

DESCRIPTION

LOT 3, SHORT PLAT NO. 43-071, APPROVED OCTOBER 21, 1944, AND UNDER AUDITORS FILE NO. 941030039, RECORDS OF SKAGIT COUNTY, WASHINGTON BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, 11M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES AS SHOWN ON THE FACE OF SAID SHORT PLAT, AND AS SET FORTH IN DECLARATION RECORDED NOVEMBER 3, 1944, UNDER AUDITORS FILE NO. 941030034.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS SHORT CARD DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT CARD WAS OUR FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 22nd DAY OF MARCH, 2002.

Brian J. Brashears
BRIAN L. BRASHEARS, AS HIS SEPARATE ESTATE

Joe & Brenda Brashears
JOSEPH L. BRASHEARS, JR., HUSBAND BRENDA J. BRASHEARS, WIFE

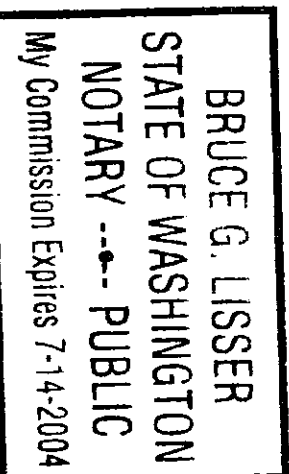
PEOPLES BANK
BY James M. Vanderwey
ITS J. P.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN L. BRASHEARS, AS HIS SEPARATE ESTATE, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED MARCH 22, 2002

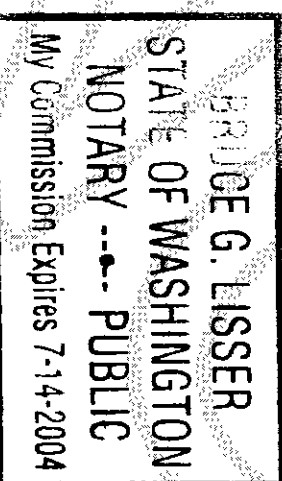


Bruce G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT Mount Vernon

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOSEPH L. BRASHEARS, JR. AND BRENDA J. BRASHEARS, 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 MARCH 22, 2002



Bruce G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-04
RESIDING AT Mount Vernon

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Vanderwey IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE vice President OF PEOPLES BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MARCH 29, 2004



Scott J. Robinson
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES MARCH 19, 2005
RESIDING AT Sedro Woolley WA

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD SUBDIVISION ORDINANCE ON THIS 17th DAY OF April, 2002.

Lucia Miller
SHORT CARD ADMINISTRATOR
Steve Mills
SKAGIT COUNTY ENGINEER

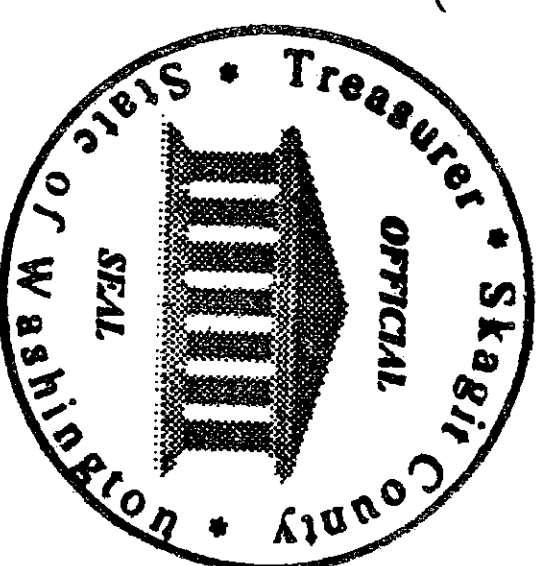
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE CODE TITLE 2.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 16 DAY OF April, 2002.

