

AUDITOR'S CERTIFICATE

200210090172
Skagit County Auditor
10/9/2002 Page 1 of 2 3:14PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Norma Bunnell
Deputy
Muddy Drossel

SKAGIT COUNTY AUDITOR

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUPERVISORS HEREBY CERTIFY THAT THIS SHORT PLAT MADE AS THEIR FREE AND VOLUNTARY ACT AND DEEDS, AND DEDICATES TO THE USE OF THE PUBLIC FOR ALL ROADS AND PUBLIC OPEN SPACES, SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES, AND NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND PARK PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY REPAIRS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH ROAD SHOWN HEREON.

JOHN A. HOHMANN
JOHN G. HOHMANN
JOANNE G. KENNERLY
Attorney for John A. Hohmann

ACKNOWLEDGMENT

STATE OF WASHINGTON
I CERTIFY THAT I, JOHN OR HAVE SATISFACTORY EVIDENCE/JOHN A. HOHMANN, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

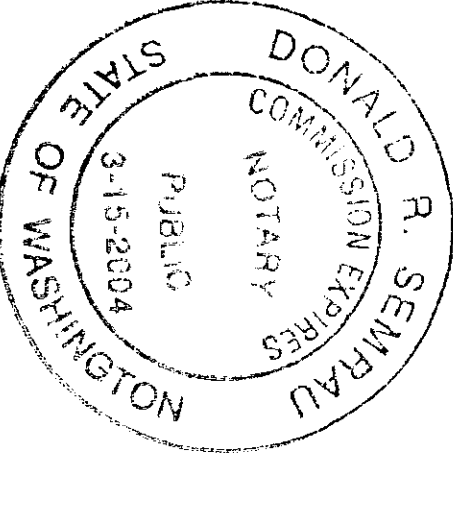
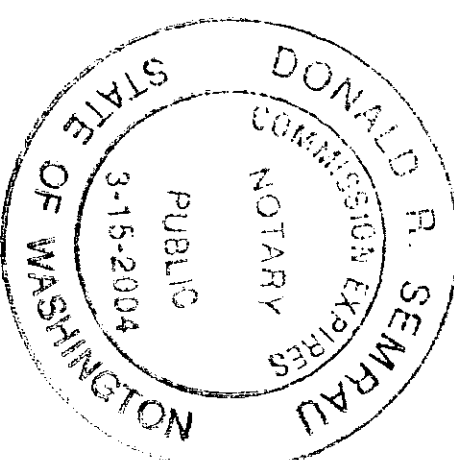
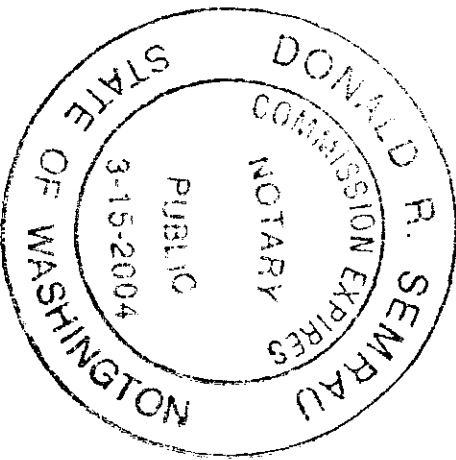
ACKNOWLEDGMENT

STATE OF WASHINGTON
I CERTIFY THAT I, JOHN OR HAVE SATISFACTORY EVIDENCE/JOHN G. HOHMANN, AS HIS SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

ACKNOWLEDGMENT

STATE OF WASHINGTON
I CERTIFY THAT I, JOHN OR HAVE SATISFACTORY EVIDENCE/JOANNE G. KENNERLY, AS HER SEPARATE PROPERTY, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 9.18.02
SIGNATURE Norma Bunnell
TITLE Deputy Auditor
MY APPOINTMENT EXPIRES 3.15.2004



SHEET 1 OF 2

SHORT PLAT NO. PL-02-0204

DATE

SURVEY IN A PORTION OF THE S.W. 1/4
SECTION 35, T. 34 N., R. 2 E., W.M.

