

SURVEY DESCRIPTION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, 11M, EXCEPT ROAD ALONG THE WEST LINE THEREOF.

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.

OWNER'S 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 USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT 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 12th DAY OF December, 2002.

Monte R. Ruble
MONTE R. RUBLE, HUSBAND
Deborah G. Ruble
DEBORAH G. RUBLE, WIFE
THE RUBLE LOVING TRUST

BY: James B. Ruble
RICHARD T. RUBLE, TRUSTEE
BY: Mary J. Ruble
MARY J. RUBLE, TRUSTEE
James B. Ruble
SOVEREIGN BANK
A PENNSYLVANIA CORPORATION

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MONTE R. RUBLE AND DEBORAH G. RUBLE, 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: Dec 12, 2002
BRUCE G. LISSE
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2004
Bruce G. Lisse
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 2-14-04
RESIDING IN Monte Island

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD T. RUBLE AND MARY J. RUBLE, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE TRUSTEES OF THE RUBLE LOVING TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-17-02
Debra K. Brown
OFFICIAL SEAL
DEBRA K. BROWN
NOTARY PUBLIC, WASHINGTON
COM. NO. 125214
MY COMMISSION EXPIRES MAY 8, 2007
Debra K. Brown
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 5-9-03
RESIDING IN Roseburg, OR

STATE OF OR
COUNTY OF HELM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Monte R. Ruble IS THE PERSON 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 owner OF Monte Island Sovereign Bank FEDERAL SAVINGS BANK, A PENNSYLVANIA CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/6/03
Matthew D. Hoffman
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____
RESIDING IN _____

Matthew D. Hoffman, Notary Public
City of Federal, Skagit County
My Commission Expires July 8, 2006
Member, Pennsylvania Association Of Notaries

