

DESCRIPTION

PARCEL "A"

TRACT "E" OF "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACTS:

A.) BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 25 OF SAID PLAT;

THENCE SOUTHWESTERLY FOR A DISTANCE OF 150 FEET PARALLELING THE WESTERLY BOUNDARY OF LOT 25, THENCE NORTHWESTERLY TO A POINT 30 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 25, SAID POINT BEING A LINE FORMED BY EXTENDING THE WESTERLY BOUNDARY LINE OF LOT 25 ALONG BEACH;

THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 25, THENCE EASTERLY ALONG THE SOUTHERLY LINE TO A POINT OF BEGINNING.

B.) BEGINNING AT THE MOST NORTHERLY CORNER OF TRACT "E", "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE SOUTHEASTERLY ALONG THE WESTERLY SIDE OF COUNTY ROAD 326.97 FEET;

THENCE SOUTH 88°27' WEST 45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 8°33' WEST 65 FEET;

THENCE SOUTH 88°27' WEST 40 FEET; THENCE NORTH 8°33' EAST 65 FEET; THENCE NORTH 88°27' EAST 40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

C.) BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E", THENCE SOUTH 18°46' EAST ALONG THE WESTERLY LINE OF THE COUNTY ROAD A DISTANCE OF 326.97 FEET AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 88°27' WEST 45 FEET;

THENCE SOUTH 8°33' WEST 120 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE COUNTY ROAD THAT IS SOUTH 18°46' EAST 175 FEET FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 18°46' WEST ALONG THE WEST LINE OF THE COUNTY ROAD 175 FEET TO THE TRUE POINT OF BEGINNING.

D.) BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E", THENCE SOUTH 18°46' EAST ALONG THE WESTERLY LINE OF THE COUNTY ROAD A DISTANCE OF 220.83 FEET;

THENCE SOUTH 88°47' WEST A DISTANCE OF 188.76 FEET TO THE EASTERLY LINE OF A 60 FOOT COUNTY ROAD;

THENCE NORTH 11°55'30" WEST ALONG SAID ROAD A DISTANCE OF 62.38 FEET;

THENCE NORTH 40°52'30" EAST A DISTANCE OF 194.50 FEET TO THE POINT OF BEGINNING.

E.) BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E", THENCE SOUTH 18°46' EAST ALONG THE WESTERLY LINE OF THE COUNTY ROAD A DISTANCE OF 220.83 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 18°46' EAST A DISTANCE OF 106.14 FEET;

THENCE SOUTH 88°27' WEST A DISTANCE OF 2011.2 FEET TO THE EASTERLY LINE A 60 FOOT COUNTY ROAD;

THENCE NORTH 11°55'30" WEST ALONG SAID ROAD A DISTANCE OF 105.44 FEET;

THENCE NORTH 88°27' EAST A DISTANCE OF 188.76 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF LOT 11, SKAGIT COUNTY SHORT PLAT NO. 6-40, APPROVED MARCH 12, 1991 AND RECORDED MARCH 12, 1991, IN VOLUME 9 OF SHORT PLATS, PAGE 326, UNDER AUDITOR'S FILE NO. 9103120066, BEING IN A PORTION OF REVISED SHORT PLAT NO. 68-80 AND 90-77 IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, 11M, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11, SHORT PLAT NO. 6-40;

THENCE SOUTH 88°16'17" WEST 54.00 FEET ALONG THE NORTH LINE OF SAID LOT 11 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 63°04'51" WEST 91.04 FEET;

THENCE NORTH 64°41'47" WEST 103.42 FEET, MORE OR LESS, TO SAID NORTH LINE OF LOT 11 AT A POINT BEARING SOUTH 88°16'17" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°16'17" EAST 178.25 FEET ALONG SAID NORTH LINE OF LOT 11 TO THE TRUE POINT OF BEGINNING.

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

ALL OF THE ABOVE BEING 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 HEREUNTO SET OUR HANDS AND SEALS THIS 29th DAY OF March, 2002.

David Rice
DAVID RICE, HUSBAND
Carolyn Rice
CAROLYN RICE, WIFE

ANACORTES PROPERTIES NW, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY.

