

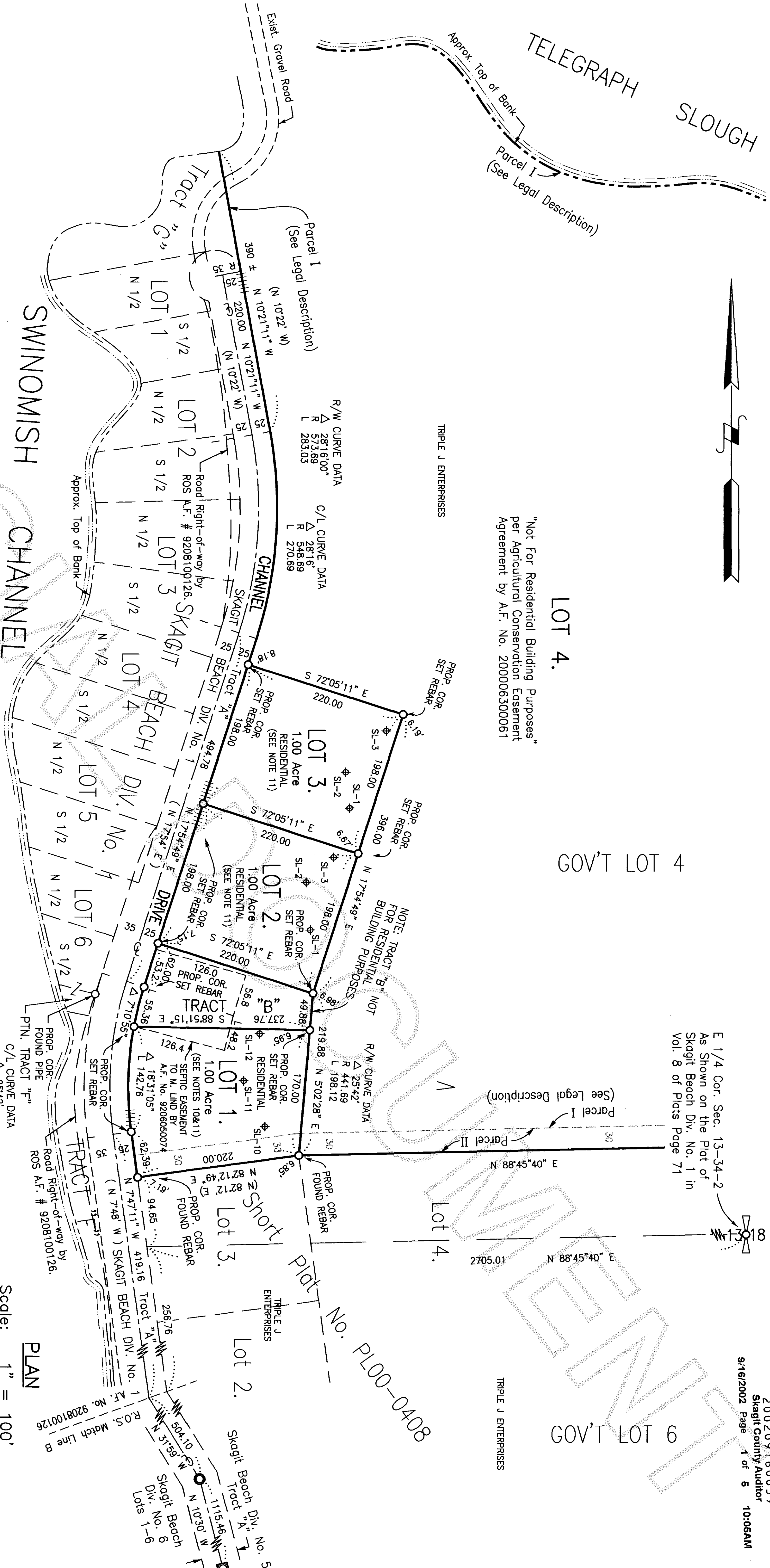
"Not For Residential Building Purposes"
per Agricultural Conservation Easement
Agreement by A.F. No. 200006300061

LOT 4.

GOV'T LOT 4

GOV'T LOT 6

TRIPLE J ENTERPRISES



OWNER-DEVELOPER

TRIPLE J ENTERPRISES
15356 Produce Lane
Mount Vernon, WA. 98273

ZONING CLASSIFICATION

AG-NRL : Agricultural Natural Resource Lands

SURVEY NOTE

1. The original plat bearings to the Plat of Skagit Beach Div. No. 1 lying Northerly of Match Line B depicted hereon have been adjusted in accordance with actual field verification of Note 1. of that survey prepared by Skagit Surveyors by that instrument recorded August 10, 1992 in Volume 13 of Surveys at Page 45 under Auditor's File No. 9208100126, records of Skagit County, Washington as follows: "These pipes appear to be original pipes from the Plat of Skagit Beach Div. No. 1, and were used as the controlling monuments for that portion of Skagit Beach Division No. 1 North of Match Line B."

THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURE, FOREST, AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING, OR MINERAL EXTRACTION WITH ASSOCIATED ACTIVITIES WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MUST BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SCC 14.18.010. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS."

LOT AREAS

Lot 1. = 43,558 Sq. Ft. = 1.00 Acre
Lot 2. = 43,560 Sq. Ft. = 1.00 Acre
Lot 3. = 43,560 Sq. Ft. = 1.00 Acre
Lot 4. = 276.47 ± Acres
Tract "B" = 18,949 Sq. Ft. = 0.435 Acres

WARNING

SWINOMISH CHANNEL

LEGEND

- PROP. COR. SET/FOUND REBAR
- Mon.
- Mon.
- 7.19' SL 2
- FOUND PIPE
- N 74°11' W (N 74°8' W)
- Property Corner Set/Found 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475" by this 2002 Survey.
- Found Yellow Plastic Cap Imprinted: "LS 8992" in Concr. Mon.-Cased (June 99)
- Found Brass Disk in Concr. Mon. Punched and Cased (June 99)
- Exist. Ground Elev. = 7.19' MSL
- Septic Drainfield Soil Log Test Hole #2
- Approved Driveway Access Locations
- Found Old 1" O.D. Iron Pipe 3" Deep. See also Survey Note 1. on this Sheet.
- Controlling Bearings used this survey. (Typ.)
- Original Plat Bearings adjusted per Survey (ROS) A.F. No. 9208100126. (Typical)
- Plat Road Right-of-way Centerline

Scale: 1" = 100'

LEGAL DESCRIPTION

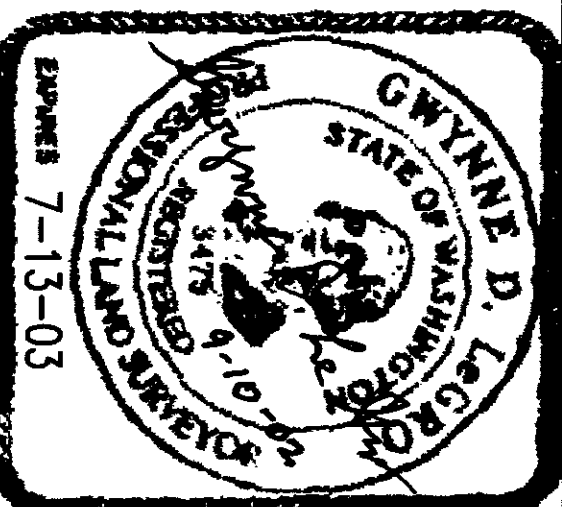
PARCEL 1:
1. Government Lot 2 of Section 18, Township 34 North, Range 3 East, W.M., and Government Lot 5 of Section 13, Township 34 North, Range 2 East, W.M., EXCEPT so much thereof, as lies within the following described tract:
Beginning at the corner of Sections 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M. and Township 34 North, Range 3 East, W.M., and thence running South following the said Township line, a distance of 1,320 feet; thence turning and running East, a distance of 1,295.6 feet; thence turning and running South, a distance of 590.7 feet; thence turning and running North 74°30' West, a (continued on Sheet 3)

AUDITOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

SHORT PLAT No. PLO2-0485

Norma Brunmet
Auditor, Skagit County
by: Mark Crossell



This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Skagit County Code Short Subdivision Ordinance, Section 14.08, at the request of Triple J, Enterprises.
LEGRO & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

Norma Brunmet
Auditor, Skagit County
by: Mark Crossell

TRIPLE J ENTERPRISES
PROPERTY SURVEY
PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

7
18

18

18
19

18
19

200209160059
Skagit County Auditor
9/16/2002 Page 2 of 5 10:05AM

Bar Scale
0 500 1000
Feet

VICINITY MAP
Scale : 1" = 400'

Note: Bearings and Distances in parenthesis are per Legal Description.