FOR: JOHN HOHMANN, ET AL.
SKAGIT COUNTY, WASHINGTON

FB 227 Pg 19-26 SEMRAU ENGINEERING & SURVEYING, PLLC SCALE: N/A
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4282

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. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING - RURAL RESERVE (RRV).
4. COMPREHENSIVE PLAN - RURAL RESERVE (RRV).
5. SEWAGE DISPOSAL - INDIVIDUAL ONSITE SEPTIC SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.
6. THE ONE HUNDRED (100) FOOT-RADIUS-WELL PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE. OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 14063 (PART), 1991)
7. INDICATES EXISTING REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622.
8. MERIDIAN - ASSUMED.
9. BASIS OF BEARING - EXISTING MONUMENTS ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. BEARING = NORTH 00°07'29" EAST. LEGAL DESCRIPTION IS FROM STEWART TITLE GUARANTY COMPANY, ORDER NO. S-101097, DATED APRIL, 19, 2002.
10. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS 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 NUMBERS 624186, 8012290056, 9008240030, AND 9209300083.
11. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
12. SURVEY PROCEDURE: FIELD TRAVERSE.
13. 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.
14. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING DEPARTMENT.
15. TOTAL ACREAGE PLATTED IS 20.00 ACRES.
16. SALT WATER INTRUSION POLICY RESOLUTION #15570 SHALL BE FOLLOWED FOR WELLS LESS THAN (<) 1/2 MILE FROM THE COAST PRIOR TO BUILDING PERMITS ISSUANCE.
17. BUILDING SETBACK DIMENSIONS IN THE RURAL RESERVE ZONING ARE 35 FEET FROM FRONT PROPERTY LINE, 8 FEET FROM SIDE LINE, AND 25 FEET FROM REAR LINE.
18. THE "DRAINAGE REPORT FOR HOHMANN SHORT PLAT" DATED JULY 12, 2002, INCLUDED THE FOLLOWING RECOMMENDATION: LOT 2 SHOULD CONSIDER ROCK LINED DITCHES OR OTHER MODERATE SLOPE CHANNEL CONVEYANCES TO MINIMIZE DEVELOPED RUNOFF EROSION.

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., EXCEPT COUNTY ROADS ALONG THE WEST AND EAST LINES THEREOF.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT ADDRESS INFORMATION

LOT 1 17749 INDIAN ROAD
LOT 2 17749 PULL AND BE DAMNED ROAD

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 9th DAY OF October 2002.

SHORT PLAT ADMINISTRATOR

SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 3 DAY OF October 2002.

SKAGIT COUNTY HEALTH OFFICER

TREASURER'S CERTIFICATE

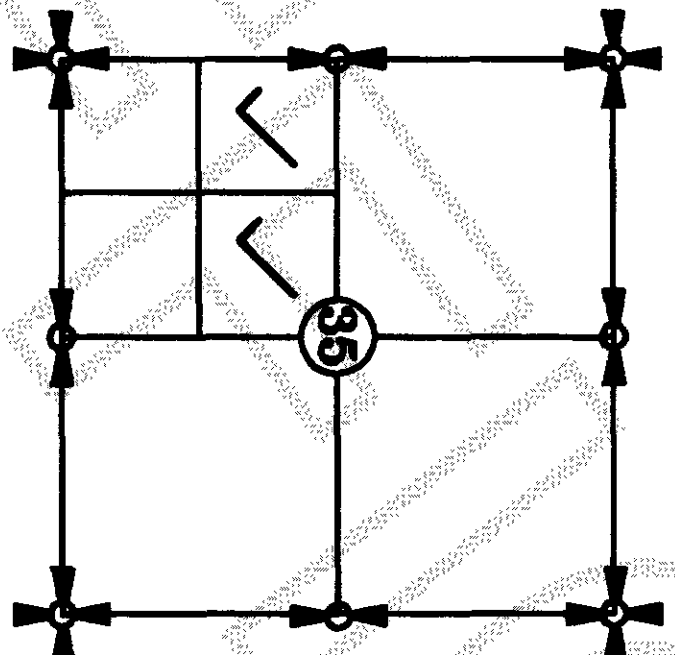
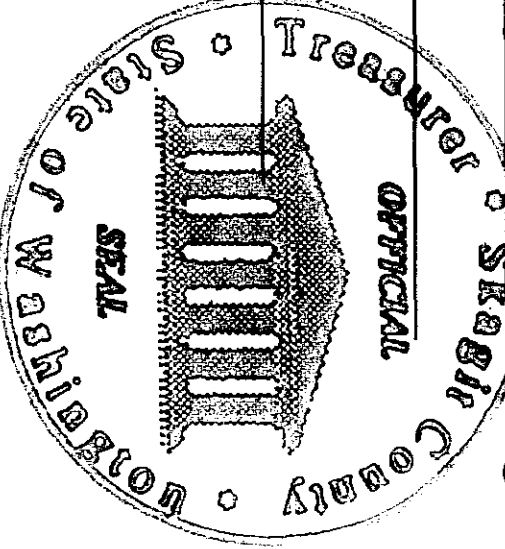
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2002. THIS 8th DAY OF October 2002.

