

LEGAL DESCRIPTION

LOT 2 AND LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-00-0342, APPROVED JANUARY 4 2000, AND RECORDED JANUARY 17, 2001, UNDER AUDITORS FILE NO. 200101170054, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M..

NOTES

1. Long Card number and date of approval shall be included in all deeds and contracts.
2. Basis-of-Bearings – Assumed N 00° 51' 30" E on the West line of the Southwest Quarter of Section 15,
3. Zoning and Comprehensive Plan Designation – Rural Reserve.
4. Sewer – Individual on-site sewage disposal systems
5. This survey was accomplished by field traverse using: 5 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
6. 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.
7. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
8. Water – Individual wells: Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County 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.
9. This property may be affected by easements or encumbrances contained in documents filed in A.F. #557963; A.F.# 8205130017;A.F. #8201200023.
10. Flood plain – Buyer should be aware that a portion of this long card is located in the flood plain and significant elevation may be required for the first living floor of residential construction.
11. This Parcel lies within an area or within 500 feet of 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 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.
12. Owner of Lot "A" Shall Maintain Open Spaces. The Open Space area designation shall continue until the open space area is re-designated through a Comprehensive Plan amendment and all owners of property in the open space agree to the re-designation.
13. Future Lot/Owners shall preserve the 100 Foot Well Protection Zone Easements for Lots A, C, and D. Overlaps shown on the Face of the Long Card.
14. A Storm Drainage Report and Proposed Drainage Conveyance System contained there in was submitted to the Public Works Department by West Coast Engineers Inc., Titled Storm Drainage Report for Greg Leonard's Long Card WCE Job Number 137-03, dated March 3, 2003.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF GREG LEONARD

RICK L. HOLT, P.L.S. *Rick L. Holt*
CERTIFICATE NO. 37549 DATE 7/22/03



AUDITORS CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF November 2003 AT 10:47 A.M. AT THE REQUEST OF BAYVIEW SURVEYING INC. UNDER AUDITORS FILE NO. 200311240100

Norma Blummett
SKAGIT COUNTY AUDITOR

Norma Blummett
BY DEPUTY

CONSENT

KNOW ALL PERSONS BY THE PRESENT THAT WE, THE UNDERSIGNED SUBVIDERS HEREBY CERTIFY THAT THIS LONG CARD IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

GREG LEONARD *Greg Leonard*

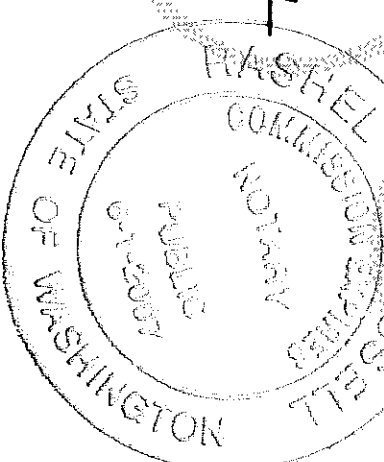
JOHN M LEONARD *John M. Leonard*

Quilley, V.P.
PARTNERS MORTGAGE CORPORATION

ACKNOWLEDGMENTS

STATE OF WASHINGTON COUNTY OF SKAGIT
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Greg Leonard* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF PROPERTY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

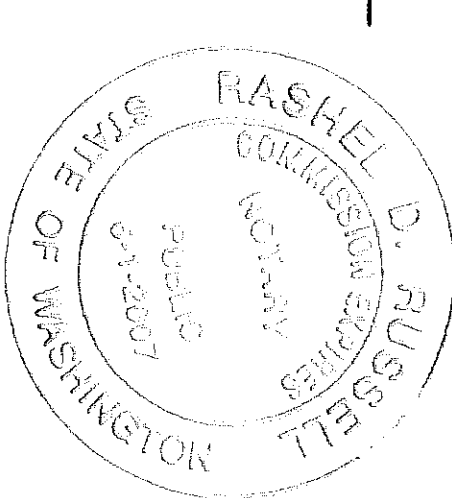
DATED 8-15 2003
BY *Rachel A. Russell* RESIDING AT *Sedro-Bueller*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
NOTARY COMMISSION EXPIRES 11-01-07