NW Cor. Sec. 18-34-3
2" Iron Pipe per R.O.S.
A.F. No. 834282

EXCEPTION
Parcel I-1
(See Legal Description)

W 1/4 Cor. Sec. 18-34-3
Iron Pipe per R.O.S.
A.F. No. 834282 and
Skagit Beach Div. No. 1

"Not For Residential Building Purposes"
and Further Subject To:
Conservation Easement Protecting Agricultural
and Critical Areas by A.F. No. 20000630006

"Not For Residential Building Purposes"
and Further Subject To:
Conservation Easement Protecting Agricultural
and Critical Areas by A.F. No. 20000630006

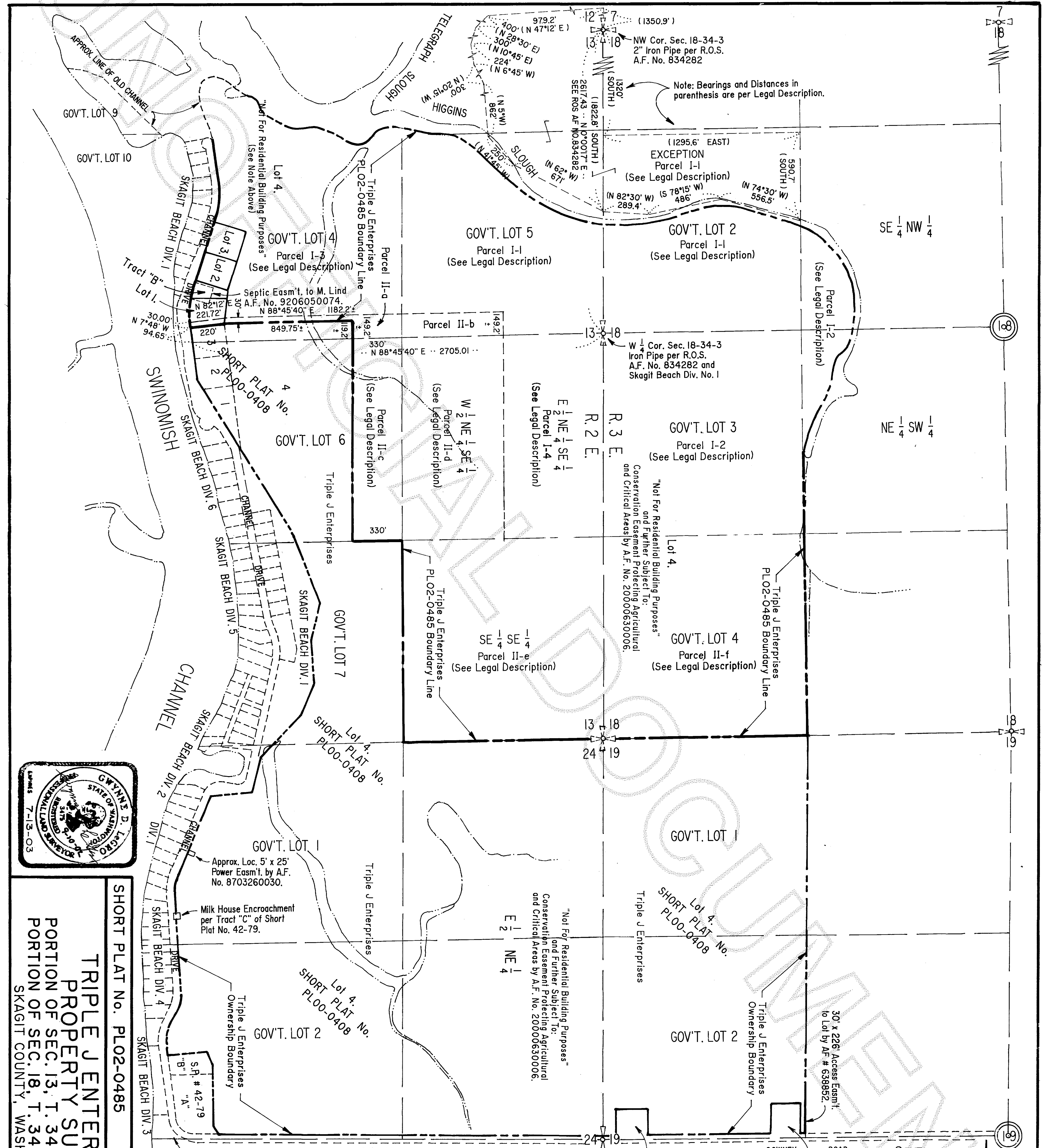
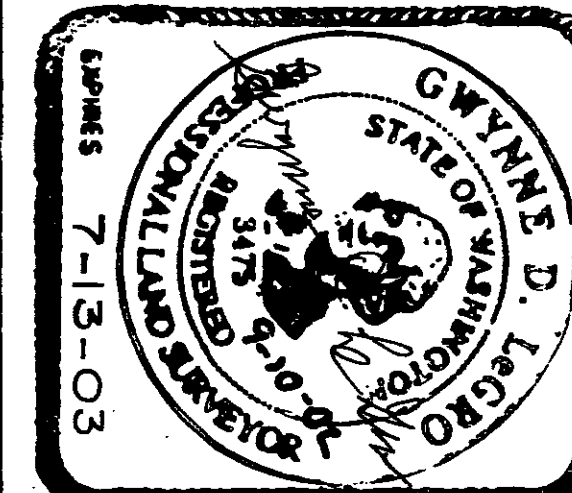
Electric Trans. Line Easmt.
Approx. Loc. AF # 444470.