Glenn W. Hunsicker
SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

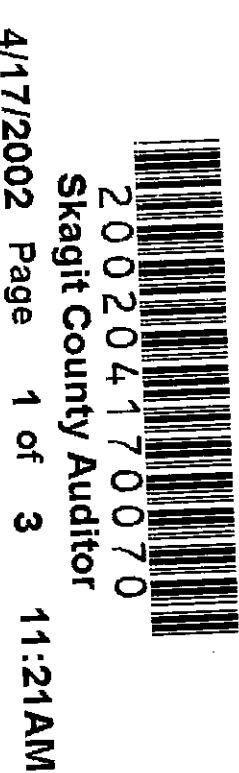
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002.

Robert J. Hunsicker
SKAGIT COUNTY TREASURER



AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



Norma Brunnett
SKAGIT COUNTY AUDITOR
Melody DeVossett
DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT CARD 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 LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE SHORT CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120-WAC.

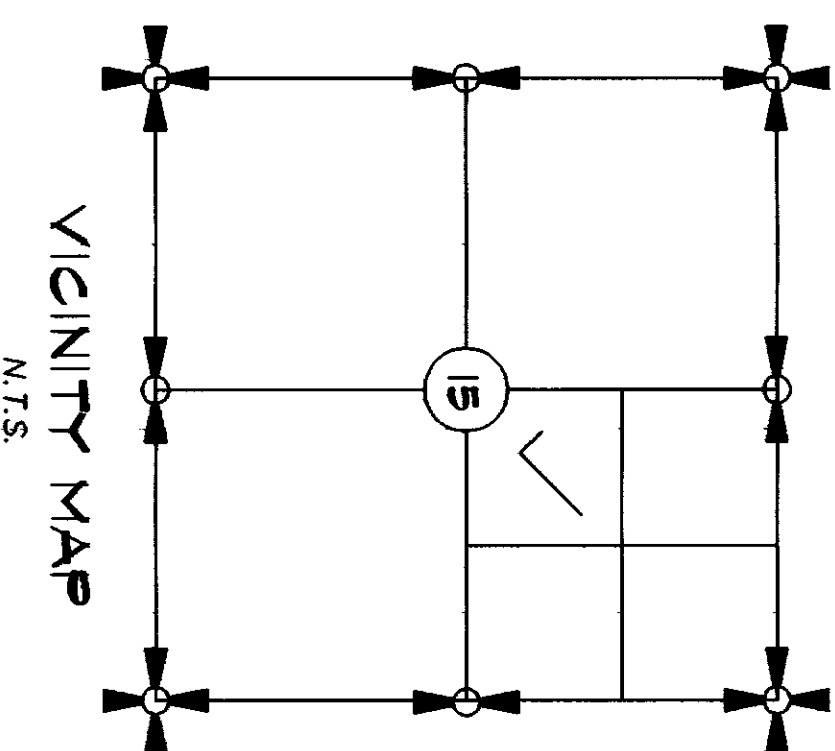
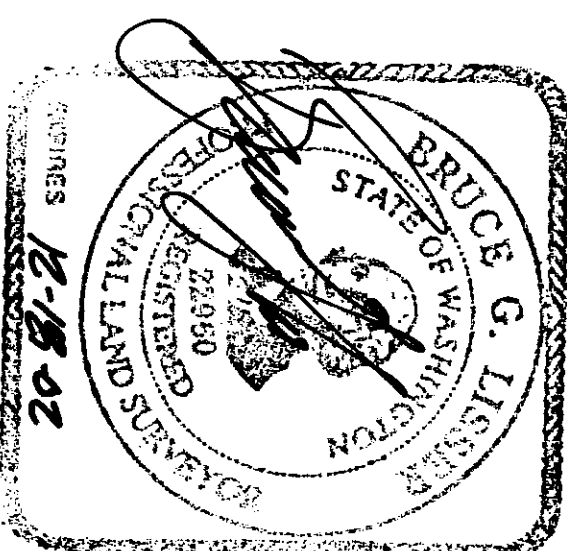
Bruce G. Lissner

BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960

LISSNER & ASSOCIATES, PLLC
310 MILWAUKEE ST. PO BOX 1104
MOUNT VERNON, WA 98273

PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL bruce@lissner.com

DATE MARCH 28, 2002



SHEET 1 OF 3

DATE: 2/5/02

SHORT CARD NO. PL-01-0815

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, 11M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSEPH AND BRIAN BRASHEARS

