



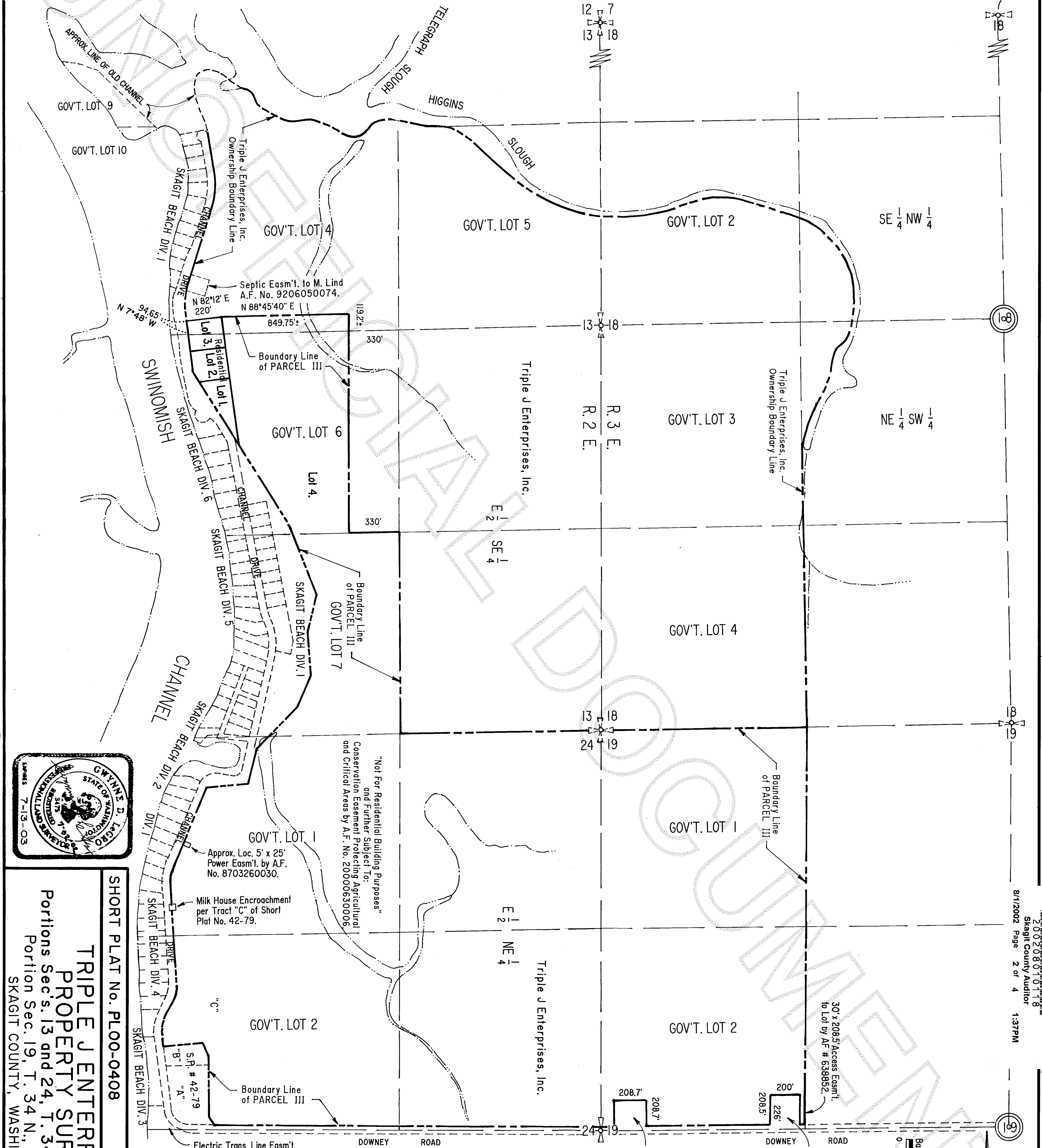
VICINITY MAP  
Scale: 1" = 400'  
Bar Scale  
Feet  
0 500 1000

VICINITY MAP NOTE:  
This map serves as an index to the Legal Description provided herein and is NOT based upon actual boundary survey hereby.  
Excepting Lots 1, 2 and 3 of this Short Plat (as delineated in detail upon Sheet 1 hereof), the open ditch East thereof, and adjacent slough banks all lying within Gov't. Lots 4 and 6 of Sec. 13, T. 34 N., R. 2 E.W.M. which were mapped based upon physical survey hereby, the purpose of this Vicinity Map is to provide an index map of the property described herein and the adjacent properties.