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 5 Sheets

SHORT PLAT No. PLO2-0485

TRIPLE J ENTERPRISES
PROPERTY SURVEY
PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON





LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGAL DESCRIPTION

(cont'd. from Sheet 1)

distance of 556.5 feet; thence turning and running South 78°15' West, a distance of 486 feet; thence turning and running North 82°30' West, a distance of 289.4 feet to an intersection with said Township line, which point of intersection is 1,822.8 feet South of said corner of Sections 7, 12, 13 and 18; thence turning and running North 62° West, a distance of 671 feet; thence turning and running North 41°45' West, a distance of 250 feet; thence turning and running North 5° West, a distance of 862 feet; thence turning and running North 20°15' West, a distance of 300 feet; thence turning and running North 6°45' West, a distance of 224 feet; thence turning and running North 10°45' East, a distance of 300 feet; thence turning and running North 28°30' East, a distance of 400 feet; thence turning and running North 47°12' East, a distance of 979.2 feet to an intersection with the aforesaid Township line; thence turning and running South following the said Township line, a distance of 1,350.9 feet to the corner of Sections 7, 12, 13 and 18 on Township line between Township 34 North, Range 2 East, W.M. and Township 34 North, Range 3 East, W.M., the point of beginning; EXCEPT the South 149.2 feet of the West 1/2 of said Government Lot 5.

2. Government Lot 3; that portion of the Southeast 1/4 of the Northwest 1/4 lying South and West of Higgins Slough; and that portion of the Northeast 1/4 of the Southwest 1/4 lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East, W.M.

3. Government Lot 4 of Section 13, Township 34 North, Range 2 East, W.M.; EXCEPT that portion thereof 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 continuing North 7°48' West along the East line of said Tract "A", a distance of 30.00 feet; thence North 82°12' East, a distance of 221.72 feet; thence North 88°45'40" East along a line parallel with the South line of said Government Lot 4, a distance of 1,182.2 feet, more or less, to the East line of said Government Lot 4; thence South along the East line of said Government Lot 4, a distance of 149.2 feet, more or less, to the Southeast corner of said Government Lot 4; thence South 88°45'40" West along the South line of said Government Lot 4 to the point of beginning.

4. The East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 34 North, Range 2 East, W.M.

ALSO EXCEPTING from the above descriptions, County Road, dike and ditch right-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.

PARCEL II:

a. 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, (cont'd. on Column 2, Sheet 3)

(cont'd. from Column 1, Sheet 3)

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 to the true point of beginning; thence continuing North 7°48' West along the East line of said Tract "A", a distance of 30.00 feet; thence North 82°12' East, a distance of 221.72 feet; thence North 88°45'40" East along a line parallel with the South line of said Government Lot 4, a distance of 1182.2 feet, more or less, to the East line of said Government Lot 4; thence South along the East line of said Government Lot 4, a distance of 149.2 feet, more or less, to the Southeast corner of said Government Lot 4; thence South 88°45'40" West along the South line of said Government Lot 4 to a point at the intersection with the West line of the East 330 feet of said Government Lot 4; thence Northerly along the West line of said East 330 feet, a distance of 119.2 feet, more or less, to a point which lies 30 feet Southerly of, when measured at right angles to, the North line of this property description; thence South 88°45'40" West along a line parallel to the North line of this property description, a distance of 849.75 feet, more or less, to a point which bears North 82°12' East, a distance of 220.00 feet from the true point of beginning; thence South 82°12' West, a distance of 220.00 feet to the true point of beginning.

b. The South 149.2 feet of the West 1/2 of Government Lot 5 of Section 13, Township 34 North, Range 2 East W.M.

c. The East 330 feet of Government Lot 6 of Section 13, Township 34 North, Range 2 East, W.M.

d. The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 34 North, Range 2 East, W.M.

e. The Southeast 1/4 of the Southeast 1/4 of Section 13, Township 34 North, Range 2 East, W.M.

f. Government Lot 4 of Section 18, Township 34 North, Range 3 East, W.M.

SUBJECT TO that Easement, situate in the S 1/2 of the NE 1/4 of Section 24, Township 34 North, Range 2 East, W.M., 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 Gardiner 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, 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;

(cont'd. on Column 3, Sheet 3)

(cont'd. from Column 2, Sheet 3)

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 Section 19, Township 34 North, Range 3 East, W.M. by that instrument recorded July 26, 1963 under Auditor's File No. 638852, records of Skagit County, Washington;

AND SUBJECT TO any questions 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 Section 24, Township 34 North, Range 2 East, W.M. 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 tidelands, 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 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.