BY: David Rice

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, DAVID RICE AND CAROLYN RICE, 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 29, 2002

SIGNATURE Bruce G. Lissner

TITLE Notary Public

MY APPOINTMENT EXPIRES 7-14-04

RESIDING AT: Newport Washington

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID RICE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF ANACORTES PROPERTIES NW, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

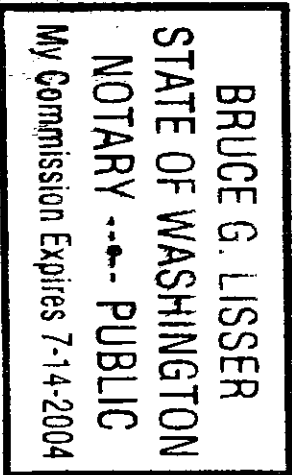
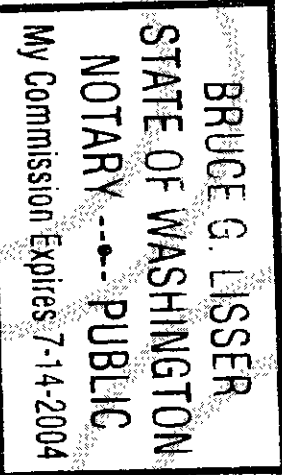
DATED: March 29, 2002

Bruce G. Lissner
SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-04

RESIDING AT Newport Washington



AUDITOR'S CERTIFICATE

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



4/17/2002 Page 1 of 3 11:24AM

Norma Bunnell
SKAGIT COUNTY AUDITOR
Melody Derossett
DEPUTY

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.

Bruce G. Lissner
SHORT CARD ADMINISTRATOR

Steve Hilde
SKAGIT COUNTY ENGINEER

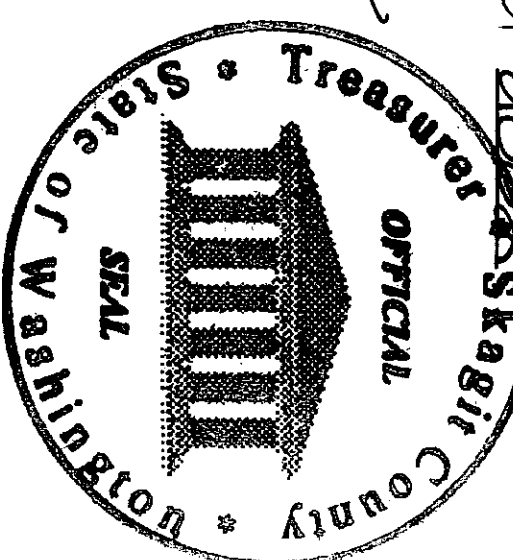
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 16th DAY OF April, 2002.

W. Hildebrand
SKAGIT COUNTY HEALTH OFFICER

Pauline Derossett
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.

Pauline Derossett
SKAGIT COUNTY TREASURER

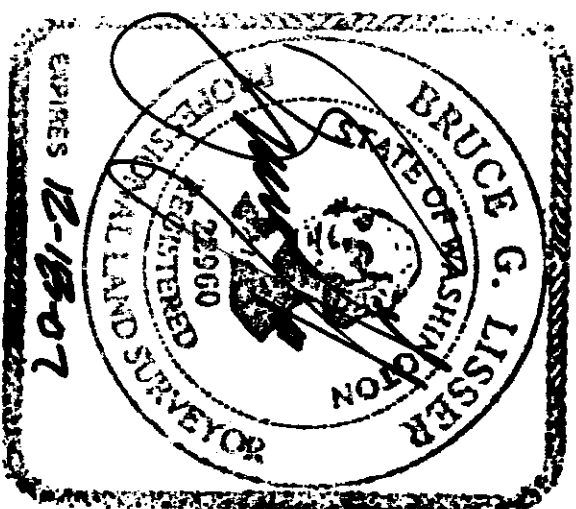


SURVEYOR'S CERTIFICATE

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 332-120-WAC.

