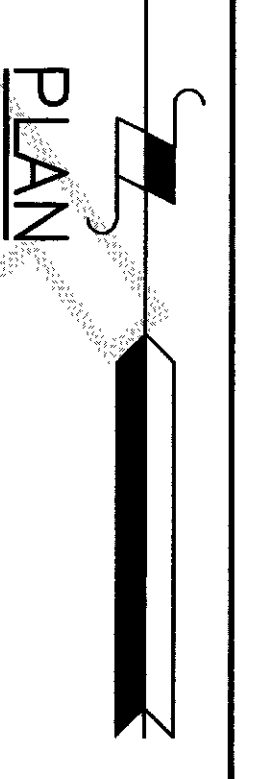
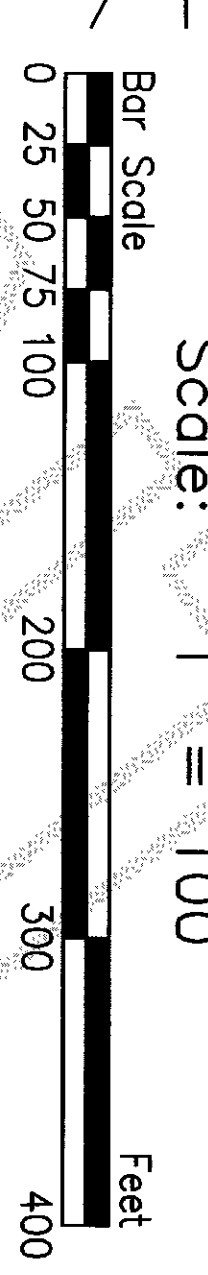


