

SURVEY DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.,

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED APRIL 25, 1994, UNDER AUDITOR'S FILE NO. 1949, IN VOLUME 28 OF DEEDS, PAGE 548, RECORDS OF SKAGIT COUNTY,

AND EXCEPT THAT PORTION LYING WITHIN THE AS BUILT AND EXISTING COUNTY ROAD RUNNING ALONG THE NORTH LINE OF SAID EAST 1/2 COMMONLY KNOWN AS DAHLSTEDT ROAD,

AND EXCEPT THAT PORTION LYING WITHIN DRAINAGE DISTRICT NO. 14 DITCH RIGHT OF WAY RUNNING ALONG THE NORTH LINE OF SAID EAST 1/2 AND AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3604, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE BEING 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.

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.
2. CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. COMPREHENSIVE PLAN DESIGNATION: AGRICULTURAL NTL ZONING: AGRICULTURAL.
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM (LOTS 1 AND 2) CONVENTIONAL SYSTEMS
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 2, WATER FROM SAID WELL WILL CONTINUE TO BE PROVIDED TO LOT 1 FOR AGRICULTURAL PURPOSES AND TO LOT 2 FOR DRINKING WATER PURPOSES. EXISTING SEPARATE WATER TREATMENT SYSTEMS ARE BEING UTILIZED FOR THE HOUSE AND BARN AND WILL CONTINUE TO BE MAINTAINED SEPARATELY.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LISSER 22960
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST-WEST CENTERLINE OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.
BEARING = NORTH 84°29'00" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY, ORDER NO. P-100213-E, DATED JANUARY 31, 2002.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 22-81 RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 65, AND SHORT PLAT NO. 16-86 RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 92, AND RECORD OF SURVEY RECORDED IN VOLUME 4 OF SURVEYS, PAGE 88, 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. SAID REPORT LISTS DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 752484, 764217, 489473, 544473, 8211230007, 731529, 201109, 89040300060 AND 200202210003.

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS 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 CARD SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-130-WAC.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
330 MILWAUKEE PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL: bruce@lissers.com

DATE Aug. 20, 2002

-CONTINUED-

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 (NRL) ON LOT 1, PER SKAGIT COUNTY CODE 14.03003(D)(1) PROPERTY IS RESTRICTED TO NATURAL RESOURCE PRODUCTION AS DEFINED IN THE NRL; PROVIDED, THAT IT MAY BE USED FOR THOSE USES OUTLINED IN THE UNDERLYING ZONE (EXCEPT FOR A DWELLING UNIT), IN THE CASE OF AGRICULTURE AND INDUSTRIAL FOREST LANDS, RESTRICTIONS DEFINED IN THE NRL MAY ONLY BE EXTINGUISHED UPON A DECLARATION IN A COURT OF COMPETENT JURISDICTION FINDING THAT IT IS NO LONGER POSSIBLE TO COMPETENTLY USE THE PROPERTY FOR THE PRODUCTION OF FOOD, AGRICULTURE PRODUCTS, TIMBER, OR EXTRACTION OF MINERALS."
17. PROPERTY IS LOCATED IN FLOOD ZONE A7 AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 5301510235 D DATED SEPTEMBER 29, 1989. SEE SKAGIT COUNTY PLANNING DEPARTMENT FOR MINIMUM BUILDING REQUIREMENTS. BENCH MARKS SET FOR THIS SURVEY ARE LOCATED AS SHOWN, ELEVATION =
BENCH MARK "A" ELEVATION = 34.7 NGVD24
BENCH MARK "B" ELEVATION = 35.7 NGVD24
18. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.
19. THE PORTION OF LOT 1 DESIGNATED OPEN-SPACE NRL IS NOT FOR RESIDENTIAL BUILDING PURPOSES. THE RESIDENTIAL DEVELOPMENT RIGHTS ON THIS PARCEL HAVE BEEN EXHAUSTED THROUGH GRANTING OF A NATURAL RESOURCE LANDS EASEMENT. THE SUBDIVIDER HAS ENTERED INTO A NATURAL RESOURCE LANDS EASEMENT (NRL) AGREEMENT WITH SKAGIT COUNTY, RECORDED UNDER SKAGIT COUNTY A.F. NO. 200210040123.
20. THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AGRICULTURE BY SKAGIT COUNTY. A VARIETY OF COMMERCIAL AGRICULTURAL ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF AGRICULTURAL CHEMICALS, INCLUDING HERBICIDES, PESTICIDES AND FERTILIZERS, OR FROM SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED AGRICULTURE AS A PRIORITY USE ON DESIGNATED AGRICULTURAL LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS CERTIFIES THAT THIS SHORT CARD IS MADE AS A FREE AND VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF WE HAVE HEREINTO SET OUR HAND AND SEALS THIS 21st DAY OF August, 2002.

