



S 89°13'55" E  
2634.19'

S 89°13'55" E  
2634.19'

LOT 3 BUILDABLE AREA-1.88 ACRES(82059 SQ.FT.)  
LOT 3 OPEN SPACE- 1.82 ACRES(79302SQ.FT.)  
LOT 3 TOTAL AREA-3.70 ACRES(161362SQ.FT.)

NO. 1/4 COR SECTION 30  
FOUND 1 1/2" IRON PIPE  
2.5' EAST OF FENCE COR  
OCT.1,1998

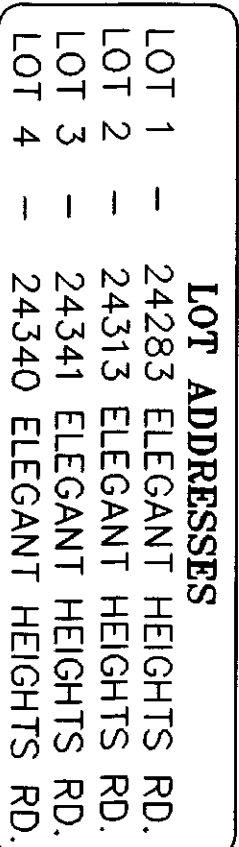
Filed for Record at the request of  
AZIMUTH NORTHWEST, INC.

Norma Brunner  
SKAGIT COUNTY AUDITOR

DEPUTY



VICINITY MAP  
SECTION 30, T.34N., R5E., W.M.



NOTES:

1. ● DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH NW 21591" SET THIS SURVEY.

O DENOTES REBAR FOUND.

DENOTES MONUMENTS FOUND

~~X~~-----~~X~~ DENOTES EXISTING FENCELINE

2. SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE
  3. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
  4. WATER: SKAGIT COUNTY P.U.D. NO. 1
  5. SEWAGE DISPOSAL: INDIVIDUAL ON-SITE SEPTIC SYSTEMS. LOTS WILL REQUIRE AN ALTERNATIVE SEWAGE DISPOSAL SYSTEM. ALTERNATE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.
- ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE

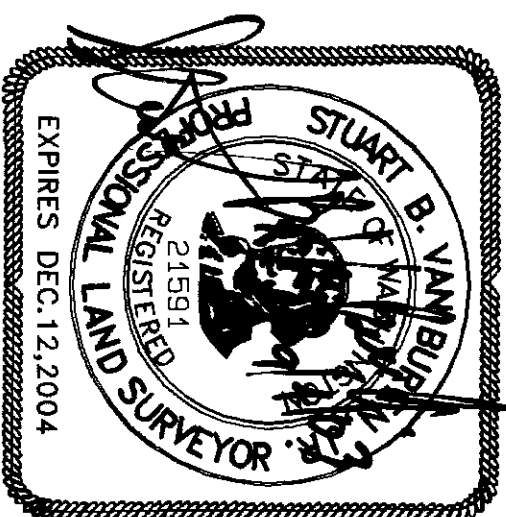
6. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE HOMEOWNER'S AGREEMENT DATED 01/20/03 AND RECORDED UNDER SAGUIG COUNTY AUDITOR'S FILE NO. 2003-02010079

7. ZONING: RURAL \* COMPREHENSIVE PLAN: RURAL RESERVE
8. BASIS OF BEARING: SOUTH 89°13'56" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, WM. AS PER RECORD OF SURVEY FILED IN VOLUME 4 OF SURVEYS, PAGE 81, UNDER AUDITOR'S FILE NO. 83502900038.
9. SKAGIT COUNTY TAX NO. #30507 - 340530-2--001--0004.
10. LEGAL DESCRIPTION, RESERVATIONS, RESTRICTIONS AND EXCEPTIONS FROM LAND TITLE COMPANY INSURANCE POLICY NO. J-775556.
11. 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, PER 14.08.09 (1)(D). CURRENTLY IN A SKAGIT COUNTY FIRE DISTRICT.

# SURVEYOR'S CERTIFICATE

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

STUART B. VANBUREN, JR., P.L.S.  
CERTIFICATE NO. 21591  
DATE:



FOUND REBAR SET FOR  
SE COR. TRACT 4  
IN SURVEY VOL.4,P.G.81

Lot 4  
TOTAL AREA-13.11 ACRES\$70968 SQ. FT.)  
(BUILDABLE AREA-1.00 ACRE)  
TOTAL OPEN SPACE - 12.11 ACRES (527408 SQ.FT.)