SE Cor. Sec. 22-34-4
Calc. per ROS
A.F. #9304060001

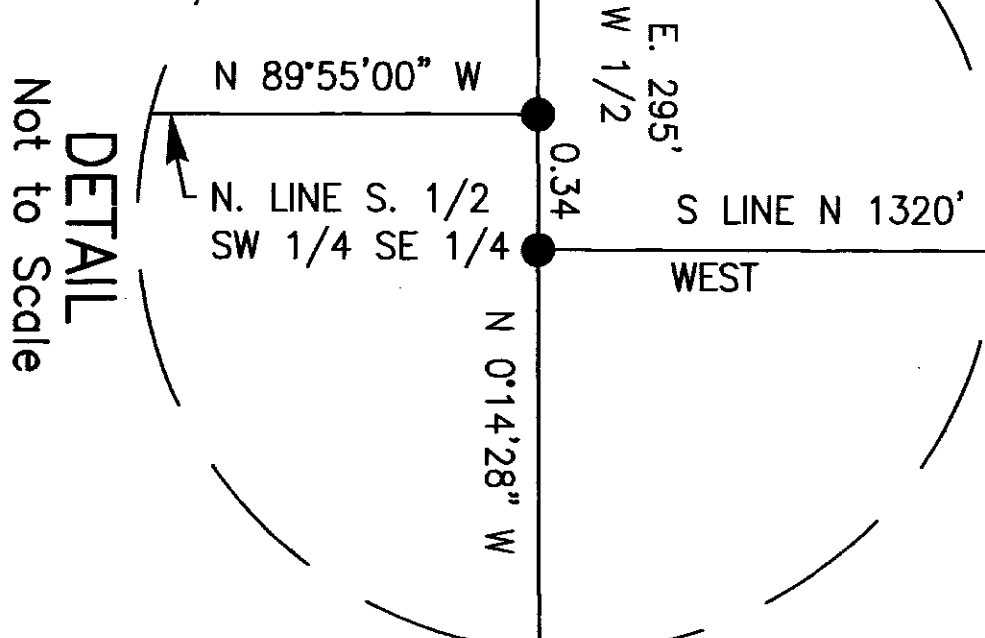
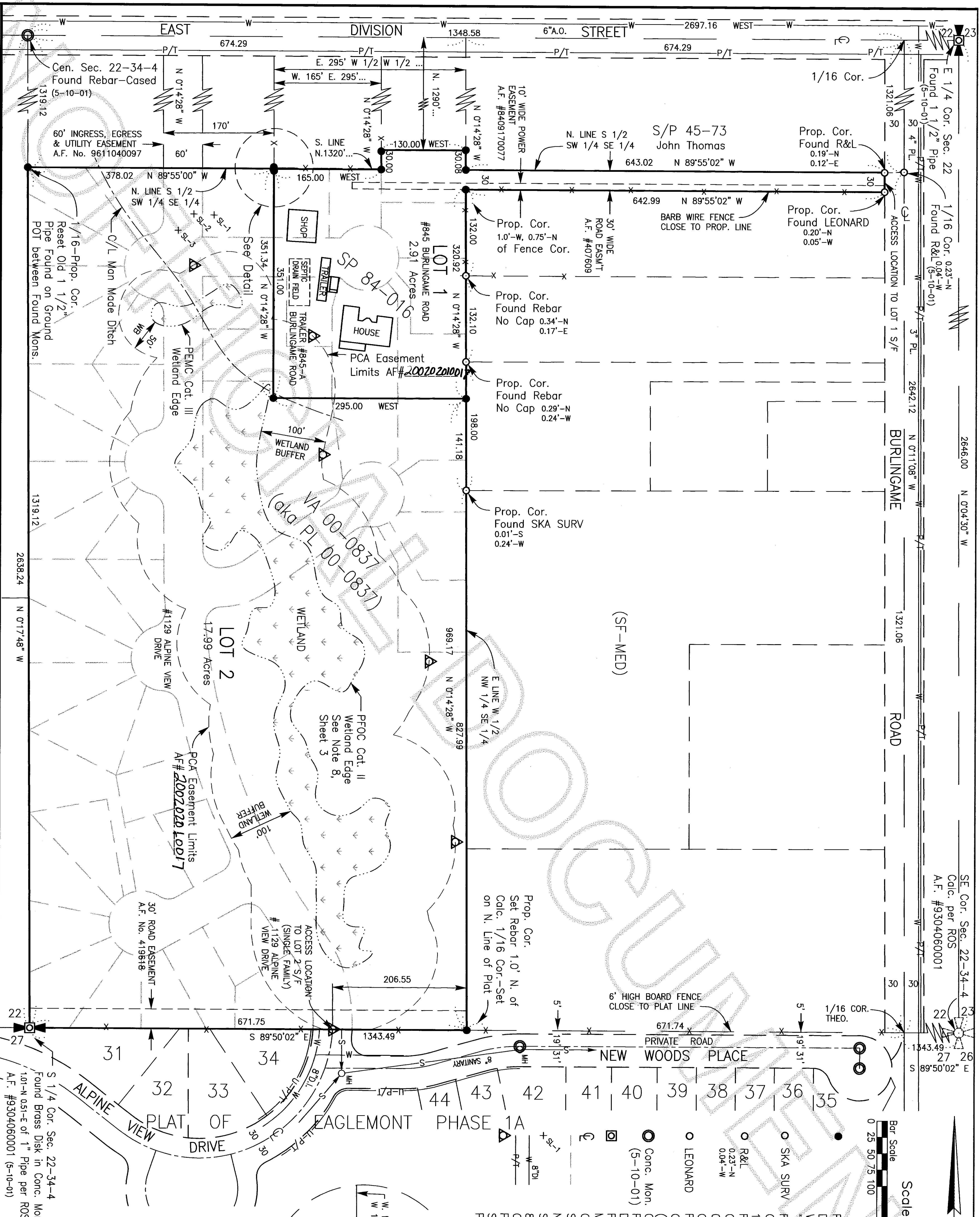


PLAN
Scale: 1" = 100'