Sheet 2 of 4 Sheets

SHORT PLAT No. PLOO-0408

TRIPLE J ENTERPRISES  
PROPERTY SURVEY  
Portions Sec's. 13 and 24, T. 34 N., R. 2 E.W.M.  
Portion Sec. 19, T. 34 N., R. 3 E.W.M.  
SKAGIT COUNTY, WASHINGTON





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. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
5. All maintenance and construction of roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.

OWNERSHIP CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this SHORT PLAT do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, in witness whereof we have signed our names to be hereunto subscribed this 20th day of April, 2000.

TRIPLE J ENTERPRISES:

LARRY R. JENSEN  
Michael J. Jensen  
MICHAEL L. JENSEN  
CATHERINE L. JENSEN

WASHINGTON MUTUAL BANK dba WESTERN BANK:

Bryan McDonald  
Signature  
Bryan McDonald  
Print Name  
WILLIE REAGAN  
Print Title

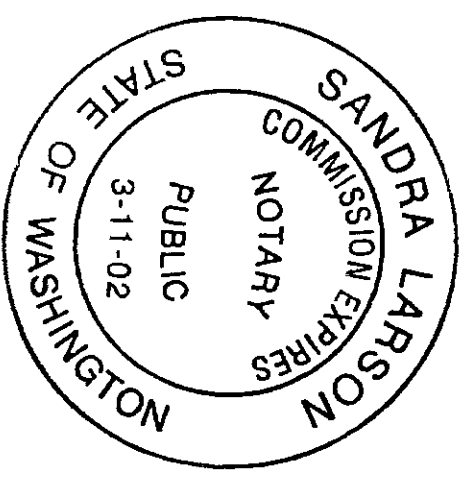
THE SKAGIT PROPERTIES GROUP:

Consisting of Alvin Sparks, Thad Hodgins, James Neff, Pat Good, Karen Kesselring, and Ronald Kesselring.

James Neff  
JAMES NEFF, individually and as attorney-in-fact for Alvin Sparks, Thad Hodgins, Pat Good, Ronald Kesselring, and Karen Kesselring

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit



On this day personally appeared before me JAMES NEFF, individually and as attorney-in-fact for Alvin Sparks, Thad Hodgins, Pat Good, Ronald Kesselring, and Karen Kesselring, aka Skagit Properties Group, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of April, 2000.

Sandra Larson  
Notary Public in and for the State of Washington,  
residing at mt. Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit

On this day personally appeared before me LARRY R. JENSEN, a single man, to me known to be the individual who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of November, 1999.

Sandra Larson  
Notary Public in and for the State of Washington,  
residing at mt. Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit

On this day personally appeared before me MICHAEL L. JENSEN and CATHERINE L. JENSEN, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of April, 2000.

Sandra Larson  
Notary Public in and for the State of Washington,  
residing at mt. Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit



This is to certify that on this 2nd day of April, 19 99, before me, the undersigned, a Notary Public, personally appeared Bryan McDonald, and Willie Reagan, to me known to be the Vice President and Secretary respectively, of WASHINGTON MUTUAL BANK dba WESTERN BANK, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free 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.

Carrie Lee  
Notary Public in and for the State of Washington,  
residing at Delta Valley

LEGAL DESCRIPTION (cont'd. from Sheet 1)

approved September 6, 1979, and recorded September 6, 1979, in Volume 3 of Short Plats, Page 176, under Auditor's File No. 7909060026.