ACKNOWLEDGMENTS

STATE OF WASHINGTON COUNTY OF SKAGIT
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *John M. Leonard* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF PROPERTY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

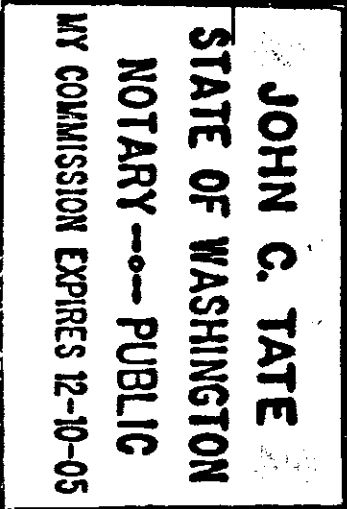
DATED 8-15 2003
BY *Rachel A. Russell* RESIDING AT *Sedro-Bueller*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
NOTARY COMMISSION EXPIRES 11-01-07



ACKNOWLEDGMENTS

STATE OF WASHINGTON COUNTY OF SKAGIT *KING*
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *John C. Tate* IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF PROPERTY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED August 13 2003
BY *John C. Tate* RESIDING AT *Kent*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
BY COMMISSION EXPIRES 12-10-2005



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 2003.
I, Lette Dzunguist, Treasurer of Skagit County, Washington, hereby certify that all taxes levied upon the above described lands up to and including the year 2003 have been paid.
SKAGIT COUNTY TREASURER *Lette Dzunguist* DATE 8/24/03

APPROVALS

THE WITHIN AND FOREGOING Long CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (on-site sewage) AND 12.48 (water) THIS 15th DAY OF November 2002.

Rachel A. Russell
SKAGIT COUNTY HEALTH OFFICER

THE WITHIN AND FOREGOING Long CARD IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY Long CARD ORDINANCE THIS 19 DAY OF November 2003.

Steve Hulse
LONG CARD ADMINISTRATOR COUNTY ENGINEER DATE 11-24-03

Reneeth A. Indest
CHAIRMAN Board of County Commissioners DATE 11-24-03

Long CARD SURVEY
FOR
GREG LEONARD

OWNER-DEVELOPER: GREG LEONARD
3911S 344TH CAPE HORN ROAD
CAPE HORN, WA 98237
SURVEYOR : BAYVIEW SURVEYING INC.
130 SHARON AVE
BURLINGTON, WA 98233
360-707-2560
CONTACT: RICK HOLT P.L.S.

Long CARD NO. PL-01-0549

SECTIONAL SUBDIVISION WAS CALCULATE FROM
SHORT PLAT NO. PLOO-0342, RECORDS OF SKAGIT CO.

3 10:47AM



- X—X—X—X—X—
EXISTING FENCE LINE

EXISTING BUILDING (TYP.)

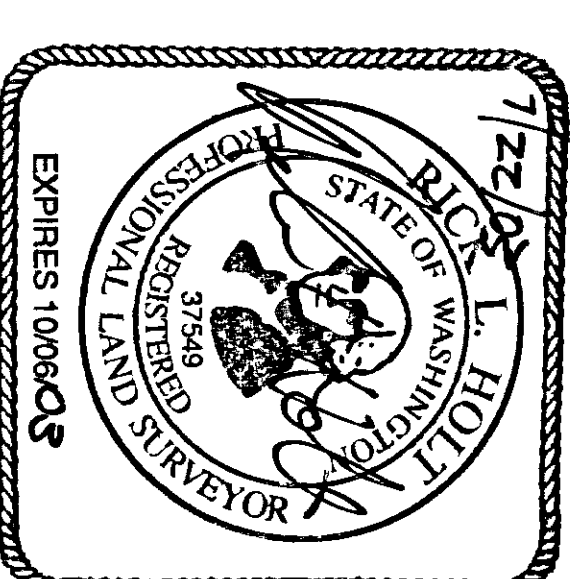
EXISTING GROUND CONTOUR (TYP.)

