

Survey in the SE1/4 of the NW1/4 of Section 28, Twp. 33 N., Rng. 4 E., W.M.

Short Plat No. PL01-0496

Legal Description

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 33 North, Range 4 East, W.M., lying Southerly of a line described as follows:

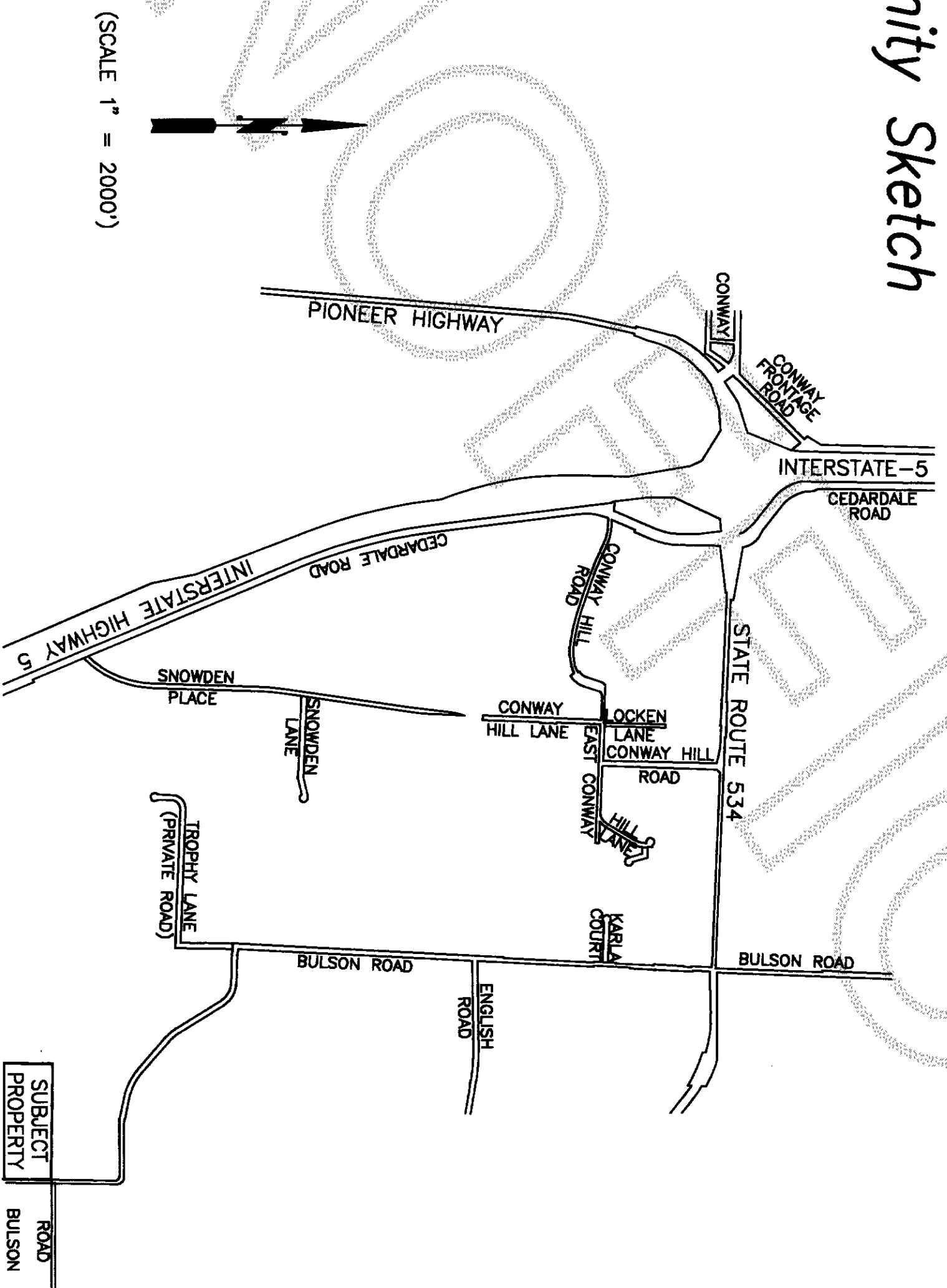
Beginning at the intersection of the West line of said Southeast 1/4 of the Northwest 1/4 and the South line of that certain tract conveyed to the State of Washington by deed dated June 7, 1956 and recorded under Auditor's File No. 537994, records of Skagit County, Washington; thence North 89°04' East along the South line of said State of Washington tract and said line extended East to the East line of said Southeast 1/4 of the Northwest 1/4, the terminal point of said line,

EXCEPT the East 20 feet conveyed to Skagit County for road purposes by deed recorded August 8, 1925, under Auditor's File No. 186359, records of Skagit County, Washington.