- 4.) Government Lots 6 and 7, of Section 13, Township 34 North, Range 2 East, W.M., EXCEPT the East 330 feet of said Government Lot 6.
- 5.) That portion of Government Lot 4, of Section 13, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the South line of said Government Lot 4, and the East line of Tract "A" as both are delineated upon the "PLAT OF SKAGIT BEACH No. 1", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington; thence North 7°48' West along the East line of said Tract "A", a distance of 94.65 feet; thence North 82°12' East, a distance of 220.00 feet; thence North 88°45'40" East, a distance of 849.75 feet, more or less, to the West line of the East 330 feet of said Government Lot 4; thence South along said West line, a distance of 119.2 feet, more or less, to the South line of Government Lot 4; thence West along said South line to the point of beginning.

EXCEPTING from the above descriptions, County Road, dike and ditch rights-of-way and "PLAT OF SKAGIT BEACH No. 1", as per plat recorded in Volume 8 of Plats, Page 71, records of Skagit County, Washington, portions of which have been replatted as "PLAT OF SKAGIT BEACH No. 2", as per plat recorded in Volume 9 of Plats, Page 25, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 3", as per plat recorded in Volume 9 of Plats, Page 26, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 4", as per plat recorded in Volume 11 of Plats, Page 45, records of Skagit County, Washington, "PLAT OF SKAGIT BEACH No. 5", as per plat recorded in Volume 10 of Plats, Page 27, records of Skagit County, Washington.

SUBJECT TO that Easement, situate in the S 1/2 of the NE 1/4 of said Section 24, and Tract 1 of Plate 16 of Tide and Shorelands of said Section 24, for Electric Transmission and Distribution in favor of Puget Sound Power and Light Company by that instrument recorded April 18, 1950 in Volume 238 of Deeds at Page 764 under Auditor's File No. 444470, records of Skagit County, Washington;

AND SUBJECT TO that Water Line Agreement, and the terms and conditions thereof, regarding the privileges and obligations of a 2" water line serving the Mary A. Borchard and J. Herbert Gardner residences lying on each side of the West end of the Westerly extension of McLean Road, now referred to as Downey Road, by that instrument dated November 30, 1962 and recorded December 6, 1962 under Auditor's File Number 629376, records of Skagit County, Washington;

AND SUBJECT TO that Right-of-way Easement for ingress and egress with equipment, materials, and personnel required in connection with construction,

(continued on Sheet 4)



SHORT PLAT No. PLOO-0408

TRIPLE J ENTERPRISES  
PROPERTY SURVEY

Portions Sec.'s 13 and 24, T. 34 N., R. 2 E.W.M.,  
Portion Sec. 19, T. 34 N., R. 3 E.W.M.,  
SKAGIT COUNTY, WASHINGTON



LEGAL DESCRIPTION (cont'd from Sheet 3)

upkeep, and maintenance of Drainage District No. 19 of Skagit County facilities, which upon mutual agreement may be relocated so as to insure unrestricted continuous access from county road, according to the agreement and terms of that instrument recorded July 17, 1963 under Auditor's File No. 638435, records of Skagit County, Washington.

AND SUBJECT TO an Easement for Ingress and Egress and the Terms and Conditions thereof in favor of Drainage District No. 19 of Skagit County for drainage purposes, to prevent overflow of salt water between Swinomish and Telegraph Sloughs, and a perpetual easement, drainage, and storage use in and to those natural visible sloughs and outlets by that instrument recorded October 25, 1963 under Auditor's File No. 642421, records of Skagit County, Washington.

AND SUBJECT TO an Easement for Ingress and Egress in favor of Frank R. Thurman, et. ux., affecting the East 30 feet of the South 226 feet of Government Lot 2 of said Section 19, by that instrument recorded July 26, 1963 under Auditor's File No. 638852, records of Skagit County, Washington.