SKAGIT COUNTY TREASURER

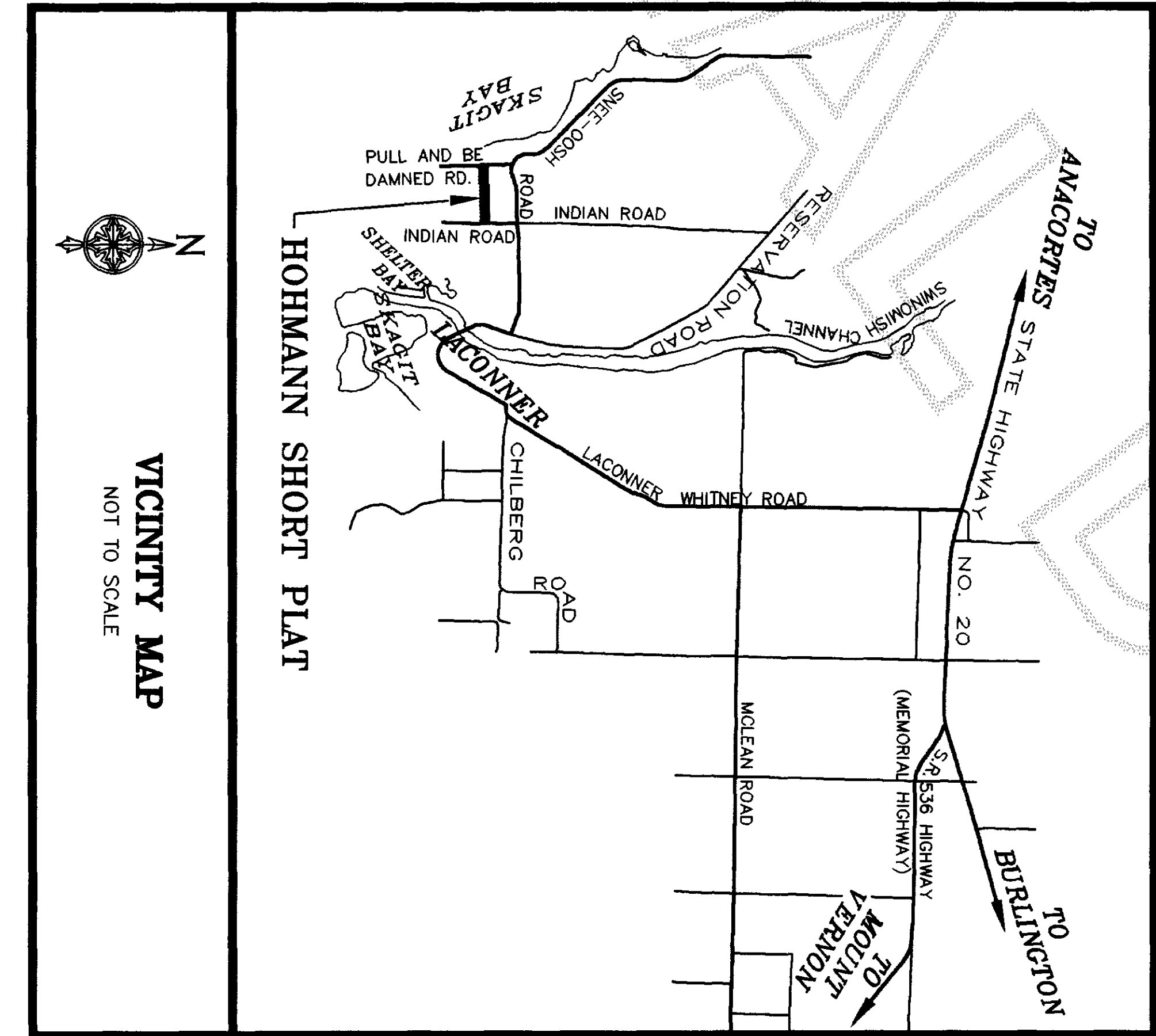
SHORT PLAT NO. DATE

OWNER

JOHN HOHMANN
PO BOX 1000
LA CONNER, WA 98257
360-466-3674



VICINITY MAP
NOT TO SCALE

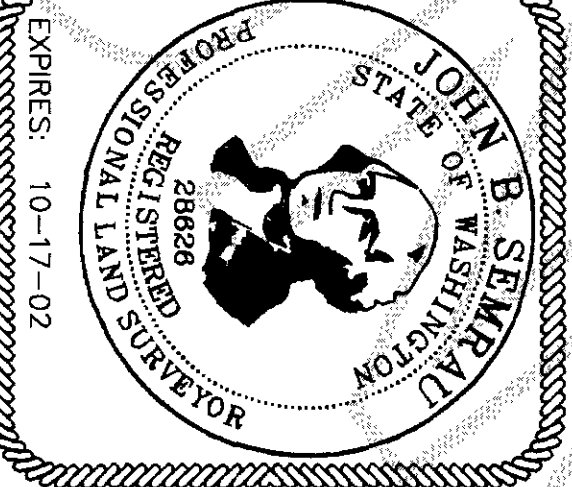


VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

JOHN B. SEMRAU, P.L.S. CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
PHONE (360) 424-9566