(cont'd. on Column 4, Sheet 3)

(cont'd. from Column 3, Sheet 3)

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 at 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;

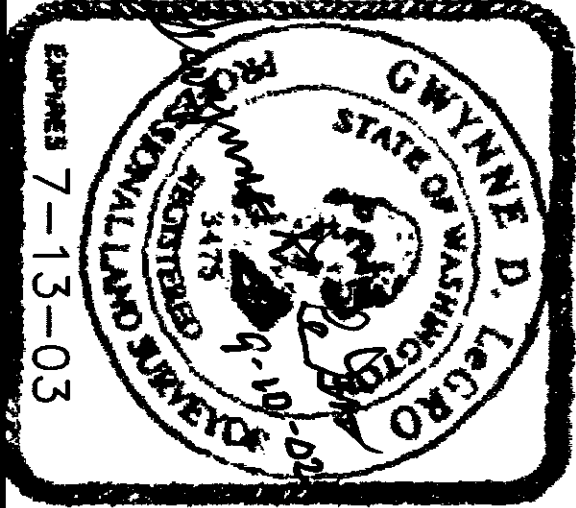
AND SUBJECT TO Title Notification that Tax Parcel No. P20684, located in Government Lot 2 of said Section 24, is Property Designated Agricultural Resource Lands by Skagit County by that instrument recorded February 3, 1998 under Auditor's File No. 9802030050, records of Skagit County, Washington;

AND SUBJECT TO 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 farm 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;

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.;

AND FURTHER SUBJECT TO the Terms and provisions of Conservation Easement to Skagit County, a political subdivision of the State of Washington by that instrument recorded June 30, 2000 under Auditor's File No. 200006300061, records of Skagit County, Washington.

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



SHORT PLAT No. PLO2-0485

TRIPLE J ENTERPRISES
PROPERTY SURVEY

PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
PORTION OF SEC. 18, 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. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.
5. The subject property is located within designated Agricultural Natural Resource Lands (AG-NRL). Note that all future development and/or transfer of title ownership will need to sign and record a natural resource waiver with the title of the property.
6. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
7. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
8. Lot 4 of this Short Plat is located within land use designated as Agricultural-Natural Resource Land and shall be hereby designated "Not for Residential Building Purposes".
9. Be Hereby Notified that, in consideration of Skagit County Code (SCC) 14.04.112(6) Agricultural Land Preservation, Lots 1, 2 and 3 of this Short Subdivision shall be created hereby for residential purposes. Lot 4 of this Short Plat shall be designated "NOT FOR RESIDENTIAL BUILDING PURPOSES" and be further subject to the terms and conditions of that Agricultural Conservation Easement by that instrument dated June 27, 2000 and recorded June 30, 2000 under Auditor's File No. 200006300061, records of Skagit County, Washington.

NOTES

1. Certificate for Short Plat furnished by First American Title Insurance Company of Skagit County, Subdivision Guarantee Policy No. H-593269, Order No. 00069564, dated June 5, 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 ± (5mm + 5ppm)
3. Basis of Bearing – the centerline of Channel Drive (Tract "A" of Skagit Beach Div. No. 5) as plotted, adjacent Lots 1 through 5 of the Plat of Skagit Beach Div. No. 6 recorded in Volume 14 of Plats at Page 31 under A.F. 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 A.F. No. 771599, all records of Skagit County, Washington, annotated thereon as being N 10°30' W and further based upon existing centerline monumentation thereof.

(NOTES CONTINUED)