AUDITORS CERTIFICATE

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

200301230207
Skagit County Auditor
1/23/2003 Page 1 of 3 3:50PM

Norma Brunnett
SKAGIT COUNTY AUDITOR
Melody Weissert
DEPUTY

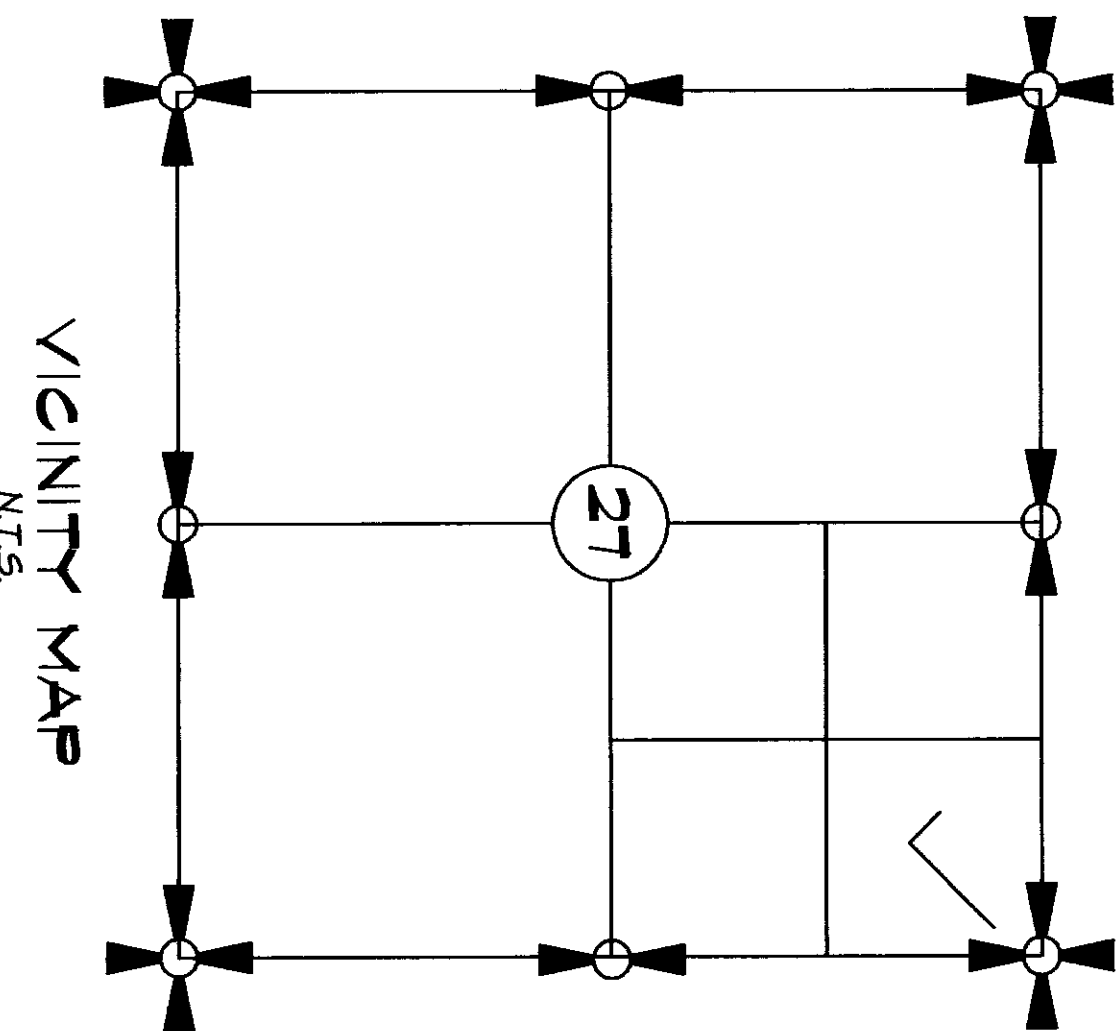
TREASURER'S CERTIFICATE

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 22nd DAY OF January, 2003.
Janice Gatzert
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 23rd DAY OF January, 2003.
Judea Kulla
SHORT PLAT ADMINISTRATOR

Steve Miller
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) & 12.45 (WATER) THIS 23 DAY OF January, 2003.
Harold M. P.
SKAGIT COUNTY HEALTH OFFICER



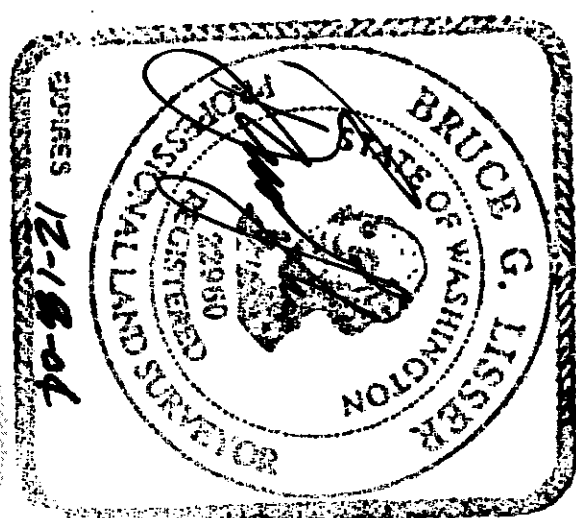
SHEET 1 OF 3

DATE: 12/11/02

SHORT PLAT NO. PL-02-0011

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, 11M.
SKAGIT COUNTY, WASHINGTON
FOR: MONTE AND DEBORAH RUBLE

FB 20 Pg 67 LISSE & ASSOCIATES, PLLC SCALE: 1" = 100'
SURVEYING & LAND-USE CONSULTATION DRAWING: 01-16-DWG
MOUNT VERNON, WA 98275 360-414-7442



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 33B-120 MAC.

Bruce G. Lisse
BRUCE G. LISSE, PLLC, CERTIFICATE NO. 22960
LISSE & ASSOCIATES, PLLC
320 MILWAUKEE, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-7442
FAX (360) 414-0581
EMAIL bruce@lisse.com