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.
3. Basis-of-bearings - Assumed N89°40'30"W on the south line of the northwest Quarter of Section 28.
4. Zoning/Comprehensive Plan Designation - Rural Reserve (RRV)
5. Sewer - Individual on site sewage disposal systems. Lot 3 has an existing system. Alternative systems are proposed for Lots 1 and 2 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
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 - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit 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. No well shall be placed in the that portion of the northwest corner of lot 3 that is determined to be within 1,000 feet of the land fill.
10. This property may be encumbered by easements or reservations contained in documents filed in A.F.#552313; A.F.#644542; A.F.#780602; A.F.#810350003. NOTE: The easement to Trans Mountain Oil Pipeline Co. filed under A.F.#552313 does not affect the subject property, it is over the property to the north of the subject property.

Vicinity Sketch



Dedication

Know all persons by these presents that Stuart J. Loberg and Kathleen Almgren-Loberg, the owners, in fee simple of the land hereby short subdivided under Short Plat number PL01-0496, and Great Western Bank, D.B.A. Sierra Western Mortgage Company, the mortgagee thereof, hereby declare this short plat and dedicate to the public forever an additional 10 feet of right of way along the westerly line of the existing Bulson Road right of way as shown on sheet 2.

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.

Stuart J. Loberg

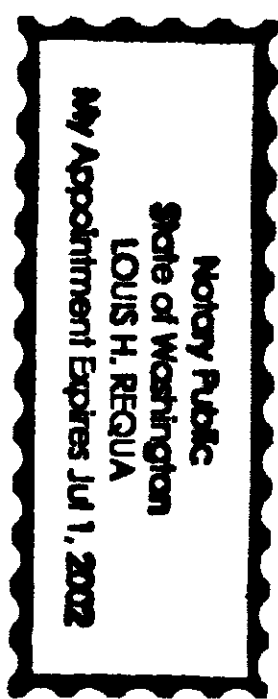
Kathleen Almgren-Loberg

Acknowledgments

State of Washington, County of Skagit I certify that I know or have satisfactory evidence that Stuart J. Loberg and Kathleen Almgren-Loberg, h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature *David H. Fogues* Title *Notary*

Date *2/28/01* My appointment expires *July 1, 2002*



State of Washington, County of Skagit I certify that I know or have satisfactory evidence that *Patricia J. Gattuso* signed this instrument on oath stated that he/she was authorized to execute the instrument and acknowledged it as the *vice-President* of *Great Western Bank, d.b.a. Sierra Western Mortgage Homecomings*

Patricia J. Gattuso Title *Notary* My appointment expires *July 1, 2002*

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have been levied 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.

Patricia J. Gattuso Skagit County Treasurer Date *2/28/02*

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Code Title *22.05* (On-site Sewage) and 12.48 (Water) this *12th* day of *February* 2002.

Skagit County Health Officer

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this *13* day of *February* 2002.

County Engineer

AUDITOR'S CERTIFICATE

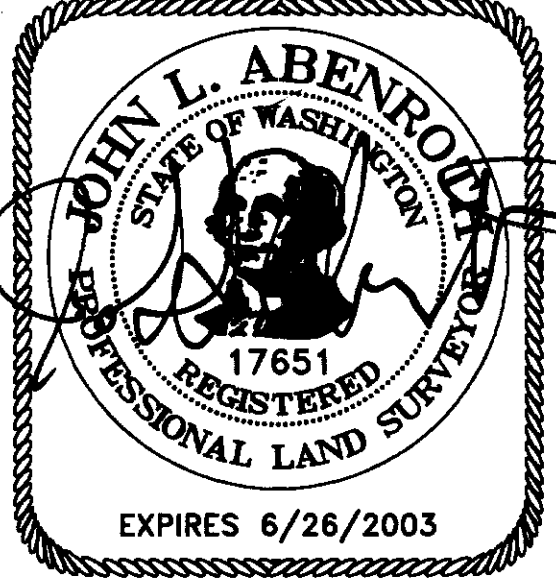
Filed for record this *14* day of *Feb* 2002 at *58* minutes past *10* o'clock; A.M., as A.F.# *200202140066*

Cheryl D. Yanini County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in October 2001 at the request of Stuart Loberg and Kathleen Almgren-Loberg.