Bruce G. Lissner
DATE March 29, 2002

BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
310 WILLAMETTE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
e-mail bruce@lissner.com



SHEET 1 OF 3

DATE: 1/25/02

SHORT CARD NO. PL-01-0902

SURVEY IN A PORTION OF THE

NORTHWEST 1/4 OF

SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, 11M,

AND IN A PORTION OF THE SOUTHWEST 1/4 OF

SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, 11M,

SKAGIT COUNTY, WASHINGTON

FOR: DAVID AND CAROLYN RICE

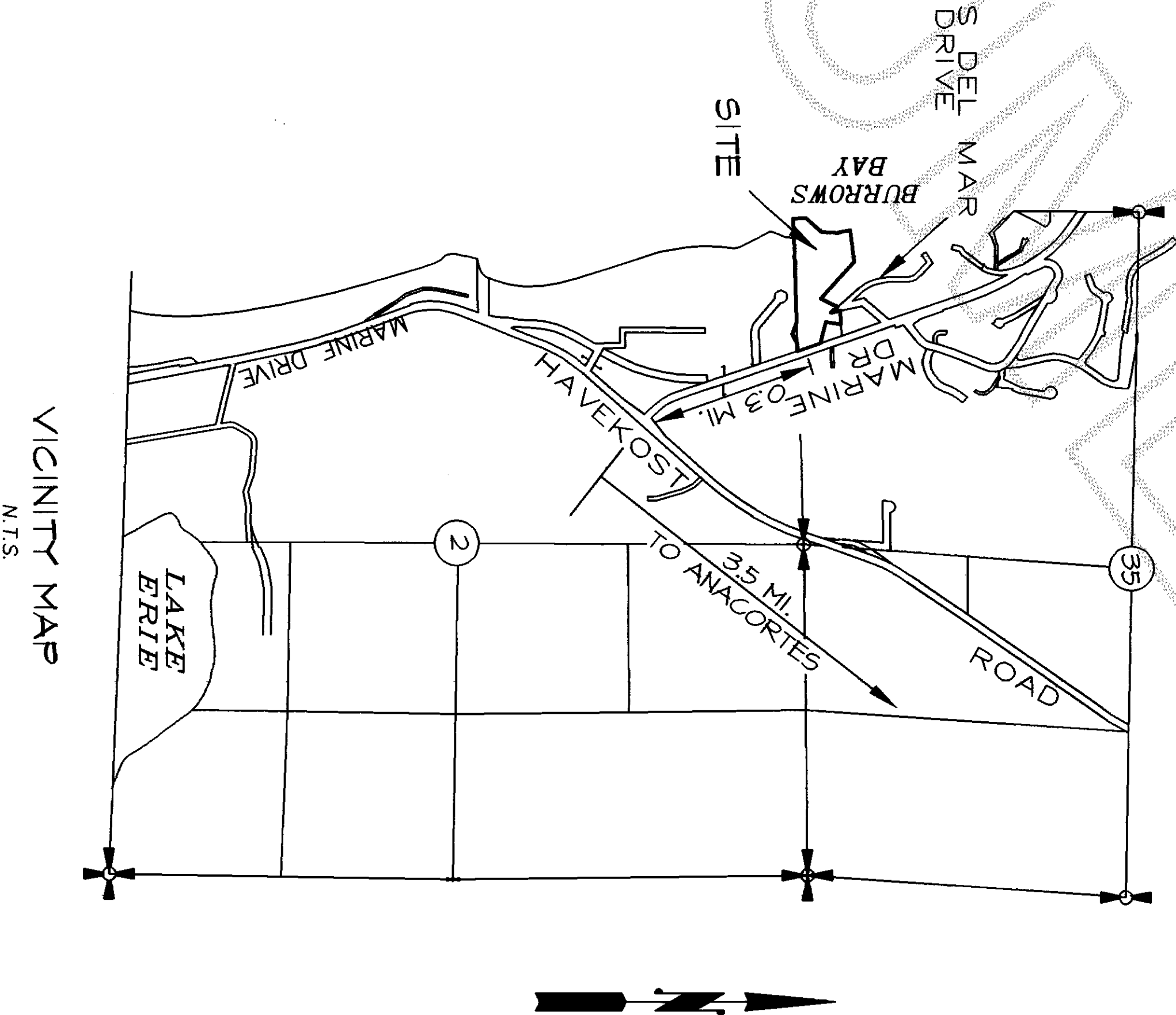
FEB 27	PAGE 53	LISSNER & ASSOCIATES, PLLC	SCALE: 1" = 50'
SURVEYING & LAND-USE CONSULTATION		MOUNT VERNON, WA 98273	360-419-7442
INTERDIAN: ASSIGNED		DRAWING: 00-006	