AUDITOR'S CERTIFICATE

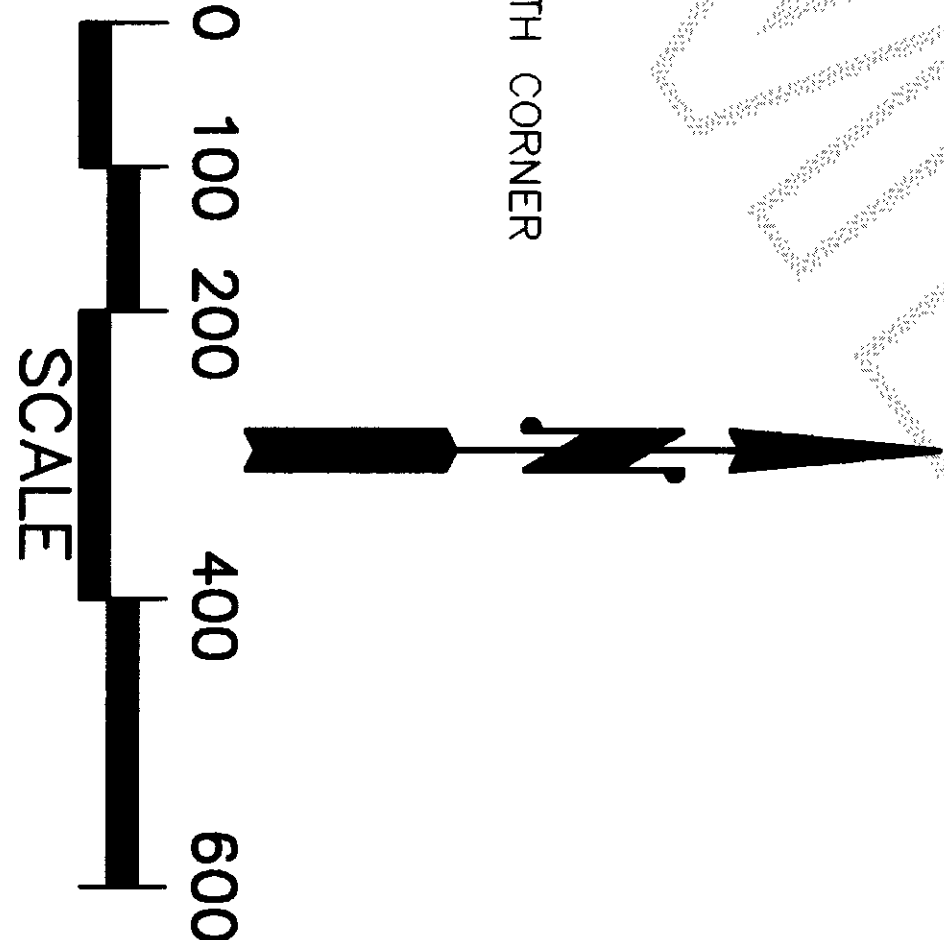