AND SUBJECT TO any question that may arise due to shifting or changing in course of the sloughs or channel herein named, or due to said sloughs or channel having changed their courses, Sloughs or Channel: Telegraph and Higgins Sloughs, and Swinomish Channel:

AND SUBJECT TO a 5 foot x 25 foot Easement to Puget Sound Power and Light Company including the terms and provisions thereof situated in Government Lot 1 of said Section 24 as constructed or to be constructed along the southeasterly line of Channel Drive by that instrument recorded March 26, 1987 under Auditor's File No. 8703260030, records of Skagit County, Washington.

AND SUBJECT TO the right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing, and other related recreational purposes, as those waters may affect the tide lands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

AND SUBJECT TO any questions which may arise regarding the fact that portion of Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M., lying North of the North line of Lot 10, of said Section 13, produced is presently being assessed to the Swinomish Indian Tribe.

AND SUBJECT TO Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

AND SUBJECT TO that Easement for Septic Field, including the terms and provisions thereof, between Martin R. Lind, et. ux., Grantee and Hayton Farms Inc., Grantor to serve exclusively Lot 6A of Skagit Beach No. 1 as per Plat recorded in Volume 8 of Plats of Page 71, by that easement recorded June 5, 1992 under Auditor's File No. 9206050074, all records of Skagit County, Washington.

AND SUBJECT TO the Notes on the face of Short Plat No. 42-79 and the terms, covenants, provisions, notes, and restrictions contained in said Short Plat, some of which may have changed or expired without notice on public record.

AND SUBJECT TO an encroachment of the Milk House onto Channel Drive as shown on the face of Short Plat No. 42-79, as recorded September 6, 1979 under Auditor's File No. 7909060026, records of Skagit County, Washington.

AND SUBJECT TO that Note on the face of said Short Plat No. 42-79 affecting Tract C described therein that Parcel "C" will not be used for residential or commercial uses unless approved by appropriate County Official.

AND SUBJECT TO Title Notification that Tax Parcel No. P20684, located in Government Lot 2 of said Section 24, is Property Designated Agricultural Resource Lands by Skagit County by that instrument recorded February 3, 1998 under Auditor's File No. 9802030050, records of Skagit County, Washington.

AND SUBJECT TO the Terms and Conditions of Boundary Line Declaration by that instrument recorded June 20, 2000 under Auditor's File No. 200006200052, records of Skagit County, Washington.

LEGAL DESCRIPTION (cont'd from col. 1)

AND FURTHER SUBJECT TO those Findings of Fact executed by the Skagit County Planning Director and the terms and conditions thereof approving the placement of a mobile home to be used for a term employee upon that portion of Government Lot 1 in said Section 24, referred to therein as Skagit County Tax Identification Parcel P20682, by that instrument recorded February 8, 1999 under Auditor's File No. 9902080001, records of Skagit County, Washington.

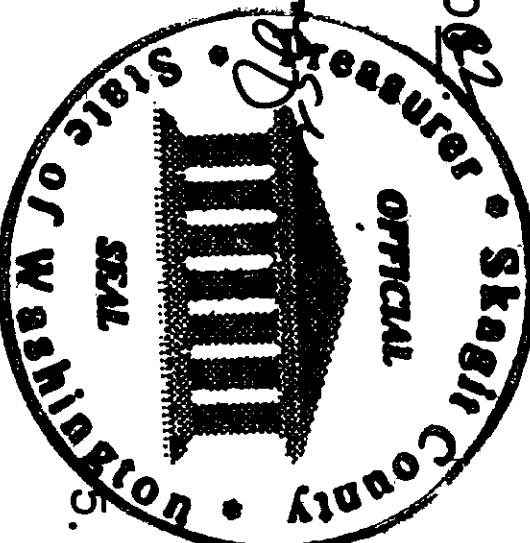
All Situate in the County of Skagit, State of Washington.

TREASURER'S CERTIFICATE

This is to certify that all taxes here-to-fore 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 2002.

This 28th day of July, 2002.

Paul Peterson, Treasurer  
Skagit County Treasurer



APPROVALS

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

Junda Kullen

Examined and approved this 22nd day of July, 2002, by the County Engineer of Skagit County, Washington.

