63.37'
L59	N39°18'03"E	29.99'
L60	N10°16'50"E	46.85'
L61	N28°56'24"E	56.86'
L62	N61°22'26"E	31.83'
L63	N00°36'46"E	67.76'
L64	N80°08'45"W	20.82'



Dedication

Know all persons by these presents that John Binschus, the owner, in fee simple of the land hereby short subdivided under Short Plat number PL00-0344, and Skagit State Bank, the mortgagee thereof, hereby declare this short plat and dedicate to the public forever an additional 20 feet of right of way along the easterly line of the existing Frederickson Road right of way and an additional 5 feet of right of way along the northerly line of the existing Bassett Road right of way as shown hereon.

Legend

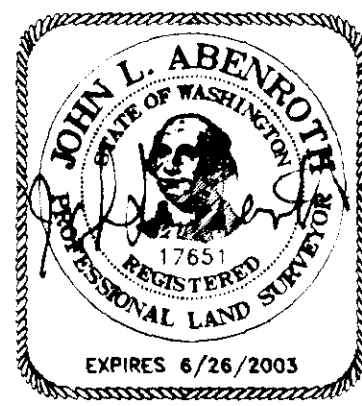
- Set 1/2" x 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" x 2" witness stake, except as noted.
- Access Locations
- Protected Critical area
- PCA - Boundary

Addresses

- Lot 1 = 7775 Frederickson Road
- Lot 2 = 7889 Frederickson Road

Short Plat for John Binschus

Skagit Surveyors & Engineers
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in July 2001 at the request of John Binschus
John L. Abenroth CERT#17651
Date 8/1/2001

AUDITOR'S CERTIFICATE
Filed for record this 27 day of Aug 2001 at 7 minutes past 12 o'clock P.M.,
as A.F.# 200108270154
County Auditor or Deputy Auditor