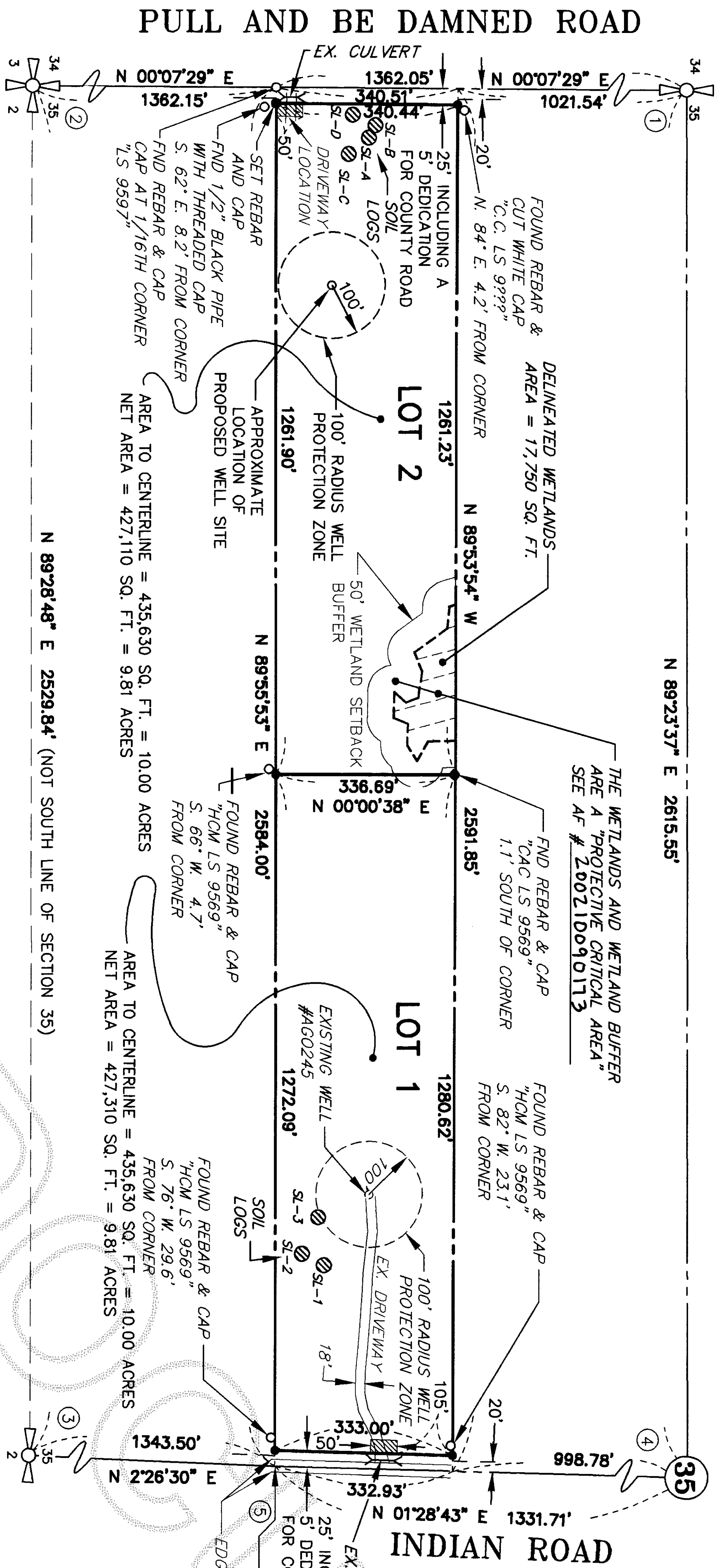