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. A ROADWAY MAINTENANCE AGREEMENT IS RECORDED UNDER AUDITOR FILE NUMBER AF-~~200204170071~~.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING ZONING DESIGNATION = RURAL INTERMEDIATE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, CONVENTIONAL SYSTEMS, APPROVED SOIL TESTS SITES ARE ON FILE AT THE SKAGIT COUNTY PERMIT CENTER FOR BOTH LOTS 1 AND 2.
5. WATER: INDIVIDUAL WELLS
WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS. SKAGIT COUNTY CODE 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. AN AQUIFER DEMONSTRATION WELL IS LOCATED ON LOT 1.
- THIS TWO LOT SHORT PLAT WILL BE REQUIRED TO LIMIT WITHDRAWALS OF WATER FROM EACH WELL (ONE PER LOT) TO 400 GALLONS PER DAY AS A LOW FLOW MITIGATION. ADDITIONALLY, THIS PROPERTY SHALL PARTICIPATE IN ANY ULID FORMED WITH RESPECT TO POTABLE WATER. THIS REQUIREMENT IS DUE TO THE FACT THAT THE WELLS ARE CONSIDERED "INTERIM" WELLS.

6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 229460
O - INDICATES EXISTING REBAR OR IRON PIPE FOUND

7. MERIDIAN: ASSUMED

8. BASIS OF BEARING: EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, 1/4, PER SHORT PLAT NO. 93-071.
BEARING = SOUTH 0°40'36" EAST

9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 671217, DATED NOVEMBER 7, 2001.

10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 93-071 RECORDED IN VOLUME 11 OF SHORT PLATS, PAGE 135, SHORT PLAT NO. PL-01-0297 RECORDED UNDER AUDITOR'S FILE NO. 200108140107 AND SHORT PLAT NO. PL-01-0296 RECORDED UNDER AUDITOR'S FILE NO. 200108140104, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES 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 200104040056, 9602260051, 127187, 475783, 441030034, 9702180046, 9608300041, 941030036, 200108140105, AND 200108140108.

12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.

13. SURVEY PROCEDURE: FIELD TRAVERSE

14. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.

15. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.

16. OPEN SPACE DESIGNATED (OS-RA) REPRESENTS A PORTION OF LOT 1 SET ASIDE AS AN OPEN SPACE AREA TO BE UTILIZED FOR RECREATION PURPOSES, COMMUNITY PURPOSES OR OTHER APPROVED PURPOSES.

17. AT THE PRESENT TIME OWNERSHIP AND MAINTENANCE OF THE PARCEL DESIGNATED (OS-RA) IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1. SAID PARCEL (OS-RA) MAY BE CONVERTED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BUT IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE TRACT UNLESS SO APPROVED BY SKAGIT COUNTY OFFICIALS.

18. NO BUILDING SETBACKS ARE REQUIRED IN A SHORT CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANT.

19. THE DRAINAGE REPORT PREPARED FOR THIS PROJECT BY RAVNIK & ASSOCIATES, INC. AND AVAILABLE AT SKAGIT COUNTY PLANNING RECOMMENDS DRIVEWAY CONSTRUCTION STANDARDS AND CONSTRUCTION OF A DETENTION POND TO HELP WITH WATER INFILTRATION AS A MITIGATION FOR DEVELOPMENT IN EXCESS OF 5% IMPERVIOUS.

20. A HYDRO-GEOLOGICAL REPORT WAS PREPARED FOR THIS SITE BY NORTHWEST HYDROGEO CONSULTANTS AND IS AVAILABLE AT SKAGIT COUNTY PLANNING.

21. BUILDING SETBACK REQUIREMENTS.

- (A) FROM PUBLIC ROAD, A MINIMUM OF 20 FEET.
(B) NO OTHER BUILDING SETBACKS ARE REQUIRED IN A SHORT CARD EXCEPT THAT FIRE SEPARATION MAY BE REQUIRED BASED ON THE UBC. INTERNAL SETBACKS MAY BE ESTABLISHED BY PRIVATE COVENANTS.