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. LOT 1 SHALL BEAR MAINTENANCE RESPONSIBILITY UNTIL SUCH TIME LOT 2 IS DEVELOPED. AT THAT TIME, MAINTENANCE MAY BE SHARED AND A HOMEOWNERS' ASSOCIATION ESTABLISHED.
2. SHORT CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL INTERMEDIATE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM, MOUND SYSTEM, ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS. THE APPROVED AREAS FOR SEPTIC SYSTEMS FOR BOTH LOTS 1 AND 2 ARE WITHIN LOT 2. ACCESS FOR INSTALLATION AND MAINTENANCE FOR SEPTIC SYSTEM FOR LOT 1 WILL NOT BE LIMITED BY OWNER OF LOT 2.
5. WATER: DEL MAR COMMUNITY WATER (DEL MAR COMMUNITY WATER WILL INSTALL METERS, IF NECESSARY, ON MARINE DRIVE FOR LOT 2.)
 - 6. • - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22460
 - o - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN: ASSUMED PER PREVIOUS SHORT PLAT NO. 6-90
8. BASIS OF BEARING: NORTH LINE LOT 11 SHORT PLAT NO. 6-90 BEARING = NORTH 88°16'17" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 5A-9T421, DATED JUNE 11, 2001.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1 RECORDED IN VOLUME 5 OF PLATS, PAGE 27; SHORT PLAT NO. 6-90 RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 326 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR FILE NUMBERS 9406010011, 9210220054 AND 2000094250064, 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 630644, 630641, 8105040062, 345486, 9001310074, 9103120091, 9103120092, 200008140165, 9103120066 AND 9406010011.
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-PA)'A" AND (OS-PA)'B" REPRESENTS A PORTION OF LOT 1 SET ASIDE AS AN OPEN SPACE AREA TO BE UTILIZED FOR BUFFERS, AND CRITICAL AREAS PROTECTION. THESE AREAS SHALL FALL WITHIN THE GUIDELINES SET FORTH IN SKAGIT COUNTY CODE 14-06 FOR CONSERVATION AND MAINTENANCE PURPOSES.
17. AT THE PRESENT TIME OWNERSHIP AND MAINTENANCE OF THE PARCELS DESIGNATED (OS-PA) AND TRACT "X" IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1. SAID PARCELS (OS-PA) AND TRACT "X" MAY BE CONVERTED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BUT ARE NOT TO BE CONSIDERED SEPARATE BUILDABLE TRACTS UNLESS SO APPROVED BY SKAGIT COUNTY OFFICIALS.
18. THIS SHORT CARD CONTAINS CRITICAL AREAS PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.70 CRITICAL AREAS ORDINANCE. ALL OF THE CRITICAL AREAS FALL WITHIN THE PROTECTED OPEN-SPACE. A PROTECTED CRITICAL AREA EASEMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200209176073.
19. 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.
20. A CRITICAL AREAS SITE ASSESSMENT WAS PREPARED FOR THIS SITE BY NORTHWEST WETLAND SOLUTIONS DATED NOVEMBER 24, 2001, A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING. ADDITIONALLY, A GEOTECHNICAL REPORT WAS PREPARED FOR THIS SITE BY J. B. SCOTT & ASSOCIATES, DATED AUGUST 4, 2001. THE REPORT RECOMMENDS A 15-FOOT SET BACK FROM THE TOP OF THE BANK FOR NEW HOME CONSTRUCTION. DRAINAGE SHOULD NOT BE DIRECTED TOWARD THE EXISTING RESIDENCE AND BUILDING FOUNDATIONS MUST BE PINED (ANCHORED) TO BEDROCK. A COPY OF THIS REPORT IS AVAILABLE AT SKAGIT COUNTY PLANNING.