4. 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.
5. The following matters are excluded from the coverage of the Subdivision Guarantee Policy No. H-593269 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.
6. The following Record Matters as furnished by First American Title Insurance Company of Skagit County by Subdivision Guarantee Policy No. H-593269:
 1. General Taxes due on the date of this report.
 2. Said lands have been reclassified for tax purposes as Farm and Agricultural by those instruments recorded April 26, 1971 and September 30, 1974 under A.F. No's. 751695 and 808040. They will be subject to further taxation and interest thereupon as provided by Chapter 84.34 and 84 RCW upon withdrawal from such classification or change in use.
 3. Mortgage and additional advances, if any, and the terms and conditions thereof, between Triple J Enterprises, mortgagee and Alvin Sparks, et al. by those instruments recorded May 27, 1994 under A.F. No. 9405270163 and March 23, 1998 under A.F. No. 9803230072, later subordinated by instrument recorded under A.F. No. 200006300063.
 4. Agreement and the terms and conditions thereof between Triple J Enterprises and Hayton Farms, Inc. regarding memorandum of option to purchase by that instrument recorded May 27, 1994 under A.F. No. 9405270163.
 5. &6. Deed of trust including the terms and conditions thereof between Triple J Enterprises, Grantor and Washington Mutual Bank dba Western Bank by those instruments recorded May 25, 2000 under A.F. No's. 200005250067 and 200005250068, and subordinated by instrument recorded under A.F. No. 200006300062.
 7. Unrecorded leaseholds, if any, rights of vendors and chattel mortgages of personal property, and rights of tenants to remove trade fixtures at the expiration of term.
 8. For easements, restrictions or other exceptions, see Legal Description.
7. The following Notes as furnished by First American Title Insurance Company of Skagit County by Subdivision Guarantee Policy No. H-593269:
NOTE #1: General Taxes for the year 2002 in the amount of \$43.77, have been paid in full for Tax Account No. 340318-2-003-0000 (P22122)
NOTE #2: In accordance with the Document Standardization Requirements becoming effective January 1, 1997, the Company recommends the following abbreviated legal description be used when the full legal description does not appear on the first page OR when a standardized cover sheet is required for recording.
Plats. Section 18, Township 34, Range 3; and Ptns. Section 13, Township 34, Range 2.
8. In accordance with SCC 14.32 on Engineered drainage report has been prepared for Lots 1, 2, and 3 of this Short Plat by Legro and Associates and is currently on file with the Skagit County Planning and Permit Center.

OWNER'S CERTIFICATE

Know all men by these present, 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 act and deed, in witness whereof we have caused our names to be hereunto subscribed this 18 day of July, 2002

TRIPLE J ENTERPRISES, a Washington General Partnership:

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

WASHINGTON MUTUAL BANK dba WESTERN BANK:

Bryan McDonald
Signature
Bryan McDonald
Print Name
Vice President
Print Title

SKAGIT PROPERTIES GROUP:

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

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

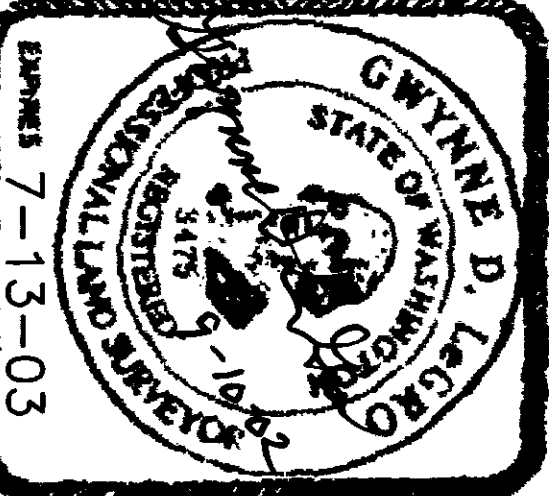
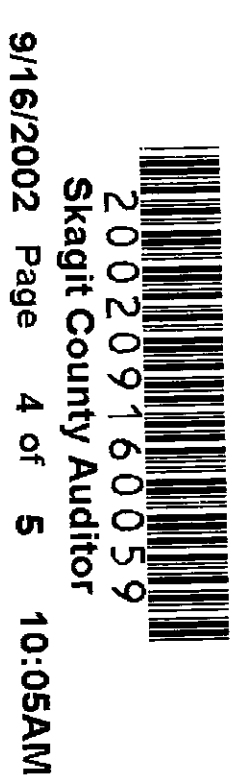
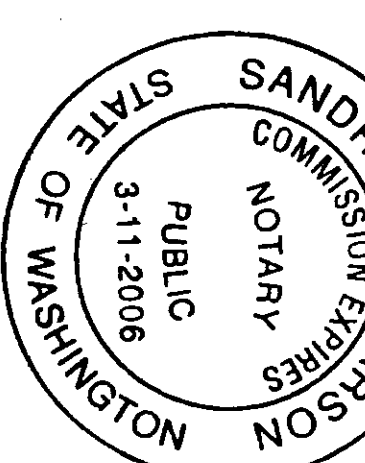
ACKNOWLEDGEMENT

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, Thod 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 18th day of July, 2002.

Sandra Lee Larson
Notary Public in and for the State of Washington,
residing at MT. View



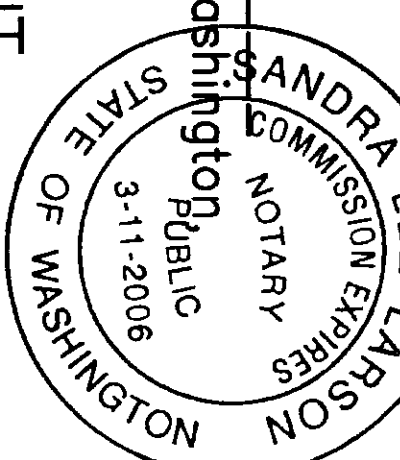
ACKNOWLEDGEMENT

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 18th day of July, 2002.