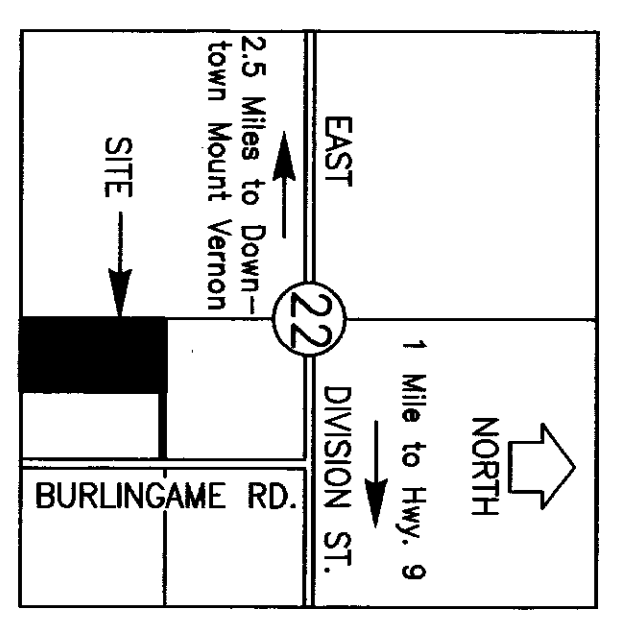


LEGEND

- Property Corner - Set 5/8" Diam x .18" Length Steel Rebar With Yellow Plastic Cap Imprinted: "LEGR0 3475"
- SKA SURV
- Found Steel Rebar with Yellow Cap Imprinted: "SKA SURV 17651" (5-10-01)
- Found Steel Rebar with Yellow Cap Imprinted: "R & L 6702" 0.23" North and 0.04" West of Calc. Position (5-10-01)
- Found Steel Rebar with Yellow Cap Imprinted: "Leonard 8992" (5-10-01)
- Conc. Mon. Punched & Cased (5-10-01)
- Date Visited: 5-10-01
- Found Brass Disk in Conc. Monument-Punched Centerline (of road right-of-way) Shadow Plat line (see Restrictions Note 8, Sheet 3)
- Septic Soil Log Test Hole #1
- 8" Ductile Iron Water Main Overhead Power & Telephone PCA Easement Limit Boundary Stake: Set Steel Fence Post Painted White



DETAIL
Not to Scale



VICINITY MAP
2" = 1 Mile

Sheet 1 of 3 Sheets

AUDITOR'S CERTIFICATE

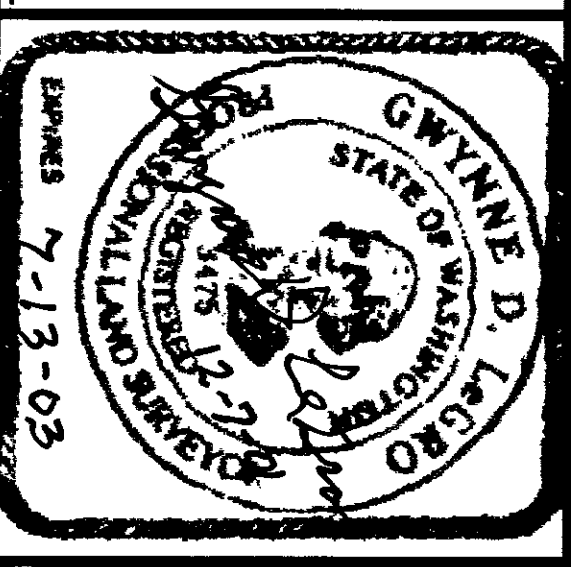
SURVEYOR'S CERTIFICATE

SHORT PLAT No. PLO1-0579

JOHN G. THOMAS PROPERTY SURVEY

200202010016
Skagit County Auditor
2/1/2002 Page 1 of 3 10:21AM

NORMA BRUMWELL
Auditor, Skagit County
by: *Norma Brumwell*



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

LEGR0 & ASSOCIATES
Engineer & Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

John G. Thomas
JOHN G. THOMAS
Registered Professional
Engineer & Land Surveyor
Lic. # 3475 Date: 12-7-01

PTN. W 1/2 SE 1/4
SEC. 22, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

LEGAL DESCRIPTION

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 34 North, Range 4 East, W.M., EXCEPT that portion, if any, lying within the North 1320 feet of the West 165 feet of the East 295 feet of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section 22;

ALSO the North 30 feet of the East 1/2 of the South west 1/4 of the Southeast 1/4 of said Section 22; EXCEPT the East 30 feet thereof;

ALSO the East 130 feet of the of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 22; EXCEPT the North 1290 feet thereof; TOGETHER WITH a 60 foot easement for ingress, egress and utilities over, under and across the West 60 feet of the East 170 feet of the following described parcel:

The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 34 North, Range 4 East, W.M., EXCEPT County Roads, AND EXCEPT the East 295 feet thereof.