- CONTINUED -

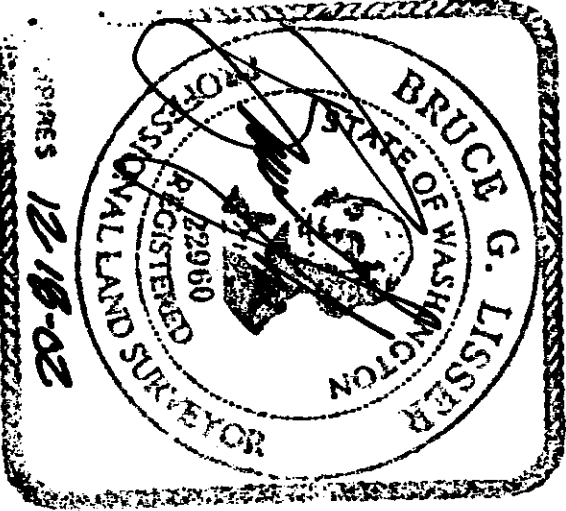
21. THE COASTAL ZONE ATLAS OF WASHINGTON DESIGNATES THIS SITE AS BEING UNSTABLE. SEE GEOTECHNICAL REPORT PREPARED BY J. B. SCOTT & ASSOCIATES DATED AUGUST 4, 2001 AVAILABLE AT SKAGIT COUNTY PERMIT CENTER.
22. THE DRAINAGE REPORT PREPARED FOR THIS PROJECT AND AVAILABLE AT SKAGIT COUNTY PLANNING, RECOMMENDS SPLASH BLOCKS AT ALL DOWNSPOUTS.
23. NO TIDE LANDS WERE SURVEYED AS A PART OF THIS SUBDIVISION, ANY TIDE LANDS SHALL BE ATTACHED TO THE OWNERSHIP OF LOT 1 OF THIS SURVEY AND ARE TO BE CONSIDERED A PART OF TRACT (OS-PA).
24. DATUM IS ASSUMED FOR THE REPRESENTATIONAL CONTOURS IN THE NEW BUILDING LOT 2.
25. AT SUCH TIME AS A BUILDING PERMIT IS APPLIED FOR ON LOT 2 A DRIVEWAY MEETING CURRENT FIRE CODE WILL BE CONSTRUCTED. THE DRIVEWAY IS TO INCLUDE AN APPROVED TURN AROUND AREA.
26. LOT 2 HAS BEEN CREATED TO BE OUTSIDE OF THE 200 FOOT SHORELINE BUFFER AND IS THEREFORE NOT SUBJECT TO SHORELINE RESTRICTIONS.
27. PORTIONS OF THE LOT 1 BUILDING SITE FALL WITHIN THE SHORELINE JURISDICTION OF BURROWS BAY. ANY FUTURE DEVELOPMENTS(S) WILL NEED TO COMPLY WITH SHORELINE REGULATIONS IN PLACE AT THE TIME OF PERMIT APPLICATION.
28. OWNER/ DEVELOPER
DAVID AND CAROLYN RICE
11940 MARINE VIEW DRIVE
ANACORTES, WA 98221

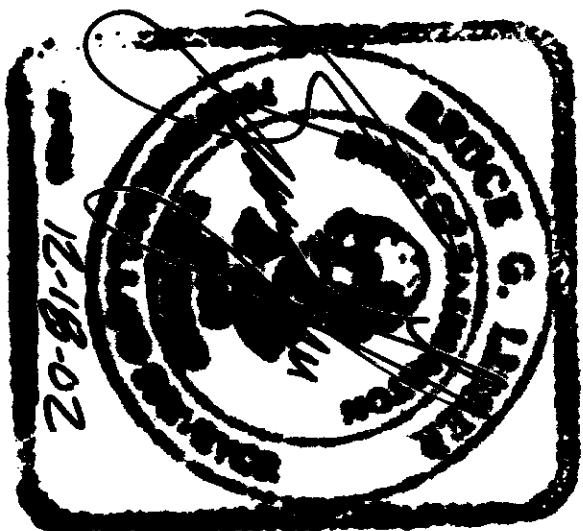


SHORT CARD NO. PL-01-0902

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF
SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
AND IN A PORTION OF THE SOUTHWEST 1/4 OF
SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID AND CAROLYN RICE

FB 21	PG 53	LISSEY & ASSOCIATES, PLLC	SCALE: 1"= 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98215 360-4161-1442	DRAWING: 00-006