Sandra Lee Larson
Notary Public in and for the State of Washington,
residing at MT. View



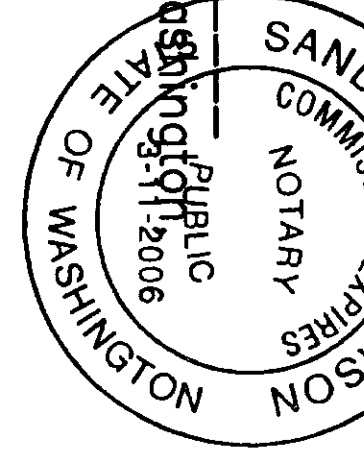
ACKNOWLEDGEMENT

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 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 18th day of July, 2002.

Sandra Lee Larson
Notary Public in and for the State of Washington,
residing at MT. View

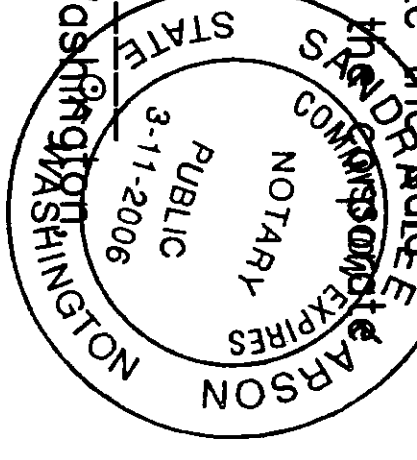


ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

This is to Certify that on this 16th day of July, 2002, before me, the undersigned, a Notary Public, personally appeared Bryan McDonald and Vice President to me known to be the 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 seal of the said corporation.

Sandra Lee Larson
Notary Public in and for the State of Washington,
residing at MT. View

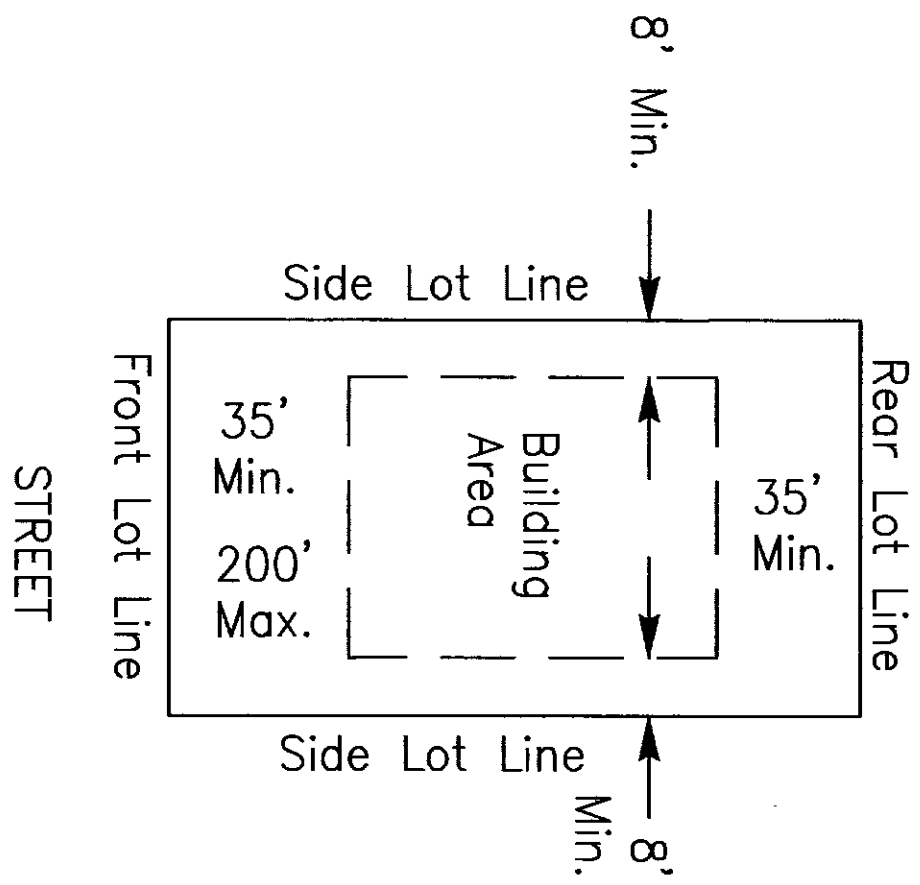


SHORT PLAT No. PLO2-0485

TRIPLE J ENTERPRISES
PROPERTY SURVEY
PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
PORTION OF SEC. 18, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

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 La Conner water main in Channel Drive by Council authority.