SUBJECT TO Easement for road purposes, including the terms and provisions thereof, over, along, and across the North thirty (30) feet of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 22, by that instrument recorded August 12, 1947 under Auditor's file No. 407609.

AND SUBJECT TO Easement for road purposes, including the terms and provisions thereof, over, along, and across the Southerly thirty (30) feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 22, by that instrument recorded June 22, 1948 under Auditor's File No. 419618.

AND SUBJECT TO Agreement regarding on-site sewage limitation between John G. Thomas and Sandra L. Thomas, husband and wife, and Skagit County by that instrument recorded March 19, 1985 under Auditor's File No. 8503190025.

AND SUBJECT TO Easement, ten (10) feet in width, and provisions contained therein to Puget Sound Power and Light Company to enter said Premises to operate, maintain and repair underground electric transmission and/or distribution system by that instrument recorded September 17, 1984 under Auditor's File No. 8409170077.

AND SUBJECT TO regulatory notice/agreement, including covenants, conditions and restrictions affecting subject property according to that Special Use Request SP-84-016 to locate a temporary mobile home for the applicants mother-in-law by that instrument recorded August 10, 1984 under Auditor's File No. 8408100036.

AND SUBJECT TO AND TOGETHER WITH that Agreement between Sea-Van Investments Assoc., Grantor and John and Sandra Thomas, Grantee to provide and bind successive owners road right-of-way to Division Street and connection to Sea-Van project and other terms and conditions by that instrument recorded May 3, 2000 under Auditor's File No. 200005030063.

AND SUBJECT TO that regulatory notice/agreement document entitled Order on Variance Application VA 00 0837, including the terms and conditions thereof, as approved by the Skagit County Hearing Examiner permitting short plat subdivision of this property by applicant John Thomas by that instrument recorded April 18, 2001 under Auditor's File No. 200104180095, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

OWNER-DEVELOPER

John G. Thomas
845 Burlingame Road
Mount Vernon, WA. 98274
Phone: (360) 428-5641

200202010016
Skagit County Auditor
2/1/2002 Page 2 of 3 10:21AM

OWNERSHIP CERTIFICATE

Know all men by these presents 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 and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 19th day of July, 2001.

INDIVIDUALS:

John G. Thomas

Sandra L. Thomas

HORIZON BANK:

William A. Kettle-side

John J. Voth

Asst. Vice President

Asst. Vice President

Print Name

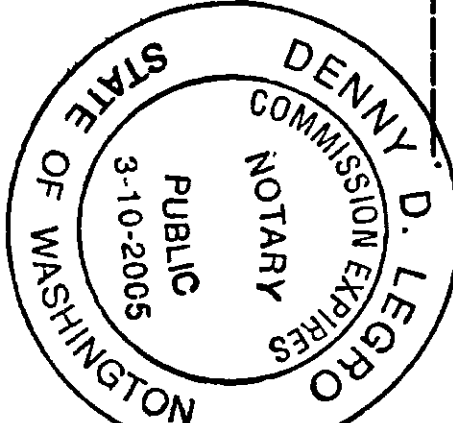
Print Name

State of Washington } S.S.
County of Skagit }

ACKNOWLEDGEMENT

Given under my hand and official seal this 19th day of July, 2001.