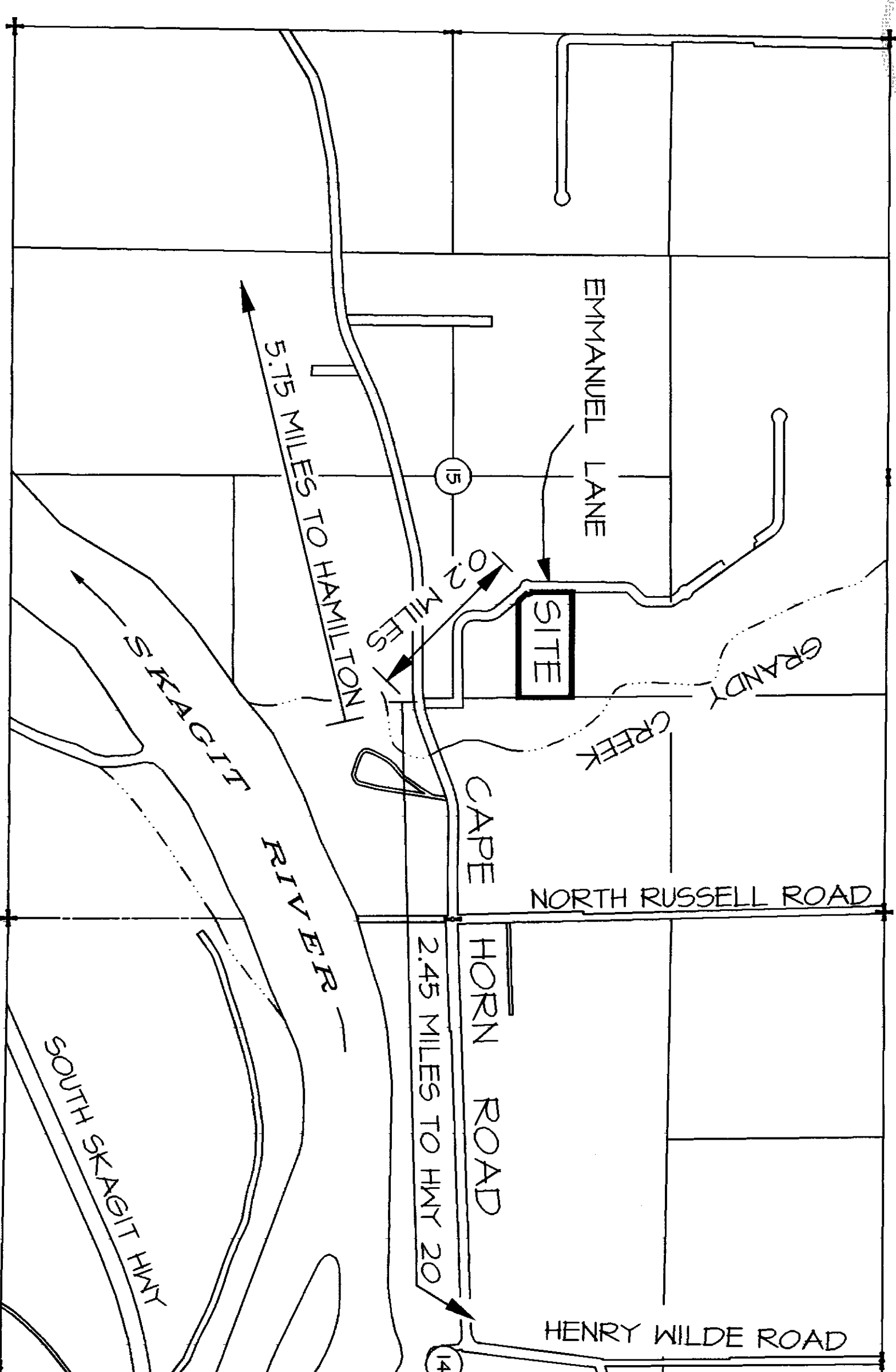
22. OWNER/DEVELOPER.