Doune Dykstra
DOUNE DYKSTRA, A SINGLE PERSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUNE DYKSTRA, A SINGLE PERSON, 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: Aug. 21, 2002



BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
RESIDING AT Mount Vernon
MY APPOINTMENT EXPIRES 7-14-04

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY - PUBLIC
My Commission Expires 7-14-2004

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200210090128
Skagit County Auditor
10/9/2002 Page 1 of 2 10:16AM

Edward B. Smith
SKAGIT COUNTY AUDITOR

APPROVALS

THE WITHIN AND FOREGOING SHORT CARD SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SUBDIVISION ORDINANCE ON THIS 21st DAY OF October, 2002.

Julie Weller
CARD ADMINISTRATOR

Steve Hilde
SKAGIT COUNTY ENGINEER

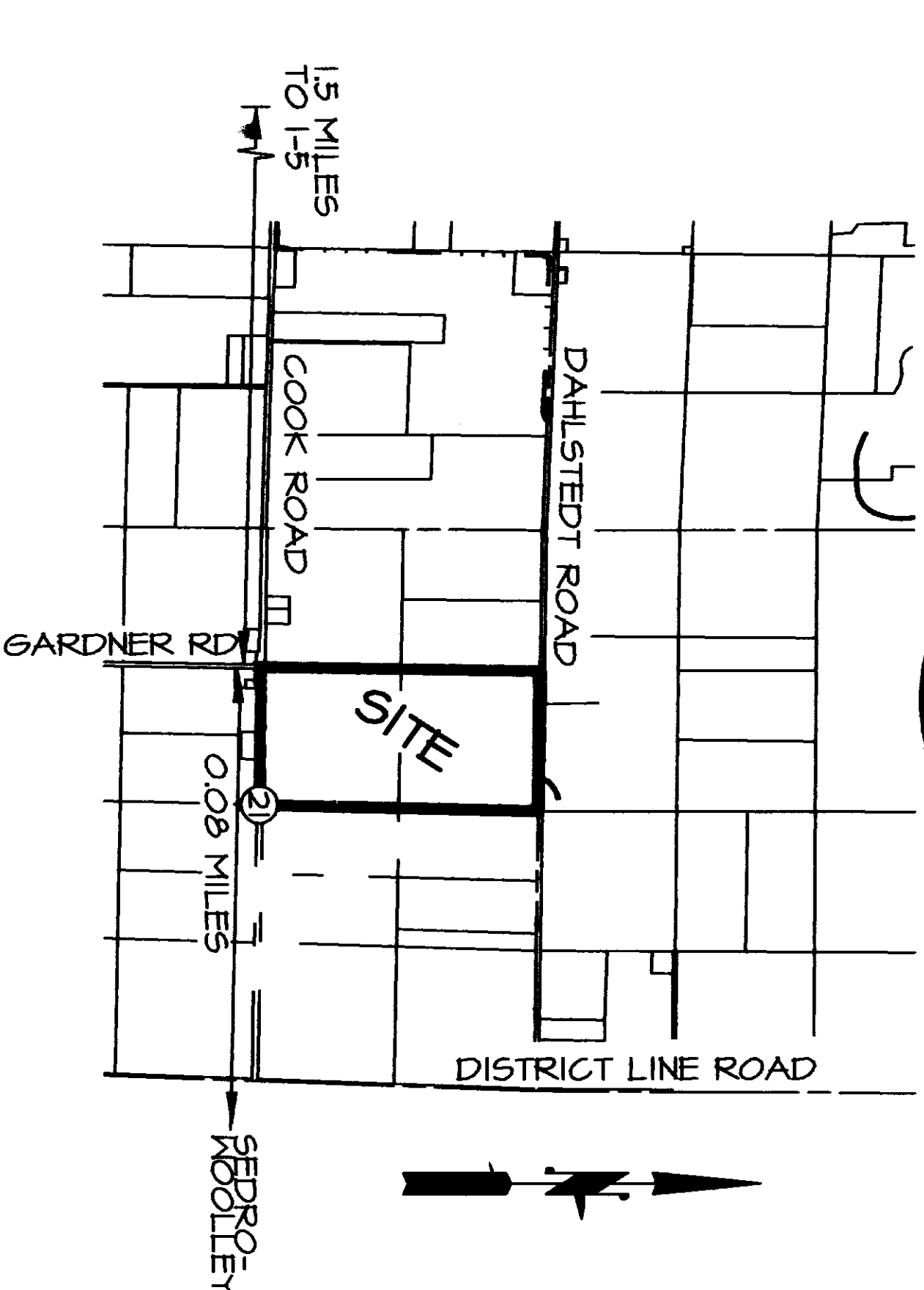
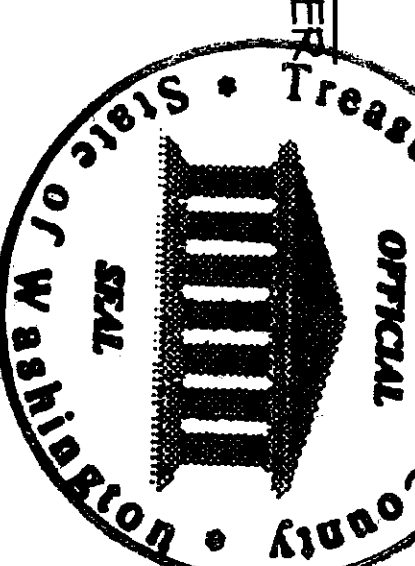
THE WITHIN AND FOREGOING SHORT CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 19th DAY OF September 2002.