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



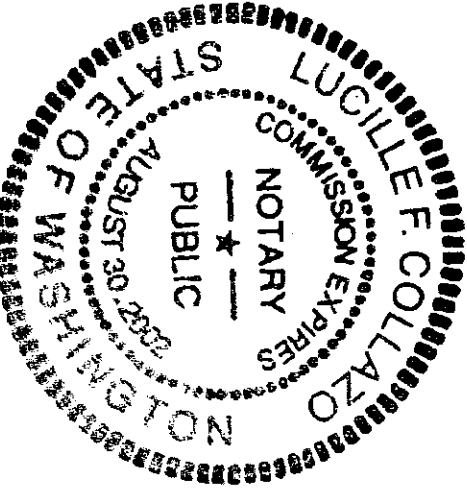
HEALTH DEPARTMENT APPROVAL

The within and foregoing Short Plat is approved in accordance with the provisions of the Skagit County Code Title 12.05 (On-site Sewage) & 12.48 (Water) this 17th day of January, 2002.

Skagit County Health Officer

This is to Certify that on this 19th day of July, 2001, before me, the undersigned, a Notary Public, personally appeared William A. Kettle-side and John J. Voth, to me known to be the A.V.P. and A.V.P. respectively, of HORIZON BANK, a savings bank, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary 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.

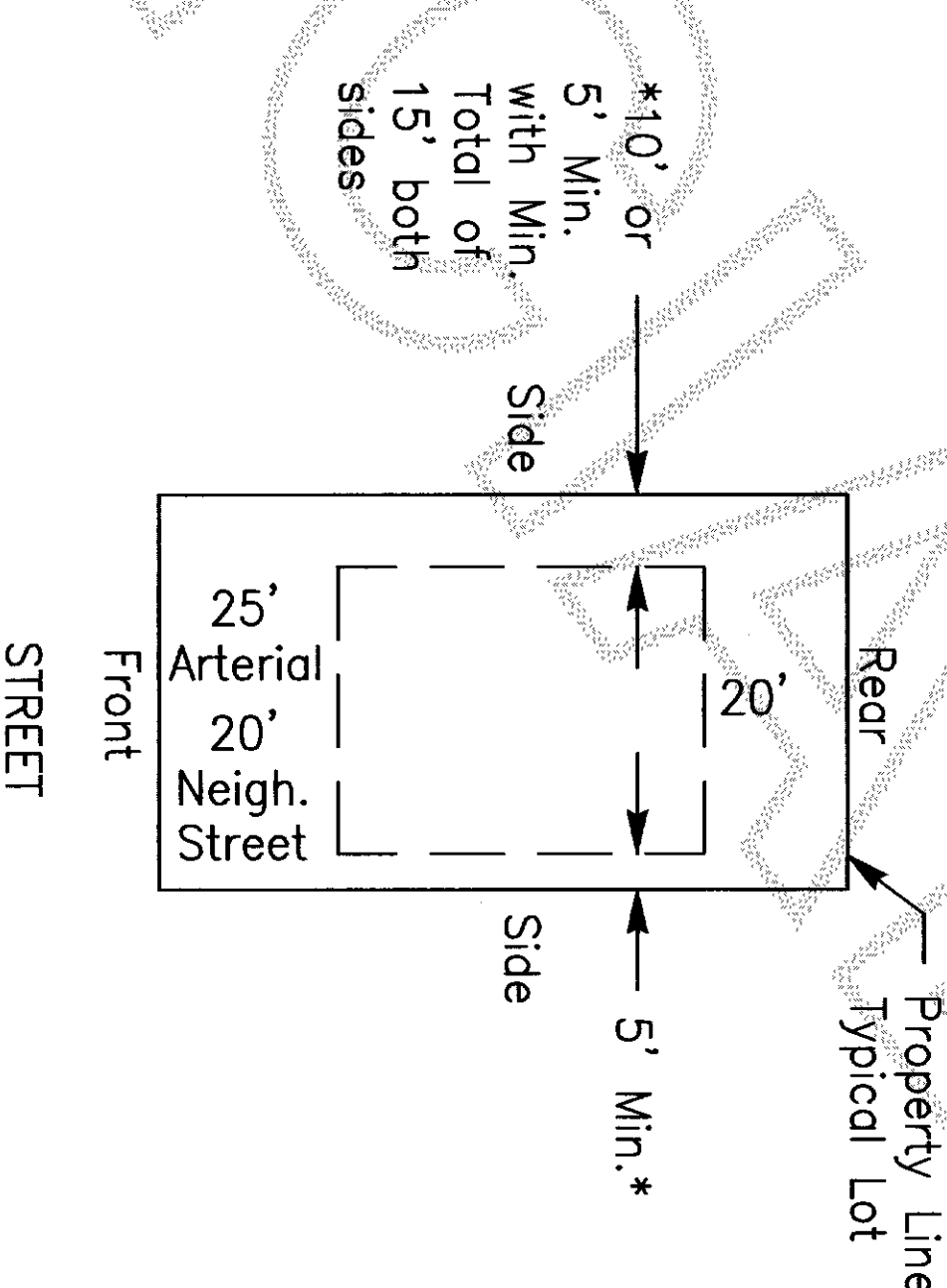
Witness my hand and official seal.