3-20-02

BURROWS BAY

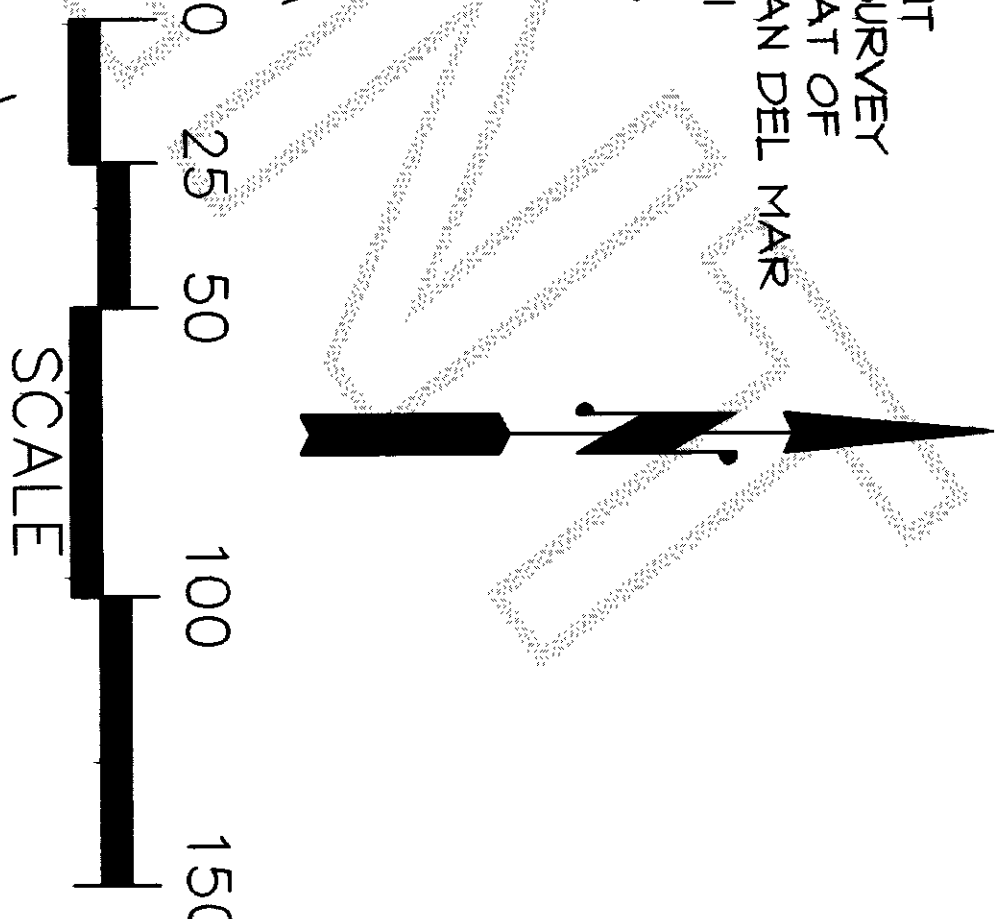
TIDELANDS NOT SURVEYED
SEE NOTE NO 23

APPROXIMATE LINE OF
ORDINARY HIGH WATER

200204170072
Skagit County Auditor
4/17/2002 Page 3 of 3 11:24AM



ACCEPTED
ROAD ALIGNMENT
PER PREVIOUS SURVEY
WORK IN THE PLAT OF
RANCHO SAN JUAN DEL MAR
SUBDIVISION NO. 1
SEE NOTE NO. 10



LOT ADDRESS AND AREA INFORMATION

LOT 1 11940 MARINE DRIVE 40.234 SQ FT = 0.92 ACRES
BUILDING SITE
OPEN SPACE PROTECTED
OS-PA "A" 182,952 SQ FT = 4.2 ACRES
TRACT "X" NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES EASEMENT 35,270 SQ FT = 0.81 ACRES
TOTAL LOT 1 = 258,456 +/- SQ FT = 5.93 ACRES
LOT 2 11946 MARINE DRIVE 36.162 SQ FT = 0.84 ACRES
TOTAL PROJECT AREA = 294,618 SQ FT = 6.78 ACRES

LINE INFORMATION

L1 = 588°16'17"W 151.00'
L2 = 54°3'10.2"W 50.00'

E INDICATES APPROVED SHARED ACCESS LOCATION
FOR LOTS 1 AND 2, SEE NOTE NO.15

SHORT CARD NO. PL-01-0902

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF
SECTION 2, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.
AND IN A PORTION OF THE SOUTHWEST 1/4 OF
SECTION 35, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DAVID AND CAROLYN RICE

SHEET 3 OF 3

DATE: 1/23/02

FB 27	PG 53	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-448-7442	SCALE: 1" = 50' DRAWING: 00-096
-------	-------	--	------------------------------------