TYPICAL BUILDING SETBACK DIAGRAM

(NOTES CONTINUED)

(Cont'd from Sheet 4 Column 2)

9. This Short Plat lies within special flood hazard area Zone A-7, community Panel Number 530151 0250 C, Effective Date 1-3-85 of the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) entitled Skagit County, Washington (unincorporated Areas) Panel 250 of 550. The Base Flood Elevation at this location is Elevation = 8 ft. NGVD '29 Vertical Datum. Note that the map elevations upon sheet 1 of this Short Plat are also NGVD '29 Vertical Datum.
10. A portion of Lot 1 is encumbered by a conservation easement (AF# 200006300061). The property owner should review this document and contact the Skagit County Conservation Futures office for any restrictions that might be imposed on this property.
11. 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.
12. Any future building within 200 feet of the slough may require additional critical area review.

SEWAGE DISPOSAL

The method of sewage disposal shall be by individual septic drainfield systems. The required soil logs for Lots 1, 2 and 3 of this Short Plat have been prepared by Rich Anderson of Anderson Contracting dated 10-15-99 for Lot 1 and 6-6-02 for Lots 2 and 3 and have been submitted to and remain on file with the Skagit County Permit Center. (Refer also to Note 3 of RESTRICTIONS on Sheet 4.)

No septic drainfield disposal is required for Lot 4 of this Short Plat as a condition of this subdivision approval.

HEALTH OFFICER APPROVAL

The within and foregoing short plat is approved in accordance with the provisions of Skagit County Code Title 12.05 (On-Site Sewage) & 12.48 (Water) this 12 day of September, 2002.

Richard W. P.
Skagit County Health Officer

APPROVALS

Examined and approved this 13 day of September, 2002, by the Planning Department of Skagit County, Washington.

Tom Adkins

Examined and approved this 12 day of September, 2002, by the County Engineer of Skagit County, Washington.

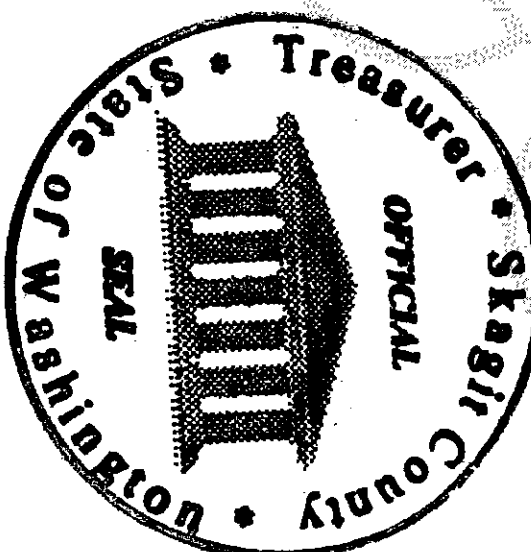
Ann Hartman for Steve Fleede

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 of 2002.

This 13 day of September, 2002

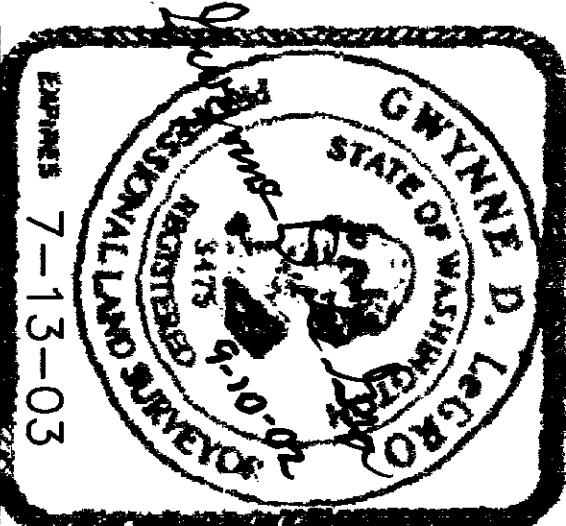
John J. Jorgensen
Skagit County Treasurer



LOT ADDRESSES

- Lot 1: # 14468 Channel Drive
Lot 2: # 14405 Channel Drive
Lot 3: # 4377 Channel Drive
Lot 4: # 14375 Channel Drive

200209160059
Skagit County Auditor
9/16/2002 Page 5 of 5 10:05AM



SHORT PLAT No. PLO2-0485

TRIPLE J ENTERPRISES
PROPERTY SURVEY

PORTION OF SEC. 13, T. 34 N., R. 2 E.W.M.
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SKAGIT COUNTY, WASHINGTON