Lucille F. Collazo
Notary Public in and for the State of Washington,
residing at Mount Vernon, WA.

STREET IMPROVEMENTS NOTE

The City of Mount Vernon will support deferral of street frontage improvements until the development of the reserve area.



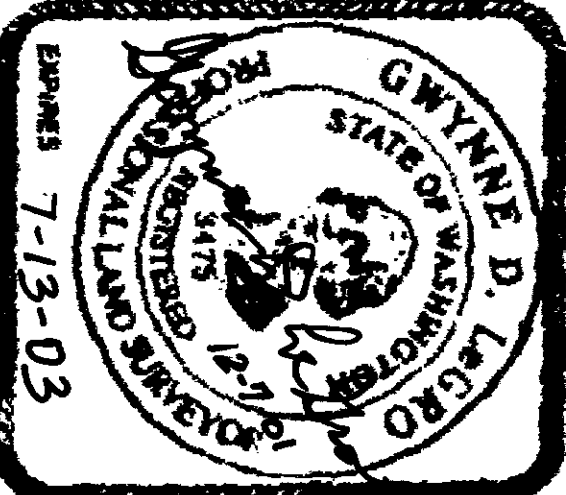
SCALE: 1" = 40'

TYPICAL MINIMUM BUILDING SETBACK DIAGRAM

(See Note 10, Sheet 3)

LOT AREAS

Lot 1 = 126,733 sq.ft.
= 2.91 acres
Lot 2 = 783,673 sq.ft.
= 17.99 acres



SHORT PLAT No. PLOI-0579

JOHN G. THOMAS PROPERTY SURVEY

PTN. W 1/2 SE 1/4
SEC. 22, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

NOTES

1. Certificate for Short Plat furnished by First American Title Insurance Company of Skagit County as Subdivision Guarantee No. H-443369, Order No. 65080A dated April 18, 2001 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. Survey Method – Field Traverse
4. Meridian – Assumed
5. Basis of Bearing: the North line of the SE1/4 of Section 22, T. 34 N., R. 4 E.W.M., being also the centerline of East Division Street and based upon existing monumentation, as being East, assumed datum.
6. This property lies within an established Urban Growth Area (UGA) – City of Mount Vernon.
7. At the time of this subdivision, no buildings exist upon Lot 2 of this Short Plat.
8. The limits of Wetland area boundary as delineated by Jim Wiggins and Elizabeth Binney of Aqua-Terr Systems, Inc. (ATSI) were performed by on-site field reconnaissance July 2, 2001. The mapping of said wetland boundary has been reproduced from actual field survey data collected by LeGro & Associates locating approximately 100 delineated markers and key drainage course features identified by ATSI.
9. Aqua-Terr Systems, Inc. has concluded this subdivision contains two jurisdictional wetland areas:
(1) Palustrine Forested Seasonally Flooded (PFOC). The large Southerly wetland approx. 75,707 sq. ft. (1.7 acres) in size is a Category II Wetlands requiring a standard 100-foot buffer.
(2) Palustrine Emergent Seasonally Flooded (PEMC). The small Northerly wetland approx. 3,751 sq. ft. (0.09 acres) in size is a Category III Wetlands requiring a standard 50-foot buffer. Wetland Categories as per Washington State Wetland Rating System (DOE 1993)
Buffer Widths in accordance with Skagit County Code (SCC 14.24.240) Critical Areas Ordinance date last revision 7-17-00.
Refer to copy of wetland report for John Thomas by ATSI dated 7-16-01 on file with the Skagit County Planning and Permit Center.
10. The building set back, parking, landscaping and fire requirements for each lot shall conform to the City of Mount Vernon planning and building codes in effect at the time of building permit application.
11. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center and/or Mount Vernon Community and Economic Development Department.
12. Lot 2 of this Short Plat may be allowed to build one dwelling unit however, the improvement envelope for the entire lot may not exceed 1/4 Acre. This will ensure that a possible subdivision of the lot in the future will meet the minimum density requirements. The remaining portion of the lot must be held in reserve until urban services area available. The reserve area may be used for septic systems.