 = ACCESS LOCATION

= 800 SQ.FT. DRAINFIELD

= SEPTIC RESERVE AREA

SL #1 = SOIL LOG NUMBER



DESC.	DELTA	RADIUS	ARC
C1	07°04'08"	1049.49	129.48
C2	10°40'45"	1045.50	194.87
C3	02°23'20"	1871.00	78.01
C4	05°05'38"	1871.00	166.34
C5	08°24'56"	1709.49	162.96
C6	10°40'45"	985.50	183.68
C7	03°10'00"	1811.00	100.09

TOTAL ACREAGES

TOTAL LOTS 2 AND 4 OF SP PL00-0342 = 20 ACRES
 LOT A - HOME SITE = 1 ACRE
 LOT A - OPEN SPACES = 16 ACRES
 LOT B - HOME SITE = 1 ACRE
 LOT C - HOME SITE = 1 ACRE
 LOT D - HOME SITE = 1 ACRE

SECTIONAL SUBDIVISION WAS CALCULATED FROM
SHORT PLAT NO. P100-0342, RECORDS OF SKAGIT CO.

1345.16'
N89°30'05"W 2690.32'

DWN BY: TCN DATE: FEB. 11, 2003
FIELD BOOK: 18 PAGE: 68-69



BAYVIEW SURVEYING INC.
130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX (360) 757-3976

SCALE: 1"=100'
JOB NO: 2002-

SHEET 2 OF 3



LOT ADDRESSES:

- LOT A = 39185 CAPE HORN ROAD
LOT B = 39189 CAPE HORN ROAD
LOT C = 39247 CAPE HORN ROAD
LOT D = 39253 CAPE HORN ROAD

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. AS RECORDED UNDER AUDITOR'S FILE NO. 200101170004, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEARING = N00°51'30"E

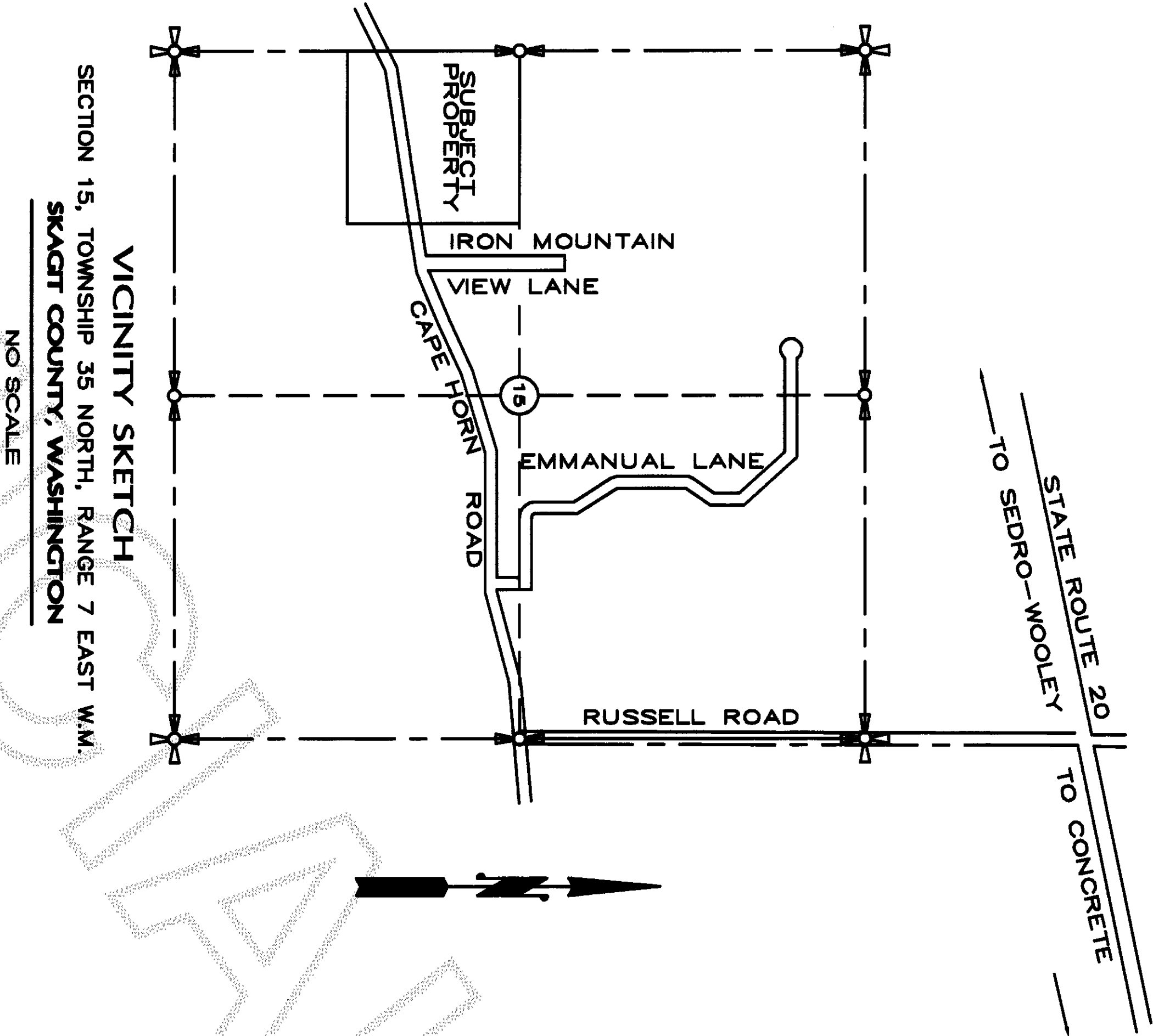
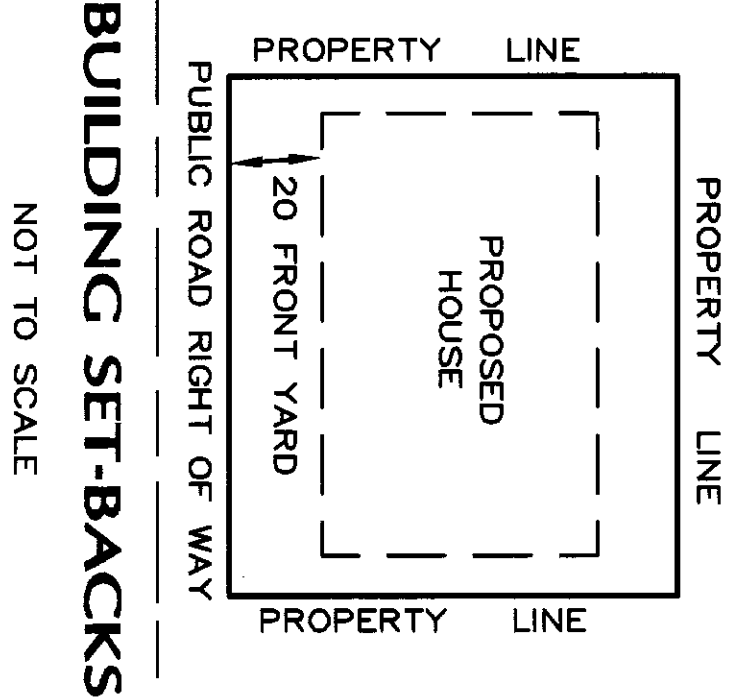
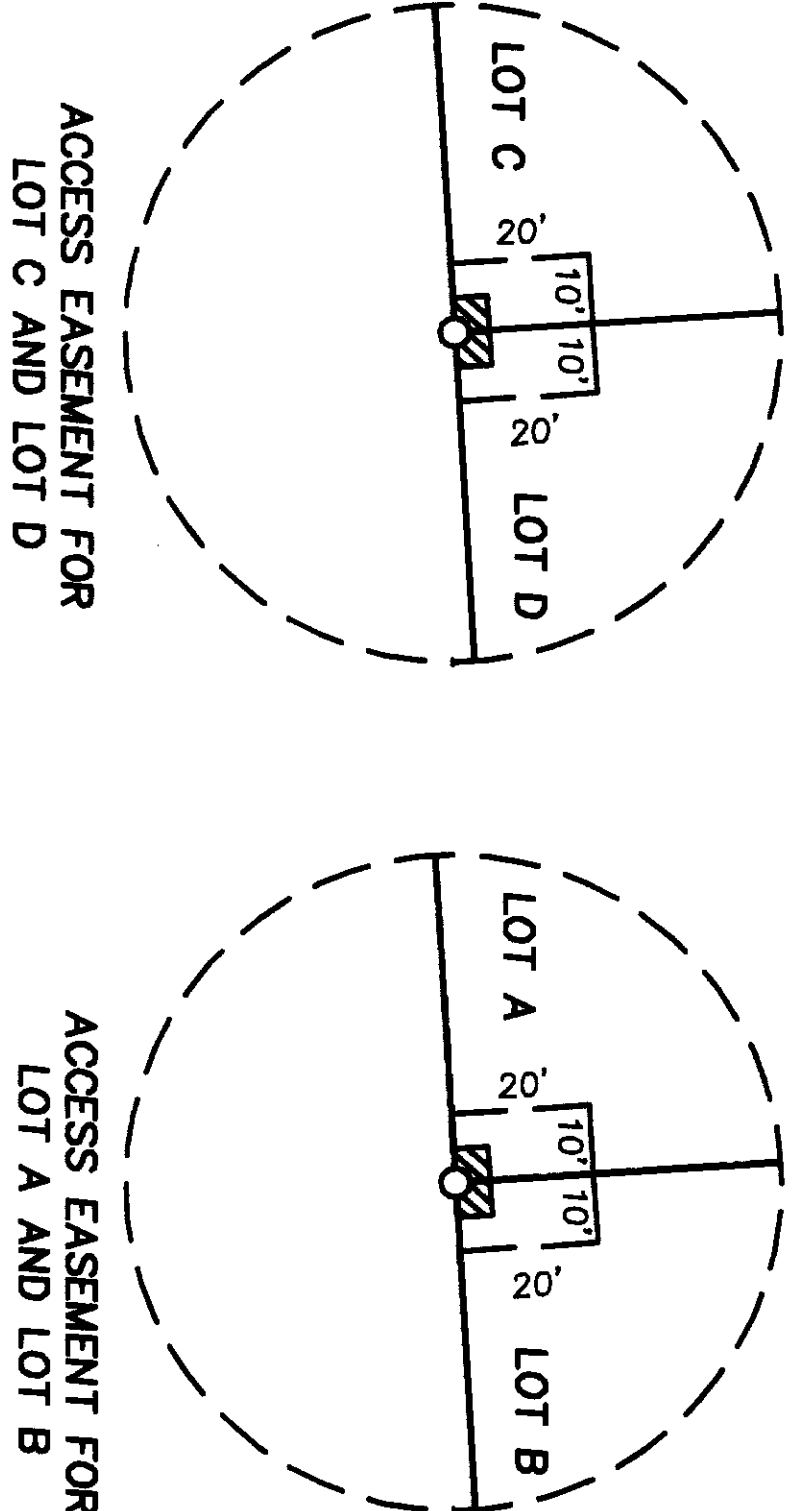
OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

THIS SURVEY DEPICTS EXISTING FENCE LINES AND OTHER LINES OF OCCUPATION IN ACCORDANCE WITH W.A.C. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN ADDRESSED BY THIS BOUNDARY SURVEY.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TOTAL STATION (ELECTRONIC DISTANCE MEASURING THEODOLITE).
2. A CURRENT TITLE REPORT WAS NOT USED FOR THE BENEFIT OF THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. SECTIONAL INFORMATION MAY BE OBTAINED FROM SHORT PLAT NO. PLOD-0342, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. DATUM WAS DETERMINED BY SHORT PLAT NO. PLOD-0342, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ACCESS EASEMENT DETAILS



Long CARD SURVEY
FOR
GREG LEONARD

SHEET 3 OF 3

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

DWN BY: TCN DATE: FEB. 11, 2003
FIELD BOOK: 18 PAGE: 68 & 69

BAYVIEW SURVEYING INC.
130 SHARON AVENUE, BURLINGTON, WA 98233
(360) 707-2580 FAX (360) 757-3976

SCALE: NONE
JOB NO: 2002-15