DATE: Dec 12, 2002

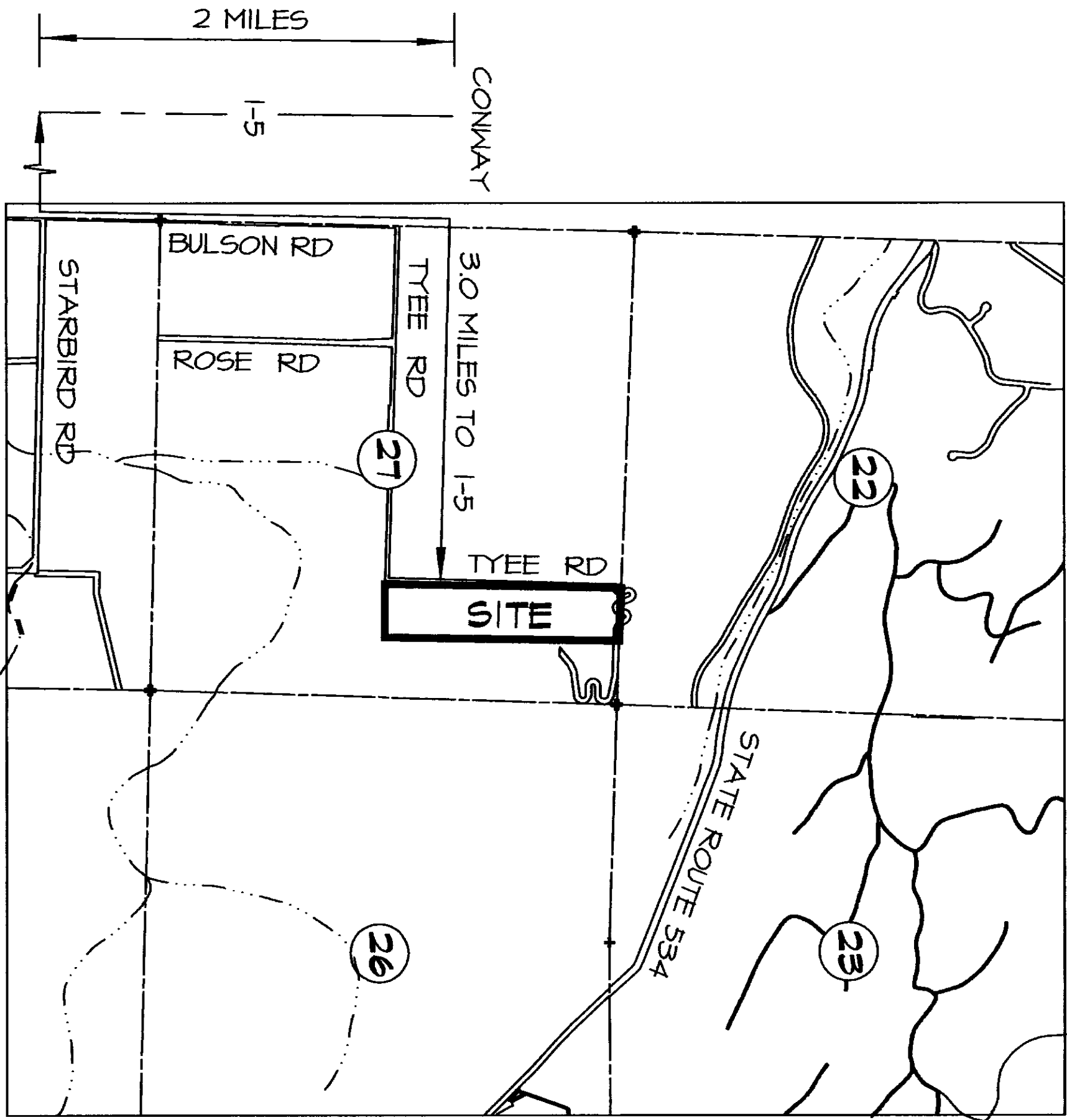
NOTES

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 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. 0 - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER L1SSER 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, WM, PER SKAGIT COUNTY SHORT PLAT NO. 44-050.
BEARING = SOUTH 88°56'34" EAST
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. 5-49863, DATED DECEMBER 28, 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 9209222004, 9503130007, 842010044, 8108130053, 9007030056, AND 9204010085.
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 MAY 1, 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. BUILDING SETBACK REQUIREMENTS:
FRONT: 35-FEET
SIDE: 8-FEET
REAR: 25-FEET
18. OWNER/DEVELOPER: MONTE AND DEBORAH RUBLE
21614 TYEE ROAD
MOUNT VERNON WA 98274