RESTRICTIONS

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 the responsibility shall be in direct relationship to usage of road.
5. The Variance Number (Variance No. VA 00-0837, aka PL 00-0837) and Date of Approval (April 18, 2001) shall appear on the face of the Short Plat and shall be included in all Deeds and Contracts.
6. The subject property is located within the Urban Growth Area of the City of Mount Vernon. Be hereby advised that future development of lots within this Short Plat shall conform to the City of Mount Vernon building setback, platting and subdivision regulations in effect at the time of building permit/ subdivision review application.
7. Lot 2 of this Short Plat is located within land use classified as Open Space as disclosed by notice OSP-95-004 recorded March 25, 1996 under Auditor's File No. 9603250076 and is subject to the provisions of RCW 84.34 which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Any sale or transfer of all or a portion of said property requires execution of a notice of compliance form attached to the excise tax affidavit.
8. In accordance with Variance VA 00-0837 (aka PL 00-0837), the "shadow plat" lots annotated upon the face of this Short Plat are considered a graphic form of notice that any future development of Lots 1 and/or 2 of this subdivision shall be obligated to provide certain minimum density standards conditioned upon by Hearing Examiner approval thereof stipulated under Conclusions of Law therein.
Items 8(5) and 8(7) of said conclusions of Law specifically address the "shadow plat" as follows:
8. The following conditions should be imposed:
(5) With any short plat approved, the applicant shall provide and record a shadow plat for both lots that illustrates future compliance with the density of four units per acre. The shadow plat must accommodate full urban utilities and infrastructure for the property buildout. The shadow plat will serve as notice of lot size and density requirements for future development but shall not bind a future developer to the specific layout presented.
- (7) Notes must be placed on the short plat that would allow future lots that may be platted on Lot 1 to access the 60 foot easement on the north side of Lot 2.

(RESTRICTIONS CONT.)

9. All lots within this subdivision are subject to impact fees on issuance of a building permit.
10. Future building permits upon lots within this Short Plat shall be subject to Concurrence Requirements as stipulated within City of Mount Vernon Ordinance No. 2839 as passed and adopted September 16, 1997, as it may be amended, supplemented or substituted. Said review may require off-site improvements.

TITLE COMPANY SUBDIVISION
GUARANTEE EXCEPTIONS
AND RECOMMENDATION

In accordance with that First American Title Insurance Company Subdivision Guarantee Order No. 65080A, Policy No. H-443369 dated February 2, 2001 at 8:00 a.m., title to said real property herein is vested in JOHN G. THOMAS and SANDRA L. THOMAS, husband and wife. The following matters are excluded from the coverage of this guarantee:

1. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
2. Water rights, claims or title to water.
3. Tax Deeds to the State of Washington.
4. Documents pertaining to mineral estates.