Hubert W. W.
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 AND ENTERED TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING September 2002.

David L. Lissler
SKAGIT COUNTY TREASURER

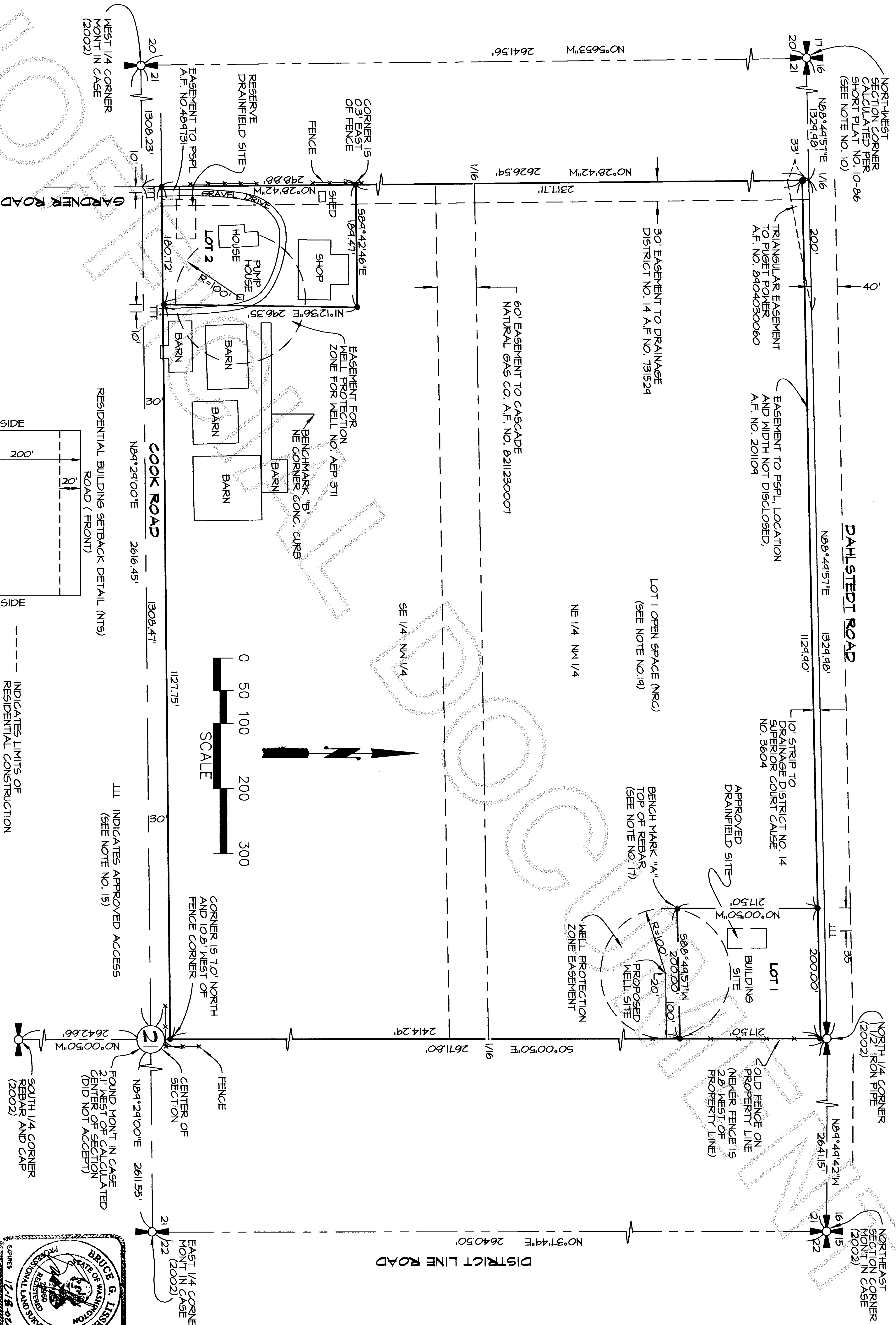


SCALE 1" = 2000'

SHEET 1 OF 2

DATE: 7/14/02

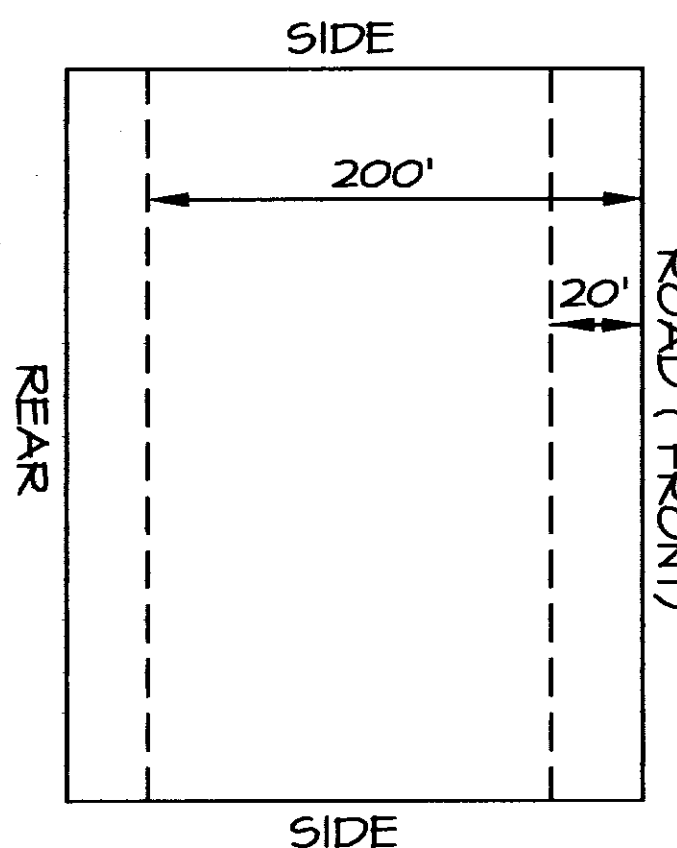
SHORT CARD NO. PL-02-0091			DATE: 7/14/02
SURVEY IN A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 21, TOWNSHIP 35, NORTH, RANGE 4 EAST, N.M. SKAGIT COUNTY, WASHINGTON FOR: DOUNE DYKSTRA			
FB 30 PG 38	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: N/A	
MERIDIAN: ASSUMED			DRAINING: 02-021DWG



LOT AREA AND ADDRESS INFORMATION

LOT 1
BUILDING SITE
20468 DAHLSTEDT ROAD AREA 43,441 SQ. FT. = 1.0 ACRES
OPEN-SPACE NATURAL RESOURCE LAND AREA 3,362,444 SQ. FT. = 77.20 ACRES

LOT 2
20253 COOK ROAD AREA 55,078 SQ. FT. = 1.26 ACRES
TOTAL AREA 3,461,518 SQ. FT. = 79.46 ACRES



DRAINAGE REPORT

A DRAINAGE REPORT WAS PREPARED FOR THIS PROJECT BY RAYNIK & ASSOCIATES, INC. DATED MAY 24, 2002 ON FILE AT SKAGIT COUNTY PLANNING. THE REPORT SUGGESTS GRADING ANY DRIVEWAY AND BUILDING SITE FOR LOT 1 NORTH TO THE EXISTING ROAD DITCH. SEE REPORT FOR DETAILS.

SHORT CARD NO. PL-02-0041

SURVEY IN A PORTION OF THE
EAST 1/2 OF THE NORTHWEST 1/4
SECTION 21, TOWNSHIP 35, NORTH, RANGE 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
FOR: DOUVE DYKSTRA

FB 30	PG 30	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 100'
MERIDIAN: ASSIGNED		SURVEYING & LAND USE CONSULTATION MOUNT VERNON, WA 360-419-7442	DRAWING: 02-021.DWG