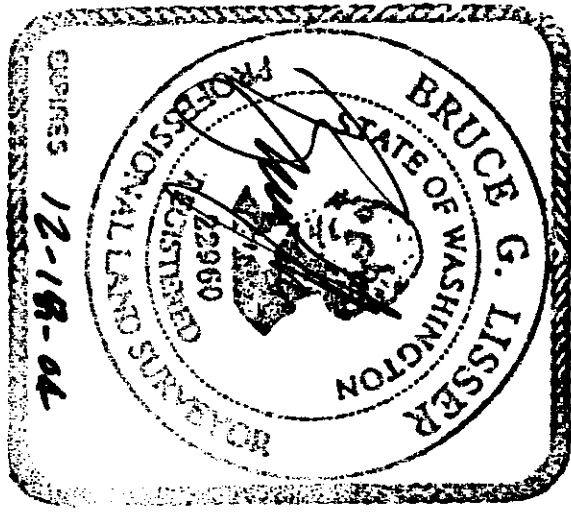
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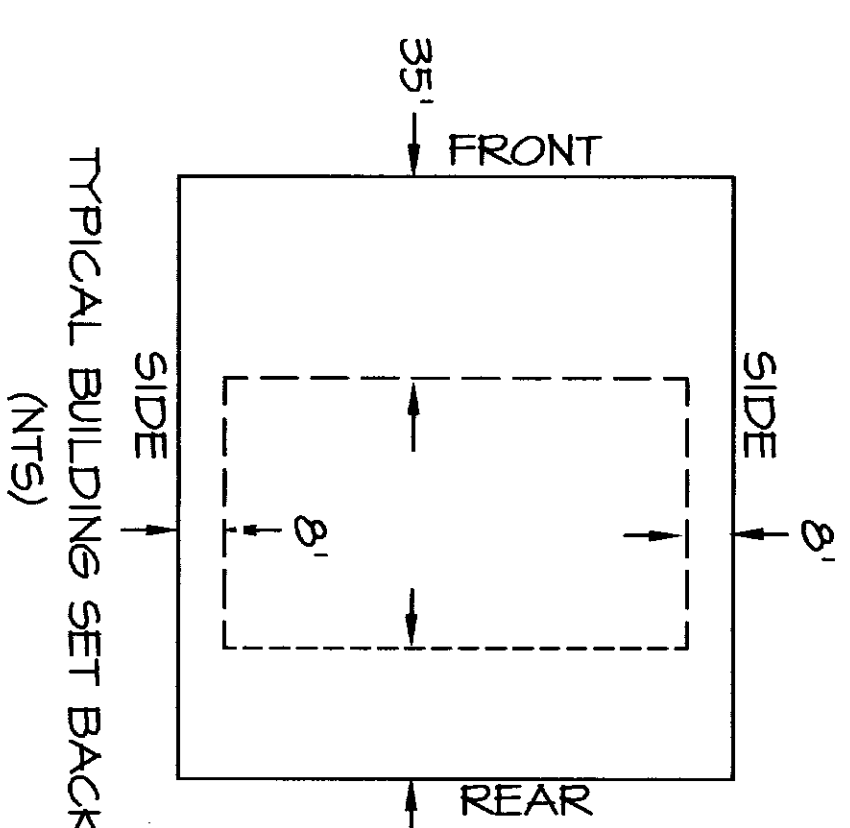
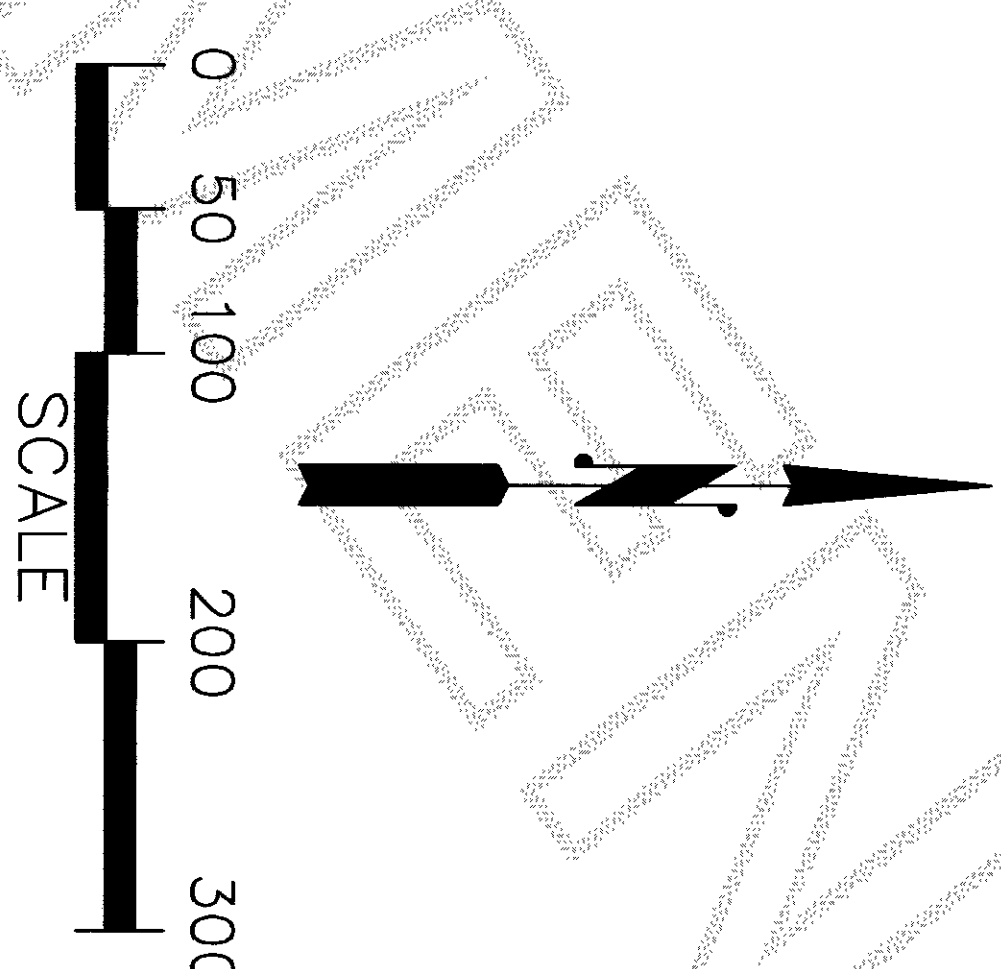
19. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT 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 AND RECYCLING OF MINERALS, 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.
20. AT SUCH TIME AS A BUILDING PERMIT IS APPLIED FOR ON LOT 1, THE 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. THE FINAL REPORT IS DATED MAY 1, 2002.
21. A WETLAND DELINEATION REPORT WAS PREPARED FOR THIS SHORT PLAT BY NORTHWEST WETLAND SOLUTIONS, DATED JULY 16, 2002. THE REPORT IDENTIFIES FIVE TYPE 3 WETLANDS, NONE OF WHICH MEET THE REQUIREMENTS FOR BUFFERING DUE TO THEIR SMALL AREA. ALTHOUGH THE WETLANDS ARE EXEMPT FROM SKAGIT COUNTY CRITICAL AREAS ORDINANCE, OTHER AGENCIES MAY REQUIRE NOTIFICATION AND/OR APPROVAL FOR WORK NEAR THE WETLANDS. IF AN APPLICANT PROPOSES TO DEVELOP ANY PORTION OF THE ON-SITE WETLANDS, THE ARMY CORPS OF ENGINEERS MUST BE NOTIFIED OF THE INTENDED ACTION.
22. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR LOT 1, A GEOLOGIC ASSESSMENT OF THE PROPOSED BUILDING SITE WILL BE REQUIRED TO INSURE THE SITE MEETS COUNTY CRITICAL AREA REQUIREMENTS.
23. THE VACANT MOBILE HOME MUST BE REMOVED OR DECERTIFIED WITHIN SIX MONTHS OF RECORDING OF THIS SHORT PLAT OR BE SUBJECT TO SKAGIT COUNTY CODE COMPLIANCE REGULATIONS.