200210090172
Skagit County Auditor
10/9/2002 Page 2 of 2 3:14PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

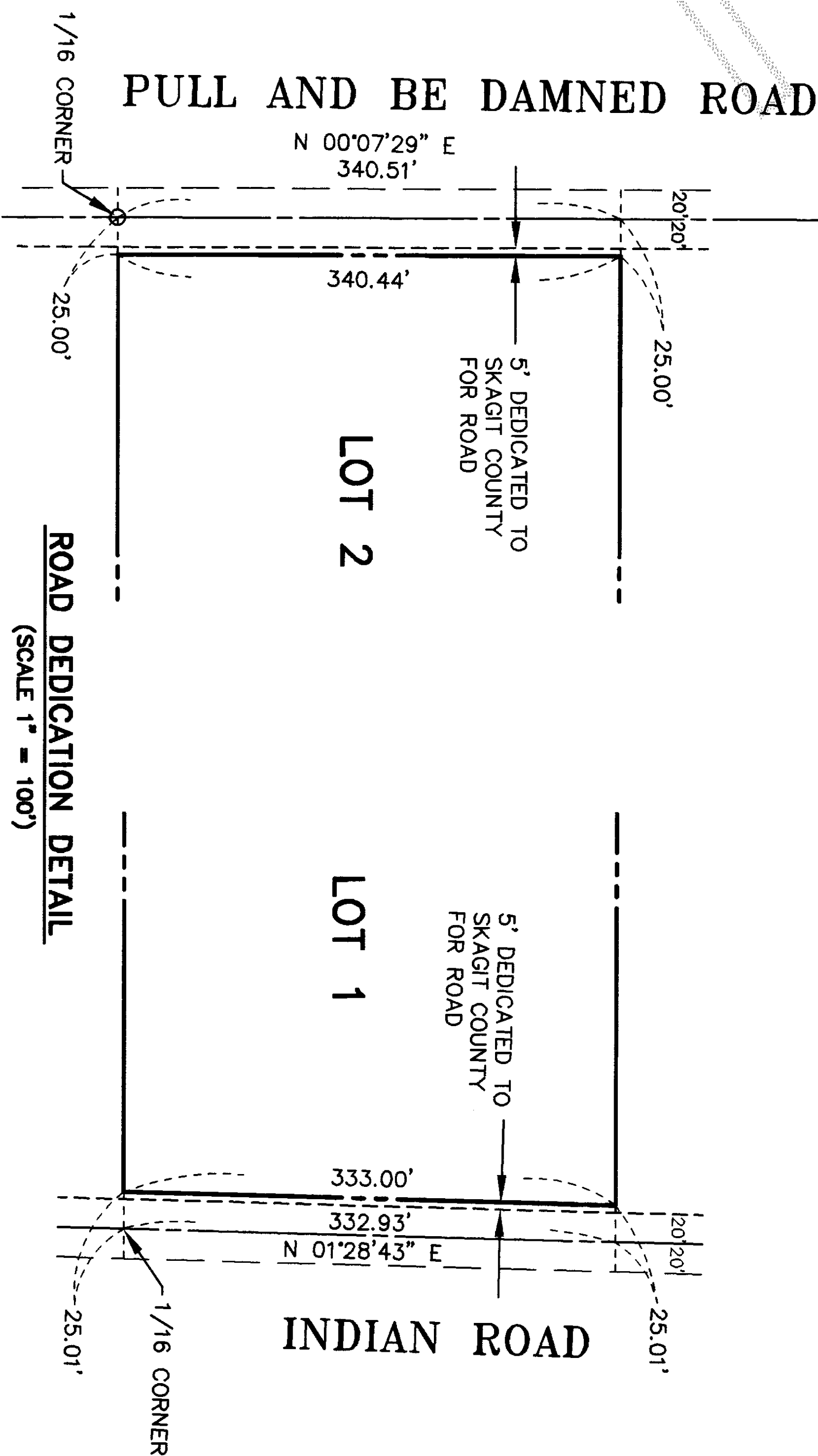
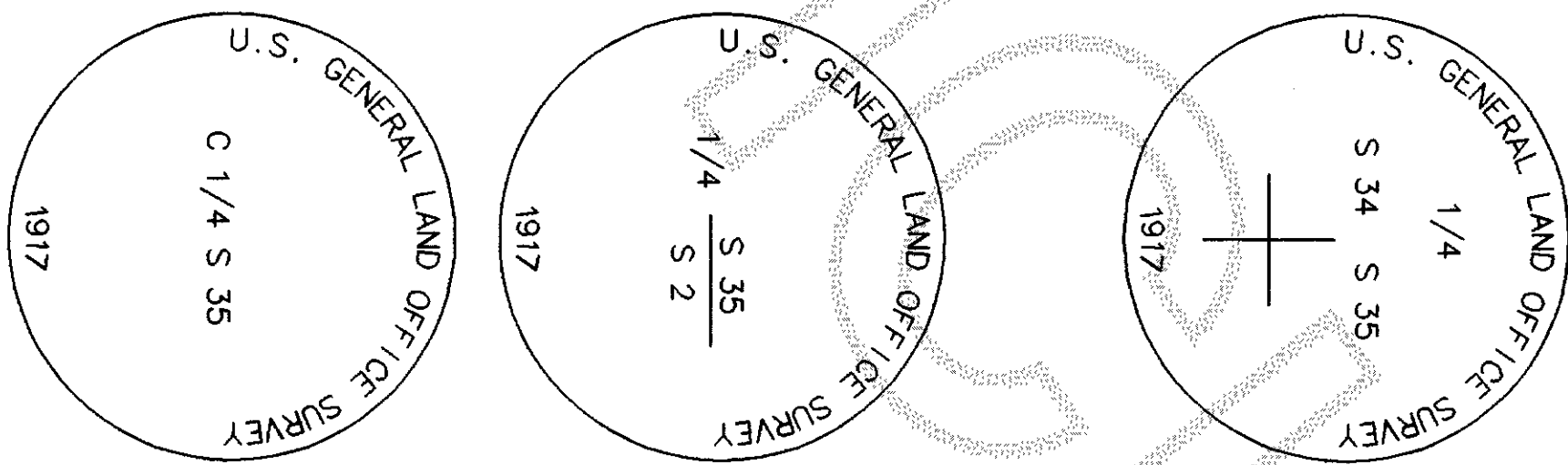
SKAGIT COUNTY AUDITOR