BRIAN AND JOE BRASHEARS
C/O 8355 EMMAUEL LANE
CONCRETE WA 98237

23. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL, CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

24. THIS SHORT CARD IS LOCATED WITHIN AN AREA IDENTIFIED AS A LOW FLOW AREA PER SCC 14.24310(A) AND IS SUBJECT TO THE FOLLOWING CODE REQUIREMENTS SCC 14.24350(A)(11) "IMPERVIOUS SURFACES: THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSED DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. IF A PROJECT IS CONNECTED TO A PUBLIC WATER SYSTEM WHOSE SOURCE OF WATER IS OUTSIDE OF THE WATERSHED AND IF THE PROJECT USES AND APPROVED SEPTIC SYSTEM FOR SEWAGE DISPOSAL, THE COUNTY MAY APPROVE AN INCREASE IN THE IMPERVIOUS SURFACE LIMITS OF THIS SUBSECTION, IF IT IS DETERMINED THAT THE SEPTIC SYSTEM IS PROVIDING ACCEPTABLE COMPENSATING RECHARGE TO THE AQUIFER. MITIGATION IS BEING PROVIDED AS MENTIONED IN NOTE NO. 14. ADDITIONALLY, NO LAWN WATERING SHALL BE ALLOWED ON THIS PROPERTY WHICH UTILIZES WELL WATER BETWEEN JUNE 1 AND SEPTEMBER 30. (SKAGIT COUNTY RECOMMENDS LANDSCAPING WITH NATIVE VEGETATION AS MUCH AS POSSIBLE.)

25. AT SUCH TIME AS A BUILDING PERMIT IS APPLIED FOR ON LOT 2 A DRIVEWAY SHALL BE CONSTRUCTED AS SHOWN ON THE DRAINAGE REPORT PREPARED BY RAVNIK AND ASSOCIATES, INC. MENTIONED IN NOTE NO. 14 THE DRIVEWAY SHALL BE CONSTRUCTED WITHIN THE 20 FOOT EASEMENT SHOWN ON THE FACE OF THIS SHORT CARD.



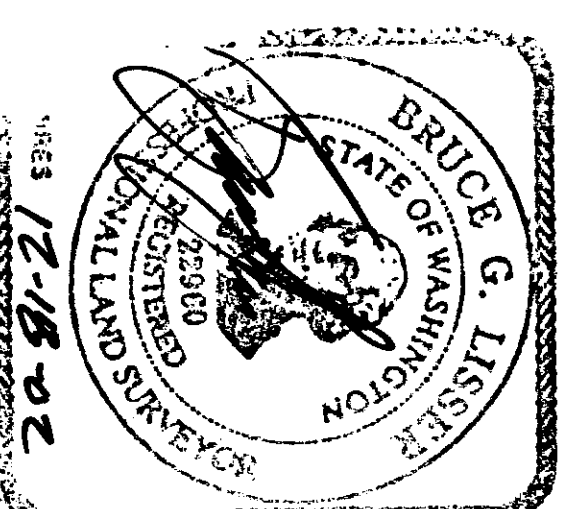
VICINITY MAP
SCALE 1" = 1000'

SHEET 2 OF 3

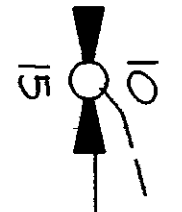
DATE: 12/06/01

SHORT CARD NO. PL-01-0815

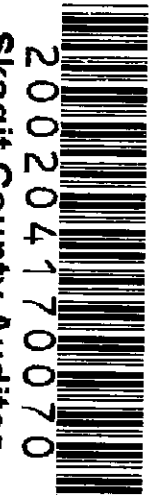
SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, 1/4, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSEPH AND BRIAN BRASHEARS



NORTH 1/4 CORNER
CALCULATED
(SEE NOTE NO. 10)