VICINITY MAP
SCALE 1" = 2000' +/-



SHORT PLAT NO. PL-02-0011		
SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M. SKAGIT COUNTY, WASHINGTON FOR: MONTE AND DEBORAH RUBLE		
FB 28	PG 67	LISSEY & ASSOCIATES, PLLC
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7442
		SCALE: 1" = 100'
		DRAWING: 01-116.DWG



E - INDICATES APPROVED ACCESS LOCATION
SEE NOTE NO. 15

LOT AREA AND ADDRESS INFORMATION

LOT 1	21748 TREE ROAD	418,110 SQ. FT. 4.60 ACRES (EXCLUSIVE OF RIGHT OF WAY) 437,831 SQ. FT. 10.05 ACRES (INCLUSIVE OF RIGHT OF WAY)
LOT 2	21614 TTEE ROAD	418,203 SQ. FT. 4.60 ACRES (EXCLUSIVE OF RIGHT OF WAY) 437,923 SQ. FT. 10.05 ACRES (INCLUSIVE OF RIGHT OF WAY)

TOTAL ACREAGE OF PROJECT, INCLUSIVE OF
ROAD RIGHT OF WAY = 20.10 ACRES.

SHEET 3 OF 3

DATE: 12/11/02

SHORT PLAT NO. PL-02-0011

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 33 NORTH, RANGE 4 EAST, N.M.
SKAGIT COUNTY, WASHINGTON
FOR: MONTE AND DEBORAH RUBLE

FB 26 Pg 67	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: 1"=100' DRAWING: 01-116.DWG
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