Steve Webb

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-site Sewage) 8.12.48 (Water) this 30 day of July, 2002.

Skagit County Health Officer

Howard

NOTES

8/1/2002 Page 4 of 4 1:37PM



1. Certificate of Short Plat furnished by First American Title Insurance Company of Skagit County, Subdivision Guarantee No. H-593199, Order No. 68791, dated March 21, 2002 at 8:00 a.m.
2. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B (20")  
Theodolite: Min. Horiz. Circle Reading of 20"  
E.D.M.: Accuracy ± (5 mm + 5 ppm)
3. All development located within 200 horizontal feet of the Ordinary High Water Mark of the Swinomish Channel shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
4. Basis of Bearing - The centerline (C) of Channel Drive (Tract "A" of Skagit Beach Div. No. 5) as platted, adjacent Lots 1 through 5 of the Plat of Skagit Beach Div. No. 6 recorded in Volume 14 of Plats of Page 31 under Auditor's File No. 8701200024 and adjacent Lots 3 through 20 of the Plat of Skagit Beach Div. No. 5 recorded in Volume 10 of Plats at Page 27 under Auditor's File No. 771599, records of Skagit County, Washington, annotated thereon as being N 10°30' W and further based upon existing monumentation thereof.
5. The Section Subdivision the shown hereon is based upon the Plat of Skagit Beach Div. No. 1 as recorded in Volume 8 of Plats at Page 71, records of Skagit County, Washington.
6. The following matters are excluded from the coverage of the Subdivision Guarantee Policy No. H-593199 referred to in Note 1, here-in-above:
  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.
7. The following Notes as furnished by First American Title Company of Skagit County Subdivision Guarantee Policy No. H-593199 regarding record matters:

Agreement and the terms and conditions thereof, between Triple J Enterprises, a Washington General Partnership and Hayton Farms, Inc. regarding memorandum of option to purchase by that instrument recorded May 27, 1994 under Auditor's File No. 9405270165, records of Skagit County, Washington.

Rights or claims of persons in possession, or claiming to be in possession and terms and conditions of any unrecorded leases.
8. Change in location of access may necessitate a change of address, contact Skagit County Planning and Permit Center.

SEWAGE DISPOSAL

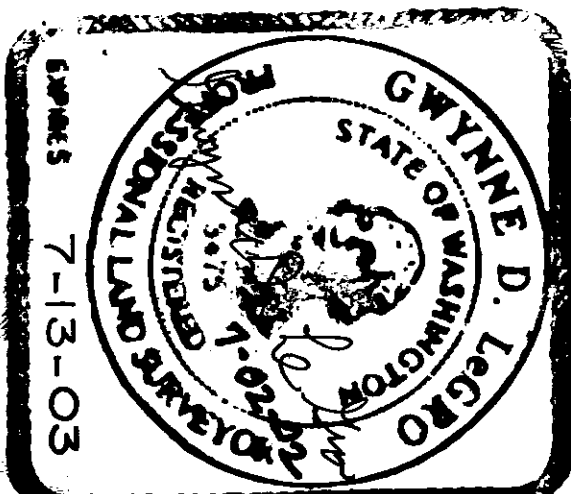
The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for all lots have been prepared by Rich Anderson of Anderson Contracting dated 10-15-99 and 6-06-02 and have been submitted to, approved by, and remain on file with the Skagit County Permit Center. Refer also to Note 3 of Restrictions on Sheet 3 of this Short Plat)

UTILITIES NOTE

Power and telephone is currently provided to the residences along Channel Drive via underground cable service, exact location uncertain.

WATER SUPPLY

Water of sufficient quantity and/or quality for normal domestic purposes is available to the lots within this Short Plat from the existing Town of LaConner water main in Channel Drive by Council authority.



SHORT PLAT No. PLOO-0408

TRIPLE J ENTERPRISES  
PROPERTY SURVEY

Portions Sec. 13 and 24, T. 34 N., R. 2 E.W.M.  
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SKAGIT COUNTY, WASHINGTON