DEPUTY



CORNER TABLE

- ① FOUND MONUMENT IN CASE: 3" BRASS DISK, DOWN 1.8" IN CASE.
- ② FOUND COPPER BRAD IN CONCRETE, DOWN 1.4' BELOW ASPHALT.
- ③ FOUND MONUMENT IN CASE: 3" BRASS DISK, NO PUNCH OR VISIBLE MARK - USED CENTER.
- ④ FOUND MONUMENT IN CASE: 3" BRASS DISK, NO PUNCH OR VISIBLE MARK - USED CENTER.
- ⑤ COMPUTED 1/16 CORNER AS BEING IN CENTER LINE OF AS-BUILT INDIAN ROAD AND ON LINE BETWEEN EXISTING 1/16 CORNER FOUND IN PULL AND BE DAMNED ROAD AND COMPUTED 1/16 CORNER AS SHOWN ON THE EAST LINE OF SECTION 35 IN THE PLAT OF SHELTER BAY.



SHEET 2 OF 2

SHORT PLAT NO. PL-02-0204

DATE

SURVEY IN A PORTION OF THE S.W. 1/4
SECTION 35, T. 34 N., R. 2 E., W.M.
FOR: JOHN HOHMANN, ET AL.
SKAGIT COUNTY, WASHINGTON

FB 227 Pg 19-26 SEMRAU ENGINEERING & SURVEYING, P.L.L.C. SCALE: 1" = 200'
MERIDIAN: ASSUMED SURVEYING • ENGINEERING • PLANNING JOB NO. 4282
MOUNT VERNON, WA 98273 360-424-9566