John L. Aberneth CERT#17651 Date *FEB. 4, 2002*



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

200202140066
Skagit County Auditor
2/14/2002 Page 2 of 2 10:58AM

Addresses

Lot 1 = 22448 Bulson Road
Lot 2 = 22410 Bulson Road
Lot 3 = 22414 Bulson Road

#	BEARING	DISTANCE
L1	S04°10'44"W	58.79'
L2	S14°21'45"W	17.90'
L3	S87°45'26"W	30.94'
L4	S85°42'29"W	43.00'
L5	N00°35'11"W	38.26'
L6	N05°50'43"W	35.87'
L7	S73°12'33"E	65.61'
L8	S16°47'27"W	45.69'
L9	S03°08'42"W	23.93'
L10	S10°30'03"E	26.81'
L11	S27°23'08"E	41.31'
L12	S86°30'46"E	25.31'
L13	S12°36'28"E	15.03'
L14	S12°14'57"W	34.46'
L15	S01°23'28"E	61.02'
L16	S20°50'05"E	23.02'
L17	N00°35'11"W	22.04'
L18	N26°08'11"W	18.03'
L19	S00°35'11"E	60.30'
L20	N32°52'16"W	50.07'
L21	N06°32'10"W	68.78'
L22	N78°16'16"W	29.62'
L23	N59°16'22"W	33.46'
L24	N40°16'38"W	63.73'
L25	N20°50'05"W	34.26'
L26	N10°03'07"W	66.10'
L27	N30°30'28"W	48.79'
L28	N15°40'32"E	69.09'
L29	N20°49'14"W	65.94'
L30	N40°09'04"W	69.91'
L31	N09°03'24"E	63.30'
L32	N11°04'24"W	25.17'
L33	S20°50'05"E	11.25'

FOUND 1" IRON PIPE WITH PLUG AND TACK IN ROCK PILE ON DECEMBER 12, 1984.

FOUND 2" IRON PIPE ON DECEMBER 26, 1984.