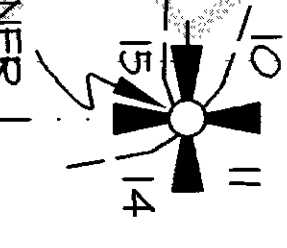


50°34'42"E 2644.24'



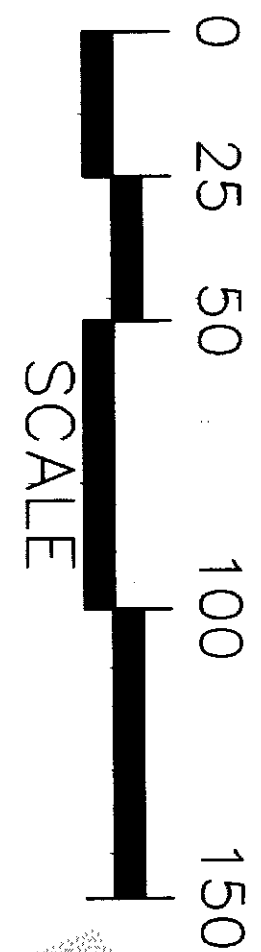
200204170070
Skagit County Auditor
4/17/2002 Page 3 of 3 11:21AM

NE SECT. CORNER
CONC. MON.
(2001)



INDICATES APPROVED ACCESS
LOCATION (SEE NOTE NO. 15)

INGRESS, EGRESS AND UTILITIES
EASEMENT PER PREVIOUS
SHORT PLATS (SEE NOTE NO. 10)



LOT 4
S.P. 93-071

LOT 2
S.P. 01-0297

LOT 1
S.P. 01-0296

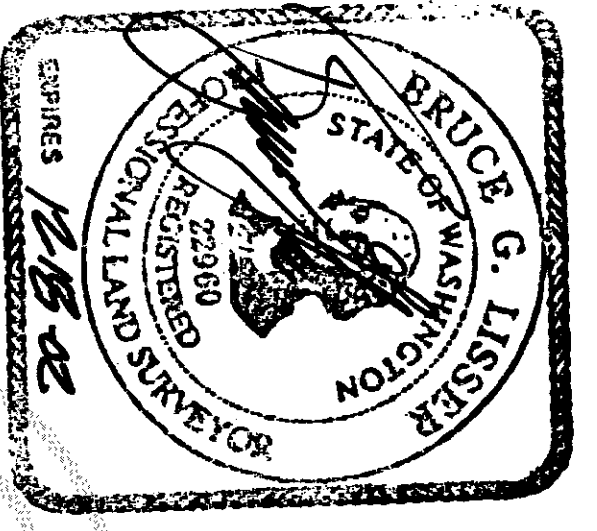
LOT 2
S.P. 01-0296

LOT 2
BUILDING SITE
S.P. 01-0296

LOT AREA AND ADDRESS INFORMATION

LOT 1 8355 EMMANUEL LANE
BUILDING SITE
OPEN SPACE
126,644 SQ FT = 2.91 ACRES
05-RA
EMMANUEL LANE EASEMENT = 10,620 SQ FT = 0.24 ACRES
TOTAL LOT 1 = 174,250 SQ FT = 4.00 ACRES

LOT 2 8341 EMMANUEL LANE
43,550 SQ FT = 1.0 ACRES
TOTAL PROJECT AREA = 217,800 SQ FT = 5.00 ACRES



3-28-02
12-15-02

CURVE TABLE			
NO.	DELTA	ARC	RADIUS
C1	41°48'36"	32.84'	45.00'
C2	45°08'53"	35.46'	45.00'
C3	11°24'35"	9.03'	45.00'

CENTER OF SECTION
CALCULATED
(SEE NOTE NO. 10)

SHORT CARD NO. PL-01-0815

SHEET 3 OF 3

DATE: 12/05/01

SURVEY IN A PORTION OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JOSEPH AND BRIAN BRASHEARS

FB 24 PG 1
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442
SCALES: 1" = 50'
DRAWING: 01-104