SEWAGE DISPOSAL

The method of sewage disposal for single family residences (one each) upon Lots 1 and 2 of this Short Plat shall be by individual septic drainfield systems. The residence upon Lot 1 of this Short Plat is served by an existing septic drainfield system. The required soil logs for lots 1 and 2 have been prepared by Dick Gudmunson of Gudmunson Septic, Sewage System Designer, and have been submitted to and remain on file with the Skagit County Planning and Permit Center.

Further subdivision of Lots 1 and/or 2 of this Short Plat shall provide for full urban services at a minimum density of 4 units per acre in accordance with VA 00-0837 (aka PL 00-0837).

SHADOW PLAT NOTE

Existing and future property owners of Lots 1 and 2 of this Short Plat shall hold harmless all parties acknowledged upon the face of this instrument from any liability from any implication that the number of potential single family residential lots depicted by shadow plat hereon can and will be allowed. Any future platting activities upon said Lots 1 and/or 2 shall be subject to the Federal, State and Local laws in effect on that date. Furthermore, this shadow plat has been prepared with full knowledge that encroachments into wetland areas and buffers will be subject to approved mitigation plans and associated permits by Federal, State and Local agencies. (Including but not limited to, the following agencies: Army Corps of Engineers; Washington State Dept. of Ecology; Washington State Dept. of Fish and Wildlife; Skagit County; City of Mount Vernon.)

WATER SUPPLY

In accordance with a letter from the Public Utility District No. 1 of Skagit County to LeGro & Associates by Daniel Felix dated May 14, 2001; Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to Lot 1 of this Short Plat by meter from that 3" Water Main in Burlingame Road.

Fire and domestic water service is available to Lot 2 of this Short Plat from the existing 8" D.I. water main stubbed to the South property line of said Lot at Alpine View Drive and from that existing 6" water main in East Division Street.

SHADOW PLAT
CALCULATED LOT DENSITY

Total No. of Lots* = 44* = 44* = 4.04 Lots/Acre
Total - (Street R/W, Wetlands & Buffer Areas) 20.90-10.01 10.89

* This total does not include those shadow plat lots depicted upon which the existing critical area and/or buffer areas encroach upon building sites. Said additional lots are subject to approved on-site wetland enhancement and buffer width averaging and/or an approved off-site wetland mitigation plan, and therefore are not included for benefit of achieving the required 4 lots to the acre min. density standards.

COUNTY TREASURER'S APPROVAL

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 2002.

This 30th day of January, 2002
Daniel Felix
Skagit County Treasurer

APPROVAL

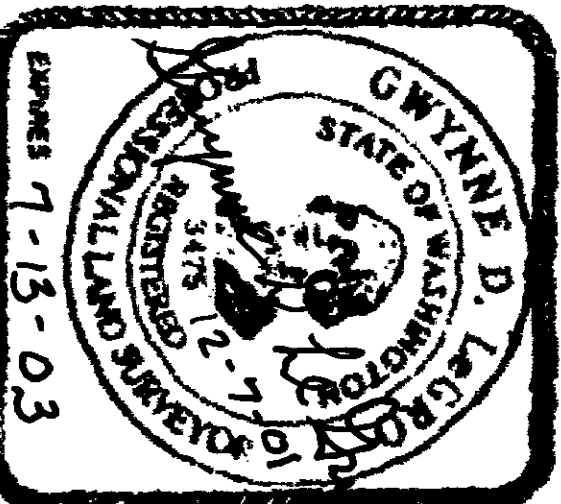
Examined and approved this 31st day of January, 2002, by the Planning Department of Skagit County, Washington.

Examined and approved this 13th day of January, 2002, by the County Engineer of Skagit County, Washington.

(NOTES CONT.)

13. This Short Plat is subject to the provisions of that unrecorded instrument entitled "Durable Power of Attorney Personal Capacity" between the City of Mount Vernon, Washington, Grantee and Sandra L. Thomas, Grantor dated 12-06-01 on record at the City providing for the annexation of subject property into the corporate boundaries of said city.

Sheet 3 of 3 Sheets



SHORT PLAT NO. PL01-0579

JOHN G. THOMAS PROPERTY SURVEY

PTN. W 1/2 SE 1/4

SEC. 22, T. 34 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON