

SURVEY DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M., EXCEPT ROAD.

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.

OWNERS CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 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 AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS SHORT PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHERE WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 2nd DAY OF DECEMBER, 2002.

Michael A. Hoepfner
MICHAEL A. HOEPFNER, HUSBAND
Connie K. Hoepfner
CONNIE K. HOEPFNER, WIFE

Salvina Chury
WASHINGTON MUTUAL ~~SAVINGS~~ BANK,
A WASHINGTON CORPORATION
Salvina Chury, VP
~~THE MONEY STORE~~
Samir S. Singh
THE MONEY STORE
HomeBrg Servicing Corporation,
(FKA TMS Mortgage Inc.), DBA
The Money Store
Samir S. Singh, Assistant Vice President

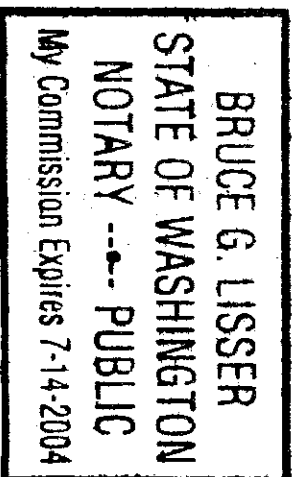
ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, MICHAEL A. HOEPFNER AND CONNIE K. HOEPFNER, 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: 12-2-02

Bruc G. Lissner
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-04
RESIDING IN Mount Vernon

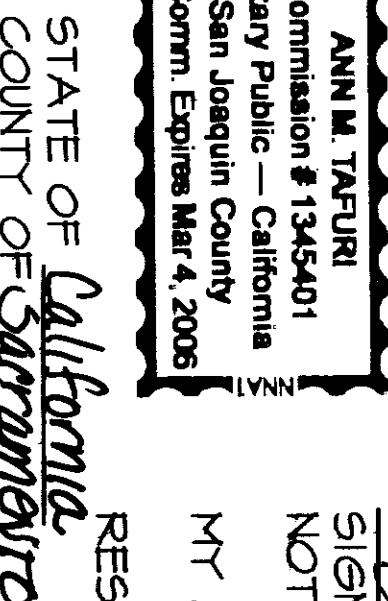


STATE OF *California*
COUNTY OF *San Joaquin*

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *vice president* OF WASHINGTON MUTUAL ~~SAVINGS~~ BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-10-02

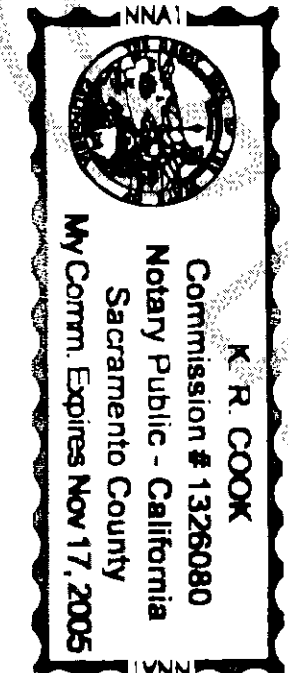
Salvina Chury
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 3-14-06
RESIDING IN *San Joaquin* county



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE/THEY (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE *first vice president* OF TMS MORTGAGE INC./D/B/A THE MONEY STORE, *Advantage* CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec 30, 2002

K R Cook
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 11/17/05
RESIDING IN *state of California, county of shasta*



AUDITOR'S CERTIFICATE

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

Nona Brunmet
SKAGIT COUNTY AUDITOR
DEPT *2*
Henry J. Brunmet

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 14th DAY OF January, 2003.
David G. Johnson
David G. Johnson for Tracy Jung
SKAGIT COUNTY TREASURER

APPROVALS

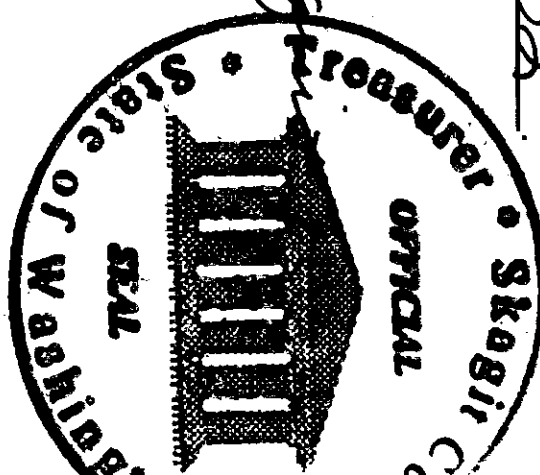
THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE ON THIS 14th DAY OF January 2003

Paula Kelle
SHORT PLAT ADMINISTRATOR

Steve Wilks
SKAGIT COUNTY ENGINEER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY HEALTH CODE TITLE 12.05 (ON-SITE SEWAGE) 12.4B (WATER) THIS 14th DAY OF January 2003

William Lund
SKAGIT COUNTY HEALTH OFFICER

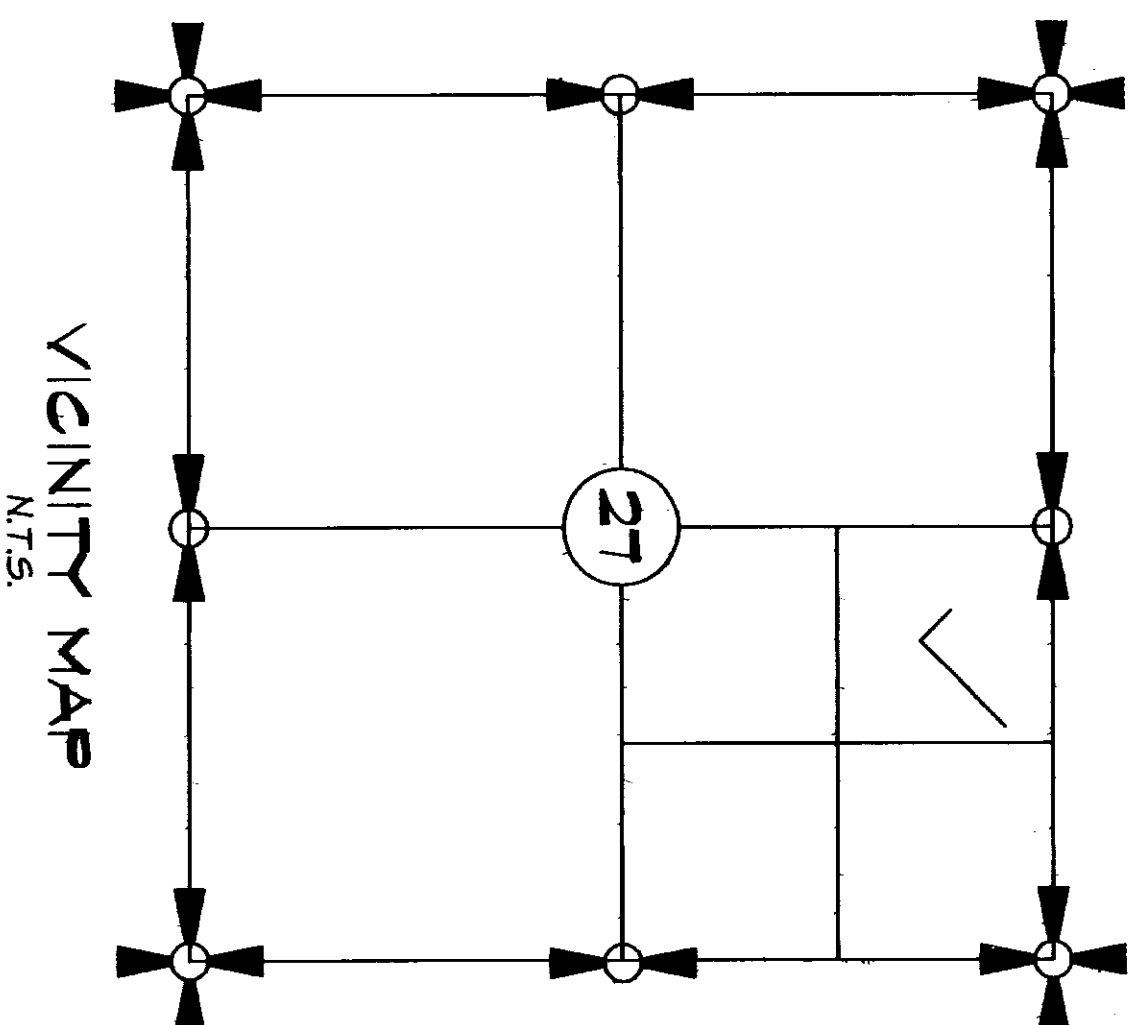
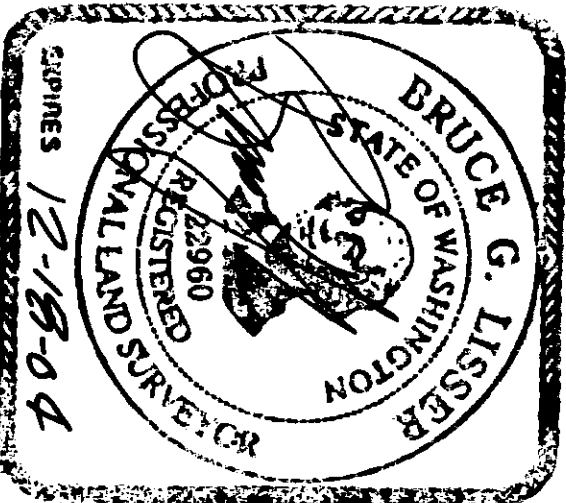


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT 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 THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE SHORT PLAT IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 33.20 IAC.

DATE: 12-26-02

Bruc G. Lissner
BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-7442
FAX (360) 419-0581
EMAIL bruce@lissner.com



SHEET 1 OF 3

DATE: 11/26/02

SHORT PLAT NO. PL-02-0010

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M.
FOR: MICHAEL AND CONNIE HOEPFNER

FB 28 Pg 67
LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
SCALE: 1"=100'
DRAWING: 01-117.DWG

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. SEE PRIVATE ROAD MAINTENANCE DECLARATION RECORDED UNDER A/F NO. 200301140168
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING AND COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE
4. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS, SAND FILTER MOUND. ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEMS MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS, SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
5. WATER: INDIVIDUAL WELL
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 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. AQUIFER DEMONSTRATION WELLS ARE LOCATED ON LOTS 1 AND 2.
6. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER L155R 22460.
○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST-WEST CENTERLINE OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M. PER SKAGIT COUNTY SHORT PLAT NO. 44-050 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. S-49648, DATED DECEMBER 6, 2001.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 44-050 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 18, 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 NUMBERS 4807160030, 4812110058, 4812110054, 8601240035, 8412150060, 9010010034 AND DEED RECORDED IN VOLUME 110 OF DEEDS, PAGE 356.
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. THE DRAINAGE REPORT PREPARED FOR THIS PROJECT BY RAVNIK & ASSOCIATES, INC., DATED MARCH 4, 2002, AND AVAILABLE AT THE SKAGIT COUNTY PLANNING DEPARTMENT. RECOMMENDS CONSTRUCTION OF A DRAINAGE SWALE ALONG THE PROPOSED DRIVEWAY, SEE REPORT FOR SPECIFIC DETAILS.
17. A CRITICAL AREAS SITE ASSESSMENT WAS PREPARED FOR THIS SITE BY EARTH SYSTEMS SCIENCE, DATED FEBRUARY 20, 2002, IS AVAILABLE AT SKAGIT COUNTY PLANNING.
18. BUILDING SETBACK REQUIREMENTS:
FRONT: 35-FEET
SIDE: 8-FEET
REAR: 25-FEET
19. OWNER/DEVELOPER: MICHAEL AND CONNIE HOEPPNER
21753 TYEE ROAD
MOUNT VERNON WA 98274

20. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY 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 NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCOMPATIBILITIES, 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 MIGHT 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 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.

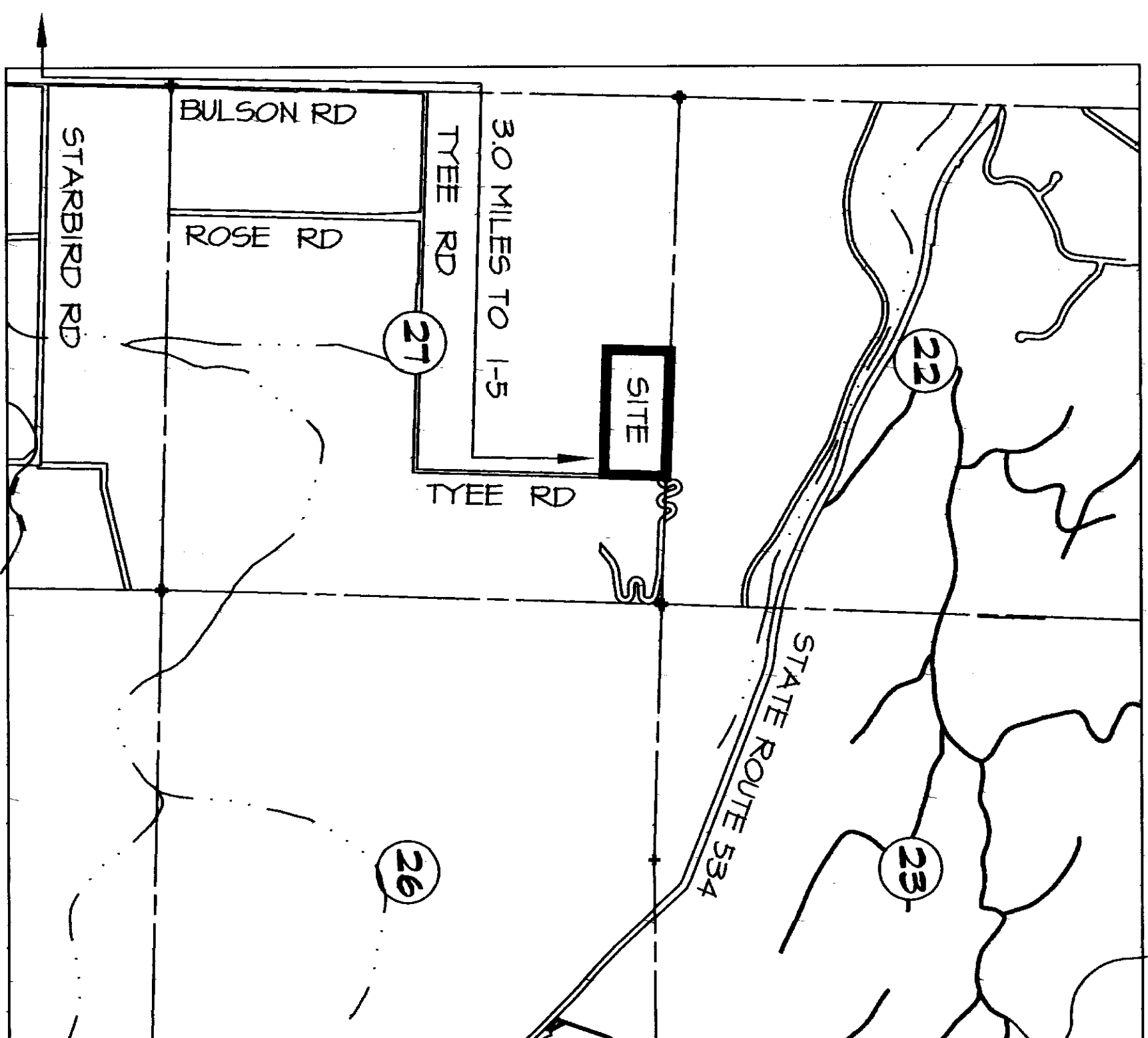
21. THIS SHORT PLAT SHOWS PROTECTED CRITICAL AREAS (PCAE) PER REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24, ITO CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN THEREON REPRESENT CRITICAL AREAS TOGETHER WITH THEIR BUFFERS AS DELINEATED BY EARTH SYSTEMS SCIENCE REPORT DATED FEBRUARY 20, 2002.

WHICH IS ON FILE WITH SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE REPORT RECOMMENDS BUFFER AREAS HAVING LINES EXTENDING LANDWARD AS SHOWN FROM THE EDGE OF THE DELINEATED WETLANDS. THE PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200301140110

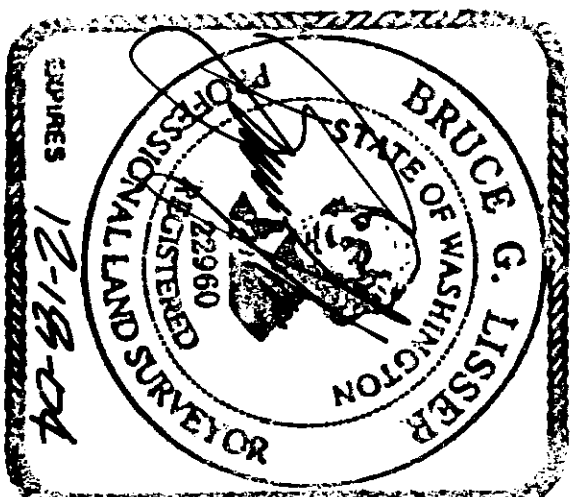
WETLAND / BUFFER AREAS
LOT 1 WETLANDS A-1, A-2, "C" AND "D" = 124230 +/- SQ.FT.
LOT 2 WETLANDS A-1 AND A-2 = 207430 +/- SQ.FT.

22. AT SUCH TIME AS A BUILDING PERMIT IS APPLIED FOR ON LOT 2, THE EXISTING DRIVEWAY SHALL BE UPGRADED AS DETAILED IN THE DRAINAGE REPORT PREPARED BY RAVNIK & ASSOCIATES, INC., MENTIONED IN NOTE NUMBER 16, TO MEET CURRENT DRIVEWAY STANDARDS IN PLACE AT THE TIME OF CONSTRUCTION, WHICH WILL INCLUDE THE REQUIRED TURNOUT AREAS. THE EASEMENT AREA SHOWN ON THE FACE OF THE PLAT IS CENTERED ALONG THE EXISTING AS-CONSTRUCTED DRIVEWAY. THIS DRIVEWAY UPGRADE SHALL BE THROUGH BOTH LOTS 1 AND 2.

23. THE WELL LOCATED ON LOT NO. 2, WELL NO. AGO 261, SUPPLIED A MINIMUM QUANTITY OF WATER FOR A SINGLE-FAMILY RESIDENCE PER SCC 12.48.030. WATER CONSERVATION IS RECOMMENDED. ADDITIONAL INFORMATION IS AVAILABLE AT SKAGIT COUNTY PERMIT AND PLANNING DEPARTMENT, UNDER FILE NO. WAO2-0100.



VICINITY MAP
SCALE 1" = 2000' +/-



SHORT PLAT NO. PL-02-0010	
SURVEY IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M. SKAGIT COUNTY, WASHINGTON FOR: MICHAEL AND CONNIE HOEPPNER	
FB 28 PG 67	LISSE & ASSOCIATES, PLLC
MERIDIAN: ASSUMED	SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-448-1442
	SCALE: 1" = 100'
	DRAWING: 01-117.DWG

NORTH 1/4
CORNER
2" IRON TUBE
AT FENCE CORNER
(2002)

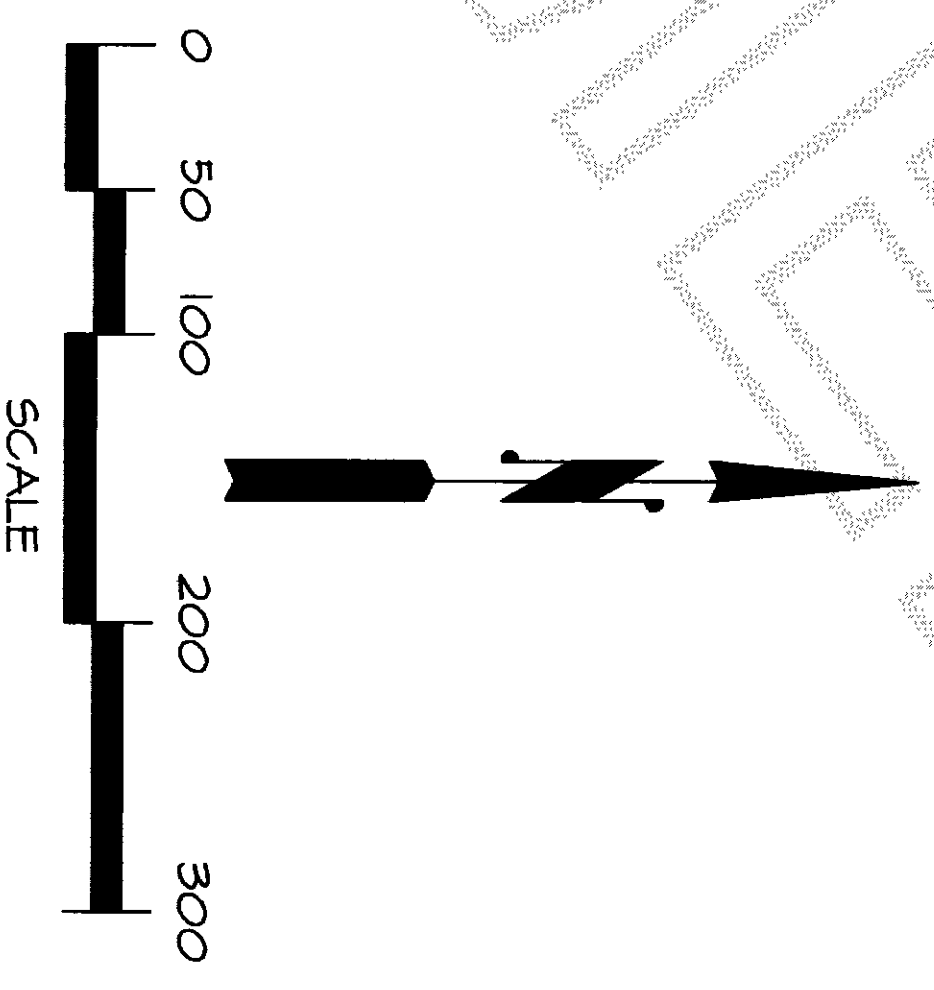
N88°48'26"N

2664.74'

NON-EXCLUSIVE MUTUALLY BENEFICIAL
EASEMENT FOR INGRESS, EGRESS AND
UTILITIES FOR LOTS 1 AND 2.
(SEE NOTES 1 AND 22)

NORTHWEST
SECTION CORNER
ALUMINUM CAP
ON IRON PIPE
(2002)

200301140168
Skagit County Auditor



N1°07'29"E

2632.59'

S88°50'29"E

1302.65'

1332.65'

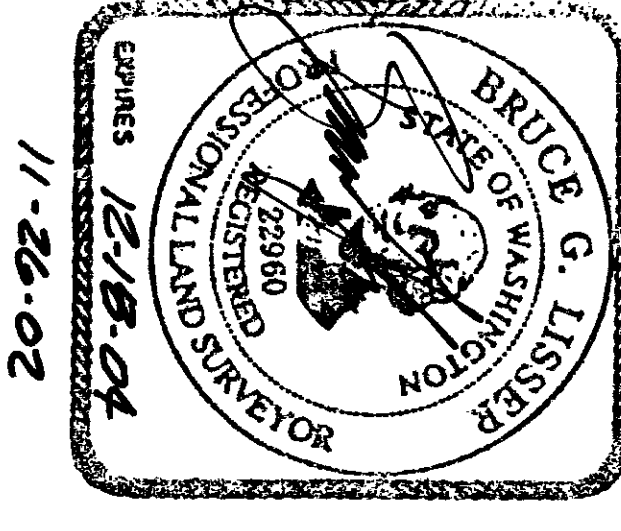
N1°06'01"E

1314.70'

657.35'

N1°04'32"E

2626.22'



11-26-02

ALL WETLANDS AND THEIR BUFFER AREAS
ARE PROTECTED CRITICAL AREAS (PCA)
SEE NOTE NO. 21
- INDICATES LOCATION OF PCA SIGNAGE

LINE NUMBER	DISTANCE	BEARING
L1	66.71'	S52°30'26"E
L2	35.39'	N67°28'44"E
L3	141.85'	S75°41'27"E
L4	46.61'	N64°58'11"E
L5	9.77'	N35°16'12"E
L6	417.78'	S84°58'15"W

WEST 1/4 CORNER
MOUNT IN CASE
(2002)

CALCULATED
CENTER OF SECTION

2640.70'

BULSON ROAD

LOT 1 21753 TREE ROAD
428,794 SQ. FT. 9.84 ACRES
(EXCLUSIVE OF RIGHT OF WAY)
438,536 SQ. FT. 10.07 ACRES
(INCLUSIVE OF RIGHT OF WAY)

LOT 2 21744 TREE ROAD
427,987 SQ. FT. 9.82 ACRES
(EXCLUSIVE OF RIGHT OF WAY)
437,922 SQ. FT. 10.05 ACRES
(INCLUSIVE OF RIGHT OF WAY)

TOTAL AREA EXCLUSIVE OF RIGHT OF WAY = 856,736 SQ. FT. = 19.66 ACRES

FRONT

SIDE

REAR

TYPICAL BUILDING SET BACK
(NTS)

SHORT PLAT NO. PL-02-0010

SHEET 3 OF 3

DATE: 11/26/02

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M.
FOR: MICHAEL AND CONNIE HOEPFNER

FB 26 PG 67	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1" = 100' DRAWING: 01-117DWS
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