Norma Brunner

*[Signature]*

SHORT CARD NO. SP99-0024

SURVEY IN NORTHWEST QUARTER  
SECTION 30, TWN 34N., RNG 5E., W.M.

JON S. MILLER

FLD BK 55

**AZIMUTH NORTHWEST INC.**

SHEET 1 OF 1

CHKD SVB

IOB NO	08
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LEGAL DESCRIPTION

TRACT 4, GUNDERSON MEADOWS SURVEY, AS RECORDED IN VOLUME 4 OF SURVEYS, PAGES 80 AND 81, UNDER AUDITOR'S FILE NO. 8302090038, AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON, LYING EAST OF THE EAST MARGIN OF GUNDERSON ROAD AS PRESENTLY ESTABLISHED 40 FEET IN WIDTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 1°37'01" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, 470.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°37'01" WEST, 692.55 FEET; THENCE NORTH 89°13'56" WEST, 1,050.31 FEET, MORE OR LESS, TO THE EAST MARGIN OF GUNDERSON ROAD; THENCE NORTHERLY ALONG SAID EAST MARGIN, 743.24 FEET TO A POINT WHICH LIES SOUTH 86°39'15" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 86°39'15" EAST 1,518.86 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONNECTED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED AUGUST 25, 1988, UNDER AUDITOR'S FILE NO. 8808230041.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NOTES: (CONTINUED FROM SHEET 1 )

- OS-FD - THE DURATION OF THE CARD DESIGNATION SHALL CONTINUE UNTIL THE BALANCE OF THE PROPERTY IS NEEDED FOR FUTURE URBAN GROWTH AS DETERMINED THROUGH THE COMPREHENSIVE PLAN AMENDMENT PROCESS. MAINTENANCE SHALL BE THROUGH PLAT RESTRICTION AND/OR CORs.
- OS-RA - THE DURATION OF THE CARD DESIGNATION SHALL CONTINUE UNTIL THE BALANCE OF THE PROPERTY IS NEEDED FOR FUTURE URBAN GROWTH AS DETERMINED THROUGH THE COMPREHENSIVE PLAN AMENDMENT PROCESS UNLESS A USE COVENANT IS PLACED ON THE LAND WHICH IS MORE RESTRICTIVE. MAINTENANCE SHALL BE THROUGH PLAT RESTRICTIONS AND/OR CORs.
- (A) OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NRE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT:
  - RECREATIONAL BUILDINGS ON OS-RA AND OS-NRE (EXCEPT AG-NRE) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 14.04; AND
  - IN NATURAL RESOURCE ZONING DISTRICTS, NON-RESIDENTIAL BUILDINGS ACCESSORY TO NATURAL RESOURCE PRODUCTION ARE PERMITTED ACCORDING TO THE TERMS OF THE PLAT NOTE, AND FURTHER-PROVIDED THAT WITHIN AG-NRE NO MORE THAN FIVE PERCENT (5%) OR AS INDICATED IN THE NRE OF THE LAND DESCRIBED IN THE NRE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILABLE STRUCTURES.
  - ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF RCW 58.17.060 AND FURTHERMORE, ONLY AFTER THE REMAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION):
    - FIFTY PERCENT (50%) IN RURAL AREAS NOT SERVED BY PUBLIC WATER AND/OR SEWER; AND
    - TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA; AND
    - SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER AND
    - NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRE AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
  - NO FURTHER SUBDIVISIONS CAN ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.