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

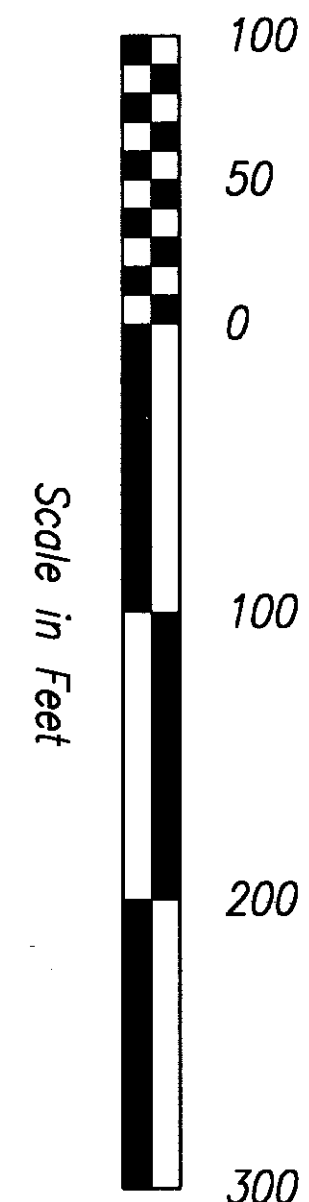
Oil Pipe line

Protected Critical Area boundary

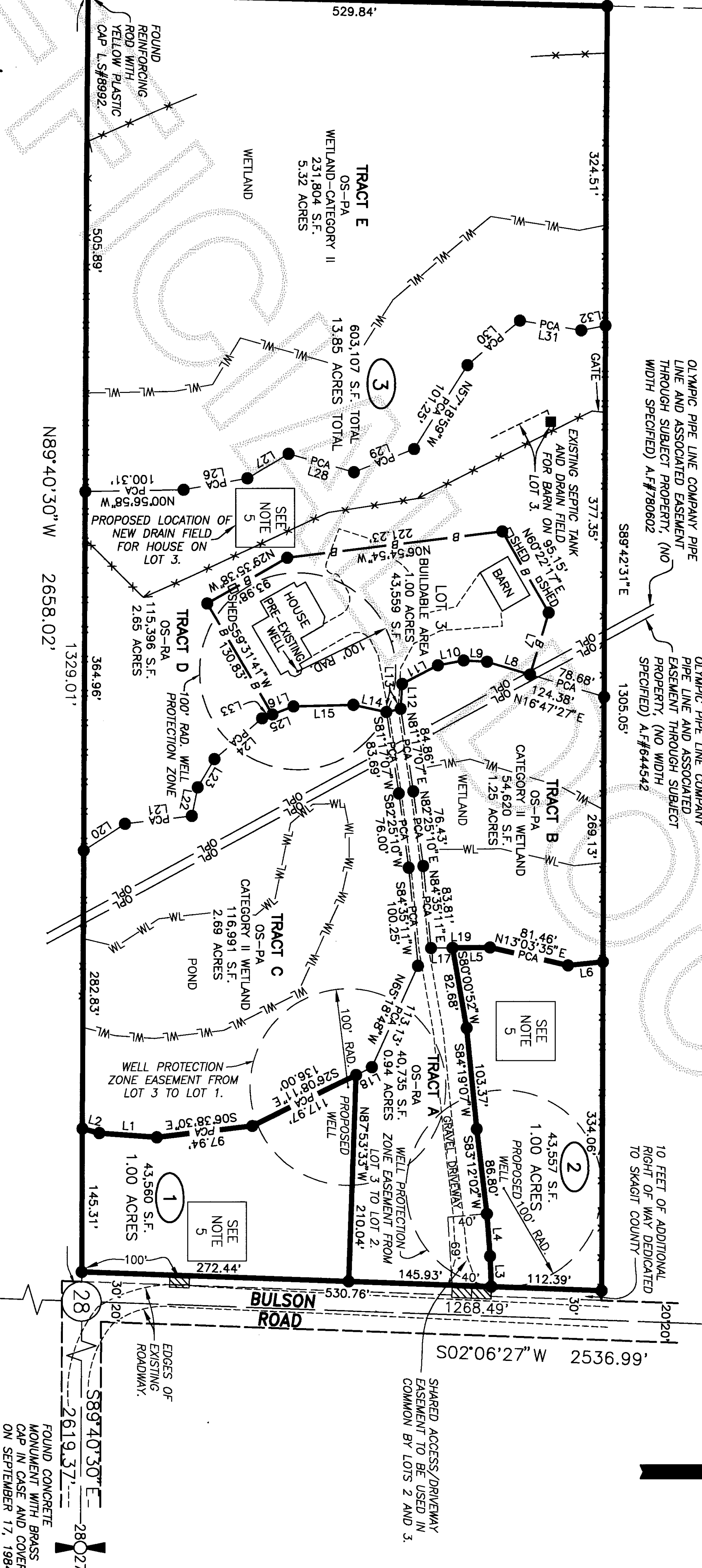
Limits of wetlands

Buildable Area boundary

Location of proposed sewage disposal system and replacement area



Scale in Feet



OLYMPIC PIPE LINE COMPANY PIPE LINE AND ASSOCIATED EASEMENT THROUGH SUBJECT PROPERTY, (NO WIDTH SPECIFIED) A.F.#780802

OLYMPIC PIPE LINE COMPANY PIPE LINE AND ASSOCIATED EASEMENT THROUGH SUBJECT PROPERTY, (NO WIDTH SPECIFIED) A.F.#44542

10 FEET OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO SKAGIT COUNTY

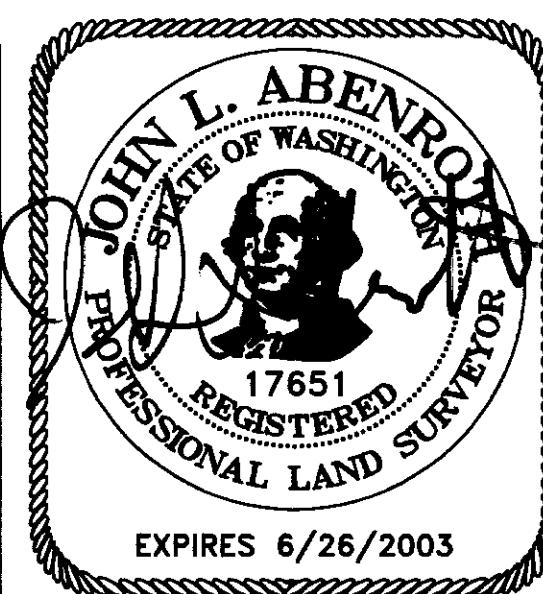
SHARED ACCESS/DRIVEWAY EASEMENT TO BE USED IN COMMON BY LOTS 2 AND 3.

FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE AND COVER ON SEPTEMBER 17, 1984.

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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 October 2001 at the request of Stuart Loberg and Kathleen Almgren-Loberg.

John L. Abenroth CERT#17651
Date FEB. 4, 2002

AUDITOR'S CERTIFICATE
Filed for record this 14 day of Feb 2002 at 58 minutes past 10 o'clock; A.m., as A.F.# 200202140066
County Auditor or Deputy Auditor

Short Plat (CARD) for Stuart Loberg and Kathleen Almgren-Loberg