ELEGANT HEIGHTS COVENANTS

- Pre-fabricated Homes. No mobile homes, modular homes or pre-fabricated housing shall be allowed to be placed upon any of the lots in the Short Card lots of Elegant Heights.
- Minimum Dwelling Standards. No single family dwelling shall be permitted on any lot unless it meets the following minimum standards.
  - All single family dwellings shall have a minimum of 1500 square feet exclusive of decks, porches and garages.
  - All single family dwellings shall have a minimum of a two (2) car garage.
  - T-1-11 siding is prohibited.
  - Metal roofing is prohibited.
- Lot Care. All lots purchased must be well maintained with or without homes and kept clear of rubbish, stored vehicles and noxious weeds.
- Temporary Structures. No temporary structures shall be erected on the lots except for a structure to be used as a construction shed during the actual period of construction of any permanent dwelling place. This shall be limited to one year and must be removed after that period.
- Disabled Vehicles. No owner of any lot shall allow any disabled vehicle to be stored on any lot for a period of more than forty-eight (48) hours. Any lot owner shall have the right to have any abandoned vehicle removed if the time period is exceeded.
- Dwelling Height Restrictions. The maximum height of any dwelling constructed on Lot 2 shall be less than 28 feet as measured from the existing ground to the top of the structures, exclusive of any chimney.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER HEREBY CERTIFIES THAT THIS SHORT CARD IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

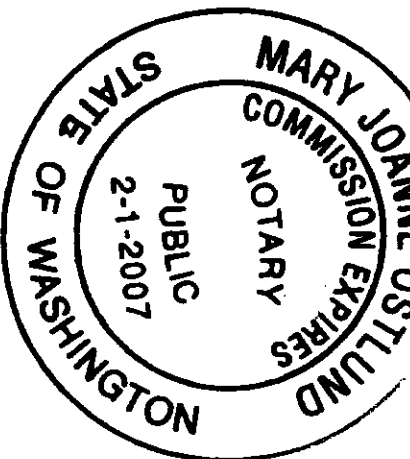
Jon S. Miller  
JON S. MILLER

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ) SS:  
COUNTY OF SKAGIT )

ON THIS 5th DAY OF September 2003  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JON S. MILLER, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

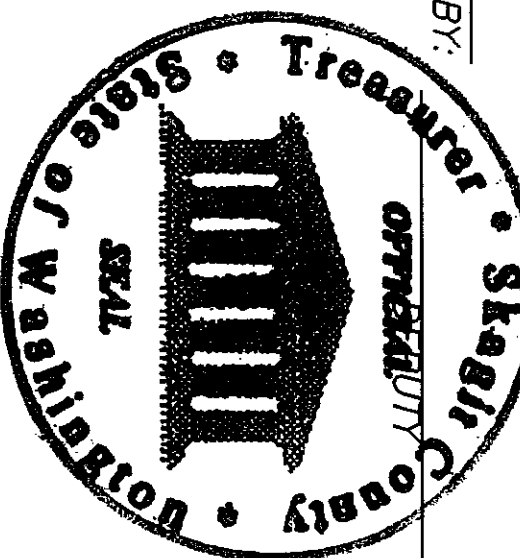


Mary Joanne Ostlund  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES 2-1-2007

TREASURER'S CERTIFICATE

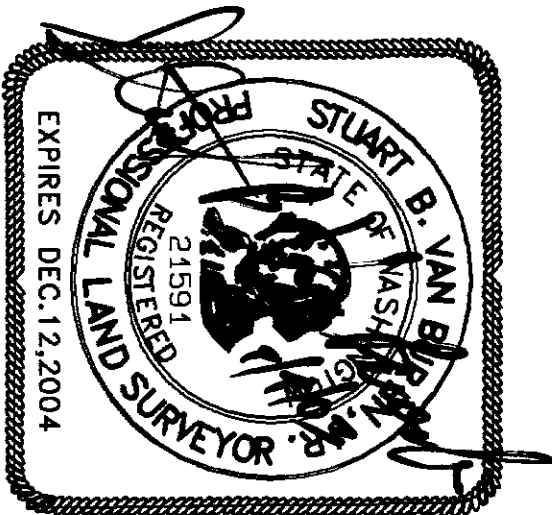
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2003, THIS 8th DAY OF September 2003

David J. Dunning  
SKAGIT COUNTY TREASURER



APPROVALS

THE WITHIN AND FOREGOING SHORT CARD APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT CARD ORDINANCE THIS 30 DAY OF September 2003  
David W. Blane Steve Blane  
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER



SHORT CARD NO. <b>SP99-0024</b>			
SURVEY IN NORTHWEST QUARTER SECTION 30, TWN 34N., RNG 5E., W.M.			
FOR JON S. MILLER			
FLD BK 55	AZIMUTH NORTHWEST, INC.		SHEET 2 OF 2
CHKD SVB	17963 WOOD RD. BOW, WASHINGTON 98232		JOB NO. 99.0460